

BENCHMARK  
Triangle cut on curb.  
Elevation = 519.00'

ALL UTILITIES ARE EXISTING

**R.302.3 VISITABLE BATHROOMS**

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

**R.320.4 VISITABLE LIGHT SWITCHES RECEPTACLES AND ENVIRONMENTAL CONTROLS**

1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" INCHES ABOVE THE INTERIOR FLOOR
2. 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**

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

**R.320.7 VISITABLE DWELLING ROUTE**

1. 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

NEW AREAS	
FIRST FLOOR	230
SECOND FLOOR	230
TOTAL LIVING	460
1ST FLOOR BALCONY	300
2ND FLOOR BALCONY	300
TOTAL COVERED	1060

EXISTING AREAS	
FIRST FLOOR	686
SECOND FLOOR	1296
TOTAL LIVING	1982
FRONT PORCH	96
BALCONY DEMO	179
TOTAL COVERED	2257

- Legend**
- 1/2" Iron Rod Found
  - ipf 1/2" Iron Pipe Found
  - ⬠ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
  - ▲ PK Nail Set
  - x— Wire Fence
  - //— Wood Board Fence
  - o— Overhead Utility Line
  - ⊙ Clean-Out
- (Record Bearing and Distance)

LOCATED AT 607 OAKLAND AVENUE.

**TREE LIST**

- 752 26" Live Oak
- 753 31" Live Oak

PROVIDE TREE PROTECTION FENCING MULCHED AREAS AND TRUNKS TO HAVE PROTECTIVE PLANKING, AS NEEDED, FOR PROTECTED TREES ON THE SITE PLAN PER REQUIREMENTS OF ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.2

INSTALL A 5FT HIGH CHAIN LINK FENCE

AROUND THE FULL CRZ OF ALL PROTECTED TREES ON AND ADJACENT TO THE SITE. WHEN THE TREE PROTECTION FENCE CANNOT ENCOMPASS THE ENTIRE FULL CRZ THE FENCE MUST PROTECT THE 1/2 CRZ (AT A MINIMUM) AND ALL UNFENCED PORTIONS OF THE FULL CRZ MUST RECEIVE AN 8" LAYER OF PROTECTED MULCH TO LIMIT ROOT/SOIL COMPACTION.

STRAP 2X4 LUMBER (6' FT TALL MIN) SECURLEY AROUND TRUNK OF 27" PECAN TO PREVENT ACCIDENTAL DAMAGE THROUGHOUT CONSTRUCTION

