

OPEN AREA		PERVIOUS AREA	
FRONT YARD AREA	= 1,500 S.F.	FRONT YARD AREA	= 1,500 S.F.
OPEN AREA MIN. (60%)	= 900 S.F.	PERVIOUS AREA MIN. (50%)	= 750 S.F.
OPEN AREA ACTUAL	= 1,500 S.F.	PERVIOUS AREA ACTUAL	= 1,325 S.F.
REAR YARD AREA	= 1,001 S.F.	ENTIRE BUILDING SITE	= 6,513 S.F.
OPEN AREA MIN. (60%)	= 601 S.F.	PERVIOUS MIN. (24%)	= 1,563 S.F.
OPEN AREA ACTUAL	= 1,001 S.F.	PERVIOUS AREA ACTUAL	= 3,194 S.F.
ENTIRE BUILDING SITE	= 6,513 S.F.		
OPEN AREA MIN. (45%)	= 2,931 S.F.		
OPEN AREA ACTUAL	= 3,693 S.F.		

PERVIOUS AREA CALCULATIONS

LOT AREA	= 6,513 S.F.
ALLOWABLE FRAMED AREA (80% OF LOT AREA)	= 5,210 S.F.
FIRST FLOOR FRAMED AREA	= +2,649 S.F.
SECOND FLOOR FRAMED AREA	= +2,796 S.F.
FLOOR OPENINGS	= - 236 S.F.
TOTAL	= 5,209 S.F. (LESS THAN MAX. ALLOWED)

FRAMED AREA CALCULATIONS

- ONLY COPPER TYPE L OR PEX A INSTALLED WITH PEX RING AND FITTINGS, ASTM F1960 SHALL BE USED FOR WATER DISTRIBUTION PIPING.
- WATER RISER MUST BE METAL ABOVE GROUND; SCHEDULE 40 PVC MAY ONLY BE USED FOR EXTERIOR PIPING THAT IS UNDERGROUND.
- PROJECT WAS DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODES AND THE 2017 NEC.
- PROJECT WAS DESIGNED BY STRUCTURAL ENGINEER IN ACCORDANCE WITH THE DESIGN WIND LOADS OF THE 2018 CODES. (136 MPH RISK CATEGORY II EXPOSURE B PER ASCE 7-16). SEE SHEET S0.1.
- ALUMINUM WIRING IS PROHIBITED AND 12/2 WITH GROUND IS THE SMALLEST CONDUCTOR SIZE ALLOWED.
- COMPLIANCE WITH IRC R312.2 FOR WINDOW FALL PROTECTION.
- ALL WALLS WITH DRAW-WASTE-VENT PLUMBING SHALL BE 2x6 LUMBER.
- FENCE REQUIREMENTS: IN ADDITION TO ANY FENCE REQUIREMENTS FOR TREE PROTECTION, ALL BUILDING SITES ARE REQUIRED TO BE ENCLOSED WITH A TEMPORARY FENCE A MINIMUM HEIGHT OF 6 FEET. THIS REQUIREMENT APPLIES TO EACH SIDE, REAR AND 75% OF THE FRONT YARD DURING CONSTRUCTION. REMOVAL OF THIS FENCE AT ANY TIME DURING CONSTRUCTION, FOR ANY REASON, REQUIRES THE WRITTEN AUTHORIZATION FROM THE BUILDING OFFICIAL.
- G.C. SHALL EXERCISE PROPER PRECAUTION TO INSPECT THE CONSTRUCTION SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING A BID FOR THE CONSTRUCTION CONTRACT. CONTRACTOR TO NOTIFY OWNER OF ANY DISCREPANCIES IN THE DRAWINGS OR CONDITIONS OF THE SITE IMMEDIATELY. CONTRACTOR IS RESPONSIBLE FOR ANY ERRORS RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTION. SUCH ERRORS WILL NOT BE CONSIDERED SUBSEQUENTLY AS A BASIS FOR EXTRA MONETARY CONSIDERATION.
- G.C. SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS. ANY ERROR OR INCONSISTENCY SHALL BE REPORTED TO THE ARCHITECT AND HIS DISPOSITION OBTAINED BEFORE ANY WORK IS BEGUN. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS OF WORK AND THE MEASUREMENTS INDICATED ON THE CONSTRUCTION DOCUMENTS.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- THE G.C. SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS OR FOUNDATION WALLS.

