NEW RESIDENCE TO
CHANNEL RESIDENCE
6338 CHANNEL VIEW . SAN ANTONIO TEXAS, 78222.

GENERAL NOTES

1. **Job Site.** Prior to submitting bid, contractor shall visit job site and notify owner of any conditions not included in these documents which require corrective or additional actions. No changes to plans to be made without written approval by the Architect/Designer/Engineer. Report any discrepancies to the Architect/Designer/Engineer.

2. **Dimensions.** All dimensions need to be verified by the contractor prior to construction. Report any discrepancies to the Architect/Designer/Engineer.

3. **Changes or Modifications to Plans.** Any minor or required changes or modifications to the plans do not reduce or void the copyrights covering this set of plans in any way. No changes to plans to be made without written approval by the Architect/Designer/Engineer. Any minor or required changes or modifications to this plan do not reduce or void the copyrights covering this set of plans in any way. No changes to plans to be made without written approval by the Architect/Designer/Engineer. Report any discrepancies to the Architect/Designer/Engineer.

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LEGAL DESCRIPTION:
N.C.B. 18279, BLOCK 47, LOT 17.

ZONING:
R-6

SETBACK:
5' SETBACK
20' SETBACK

CONCRETE DRIVEWAY
CONCRETE APPROACH
CONCRETE SIDEWALK

LOT 17
LEGAL DESCRIPTION:
N.C.B. 18279, BLOCK 47, LOT 17.
ZONING: R-6

5' CONCRETE SIDEWALK
12' CONCRETE SIDEWALK
6" CURB

TREE SCHEDULE

<table>
<thead>
<tr>
<th>DESIGNATION</th>
<th>SPECIE</th>
<th>DIAMETER</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CEDAR ELM</td>
<td>1.5&quot; MIN</td>
</tr>
</tbody>
</table>

6338 CHANNEL VIEW
SAN ANTONIO, TEXAS 78222, BEXAR COUNTY

CONCRETE DRIVEWAY NOTES

1. DRIVEWAY PAVEMENT REFER TO A POSITION OF THE GRADING THAT MAY BE NEEDED TO REDUCE INTERIOR PRIVATE PROPERTY TO COMPLY WITH A MINIMUM OF A VARIOUS SLICE OF THE GRADING SHALL BE PAID FOR UNDER THE FOLLOWING STAGES AS THE DRAWING:

a. CONCRETE DRIVEWAY PAVEMENT TO USE FOR 3 IN. OR LESS (1"

b. CONCRETE DRIVEWAY PAVEMENT TO USE FOR 6 IN. OR LESS (1.5"

2. A MINIMUM DEPTH WILL NOT BE NEEDED TO REDUCE THE PROPERTY LINE IF A MINIMUM DEPTH OF 0.5 WILL OCCUR IN FRONT OF THE ROAD OR WITH IN THE DRIVEWAY CONNECTION ON PROPERTY LINE.

3. CONCRETE SIDEWALKS SHALL MATCH THE INDOOR LINING AT THE PROPERTY LINE BUT UNLESS AUTHORIZED, THE MIDDLE LINE SHALL NOT BE WITHIN THE FOLLOWING VARIOUS:

4. CONCRETE CURBS SHALL NOT BE LOCATED A MINIMUM OF 0.5 FROM THE BACK OF CURB.

5. MINIMUM DEPTH WILL OCCUR WITHIN THE DRIVEWAY CONNECTION ON PROPERTY LINE.

6. CONCRETE RAMP SURFACE SHALL BE GRASS FINISHED.
SEC. 8-300. UNIVERSAL DESIGN AND CONSTRUCTION REQUIREMENTS. IF A PERSON RECEIVES FINANCIAL ASSISTANCE FROM CITY, STATE, OR FEDERAL FUNDS ADMINISTERED BY THE CITY OF SAN ANTONIO FOR THE CONSTRUCTION OF NEW SINGLE FAMILY HOMES, DUPLEXES, OR TRIPLEXES, THAT PERSON SHALL CONSTRUCT THE UNITS IN ACCORDANCE WITH ALL OTHER CITY CODES AND THE FOLLOWING REQUIREMENTS.

