



City of Hutto

Agenda

Historic Preservation Commission Meeting Tuesday, June 16, 2020 at 7:00 PM City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at www.huttotx.gov

Page

1. CALL SESSION TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

- 3.1. Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the Historic Preservation Commission on agenda issues and on non-agenda issues (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes.

[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits advisory boards, commissions and committees created by local governmental bodies from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future meeting.]

4. AGENDA ITEMS

- 4.1. Consideration and possible action on a Certificate of Appropriateness for 304 West Live Oak Street.

3 - 20

[Agenda Item Report - AIR-20-250 - Pdf](#)

5. ADJOURNMENT
6. CERTIFICATION

I certify that this notice of the **June 16, 2020** Historic Preservation Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on **June 11, 2020 at 1:30 P.M.**



Holly Nagy, *City Secretary*

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttox.gov or call (512) 759-4033 for assistance.

Historic Preservation Commission

AGENDA ITEM REPORT



To: Historic Preservation Commission

Subject: Consideration and possible action on a Certificate of Appropriateness for 304 West Live Oak Street.

Meeting: Historic Preservation Commission - 16 Jun 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

This item came before you in January 2020 and a Certificate of Appropriateness was approved for a remodel and addition. In May, the contractor, while working under a remodel/addition permit, demolished the entire structure, except for the foundation.

At that time, staff contacted the contractor, letting them know that they needed to stop construction, and follow the proper protocol for a new structure in the Historic District. They have submitted an After-the-Fact Certificate of Occupancy request, and that is what is being considered.

Below is the staff report from January 2020:

The applicant is requesting a Certificate of Appropriateness to construct an addition to a residential build located at 304 West Live Oak Street. The subject property is currently zoned OT-3.

The proposed addition will be extending the footprint of the home into the rear yard and adding a garage at the end of the driveway. The front of the home will have a porch with steps and a ramp. All exterior siding will be hardie plank (fiber-cement), both vertical and horizontal. The exterior color will be selected from the historically approved colors, most likely Fossil AF-65 or Sonnet AF-55. The proposed addition will increase the home to roughly 1700 square feet of living area.

RECOMMENDATION:

Staff finds that the request is consistent with the standards of the Unified Development Code. Therefore, staff recommends approval of the Certificate of Appropriateness for the new residence at 304 West Live Oak Street.

ATTACHMENTS:

[304 W Live Oak St - Application](#)

[304 W Live Oak St - COA Narrative](#)

[304 W. Live Oak Street - Architecture \[10-25-19\]\(1\) \(1\)](#)



CERTIFICATE OF APPROPRIATENESS APPLICATION

Must be accompanied by a Master Application

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Phone: 512-782-2640
Planning: 512-759-3479
Permits & Inspections: 512-846-2640
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: 304 W. LIVE OAK

PROPERTY ADDRESS: 304 W. LIVE OAK Hutto Tx

Current zoning district: U-3 Current use: Residential Occupancy: ☒ Residential ☐ Commercial

☐ * Pre-application meeting with Development Services staff. (Required for all COA applications.) *
Request Type (Check One)

☒ New construction ☐ Remodel or Addition ☐ Storage or Accessory Building ☐ Fence construction or Repair
☐ Demolition ☐ Storage or Accessory Building ☐ Other: _____

FEES ☐ All required fees may be provided by cash, credit card (plus additional fee) or check made payable to: City of Hutto
See City of Hutto Development Fee flyer for appropriate fees

REQUIRED FOR SUBMITTAL:

ALL SUBMITTAL DOCUMENTS PROVIDED ON A CD (disk) OR OTHER COMPATIBLE ELECTRONIC STORAGE DEVICE

All items listed must be included with application, unless otherwise noted per your Pre-Application meeting.

- ☐ Complete Master application and Certificate of Appropriateness application.
- ☐ Proof of ownership (copy of deed).
- ☐ Photos of lot and existing structure(s) (all sides), submitted digitally/electronically (via: email, flash drive, disc).

If applicable to the project, the following items are to be submitted digitally/electronically (via: email, flash drive, disc) at a minimum scale of (1/8 inch = 1 foot), unless otherwise indicated.

- ☐ 1. Site Plan
 - A. Minimum scale (1 inch = 20 feet) and must include the following:
 - B. North arrow and scale
 - C. Lot lines with dimensions, setback and easement lines
 - D. Existing/proposed structure location(s), accessory structures, and reference dimensions from all lot lines
 - E. Existing trees (with sizes) and locations of all primary/secondary entrances to structures
 - F. Driveway, parking, walkway, fence and retaining wall locations (existing/proposed)
- ☐ 2. Floor Plan
 - G. Existing/proposed structure location on site
 - H. Layout of all rooms, exterior decks, porches, windows and door openings
 - I. Total square footage of overall structure (total heated/cooled area)
- ☐ 3. Roof Plan
 - J. Flue, roof, exhaust vents, chimneys, skylights
 - K. All projections, penetrations, overhang lines and lengths
 - L. Gutters, downspouts, major ridge, valley and eave lines
- ☐ 4. Architectural Elevations
 - M. North, south, east and west side elevations showing: deck/patio, porch, and showing heights for building, plate, foundation and roof pitch
 - N. Calculated areas for all facades and glazed surfaces (windows)
 - O. Additions: show entire structure
- ☐ 5. Significant Architectural Details
 - P. Descriptions and drawings that demonstrate the architectural character of the structure, exposed structural connections, materials, interfaces, etc. (includes finials, corbels, brackets, rafter ends, window casing, etc.)
- ☐ 6. Material Samples
 - Q. Exterior wall/siding, color, texture and finish (photos from current property or any website of materials)
 - R. Trim, masonry type, color, texture and layout (photos from current property or any website of materials)
 - S. Roof, garage, exterior door type and driveway color (if other than asphalt/grey concrete)
 - T. Window type and color (photos from website of materials)
 - U. Site, building exterior lighting fixtures and home numbering (photos from website of materials)

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	HPC Mtg. date	HPC determination
					☐ Approved ☐ Approved with conditions (attached) ☐ Denied

March 2020

From: [Joe Almogabar](#)
To: [Ashby Grundman](#)
Subject: Re: 304 W Live Oak Street
Date: Saturday, May 30, 2020 1:59:28 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Ashby,

The narrative is as follows; We propose to build new exterior walls because the old original walls had decayed to a point that it was a danger to build anything on top of them. The new walls will follow the same layout as the original plans. All new window and door openings and dimensions will stay the same and all interior walls will stay the same as per plans. Nothing else will change. If you wish to discuss in further detail the owners and I will be more than happy to have a phone conference with you. We want to comply with all regulations that the city of Hutto has in regards to building.

Thank you
Sincerely Joe Almogabar

On Thu, May 28, 2020 at 3:44 PM Ashby Grundman <Ashby.Grundman@huttotx.gov> wrote:

Joe,

I received the plans and now the application. Can you provide a written narrative of the project as well? There is also a fee of \$257 for the Certificate of Appropriateness.



Ashby Grundman

Development Services Director
Development Services Department

T: (512) 759-5974

E: Ashby.Grundman@HuttoTX.gov

W: www.huttotx.gov

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From: Joe Almogabar <richjoca@gmail.com>

Sent: Thursday, May 28, 2020 2:34 PM
To: Ashby Grundman <Ashby.Grundman@HuttoTX.gov>
Subject: Re: 304 W Live Oak Street

Ricca sent the rest of the documents you requested. This is for the new construction

On Tue, May 26, 2020 at 1:54 PM Ashby Grundman <Ashby.Grundman@huttotx.gov> wrote:

Joe,

Please submit all applications and plans to:

Yvette.Glover@HuttoTX.gov.



Ashby Grundman

Development Services Director
Development Services Department

T: (512) 759-5974
E: Ashby.Grundman@HuttoTX.gov

W: www.huttotx.gov

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From: Ashby Grundman
Sent: Thursday, May 21, 2020 4:42 PM
To: richjoea@gmail.com
Cc: Joshua Simpson <Joshua.Simpson@HuttoTX.gov>; Ashley Lumpkin
(Ashley.Lumpkin@HuttoTX.gov) <Ashley.Lumpkin@HuttoTX.gov>
Subject: 304 W Live Oak Street

Hi Joe,

I am following up on our phone conversation today. Based on the expanded scope of work, we need the following from you before you can proceed with construction:

- New Certificate of Appropriateness from the Historic Preservation Commission (see attached application);
- New Single-Family Residential Building Permit with fees (see attached);
- After-the-Fact Demolition Permit (see attached).

We also need a structural engineer to certify that the foundation is structurally sound for the new house.

Let me know if you have any questions.