ADDITION INCREASE 29.75%

SITE PLAN  
SCALE: 1"=10'-0" 22 X 34  
SCALE: 1"=30'-0" 11 X 17

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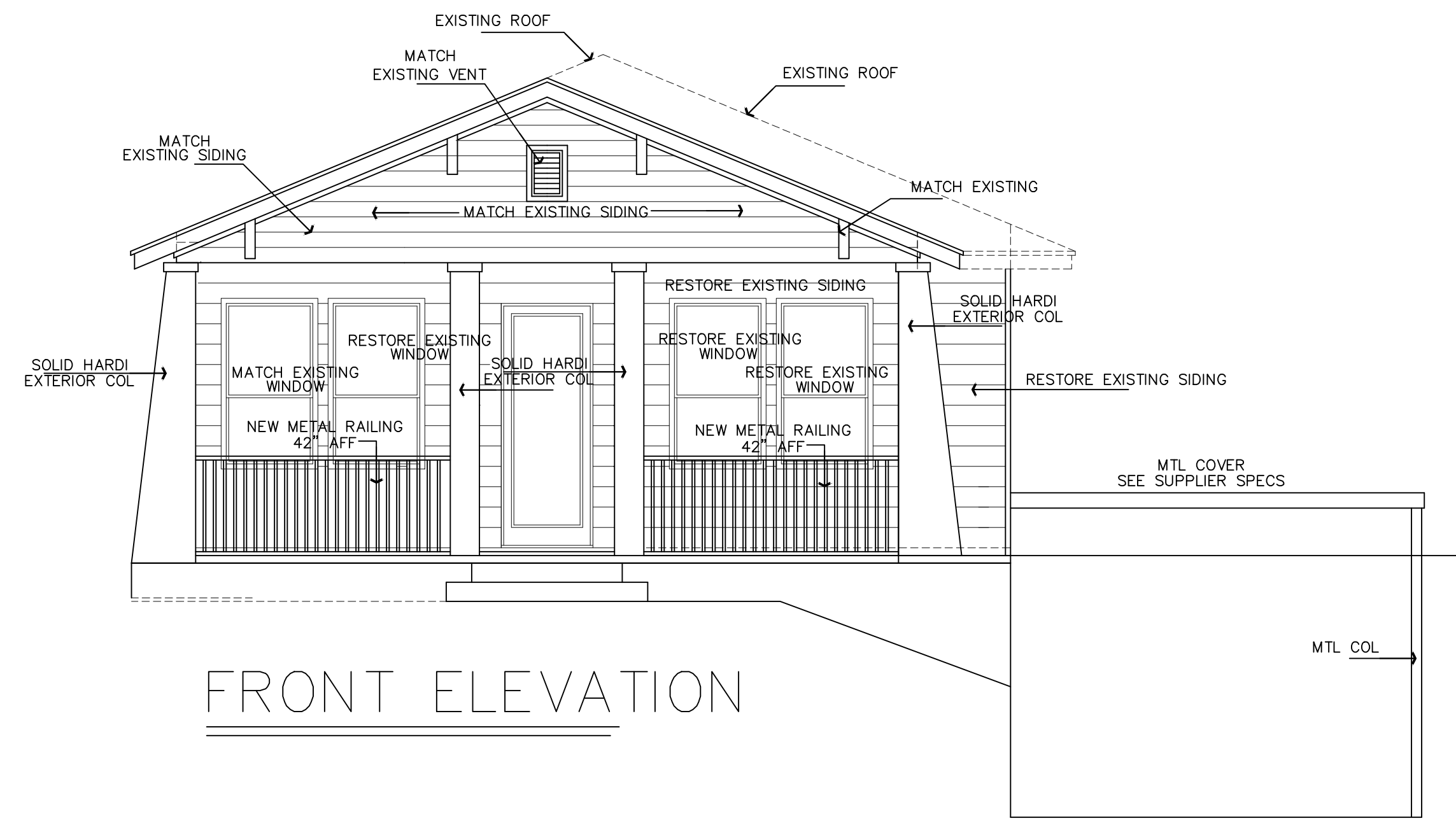
SELASSIE RESIDENCE

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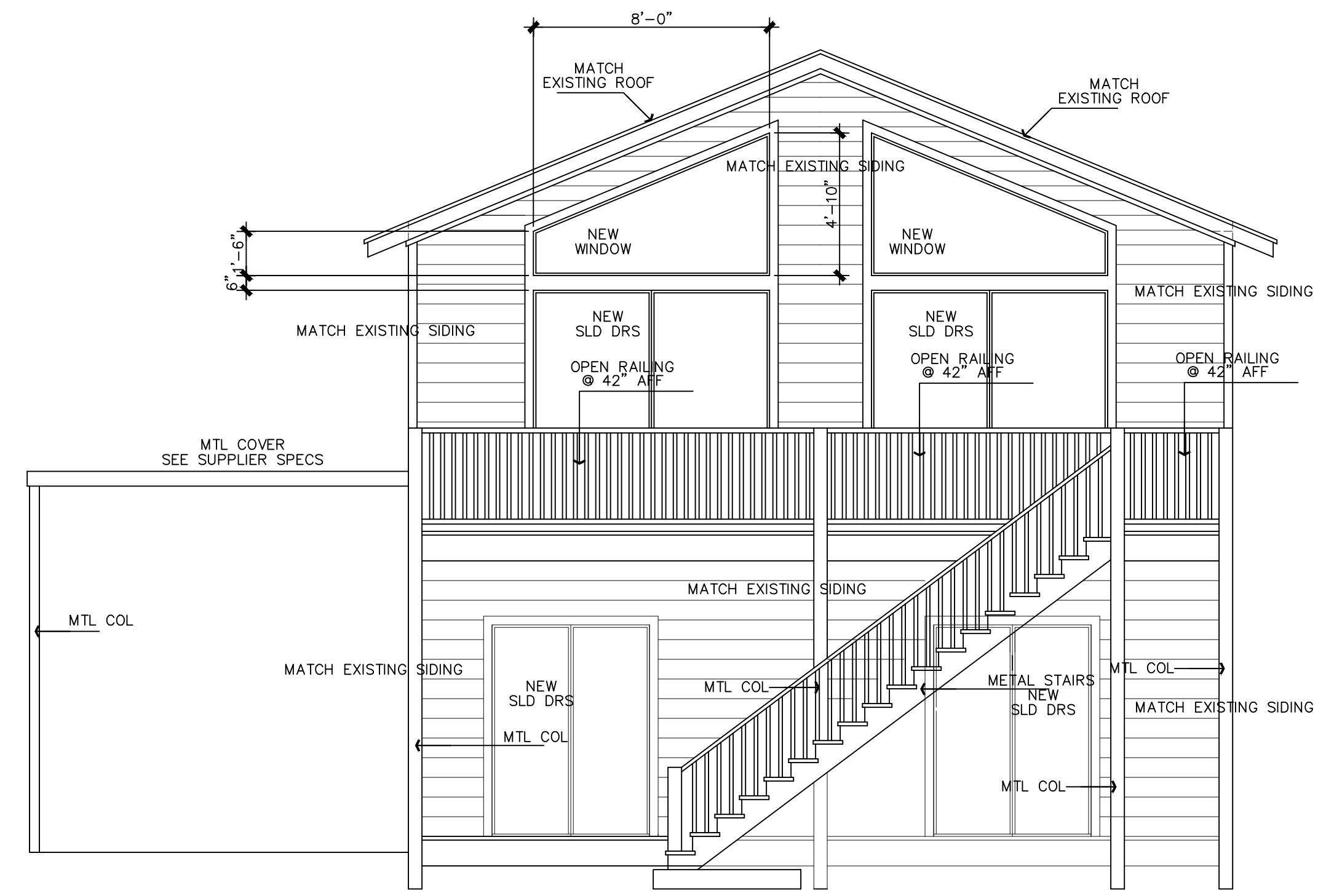
607 OAKLAND AVE.