(a) AT LEAST ONE ENTRANCE SHALL HAVE A 36-INCH DOOR AND BE ON AN ACCESSIBLE ROUTE. AN ACCESSIBLE ROUTE IS A CONTINUOUS, UNOBSTRUCTED PATH AT LEAST 36 INCHES WIDE CONNECTING ALL INTERIOR AND EXTERIOR ELEMENTS AND SPACES OF A HOUSE AND SITE INCLUDING CORRIDORS, PARKING, CURB RAMPS, CROSSWALKS AND SIDEWALKS AND SERVED BY A NO-STEP, FLAT ENTRANCE WITH A BEVELED THRESHOLD OF 12 INCH OR LESS. (b) ALL INTERIOR DOOR SHALL BE NO LESS THAN 32 INCHES WIDE, EXCEPT FOR A DOOR THAT PROVIDES ACCESS TO A CLOSET OF FEWER THAN 15 SQUARE FEET IN AREA. (c) EACH HALLWAY SHALL HAVE A WIDTH OF AT LEAST 36 INCHES AND SHALL BE LEVEL WITH RAMPED OR BEVELED CHANGES AT EACH DOOR THRESHOLD. (d) ALL BATHROOMS SHALL HAVE THE WALLS REINFORCED AROUND THE TOILET FOR POTENTIAL INSTALLATION OF GRAB BARS. WALLS AROUND THE SHOWER AND TUB SHALL BE REINFORCED FOR POTENTIAL INSTALLATION OF GRAB BARS OR A PRE-MANUFACTURED TUB AND SHOWER SURROUND MAY BE USED WHICH INCLUDES GRAB BARS CERTIFIED TO MEET THE ADA REQUIREMENT TO BEAR A 250 POUND LOAD. WALL REINFORCEMENTS SHALL COMPLY WITH THE STANDARDS SET FORTH IN REQUIREMENT 6, REINFORCED WALLS FOR GRAB BARS OF THE FAIR HOUSING ACT DESIGN AND CONSTRUCTION GUIDELINES. FEDERAL REGISTER VOLUME 56 NO. 44 WEDNESDAY, MARCH 6, 1991 RULES AND REGULATIONS, A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES AS ATTACHMENT ____.(e) EACH ELECTRICAL PANEL, LIGHT SWITCH OR RECEPTACLE SHALL BE AT LEAST 15 INCHES FROM THE FLOOR. (f) AN ELECTRICAL PANEL LOCATED OUTSIDE THE DWELLING UNIT MUST BE BETWEEN 18 INCHES AND 42 INCHES ABOVE THE GROUND AND SERVED BY AN ACCESSIBLE ROUTE. (g) ALL HARDWARE INSTALLED TO OPEN/CLOSE DOORS AND OPERATE PLUMBING FIXTURES SHALL BE LEVER HANDLES.

DOOR SCHEDULE

<table>
<thead>
<tr>
<th>Door Size</th>
<th>Qty</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>6'-0&quot; x 6'-0&quot;</td>
<td>4</td>
<td>6 Panel Interior Hollow core Door (HC)</td>
</tr>
<tr>
<td>7'-0&quot; x 3'-0&quot;</td>
<td>4</td>
<td>Interior Hollow core Door (HC)</td>
</tr>
<tr>
<td>6'-0&quot; x 6'-0&quot;</td>
<td>4</td>
<td>5 Panel Interior Hollow core Door (HC)</td>
</tr>
<tr>
<td>6'-0&quot; x 6'-0&quot;</td>
<td>4</td>
<td>Interior Hollow core Door (HC)</td>
</tr>
</tbody>
</table>