Thanks,



Ashby Grundman

Development Services Director
Development Services Department

T: (512) 759-5974

E: Ashby.Grundman@HuttoTX.gov

W: www.huttotx.gov

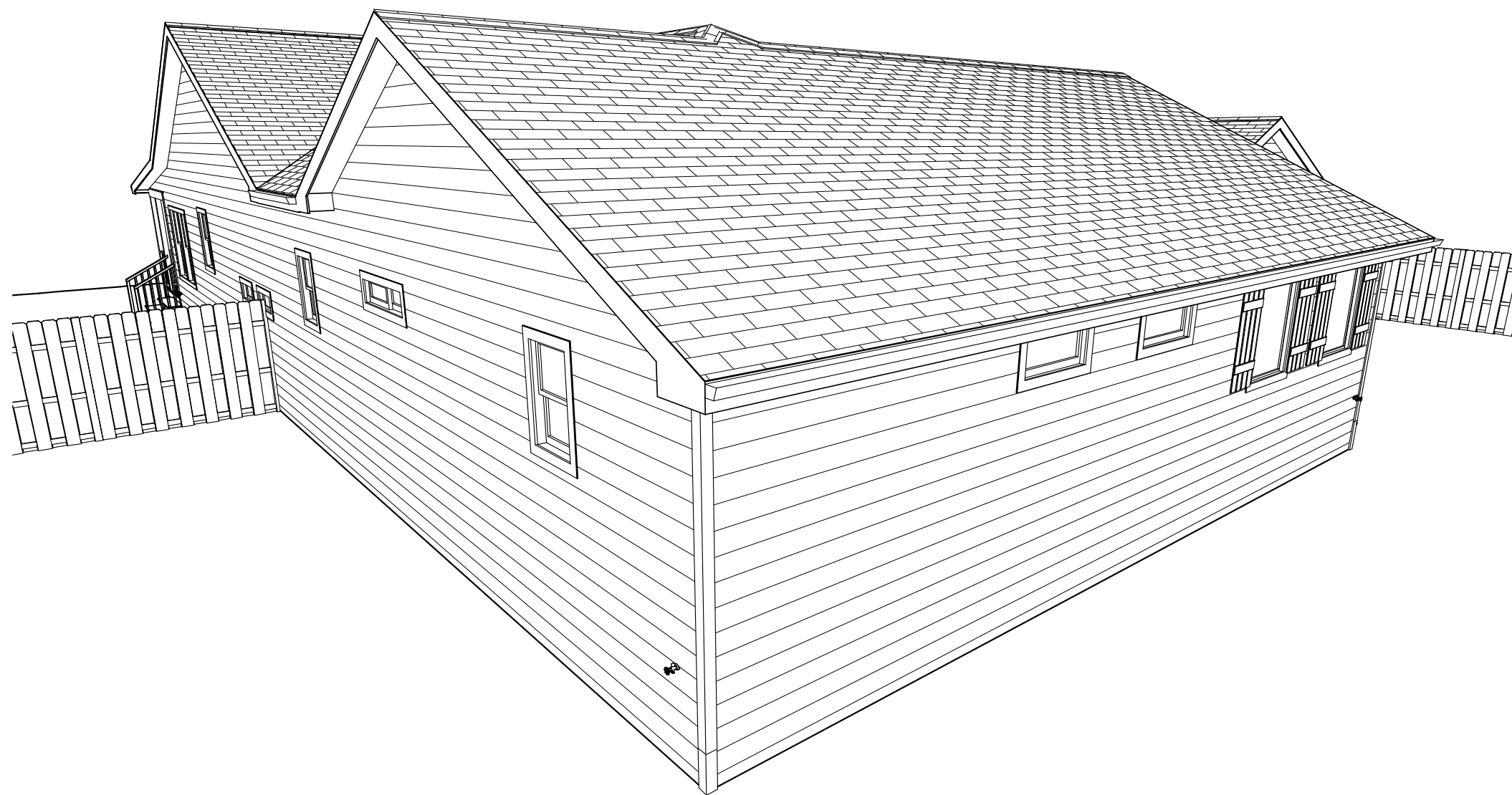
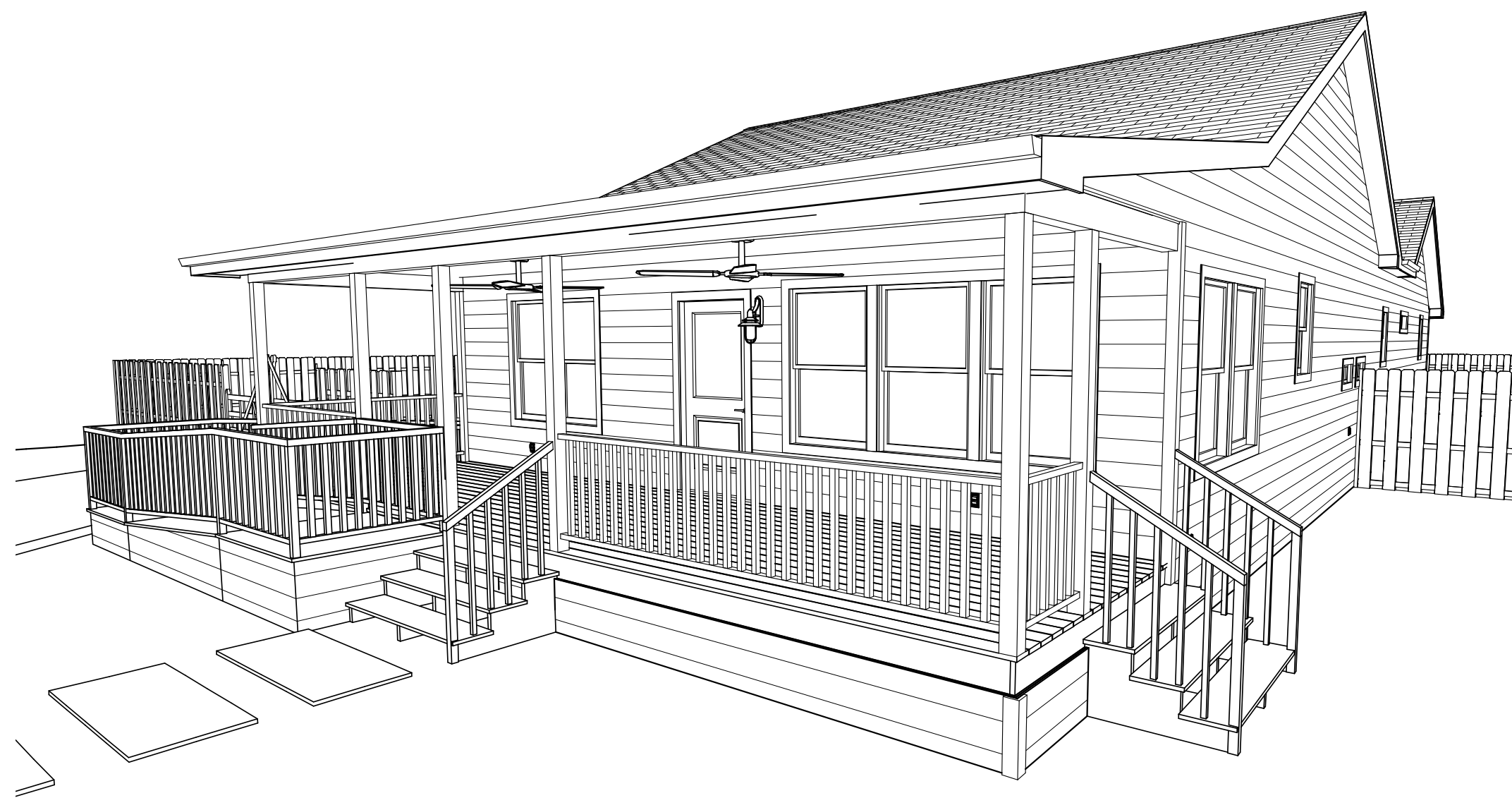
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ALEXANDER RESIDENCE



PROJECT MANAGER:

KEEPERS CONSULTING
3712 APPLE VISTA CIRCLE
PFLUGERVILLE, TEXAS 78660
512-550-6508

STRUCTURAL ENGINEER:

TUCKER ENGINEERING
1311 CHISHOLM TRAIL #303
ROUND ROCK, TEXAS 78681
512-255-7477

SURVEYOR:

B&G SURVEYING INC.
1404 WEST NORTH LOOP BLVD
AUSTIN, TEXAS 78756
512-458-1009

PROJECT DETAILS:

OWNER(S):

BUTCH & CAROL ALEXANDER

ADDRESS:

304 W. LIVE OAK STREET
HUTTO, TEXAS 78634

LEGAL DESCRIPTION:

RAILROAD, BLOCK 14, LOT 45 (S/PT)

COUNTY:

WILLIAMSON COUNTY

GPS COORDINATES:

LAT: 30.545488

LON: -97.5497306

GENERAL NOTES

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. ENGINEER AND DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

SHEET INDEX

#	DESCRIPTION
1	COVER SHEET
2	EXISTING PLAT SURVEY
3	NEW SITE PLAN
4	AS-BUILT DRAWINGS
5	NEW FLOOR PLAN
6	NEW ROOF PLAN
7	NEW EXTERIOR ELEVATIONS
8	NEW EXTERIOR ELEVATIONS
9	NEW ELECTRICAL PLAN
10	INTERIOR ELEVS & CABINET DETAILS
11	GENERAL NOTES

BUILDING DESIGN CRITERIA

THIS BUILDING IS TO CONFORM TO THE FOLLOWING STATE CODES:

2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL FUEL CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
2014 NATIONAL ELECTRIC CODE

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ADAMANT DESIGN GROUP

TEXAS PREMIER HILL COUNTRY DESIGNER
118 HOLLAND STREET, HUTTO, TEXAS 78634
(512) 927-7458 INFO@ADG-TX.COM
WWW.ADG-TX.COM

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ALEXANDER RESIDENCE

304 W. LIVE OAK STREET
RAILROAD, BLOCK 14, LOT 4-5 (S/PT)
HUTTO, TX 78634
WILLIAMSON COUNTY

PROJECT ID

19072700.0

DATE

10-25-2019

REV	DATE	DESCRIPTION

ADAMANT DESIGN GROUP, LLC ASSUMES NO LIABILITY FOR ANY CONSTRUCTION BASED ON THESE PLANS. CONTRACTORS AND BUILDERS ARE RESPONSIBLE FOR VERIFYING ALL ASPECTS OF THESE PLANS PRIOR TO BEGINNING CONSTRUCTION AND MUST REPORT ALL DISCREPANCIES TO ADAMANT DESIGN GROUP, LLC. ANY INFORMATION NOT INCLUDED IN THESE PLANS IS SUBJECT TO LOCAL AND NATIONAL CODE REQUIREMENTS. ALL BUILDING CODES ESTABLISHED BY THE INTERNATIONAL CODE COUNCIL AND ANY BUILDING DEPARTMENTS HAVING JURISDICTION OVER CONSTRUCTION.

COVER SHEET

SHEET
1 of 11





- 1) BUILD TO RE-SULPUS FINISHED GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM FOUNDATION.
- 2) SITE SURVEY TO BE COMPLETED TO VERIFY PIN LOCATIONS AND PROPOSED RESIDENCE LOCATION PRIOR TO COMMENCEMENT OF CONSTRUCTION. RESIDENCE TO BE DETERMINED BY BUILDER.
- 3) THE LOT AREA SHALL BE 24,000 SQ. FT. OR MORE, U.N.O. BY CITY COUNTY OR SUBDIVISION REQUIREMENTS.
- 4) THERE MUST BE TWO SEWER INLETS WITHIN THE LOT. THE PORTAGE OF ONE OR BEYOND THE SEWER LINE.
- 5) VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO CONSTRUCTION.
- 6) EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO CONSTRUCTION.
- 7) STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 8) CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS, DIMENSIONS AND LOCATIONS WITH CLIENT/BUYER PRIOR TO CONSTRUCTION.
- 9) PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED BY CITY AND COUNTY CODES.
- 10) ALL EXTERIOR HVAE EQUIPMENT TO BE SCREENED PER CITY AND COUNTY CODES. PROVIDE INSTRUCTIONS TO SUBDIVISION OR HOME OWNERS ASSOCIATION.
- 11) GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR OUTSIDE OF LOT.
- 12) LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHTS TO BE CONFIRMED WITH CLIENT/BUYER PRIOR TO INSTALLATION.
- 13) ALL CONSTRUCTION MATERIALS AND WASTE TO BE REMOVED FROM THE BUILDING DURING CONSTRUCTION.
- 14) LANDSCAPE AND IRRIGATION PLANS TO BE PROVIDED BY CLIENT/BUYER. PERMITS MUST BE OBTAINED SEPARATELY FROM THESE PLANS.
- 15) NO EXISTING TREES TO BE REMOVED OR DISTURBED.
- 16) ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE LOT AND THE SURFACE OF THE LOT.
- 17) CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR SHALL CLEAN UP THE LOT UPON COMPLETION OF THE CONSTRUCTION.
- 18) MARKED TREES SHALL BE REMOVED PRIOR TO SITE WORK.

- 1) INSTALL SLIT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- 2) MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
- 3) ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION.
- 4) HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH-APPLIED AT A RATE OF 2,000LB / ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 50 #/ACRE OR PERFORM GRASSING RECOMMENDATION IF HIGHER TACKIFIER APPLICATION OF TACKIFIER SHALL BE HEAVY AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.

- 1) CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- 2) ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
- 3) PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- 4) FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD FRENCH DRAIN.
- 5) AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.