GENERAL NOTES



MERCER HOUSE

GENERAL CONTRACTOR

TEXAS PROPERTY AND ASSESSMENT & MANAGEMENT SERVICES dba LOTUS PRODUCTS GENERAL CONTRACTOR

2523 MAPLE TREE
STAFFORD, TEXAS 77477

CINDY PEREZ
(832) 814- 1734

ADDRESS: 6604 MERCER STREET, WEST UNIVERSITY PLACE, TEXAS 77005
OWNER: KUEHLER INVESTMENTS
LEGAL DESCRIPTION: LOT NORTH 1/2 OF LOT 6, BLOCK 36

APPLICABLE CODES:

2018 INTERNATIONAL RESIDENTIAL CODE (INCLUDING ALL AMENDMENTS)
2018 INTERNATIONAL ENERGY CONSERVATION CODE

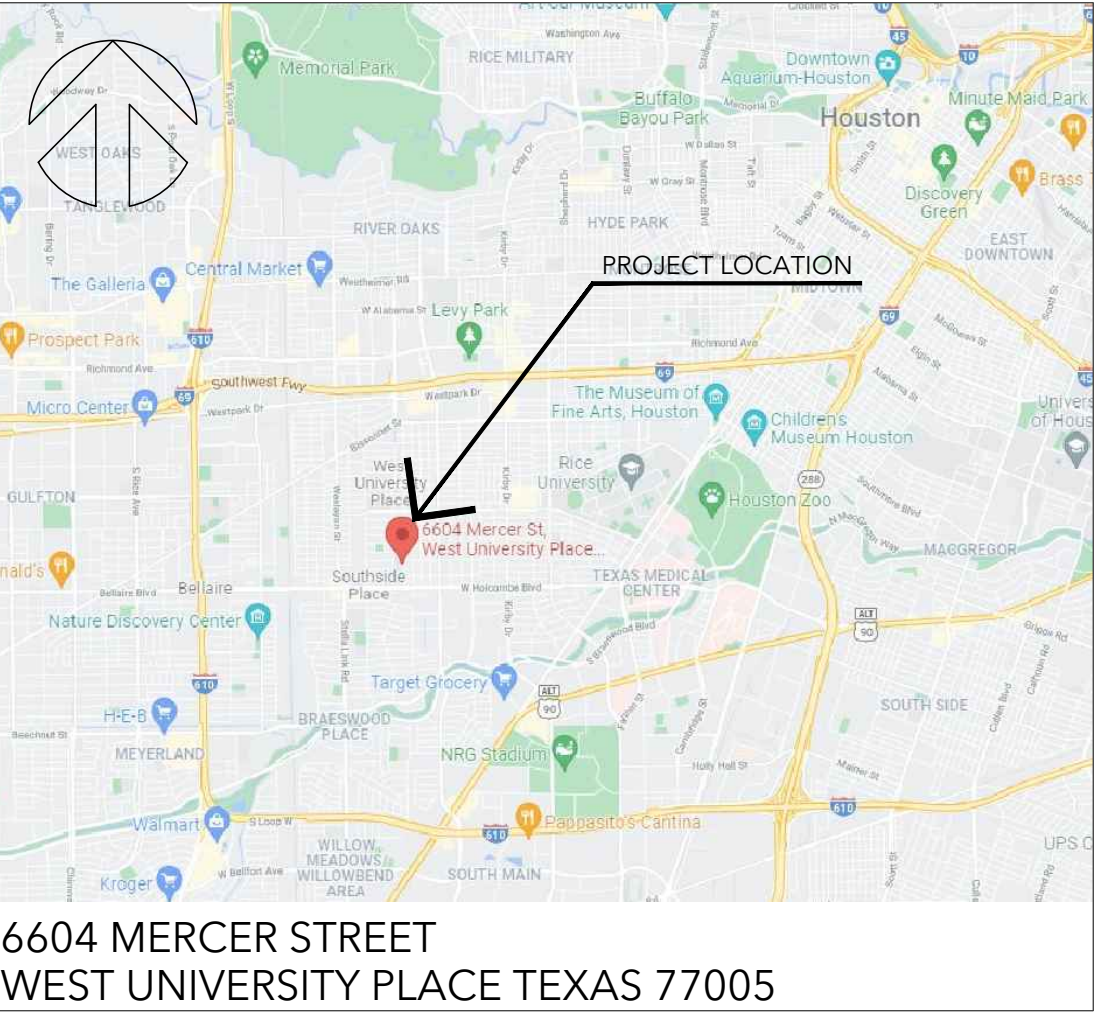
BUILDING DATA:

FIRST FLOOR LIVING 2,204 S.F.
SECOND FLOOR LIVING 2,796 S.F.