JOB # A10228  
DATE: 12-20-19  
REVISIONS: 01-02-20  
DRAWN BY: JCD/TMD

N.C.B.D.C. NATIONAL COUNCIL OF BUILDING DESIGNERS  
Robert J. Faust  
CERTIFICATION NO. 44-725  
Member  
American Institute of Building Design  
National Council of Building Designers  
(N.C.B.D.C. #44-725)



FRONT ELEVATION



REAR ELEVATION

FRONT/REAR ELEVATION

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

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

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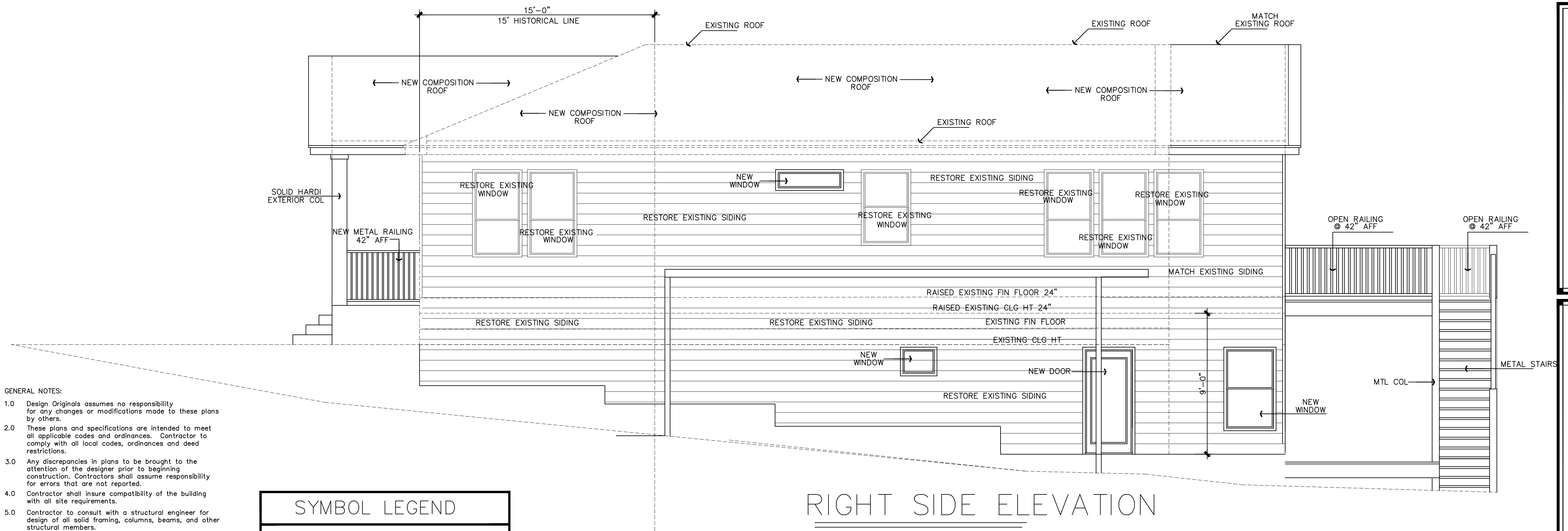
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Robert J. [Signature]