IMPERVIOUS COVERAGE	
LOT AREA	9920
SLAB AREA	479
NON-SLAB AREA	1756
DECK AREA	350
DRIVEWAY	401
A/C PADS	9
WALKWAY	50
TOTAL	3045
TOTAL BLDG COVERAGE	26.06%
TOTAL COVERAGE	30.70%

PROJECT ID 19072700.0

DATE 10-25-2019

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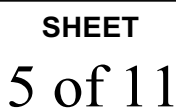
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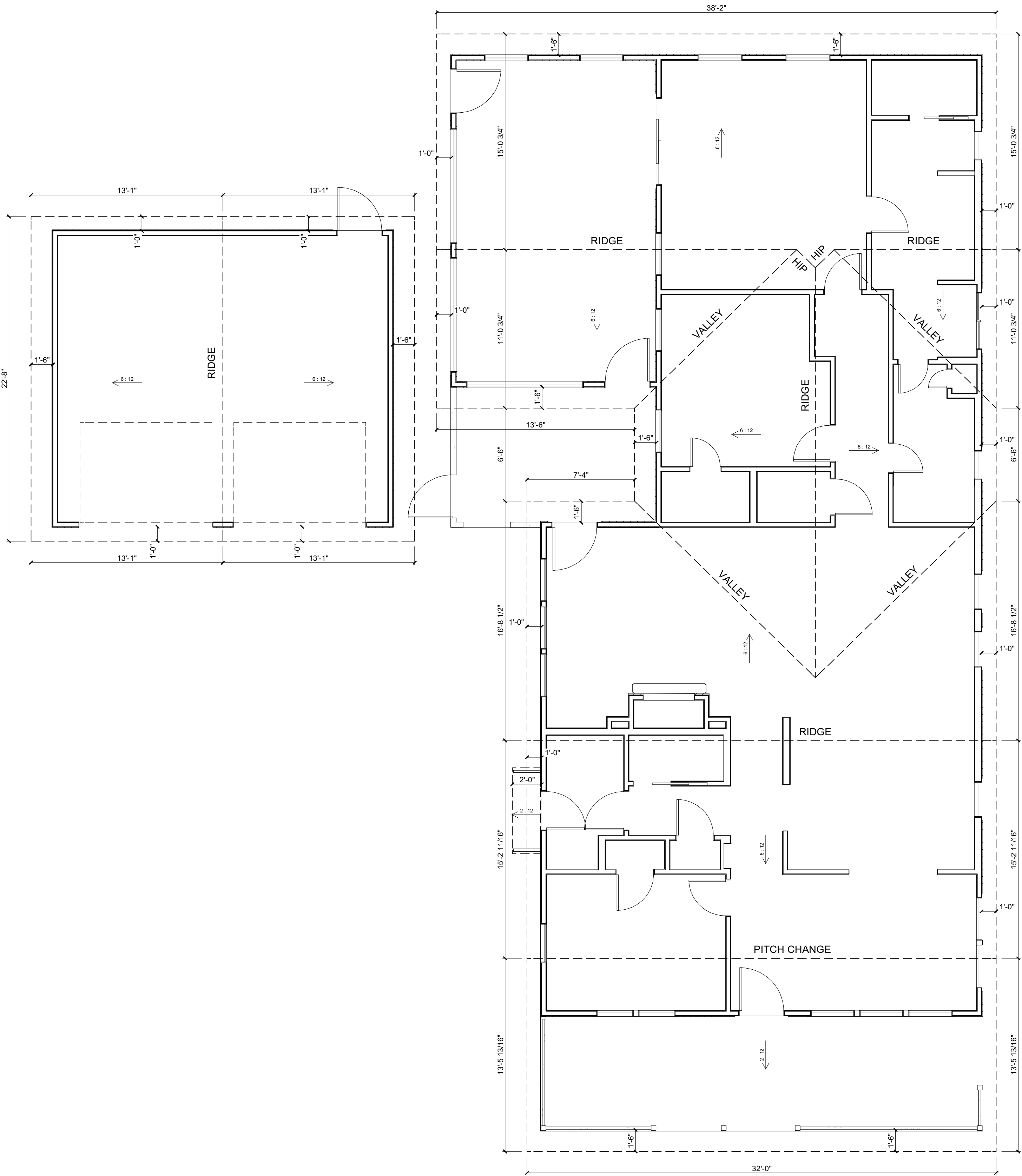
NEW SITE PLAN

304 W. LIVE OAK STREET
RAILROAD, BLOCK 14, LOT 4-5 (S/PT)
HUTTO, TX 78634
WILLIAMSON COUNTY

304 W. LIVE OAK STREET
RAILROAD, BLOCK 14, LOT 4-5 (S/PT)
HUTTO, TX 78634
WILLIAMSON COUNTY

NOTE: U.N.O. 2X4 WALLS TO BE INSULATED WITH MINIMUM R-13 INSULATION. 2X6 AND UTILITY WALLS TO BE INSULATED WITH MINIMUM R-19 INSULATION.





ROOF SURFACE AREA	
MAIN HOUSE	2885
GARAGE	664
TOTAL ROOF AREA	3549
TOTAL OVERHANG AREA	778

NOTE: U.N.O. ALL ROOFING TO BE 6:12 PITCH COMPRESSED ASPHALT SHINGLES OVER 30# FELT ON 1/2" OSB ROOF DECKING WITH RADIANT BARRIER.

NOTE: ALL ROOFING MATERIALS, OVERHANGS AND DIMENSIONS TO BE VERIFIED WITH CLIENT/BUYER AND GENERAL CONTRACTOR PRIOR TO COMMENCE OF CONSTRUCTION.

NOTE: U.N.O. ALL STANDARD OVERHANGS TO BE 18" FROM THE EXTERIOR OF THE FRAME AND GABLE EAVES TO BE 18" FROM THE EXTERIOR OF THE FRAME.

NOTE: U.N.O. ALL ROOF VENTILATION AND CALCULATIONS TO ADHERE TO LATEST INDUSTRY STANDARDS. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BE VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO LATEST UNIFORM BUILDING CODES. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

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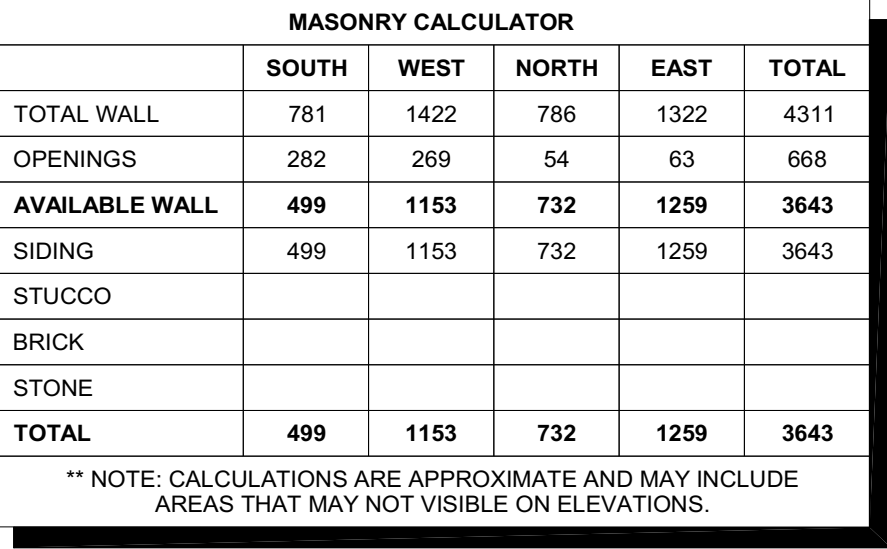
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SHEET TITLE
NEW ROOF PLAN
SCALE: 1/4" = 1'-0"

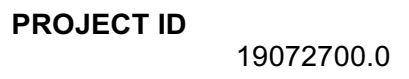
SHEET
6 of 11



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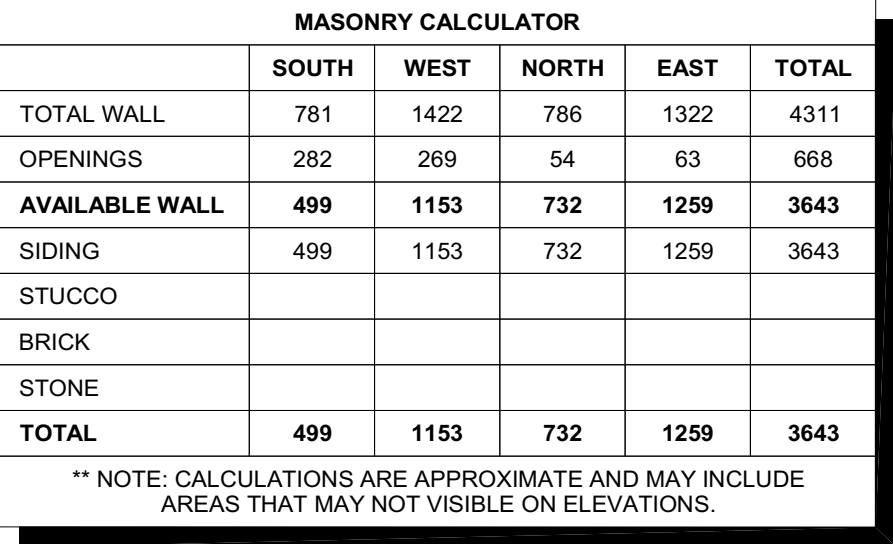
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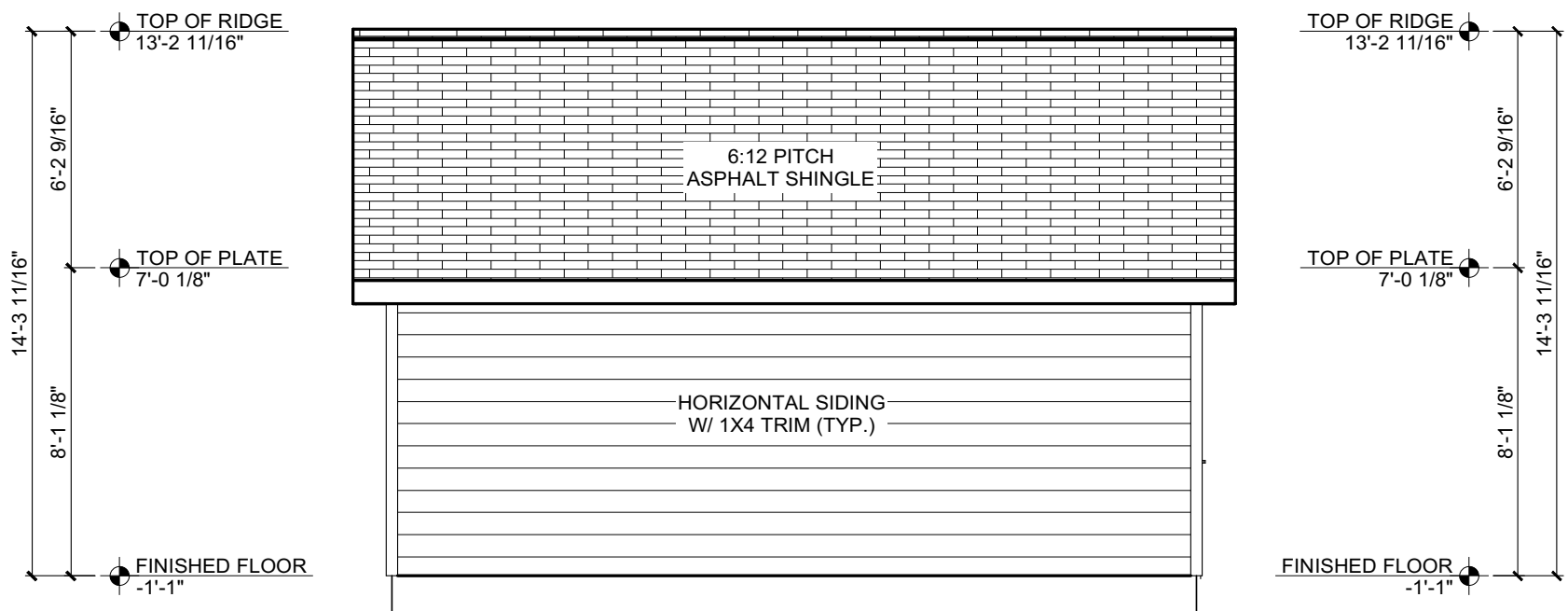
SHEET
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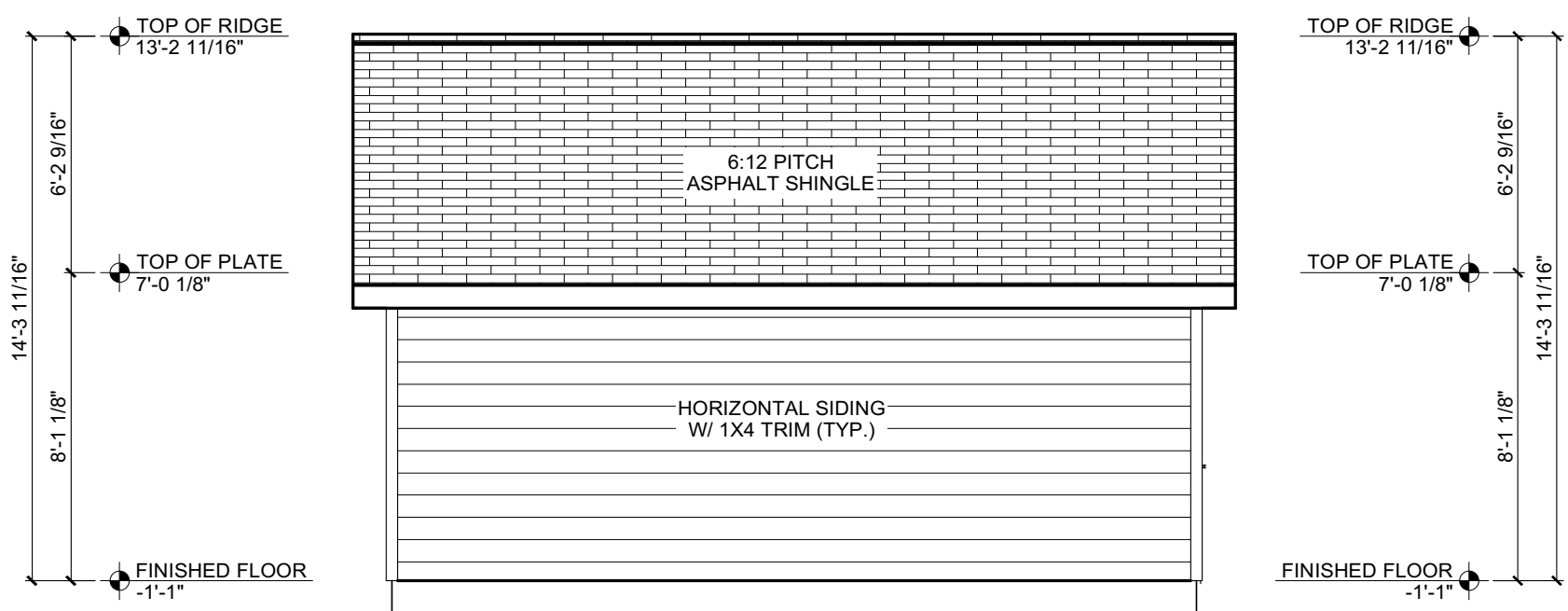
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ADAMANT DESIGN GROUP
TEXAS PREMIER HILL COUNTRY DESIGNER
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ALEXANDER RESIDENCE
304 W. LIVE OAK STREET
RAILROAD, BLOCK 14, LOT 4-5 (S/PT)
HUTTO, TX 78634
WILLIAMSON COUNTY