NOTE: 53.5" x 24" 1 Ada Access

WINDOW SCHEDULE

<table>
<thead>
<tr>
<th>Designation</th>
<th>Window Size</th>
<th>Qty</th>
<th>Style Line</th>
<th>Operation</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>3'-0&quot; x 6'-0&quot;</td>
<td>5</td>
<td>Vinyl</td>
<td>Single Hung</td>
<td>Insulated Glass</td>
<td></td>
</tr>
<tr>
<td>3'-0&quot; x 5'-0&quot;</td>
<td>3</td>
<td>Vinyl</td>
<td>Single Hung</td>
<td>Insulated Glass</td>
<td></td>
</tr>
<tr>
<td>3'-0&quot; x 7'-0&quot;</td>
<td>2</td>
<td>Vinyl</td>
<td>Single Hung</td>
<td>Insulated Glass</td>
<td></td>
</tr>
</tbody>
</table>
**1 ROOF PLAN**

**2 TYPICAL WALL SECTION**

**3 ROOF, CEILING DETAIL**

**ID** | **MEMBER** | **SIZE** | **TYPE**
---|---|---|---
1 | SHEATHING | 5/8" x 4' x 8' | OSB RADIANT BARRIER
2 | FELT | No.30 | ASPHALT
3 | ASPHALT SHINGLES | STANDARD | 25 YEARS
PLATE HEIGHTS, CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK OR FABRICATIONS OF MATERIALS. NOTIFY CONTRACTOR SHALL EXAMINE THE DRAWINGS AND BECOME FAMILIAR WITH THE WALL BRACING DETAILS, VERIFY ALL TALL WALL FRAMING AND PORTAL FRAME WALLS, WITH ANY PHASE OF THE WORK.

NOTE: NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY PHASE OF WORK.

VERIFY ROOF PITCH ON SITE.

PURLINS SHALL MATCH THE SIZE OF THE RAFTERS SUPPORTED AND SHALL BE (2) 2 X 12, MAX.

EXTERIOR FACE WALL STUDS SHALL AS PER TABLE R317.1.

UNLESS NOTED OTHERWISE.

FORMWORK SUPPORTS MUST BE PERMITTED IN ALL OF THE SCHEDULED SIZES PER CODE. CONTACT MEMBERS FOR OPTIONS PERMITTED FOR THE ABOVE LOCATIONS.

ATTACHED "WINDER SCHEDULE" FOR WINDER SIZES AT OPENINGS. SEE SHEET 502.

ALL 2X4s & 2X6s TO BE CONNECTED TO STUDS BY WINDER AT 16" OC. DOWEL PINE-APPLIQUED, FOUR BOLTS AT 24" CENTERS.

BOLT 4-PLY LVL'S TOGETHER WITH 2 ROWS OF 1/2" Ø BOLTS AT 12" CENTERS.

BOLT 8-PLY LVL'S TOGETHER WITH 2 ROWS OF 1/2" Ø BOLTS AT 18" CENTERS.

SMALL HHOs WITH 3 HOLE HOLES FOR BOLTS.
The diagram includes various sections and notes, such as:

- **Notes for 2nd Floor:***
  - Ceiling joist shall be 2x4 S.Y.P. #2 @ 16" O.C., unless noted otherwise.
  - Wall studs shall be 2x4 S.Y.P. #2 @ 16" O.C., unless noted otherwise.

- **Construction Notes:***
  - Ceiling joist shall be 2x4 S.Y.P. #2 @ 16" O.C., unless noted otherwise.
  - Wall stud framing shall be 2x4 S.Y.P. #2 @ 16" O.C., unless noted otherwise.
  - Valley joists shall be 2x10 S.Y.P. #2 @ 16" O.C., unless noted otherwise.
  - Purlins shall be 2x10 S.Y.P. #2 @ 16" O.C., unless noted otherwise.

- **Framing Plan Details:***
  - Schedules and specifications are provided for various components such as rafters, purlins, headers, and joists.
  - Dimensions and spacing are specified, including heights, clearances, and bolting instructions.

- **Engineering Notes:***
  - Verify roof pitch on site.
  - Verify all details with the engineer before proceeding.
  - Notify the engineer of any discrepancies before proceeding.

- **Contact Information:***
  - Address: San Antonio, Texas 78222, Bexar County
  - Email: SAEngineering@channelresidence.com
  - Phone: 1-512-555-1234