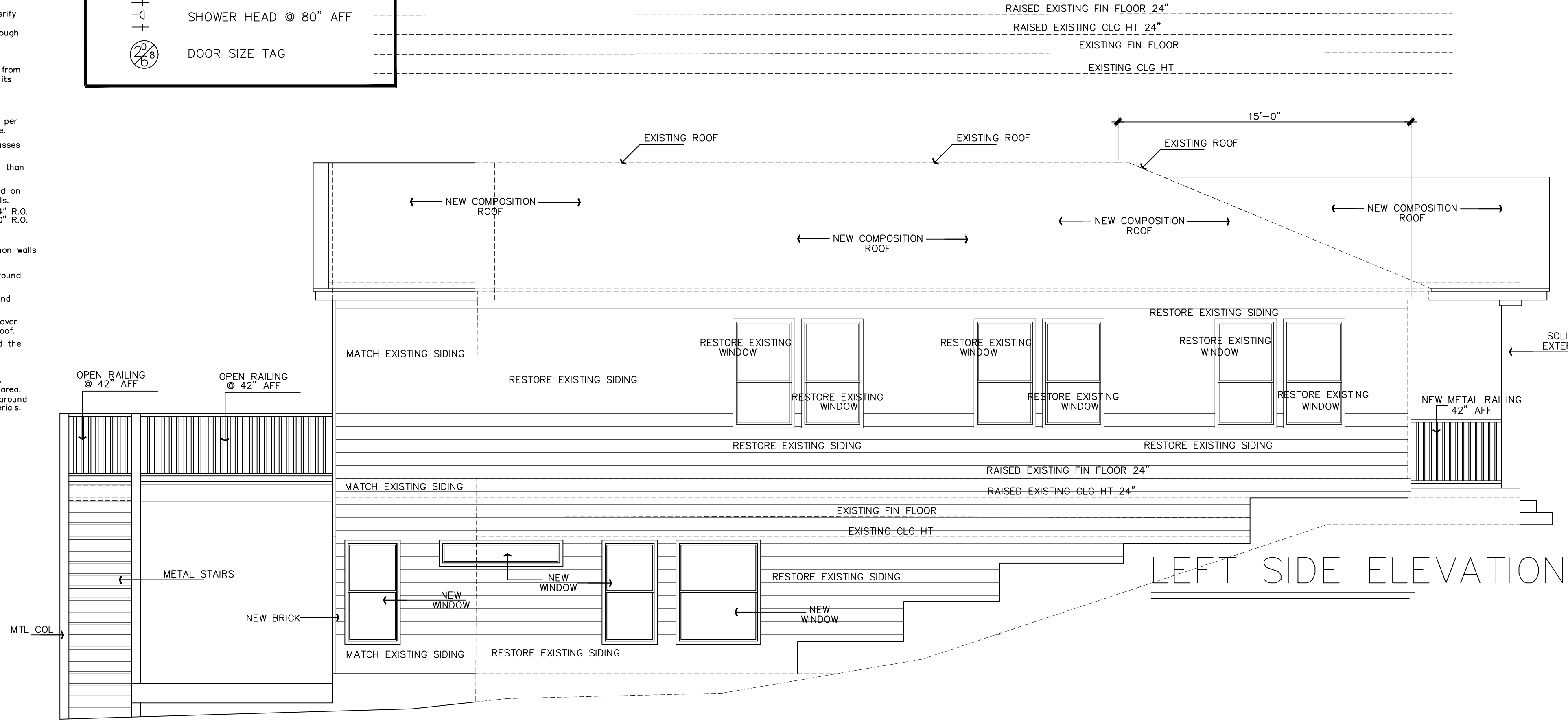
12/20/19



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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 My Arise.

SIDE ELEVATIONS

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Robert J. ...  
12/20/19