DECK SOUTH ELEVATION



SCREENED DECK WEST ELEVATION

[illegible]

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SHEET TITLE

**NEW EXTERIOR
ELEVATIONS**

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

SHEET
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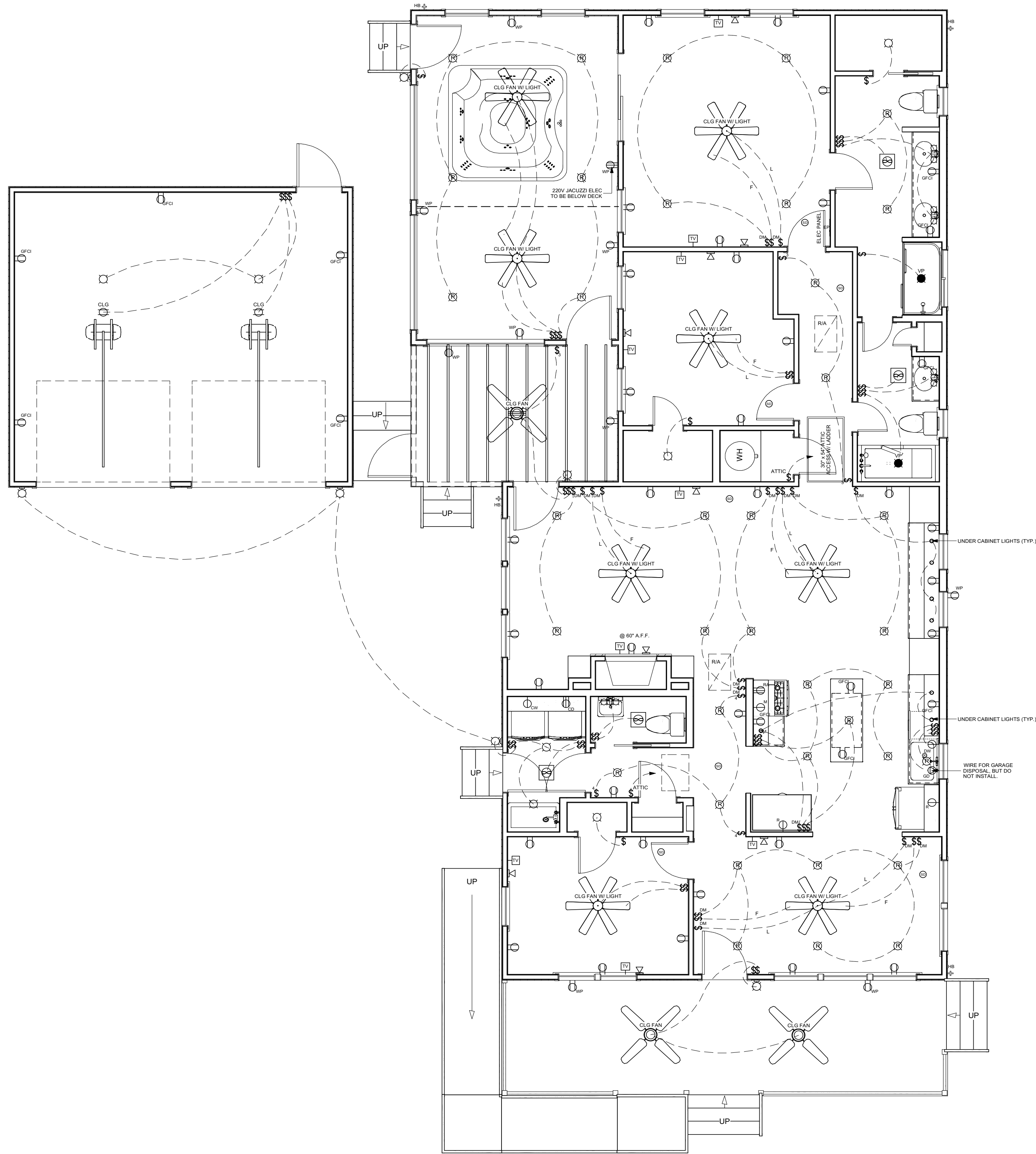
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GENERAL ELECTRICAL NOTES

- 1) ALL ELECTRICAL WORK TO CONFORM TO LOCAL, STATE AND NATIONAL CODES, WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE DESIGNER AND CONTRACTOR BEFORE COMMENCEMENT OF CONSTRUCTION.
- 2) PROVIDE MIN. 200 AMP SERVICE TO MAIN PANEL.
- 3) FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
- 4) FIXTURES TO BE SELECTED BY CLIENT.
- 5) CLIENT SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, VACUUM, ETC.
- 6) CIRCUITS SHALL BE VERIFIED WITH CLIENT PRIOR TO WIRE INSTALLATION.
- 7) LOW VOLTAGE FOR THERMOSTAT IS TO BE PROVIDED BY HVAC SUBCONTRACTOR.
- 8) ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT AND APPLIANCES AS REQUIRED PER MANUFACTURERS RECOMMENDATIONS.
- 9) EXACT LOCATION OF HVAC UNITS MAY VARY WITH FINAL FRAMING.
- 10) ALL ACCEENT AND RECESSED LIGHT FIXTURES TO BE CAREFULLY CENTERED ON THEIR RESPECTIVE CABINETS, NICHES, ETC.
- 11) LIGHT FIXTURES OVER VANITIES AT MAXIMUM 7'-6" A.F.F. TO CENTER.
- 12) U.N.O. WALL SCONCES TO BE AT 6'-6" ABOVE FLOOR TO THE CENTER OF ROUGH-IN BOX.
- 13) U.N.O. PORCH WALL LIGHTS TO BE 6'-6" TO CENTER ABOVE PORCH FLOOR.
- 14) CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
- 15) U.N.O. SMOKE ALARM SYSTEMS TO BE LOCATED IN EACH SLEEPING ROOM. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- 16) U.N.O. CARBON MONOXIDE SYSTEMS TO BE LOCATED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-FIRED APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
- 17) PROVIDE BLOCKING FOR CEILING FANS WHERE SHOWN.
- 18) THE EXACT LOCATION OF PLUGS, SWITCHES, THERMOSTATS, AND LIGHTS WILL VARY FROM DESIGN BASED ON FRAMING MEMBER LOCATIONS AND FIELD ADJUSTMENTS AND SUBJECT TO BUYER APPROVAL.
- 19) LOCATION OF ANY FLOOR OUTLETS AND FLOOR PHONE OUTLETS TO BE VERIFIED BY CLIENT/OWNER PRIOR TO INSTALLATION.
- 20) PROVIDE PHONE AND CAT5 OUTLETS PER PLAN OR PER OWNERS REQUEST.
- 21) SUPPLY 220V AND 110V OR GAS AND 110V TO HVAC UNIT(S) IN ATTIC AS REQUIRED. PROVIDE POWER AS REQUIRED TO A/C COMPRESSOR UNITS.
- 22) PROVIDE FOR LIGHT AND 110V OUTLET NEAR HVAC UNIT(S) IN ATTIC.
- 23) MEDIA COMBINATION OUTLET(S) TO PROVIDE CONNECTIONS FOR ELECTRICAL AND VARIOUS MEDIA AND TELECOMMUNICATION SYSTEMS.
- 24) DECKED 24" WALKWAYS REQUIRED TO ALL ATTIC PLATFORMS.
- 25) U.N.O. WATER HEATERS TO ADHERE TO LATEST INDUSTRY STANDARDS. ELEVATION OF IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN HAZARDOUS LOCATIONS AND PUBLIC GARAGES. PRIVATE GARAGES, REPAIR GARAGES, MOTOR FUEL-DISPENSING FACILITIES AND PARKING GARAGES. EXCEPTION, WATER HEATERS INSTALLED IN RESIDENTIAL GARAGES WHERE APPLIANCES ARE INSTALLED IN A SEPARATE, ENCLOSED SPACE HAVING ACCESS ONLY FROM OUTSIDE OF THE GARAGE SHALL BE PERMITTED TO BE INSTALLED AT FLOOR LEVEL, PROVIDED THAT THE REQUIRED COMBUSTION AIR IS TAKEN FROM THE EXTERIOR OF THE GARAGE.
- 26) ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MANUFACTURER SPECIFICATIONS FOR REQUIREMENTS.
- 27) ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE GFCI. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- 28) U.N.O. ALL SWITCHES TO BE 45" AFF. OUTLETS TO BE 15" AFF. OUTLETS OVER COUNTERTOPS TO BE 4" ABOVE COUNTER FROM BOTTOM.
- 29) U.N.O. ALL LIGHTING SHALL BE DIMMABLE AND USE LED BULBS.

AUDIO / VISUAL / DATA NOTES

- 1) ALL AUDIO, VISUAL, DATA SYSTEMS TO BE APPROVED BY HOME OWNER.
- 2) LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN. RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR.
- 3) LOCATE JACKS AS INDICATED IN THE PLAN.
- 4) INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q".
- 5) LOCATE SECURITY PANELS AS INDICATED IN THE PLAN.



ELECTRICAL SCHEDULE		
SYMBOL	QTY	DESCRIPTION
	9	2 GANG SWITCH
	5	3 GANG SWITCH
	3	THREE WAY SWITCH
	3	FOUR WAY SWITCH
	12	SINGLE POLE SWITCH
	17	SINGLE POLE SWITCH (DIMMER)
	8	CEILING FAN W/ LIGHT KIT
	3	CEILING FAN
	4	EXHAUST FAN
	6	CAGED LANTERN SCONCE
	7	UNDER CABINET PUCK
	37	RECESSED DOWN LIGHT 6
	2	RECESSED VAPOR LIGHT
	4	3-LIGHT SCONCE
	1	CLOTHES DRYER (220V)
	1	CLOTHES WASHER
	7	COMMON FLUSH MOUNT
	1	DISHWASHER
	32	DUPLEX
	9	DUPLEX (WEATHERPROOF)
	2	DUPLEX, CEILING MOUNTED
	1	ELECTRIC RANGE (220V)
	12	GFCI
	1	GARBAGE DISPOSAL
	1	MICROWAVE
	2	REFRIGERATOR
	9	TELEPHONE JACK
	9	TELEVISION JACK



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ALEXANDER RESIDENCE

304 W. LIVE OAK STREET
RAILROAD, BLOCK 14, LOT 4-5 (S/PT)
HUTTO, TX 78634
WILLIAMSON COUNTY

PROJECT ID 19072700.0

DATE 10-25-2019

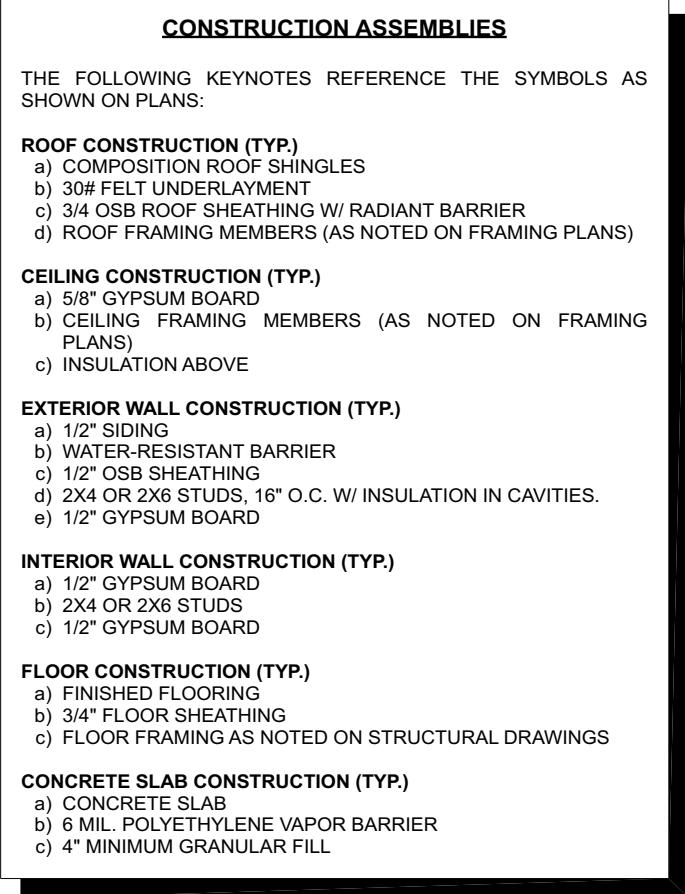
REV	DATE	DESCRIPTION

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SHEET TITLE
NEW ELECTRICAL
PLAN

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

SHEET
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SHEET TITLE

**INTERIOR ELEVATIONS &
CABINET DETAILS**

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

SHEET
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GENERAL REQUIREMENTS

CLIENT RESPONSIBILITIES: REFERENCE IS MADE THROUGH THESE GENERAL NOTES TO RESPONSIBILITIES AND STANDARDS OF CARE TO BE FULFILLED BY THOSE PROVIDING SERVICES IN THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT. OWNER/CLIENT SHALL BE RESPONSIBLE FOR ADHERENCE TO THOSE REQUIREMENTS BY THE OWNER, BUILDER, DEVELOPER, GENERAL CONTRACTOR, SUBCONTRACTORS, AND OTHER PROFESSIONAL CONSULTANTS NOT RETAINED BY ADAMANT DESIGN GROUP LLC.

BUILDER'S SET: THE SCOPE OF THIS SET OF PLANS IS TO PROVIDE A "BUILDER'S SET" OF CONSTRUCTION DOCUMENTS AND GENERAL NOTES HEREINAFTER REFERRED TO AS "PLANS" AFTER FORMAL REVIEW AND APPROVAL BY A LICENSED ENGINEER OR ARCHITECT. THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT. HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED OR DETAILED. THE PLANS DELINEATE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, TYPES OF MATERIALS, AND GENERAL METHODS OF ASSEMBLING OR FASTENING. THE IMPLEMENTATION OF THESE PLANS REQUIRES AN OWNER/CLIENT/CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION.

BUILDING MAINTENANCE: THE EXPOSED MATERIALS USED IN CONSTRUCTION OF THIS PROJECT WILL DEGRADATE AS THE COMPLETE PROJECT AGES AND UNLESS PROPERLY AND ROUTINELY MAINTAINED. OWNER/CLIENT SHALL PROVIDE OR CAUSE DEVELOPMENT OF A PLAN TO KEEP THESE EXPOSED MATERIALS PROTECTED AND MAINTAINED.

CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF ALL CURRENT APPLICABLE CITY, COUNTY, STATE AND FEDERAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS. IF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH THE ABOVE MENTIONED LAWS, RULES, CODES, ORDINANCES AND REGULATIONS, THEN THE CONTRACTOR IN VIOLATION SHALL BEAR ALL COSTS OF REPAIR ARISING OUT OF THE NON-CONFORMING WORK.

PERMITS: THE GENERAL BUILDING PERMIT AND PLAN CHECK SHALL BE SECURED AND PAID FOR BY THE OWNER/CLIENT. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.

INSURANCE: THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING SERVICES AND/OR MATERIALS FOR THE WORK ARE REQUIRED TO PURCHASE AND MAINTAIN IN FORCE "ALL RISK" BUILDERS INSURANCE PRIOR TO COMMENCEMENT OF THE WORK. PROVIDE FULFILLING LABOR, SERVICES, AND MATERIALS. EACH "ALL RISK" POLICY SHALL BE IN AN AMOUNT SUFFICIENT TO COVER REPLACEMENT VALUE OF THE WORK BEING PERFORMED AND/OR THE LABOR, SERVICES AND MATERIALS BEING SUPPLIED BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, DESIGNER, AND ALL PROFESSIONAL CONSULTANTS. OWNER/CLIENT SHALL CAUSE THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING SERVICES AND/OR MATERIALS FOR THE WORK TO PURCHASE AND MAINTAIN GENERAL LIABILITY INSURANCE.

NAMED PRODUCTS: THE DESIGNER MAKES NO GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OR MANUFACTURER.

SCOPE: THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIAL INDICATED ON THESE PLANS AND REASONABLY INFERRED OR REQUIRED BY APPLICABLE CODES.

SUBSTITUTION: THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS SHALL NOT MAKE ANY STRUCTURAL SUBSTITUTIONS OR CHANGES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER.

CHANGES: ANY ADDITION, DELETION, OR CHANGE IN THE SCOPE OF THE WORK DESCRIBED BY THESE PLANS SHALL BE BY WRITTEN CHANGE ORDER ONLY. ANY APPROVAL FROM THE BUILDING OFFICIAL FOR A CHANGE IN THE WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

INTENTION: THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL LABOR, MATERIALS, EQUIPMENT, AND TRANSPORTATION SHALL BE PROVIDED TO COMPLETE THE EXECUTION OF THE PROJECT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.

REVIEW OF DRAWINGS: THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW THE FULL CONTENT OF THE PLANS FOR DISCREPANCIES AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY WORK NOT IN CONFORMANCE WITH THE PLANS OR IN CONFLICT WITH ANY APPLICABLE CODES, ORDINANCES AND REGULATIONS.

USE OF DRAWINGS: DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL LIKE CONDITIONS TREATED SIMILARLY, UNLESS NOTED OTHERWISE. THE ARCHITECTED TO SHOW DETAILS AND SHOULD BE USED TO FURTHER ILLUSTRATE THE VISUAL DESIGN CONCEPT AND THE MINIMUM RECOMMENDED WEATHER PROTECTION FOR THIS PROJECT. BUILDING CODE REQUIREMENTS, STRUCTURAL CONSIDERATIONS, TRADE ASSOCIATION MANUALS AND PUBLICATIONS, AND PRODUCT MANUFACTURER'S WRITTEN INSTRUCTIONS SHALL ALSO BE CONSIDERED IN ORDER TO COMPLETE THE CONSTRUCTION OF THE DETAILS, AND IN SOME CASES MAY SUPERCEDE THE DETAILS.

APPROVED DRAWINGS: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK BETWEEN THE DIFFERENT SUBCONTRACTORS AND REQUIRED ALL SUBCONTRACTORS TO USE THE MOST CURRENT APPROVED SET OF PLANS.

CUTTING AND PATCHING: ALL SUBCONTRACTORS SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER AND FIT IT TO RECEIVE OR BY WORK OF OTHER TRADES.

CLEAN UP: ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY THEIR WORK. SUBCONTRACTORS SHALL REMOVE ALL DEBRIS, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND LEAVE THE JOB IN BROOM-CLEAN CONDITION. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

STORAGE OF MATERIALS: THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR STORING THE MATERIALS ON SITE ACCORDING TO MATERIALS SUPPLIERS' OR MANUFACTURERS' INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE, PESTS, AND VANDALS. ANY LOSS ARISING OUT OF MATERIALS STORED AT THE SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR SUBCONTRACTOR WHO STORED THE DAMAGED OR LOST MATERIALS.

ROUGH CARPENTRY

SCOPE

- a) SUPPLY ALL LABOR, TRANSPORTATION, MATERIAL, ETC. FOR INSTALLATION OF A COMPLETE HEATING AND AIR CONDITIONING SYSTEM TO OPERATE ACCORDING TO THE PROVISIONS OF ASHRAE STANDARD 62-2007 AND BEST PRACTICES OF THE TRADE INCLUDING, BUT NOT LIMITED TO: MECHANICAL UNITS, DUCTS, REGISTERS, CATWALKS, GRILLES, BOOTS, VENT PIPES, DAMPERS, COMBUSTION AIR, FANS, VENTILATORS, REFRIGERANT, ETC. ALL MATERIALS, WORK, ETC. TO COMPLY WITH ALL REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL ALL EQUIPMENT COMPLETE AND OPERABLE. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND ASSEMBLIES.
- b) PROVIDE RUBBERIZED ASPHALTIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE MEMBRANE AT EXTERIOR WALLS.

WORKMANSHIP

- a) ALL JOINTS SHALL BE LIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE NEATLY MITERED, BUTTED, OR COPED, WITH NAILS SET AND SURFACES FREE OF TOOL MARKS.
- b) WOOD WORK SHALL BE ACCURATELY SCRIBED TO FIT ADJOINING SURFACES.
- c) ALL WORK SHALL BE MACHINED OR HAND SANDED, SHARP EDGES AND SPLINTERS REMOVED, AND COMPLETELY PREPARED FOR FINISH.
- d) FULL LENGTH CONTINUOUS BOARDS SHALL BE USED WHEREVER APPLICABLE OR SPECIFICALLY NOTED.

ROUGH CARPENTRY (cont.)

FITTING AND HANGING DOORS

- a) EACH DOOR SHALL BE ACCURATELY CUT, TRIMMED, AND FITTED TO ITS RESPECTIVE FRAME AND HARDWARE WITH DUE ALLOWANCE FOR PAINTERS' FINISHES.
- b) CLEARANCE AT THE LOCK AND HANGING STILES AND AT THE TOP SHALL NOT EXCEED 1/8". CLEARANCE AT THE BOTTOM SHALL BE ADJUSTED FOR FINISH FLOOR COVERING.
- c) LOCK STILE EDGES SHALL BE BEVELED.
- d) DOOR SHALL OPERATE FREELY, BUT NOT LOOSELY, WITHOUT STICKING OR BINDING, WITHOUT HINGE BOUND CONDITIONS, AND WITH ALL HARDWARE PROPERLY ADJUSTED AND FUNCTIONING.

MATERIALS

- a) DOOR FRAMES SHALL BE SET PLUMB AND TRUE, RIGIDLY SECURED, AND PROTECTED DURING THE COURSE OF CONSTRUCTION.
- b) DOOR STOPS AND CASING SIZE AND PROFILE TO BE SELECTED BY OWNER/CLIENT.
- c) REFER TO DRAWINGS FOR EXTERIOR TRIM MATERIAL AND SIZES. FOR WOOD, MDO OR FIBER CEMENT, ALL CUT SIDES/FACES/EDGES MUST BE PRIMED AND PAINTED. IF SPECIFIC PRODUCT BRAND IS SPECIFIED ON DRAWINGS, SEE MANUFACTURER SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
- d) INTERIOR TRIM.
- e) INTERIOR RAILS: CLEAR MATERIAL, FINISHED TO MATCH CASEWORK.
- f) WINDOW TRIM: 1x CLEAR WOOD TO MATCH CASEWORK OR AS NOTED IN DRAWINGS (VERIFY WITH OWNER/CLIENT).
- g) BASE BOARDS: AS NOTED IN DRAWINGS OR APPROVED BY OWNER/CLIENT.

STRUCTURAL

FRAMING

- a) BLOCK AND BRIDGING:
 - STUD WALLS: PER APPLICABLE BUILDING CODE. FULL HEIGHT WALLS SHALL HAVE CONTINUOUS STUDS FROM BOTTOM TO TOP PLATE.
 - CEILING JOISTS: PER APPLICABLE BUILDING CODE. USE SOLID BRIDGING.
 - BACKING: PROVIDE SOLID BACKING AT ALL PENDANT OR SURFACE-MOUNTED ELECTRICAL FIXTURES, RAILS, GRAB BARS, BATH ACCESSORIES, ETC.
- b) FIRE STOPPING: PER APPLICABLE BUILDING CODE.
- c) • STUD WALLS: PER APPLICABLE BUILDING CODE. ALL STUDS TO HAVE FULL BEARING ON PLATE. ALL STUDS TO BE AT 16" O.C. UNLESS NOTED OTHERWISE. STUDS TO BE SIZED PER REQUIREMENTS OF CODE.
- b) USE CONTINUOUS, FULL-HEIGHT STUDS IN ACCORDANCE WITH THE HIGHEST STANDARD OF CONSTRUCTION AND FRAMING PRACTICES.
- c) ALL ANGLED WALLS TO BE AT 45 DEGREES UNLESS NOTED OTHERWISE.
- d) DESIGN UP JOIST CONNECTIONS TO BE SECURED TO THE WALL. HORIZONTAL AREAS ARE TO BE FRAMED WITH SLOPE TO ENSURE WATER DRAINAGE WITHOUT PONDING.
- e) PROVIDE CRICKETS AS INDICATED AND AS NECESSARY FOR PROPER WATER DRAINAGE AND TO REDIRECT CHanneled OR RUN-OFF WATER AWAY FROM VERTICAL SURFACES.
- f) PROVIDE BLOCKING WHERE REQUIRED TO PROVIDE UNIFORM SURFACE WHERE FLUSH JOISTS AND BEAMS ARE DIFFERENT DEPTHS.
- g) USE MITERED JOINTS AT FASCIA SPLICES.
- h) ALL DIMENSIONS GIVEN ARE TO EXTERIOR FACE OF FRAMING, UNLESS NOTED OTHERWISE.
- i) ALIGN BOTTOM OF ALL ADJACENT WINDOW AND DOOR HEADERS UNLESS NOTED OTHERWISE ON FRAMING PLAN.
- j) PRESSURE TREATED LUMBER TO BE USED WHEREVER LUMBER IS IN CONTACT WITH MASONRY OR CONCRETE.

TRUSSES

- a) THE GENERAL CONTRACTOR SHALL HAVE CITY/COUNTY APPROVED TRUSS PLANS ON THE JOB SITE PRIOR TO FOUNDATION INSPECTION. THE TRUSS MANUFACTURER SHALL SUBMIT CALCULATIONS, SHOP DRAWINGS, DETAILS, BRIDGING AND ERECTION BRACING SIGNED BY A REGISTERED ENGINEER TO THE BUILDING DEPARTMENT AND STRUCTURAL ENGINEER, FOR THEIR REVIEW PRIOR TO FABRICATION.
- b) TRUSS MANUFACTURERS SHALL PROVIDE MEMBERS OF ADEQUATE BEARING AREA IN SUCH A WIDTH TO INSURE AGAINST OVER-STRESSING OF SUPPORTING TIMBER, MULTIPLE JOISTS, GIRDERS, AND PLATES OR PROVIDING BEARING PLATES AND DETAILS TO DO SAME.
- c) THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE TRUSS MANUFACTURER, FRAMING, ELECTRICAL, PLUMBING, AND MECHANICAL CONTRACTORS AT FIRE PROTECTED AREAS, TO MAINTAIN REQUIRED FIRE PROTECTION WITHOUT PENETRATIONS UNLESS BY CODE AND LOCAL JURISDICTION.

FOUNDATION/CONCRETE

- a) SLAB TO BE NO LESS THAN 4 INCHES THICK ACROSS THE FOUNDATION, EXTENDING ON AVERAGE 36 INCHES BELOW GRADE.
- b) CONCRETE FLOWWORK SHALL CONFORM TO BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND BE CONFORMANT WITH THE FOLLOWING:
 - c) APPLY BROOM FINISH TO EXTERIOR CONCRETE PORCHES AND STEPS.
 - d) VERIFY ALL PLUMBING DIMENSIONS PRIOR TO SLAB CONSTRUCTION.

INSULATION

INSTALLATION

- a) THERMAL INSTALLATION: INSTALL INSULATION BETWEEN JOISTS, BELOW ALL ROOF SURFACES, AND AREAS INCLUDING ANY VERTICAL WALL AREAS SEPARATING LIVING SPACES FROM UNCONDITIONED SPACE AND BETWEEN STUDS AT ALL EXTERIOR WALLS. INSULATION SHALL BE SECURELY INSTALLED AND TIGHTLY FITTED WITHOUT COMPRESSING THE INSULATION. LOFT THICKNESS, PROVIDE INSULATION STOPS/Baffles AS REQUIRED TO PREVENT OBSTRUCTION OF VENTS.
- b) SOUND INSULATION: INSTALL INSULATION BETWEEN STUDS, SECURELY AND TIGHTLY FITTED AT WALLS AS INDICATED ON DRAWINGS.
- c) PLUMBING INSULATION: ALL DOMESTIC HOT WATER PIPING SHALL HAVE R-4 INSULATION. INSULATION SHALL BE PROPERLY INSTALLED ON ALL PIPING ELBOWS TO ADEQUATELY INSULATE THE 90 DEGREE BEND.

MATERIALS

- a) AT A MINIMUM, ALL INSULATION SPECIFIED FOR THIS HOUSE MEETS OR EXCEEDS THE R-VALUE REQUIREMENTS LISTED IN THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE AND ALSO THE GRADE II SPECIFICATIONS SET BY THE NATIONAL HOME ENERGY RATING STANDARDS.
- b) A PRE-DRYWALL THERMAL BYPASS INSPECTION MUST BE PERFORMED BY A QUALIFIED RATER.
- c) THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING THE MATERIALS ON THE SITE ACCORDING TO MATERIAL SUPPLIERS' OR MANUFACTURER'S INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE.

FINISHES AND MATERIALS

INTERIOR AND EXTERIOR COLORS AND SURFACES TO BE SELECTED BY HOME OWNER OR BUILDER AND TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

MASONRY

- a) BRICK OR STONE MASONRY SHALL CONFORM TO BUILDING CODE REQUIREMENTS FOR ENGINEERED BRICK OR STONE MASONRY.
- b) ALL BRICK AND STONE, COLORS ARE BASED ON MANUFACTURER'S SPECIFICATIONS AND ARE NOT THE RESPONSIBILITY OF ADAMANT DESIGN GROUP.

MASONRY TIES

- a) GALVANIZED 20 GAUGE CORRUGATED METAL TIES SPACED 24-INCHES ON CENTER VERTICALLY AND 16-INCHES ON CENTER HORIZONTALLY AS REQUIRED.
- b) ALL TIES TO BE SECURED WITH GALVANIZED NAILS AT EACH LOCATION.
- c) DO NOT INSTALL MASONRY WORK WHEN TEMPERATURE FALLS BELOW 30 DEGREES FAHRENHEIT.

DOORS & WINDOWS

- a) UNLESS NOTED OTHERWISE, MAIN ENTRY DOORS AND EXTERIOR DOORS TO BE EITHER FIBERGLASS OR SOLID CORE RAISED PANEL. INTERIOR DOORS TO BE HOLLOW CORE AND PAINTED.
- b) MOUNT DOOR HARDWARE AS REQUIRED TO COMPLY WITH GOVERNING STANDARDS.

THERMAL AND MOISTURE PROTECTION

FOUNDATIONS

- a) PROVIDE ADEQUATE DRAINAGE AWAY FROM WALLS AND FOUNDATIONS.
- b) SEAL ALL PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF WALLS AND FOUNDATIONS WITH SEAL JOINTS.
- c) SLOPE FINAL GRADE AWAY FROM FOUNDATION.
- d) PROVIDE CAPILLARY BREAK AT ALL CONCRETE SLABS (POLY NOT REQUIRED IF <20" RAINFALL; GRAVEL NOT REQUIRED FOR FREE DRAINING SOILS = IRC CODE #1).
- e) EXTERIOR SURFACE OF BELOW GRADE WALLS DAMP-PROOFED OR WATER-PROOFED.
- f) SLOPE GARAGE FLOOR TOWARDS MAIN VEHICLE ENTRY.
- g) FOUNDATION CONTINUOUS FOOTING DRAIN WITH STONE COVERED WITH FILTER FABRIC, DRAINED TO DAYLIGHT.
- h) BASEMENT FOUNDATION WALLS USE POROUS BACKFILL MATERIAL.
- i) PROVIDE CONTINUOUS CRUSHED STONE UNDER FOOTINGS.
- j) PROVIDE RIGID INSULATION AS SPECIFIED DIRECTLY UNDER SLAB.

WALLS

- a) INSTALL WINDOWS, DOORS, EXTERIOR CLADDING, FLASHINGS AND SEALANTS AS DETAILED IN THIS DRAWING SET.
- b) ALL DECK LEDGERS MUST BE PRESSURE TREATED MATERIALS.
- c) ALL PENETRATIONS THAT PASS THROUGH EXTERIOR CLADDING INTO STRUCTURE MUST BE FULLY SEALED.
- d) INSTALL MATERIALS WITH PROPER DETAILING TO CONTROL DEGRADATION FROM MOISTURE.

ROOFS

- a) ICE FLASHING OVER SHEATHING AT EAVES.
- b) METAL Drip EDGE AT ALL EXPOSED ROOF DECKING.
- c) BITUMINOUS MEMBRANE AT ALL EAVES, VALLEYS, AND PENETRATIONS (NOT REQUIRED IF <20" RAINFALL).
- d) STEP FLASHING AT ALL ROOF/WALL INTERSECTIONS AND TERMINATED WITH "KICK-OUT" FLASHING.
- e) INSTALL SYSTEM FOR DIVERTING ROOF WATER FROM HOUSE (I.E. GUTTERS).
- f) NO 30 ROOF RICE FLET UNDERLAYMENT MINIMUM.
- g) REDUCE ICE DAMS: NO NON-AIRTIGHT RECESSED LIGHT FIXTURES IN INSULATED CEILINGS.
- h) ROOF INSULATION AS SPECIFIED IN THIS DRAWING SET.

WET ROOMS

- a) USE DRAINS OR DRAIN PAINS TO CAPTURE LEAKS UNDER WATER HEATERS OR USE TANKLESS WATER HEATERS.
- b) PROPERLY INSTALL WASHES AND WATER HEATER DRAIN PANS.
- c) INSULATE ALL HOT WATER PIPING, BALCONY DECKS, AND EXTERIOR HORIZONTAL AREAS ARE TO BE FRAMED WITH SLOPE TO ENSURE WATER DRAINAGE WITHOUT PONDING.
- d) PROVIDE CRICKETS AS INDICATED AND AS NECESSARY FOR PROPER WATER DRAINAGE AND TO REDIRECT CHanneled OR RUN-OFF WATER AWAY FROM VERTICAL SURFACES.
- f) PROVIDE BLOCKING WHERE REQUIRED TO PROVIDE UNIFORM SURFACE WHERE FLUSH JOISTS AND BEAMS ARE DIFFERENT DEPTHS.
- g) USE MITERED JOINTS AT FASCIA SPLICES.
- h) ALL DIMENSIONS GIVEN ARE TO EXTERIOR FACE OF FRAMING, UNLESS NOTED OTHERWISE.
- i) ALIGN BOTTOM OF ALL ADJACENT WINDOW AND DOOR HEADERS UNLESS NOTED OTHERWISE ON FRAMING PLAN.
- j) PRESSURE TREATED LUMBER TO BE USED WHEREVER LUMBER IS IN CONTACT WITH MASONRY OR CONCRETE.

AIR FILTRATION

- a) INSTALL "IC" AIRTIGHT RATED RECESSED LIGHTS IN INSULATED CEILINGS.
- b) COMPLETE AIR BARRIER BETWEEN ATTIC AND CONDITIONED SPACE AND ALL PENETRATIONS SEALED.
- c) AIR FILTER HOUSINGS MUST BE AIRTIGHT TO PREVENT BYPASS OR LEAKAGE.
- d) AIR SEAL VENTILATION DUCTWORK.

INTERSTITIAL CONDENSATION

- a) CLOTHES DRYERS VENTED OUTDOORS.
- b) INSULATE ALL AIR EXHAUSTS AND AVOID PLUMBING IN EXTERIOR WALLS.
- c) >1 PERM FINISH ON INSIDE OF EXTERIOR WALLS (ONLY REQUIRED IN HOT/HUMID AND MIXED CLIMATES).

HEAT LOSS

- a) INSULATE ALL VENTILATION EXHAUST DUCTWORK (MIN R-8) OUTSIDE OF THE INSULATED ENVELOPE.
- b) R-5 SLAB EDGE INSULATION BREAK AT FOUNDATION WALL INTERSECTION AND SLAB EDGE INSULATION OUTWARD OF ANY WALK-OUT SLAB EDGE.
- c) INSTALL INSULATION WIND Baffles AT ATTIC EAVE BAYS.

ULTRAVIOLET RADIATION

- a) INSTALL MATERIALS WITH PROPER DETAILING TO CONTROL DEGRADATION FROM SUN.

OTHER

- a) MINIMUM 25-YEAR EXPECTED LIFETIME ROOF WARRANTY.
- b) DEFINE "PROPER REFRIGERANT CHARGE" TO BE WITHIN 10% OF MANUFACTURER RECOMMENDATIONS.
- c) MECHANICAL EQUIPMENT MUST BE ACCESSIBLE FOR SERVICE, INCLUDING A/C CONDENSATE DRAIN PAN AND TRAP.
- d) USE RIGID DUCT OR OTHER METHODS TO KEEP FAN BACK-PRESSURE BELOW 0.2" FOR EOV SYSTEMS.

ELECTRICAL

SCOPE

- a) SUPPLY ALL LABOR, TRANSPORTATION, MATERIAL, ETC. FOR INSTALLATION OF A COMPLETE ELECTRICAL SYSTEM TO OPERATE ACCORDING TO BEST PRACTICES OF THE TRADE INCLUDING, BUT NOT LIMITED TO: FIXTURES, APPLIANCES, WIRING, SWITCHES, OUTLETS, TELEVISION JACKS, SERVICES, GROUNDS, TEMPORARY POWER, JUNCTION BOXES, CONDUIT, SUB-PANELS, ETC. ALL MATERIALS, WORK, ETC. TO COMPLY WITH ALL REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL ALL ELECTRICAL WORK COMPLETE AND OPERABLE. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND ASSEMBLIES.
- b) PROVIDE RUBBERIZED ASPHALTIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE MEMBRANE AT EXTERIOR WALLS.

INSTALLATION

- a) MAXIMUM 10 RECEPTACLES OR LIGHTS ON A SINGLE CIRCUIT.
- b) PROVIDE SEPARATE CIRCUITS FOR DISHWASHER, GARBAGE DISPOSAL, REFRIGERATOR, WASHER, DRYER, F.A.U. AND MICROWAVE OVEN.
- c) SWITCHED OUTLETS SHALL BE 1/2 HOT.
- d) BATHROOM AND SERVICE ROOM FANS: INSTALL LOCAL EXHAUST SYSTEMS IN ALL BATHROOMS AND IN THE KITCHEN TO MEET THE REQUIREMENTS OF SECTION 5 OF ASHRAE STANDARD 62-2007. DESIGN AND INSTALL FAN DUCTS TO MEET THE REQUIREMENTS OF SECTION 7 OF ASHRAE STANDARD 62-2007. EXHAUST AIR TO OUTDOORS AND ALSO USE ENERGY STAR LABELED BATHROOM EXHAUST FANS.
- e) FOR EVERY BATHROOM EXHAUST FAN, INSTALL AN OCCUPANCY SENSOR OR AN AUTOMATIC HUMIDISTAT CONTROLLER OR AN AUTOMATIC TIMER TO OPERATE THE FAN FOR A TIMED INTERVAL AFTER OCCUPANT LEAVES THE ROOM OR A CONTINUOUSLY OPERATING EXHAUST FAN.
- f) ALL FIXTURES, OUTLETS, RECEPTABLES, ETC. PENETRATING FIRE ASSEMBLIES SHALL BE RATED AND INSTALLED TO MEET THE REQUIREMENTS OF THE BUILDING CODE. OUTLET BOXES ON OPPOSITE SIDES OF FIRE ASSEMBLY WALLS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24".
- g) WEATHER-PROOF: INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE WEATHER-PROOF.
- h) PROVIDE GROUND FAULT CIRCUIT INTERRUPTERS, GFI AT ALL BATHS, GARAGES, OUT DOOR AND VET AREA OUTLETS. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT SINGLE-PHASE 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S).
- i) EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN COMPLIANCE WITH OSHA.
- j) THE COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE PRESENTLY ADOPTED EDITION OF THE NEC ARTICLE #250.
- k) USE ONLY COMPETENT AND SKILLED PERSONNEL AND PERFORM ALL WORK, INCLUDING AESTHETIC AS WELL AS ELECTRICAL AND MECHANICAL ASPECTS TO STANDARDS CONSISTENT WITH THE BEST PRACTICES OF THE TRADE.
- l) NO ALTERATIONS TO THE STRUCTURAL FRAME, DIAPHRAGMS, CONNECTIONS OR SHEAR PANELS SHALL BE MADE WHICH WOULD COMPROMISE THE DESIGNED STRUCTURAL INTEGRITY OF THE BUILDING WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
- m) ALL DIRECTLY CONNECTED HVAC AND KITCHEN APPLIANCES ARE TO BE DIRECT WIRED BY LICENSED ELECTRICIAN.
- n) ALL OUTLETS WITHIN 6'-0" OF SINKS OR WET LOCATIONS SHALL HAVE GFCI PROTECTION.

HEATING, VENTILATION & AIR CONDITIONING

SCOPE

- a) SUPPLY ALL LABOR, TRANSPORTATION, MATERIAL, ETC. FOR INSTALLATION OF A COMPLETE HEATING AND AIR CONDITIONING SYSTEM TO OPERATE ACCORDING TO THE PROVISIONS OF ASHRAE STANDARD 62-2007 AND BEST PRACTICES OF THE TRADE INCLUDING, BUT NOT LIMITED TO: MECHANICAL UNITS, DUCTS, REGISTERS, CATWALKS, GRILLES, BOOTS, VENT PIPES, DAMPERS, COMBUSTION AIR, FANS, VENTILATORS, REFRIGERANT, ETC. ALL MATERIALS, WORK, ETC. TO COMPLY WITH ALL REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL ALL EQUIPMENT COMPLETE AND OPERABLE. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND ASSEMBLIES.
- b) PROVIDE RUBBERIZED ASPHALTIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE MEMBRANE AT EXTERIOR WALLS.

INSTALLATION

- a) PROVIDE REQUIRED CLEARANCES FOR DUCT WORK AND TO COMBUSTIBLES.
- b) PROVIDE A PERMANENT ELECTRIC OUTLET AND SWITCHED LIGHT FIXTURE.
- c) NO ALTERATIONS TO THE STRUCTURAL FRAME, DIAPHRAGMS, CONNECTIONS OR SHEAR PANELS SHALL BE MADE WHICH WOULD COMPROMISE THE DESIGNED STRUCTURAL INTEGRITY OF SUCH ELEMENTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
- d) NO FUEL BURNING EQUIPMENT LOCATED IN GARAGES.
- e) ALL COMBUSTION EQUIPMENT SHALL BE DIRECTLY VENTED WITH AN OUTDOOR COMBUSTION AIR SUPPLY AND BACK DRAFT DAMPERS.
- f) PENETRATIONS OF FIRE ASSEMBLIES SHALL MEET THE REQUIREMENTS OF ALL CITY, STATE, AND FEDERAL BUILDING CODES.
- g) ALL HVAC EQUIPMENT SHALL BE APPROVED PRIOR TO INSTALLATION PER NATIONALLY RECOGNIZED STANDARDS AND EVIDENCED BY LISTING AND LABEL OF AN APPROVED AGENCY.
- h) COMBUSTION AIR FROM OUTSIDE SHALL BE SUPPLIED TO ALL FUEL BURNING APPLIANCES.
- i) AUTHORITIES FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) >10 AND ENSURE THAT AIR HANDLERS CAN MAINTAIN ADEQUATE PRESSURE AND AIR FLOW. AIR FILTER HOUSINGS MUST BE AIR TIGHT TO PREVENT BYPASS OR LEAKAGE.
- j) ASSEMBLY APPLIANCES ARE REQUIRED TO BE SECURELY FASTENED IN PLACE. PROVIDE SEISMIC BRACING OR ANCHOR UNIT TO PLATFORM WHERE APPROPRIATE.
- k) INSTALL CENTRALIZED HVAC SYSTEM EQUIPPED WITH ADDITIONAL CONTROLS TO PROTECT PIPES FROM FREEZING. PLACE ALL WATER LINES AND WASTE LINES WITHIN "CONDITIONED" SPACE AND WHERE APPROVED THERMAL INSULATION IS BETWEEN "LINE" AND UNHEATED AREA.
- l) CONDENSER PAN OR COMPRESSOR FROM GROUND MUST NOT BE LESS THAN 3" ABOVE GRADE.
- m) THE GENERAL CONTRACTOR OR SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING THE MATERIALS ON THE SITE ACCORDING TO MATERIAL SUPPLIERS' OR MANUFACTURER'S INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE.

PLUMBING

SCOPE

- a) SUPPLY ALL LABOR, TRANSPORTATION, MATERIALS, ETC. FOR INSTALLATION OF COMPLETE PLUMBING SYSTEM TO OPERATE ACCORDING TO THE BEST PRACTICES OF THE TRADE AND INCLUDING BUT NOT LIMITED TO: FIXTURES, HOT AND COLD WATER PIPING, EXHAUST FLUES, COMBUSTION AIR, GAS PIPING, LOG LIGHTERS, DRAINS, SOIL AND VENT PIPING, HOT WATER HEATERS, PIPE INSULATION, METERS, VALVES, VAULTS, ETC. ALL MATERIALS, WORK, ETC. TO COMPLY WITH ALL REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL PLUMBING WORK COMPLETE AND OPERABLE, INCLUDING TRENCHING AND BACKFILLING. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND ASSEMBLIES.
- b) PROVIDE RUBBERIZED ASPHALTIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE MEMBRANE AT EXTERIOR WALLS.
- c) PROVIDE RUBBERIZED ASPHALTIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE MEMBRANE AT EXTERIOR WALLS.

INSTALLATION

- a) ROUGHING-IN SHALL BE COMPLETED, TESTED, AND INSPECTED AS REQUIRED BY CODE BEFORE CLOSING-IN WITH OTHER WORK.
- b) OPENINGS IN PIPES, DRAINS, AND FITTINGS, SHALL BE KEPT COVERED DURING CONSTRUCTION.
- c) PROVIDE SOLID BACKING FOR SECURING FIXTURES. ALL FIXTURES TO BE SET LEVEL.
- d) PROVIDE CLEANOUTS AT ENDS OF LINES AND WHERE REQUIRED BY CODES.
- e) COPPER TUBING SHALL BE FULLY SWEATED TO FITTINGS.
- f) BLACK IRON AND GALVANIZED STEEL PIPE JOINTS SHALL BE MADE WITH APPROVED PIPE THREAD COMPOUND.
- g) SHUT-OFF VALVES AT EACH FIXTURE.
- h) PROVIDE CONDENSATE LINE AT EACH F.A.U. LOCATION. PROVIDE PRIMARY AND SECONDARY CONDENSATE LINE TO AN APPROVED DRAINAGE RECEPTACLE AT ATTIC F.A.U. LOCATIONS.
- i) PROVIDE COLD WATER LINE TO REFRIGERATOR SPACE IN RECESSED BOX OR IN CABINET IMMEDIATELY ADJACENT TO REFRIGERATOR SPACE.
- j) ISOLATE ALL PIPING FROM STRUCTURE WITH FIBER PADDING AND AT ALL PENETRATIONS WITH ELASTIC CAILLING OR SOUND ISOLATORS.
- k) ALL VENTS TO LEAD TO OUTSIDE AIR, WHERE POSSIBLE, LOCATE ALL ROOF VENTS TO REAR SIDE OR RIDGES. VENTS TO TERMINATE A MINIMUM 3'-0" FROM WINDOWS.
- l) ALL HORIZONTAL A.B.S. PIPING SHALL BE HUNG WITH APPROVED HANGERS AT 4'-0" ON CENTER MINIMUM AND SPACED TO PERMIT EXPANSION AND CONTRACTION WITHOUT HITTING ADJOINING PIPE. VERTICAL PIPING SHALL BE SUPPORTED AT 8'-0" ON CENTER WITH WROUGHT STEEL "U" STRAPS SECURELY FASTENED TO BUILDING FRAME.
- m) PROVIDE AIR CHAMBERS AT LAVATORY, DISHWASHER, AND CLOTHES WASHER WATER CONNECTIONS. SET VERTICALLY AS CLOSE TO FIXTURE AS POSSIBLE.
- n) PROVIDE 3/4" TEE FOR IRRIGATION AT MAIN SHUT-OFF.
- o) PROVIDE WATER HEATER WITH PRESSURE/TEMPERATURE RELIEF VALVE AND PAN AND DRAIN LINE PIPED TO THE EXTERIOR OF THE BUILDINGS. AT GARAGE INSTALLATION WATER HEATER SHALL BE ON A MINIMUM 18" HIGH STABLE PLATFORM.
- p) ALL COMBUSTION EQUIPMENT SHALL BE DIRECTLY VENTED.
- q) NO ALTERATIONS TO THE STRUCTURAL FRAME, DIAPHRAGMS, CONNECTIONS OR SHEAR PANELS SHALL BE MADE WITH WOULD COMPROMISE THE DESIGNED STRUCTURAL INTEGRITY OF SUCH ELEMENTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
- r) ALL PENETRATIONS OF FIRE ASSEMBLIES SHALL MEET THE REQUIREMENTS OF THE BUILDING CODE. PROVIDE ELASTOMERIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE BARRIER OF EXTERIOR WALLS.
- s) PROVIDE NON-REMOVABLE BACK FLOW DEVICE ON ALL EXTERIOR HOSE BIBS.
- t) A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION IS REQUIRED.
- u) PROVIDE PRESSURE REGULATOR FOR WATER SERVICE WHERE PRESSURE EXCEEDS 80 PSI.
- v) PROVIDE DRAIN PAN UNDER WASHER WITH DRAIN IN LAUNDRY ROOM AND SHUT OFF VALVE IF WASHER IS LOCATED ABOVE LIVING SPACE.
- w) IF WASHER IS INSTALLED ON FRAMED FLOOR ABOVE LIVING SPACE, DRILL SCREW FLOOR AT 4" O.C. AND REDUCE SPACING OF FLOOR TRUSS.
- x) PROVIDE SOLID METAL PIPE FOR DRYER VENT TO EXTERIOR. DO NOT INSTALL FLEXIBLE DRYER VENT. PROVIDE ENERGY EFFICIENT DRYER VENT WITH FLOATING SHUTTLE.

VISIBILITY

R320.3 - VISITABLE BATHROOMS

A VISITABLE DWELLING MUST BE DESIGNED AND CONSTRUCTED WITH AT LEAST ONE BATHROOM OR A HALF BATH ON THE FIRST FLOOR THAT MEETS THE FOLLOWING REQUIREMENTS:

- a) A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED.
- b) LATERAL 2x6 OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH THE STUD EDGES OF BATHROOM WALLS.
- c) THE CENTERLINE OF THE BLOCKING MUST BE 34-INCHES FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY.

VISIBILITY (cont.)

SCOPE

- a) LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48-INCHES ABOVE THE INTERIOR FLOOR LEVEL.
- b) OUTLETS AND RECEPTABLES MUST BE A MINIMUM OF 15-INCHES ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND RECEPTABLES.

R320.5 - VISIBILITY BATHROOM ROUTE

A BATHROOM GROUP OR HALF BATH DESIGNATED FOR VISIBILITY UNDER SECTION R320.3 MUST BE ACCESSIBLE BY A ROUTE WITH A MINIMUM CLEAR OPENING OF 30-INCHES BEGINNING AT THE VISITABLE ENTRANCE DESIGNATED UNDER R320.6 AND CONTINUING THROUGH THE LIVING ROOM, DINING ROOM AND KITCHEN, AND BE LEVEL WITH RAMPED OR BEVELED CHANGES AT DOOR THRESHOLDS. EXCEPTION: A VISITABLE ROUTE IS NOT REQUIRED THROUGH AN AREA LOCATED ON A SPLIT-LEVEL OR SUNKEN FLOOR, PROVIDED AN ALTERNATIVE ROUTE IS AVAILABLE.

R320.6 - VISITABLE DWELLING ENTRANCE

A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NO-STEP 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.

R320.7 - EXTERIOR VISITABLE ROUTE (EFFECTIVE JULY 1, 2015)

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 SIDEWALK. A RAMP INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH THE RESIDENTIAL CODE.

TEXT ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	CANT	CANTILEVER
CO	CASED OPENING	DB	DROP BEAM
1R/1S	1 ROD AND 1 SHELF	DBL	DOUBLE JOIST OR RAFTER
2R/1S	2 RODS AND 1 SHELF	FB	FLASH BEAM
2R/2S	2 RODS AND 2 SHELVES	LVL	LAMINATED VENEER LUMBER
3R/1S	3 RODS AND 1 SHELF	MICRO	MICROLAM LVL BEAM