TOTAL LIVING 5,000 S.F.

GARAGE 450 S.F.

CODE REVIEW SUMMARY



VICINITY MAP

ADDRESS: 6604 MERCER STREET, WEST UNIVERSITY PLACE, TEXAS 77005
OWNER: KUEHLER INVESTMENTS
LEGAL DESCRIPTION: LOT NORTH 1/2 OF LOT 6, BLOCK 36

APPLICABLE CODES:

2018 INTERNATIONAL RESIDENTIAL CODE (INCLUDING ALL AMENDMENTS)
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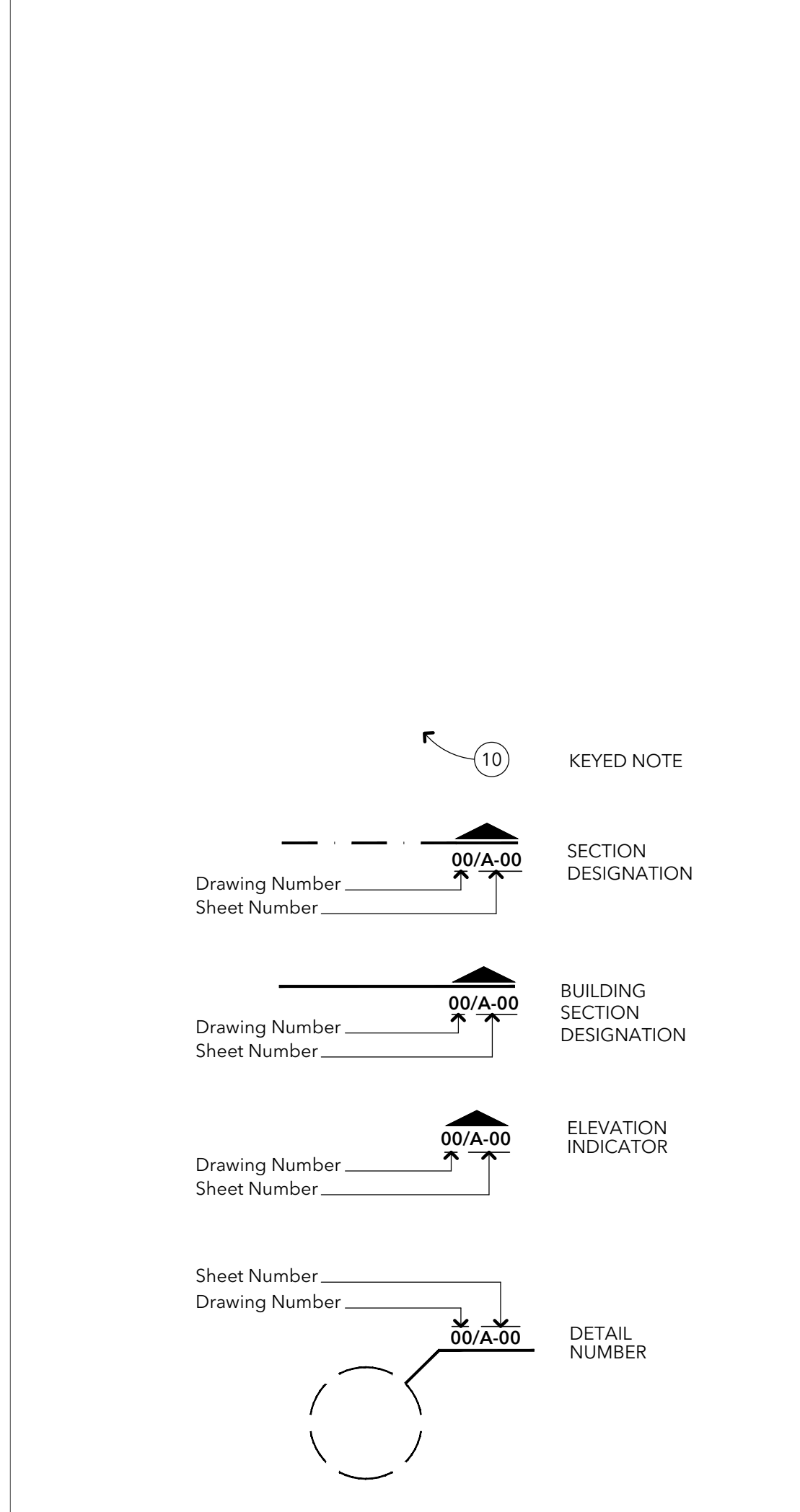
TOTAL LIVING 5,000 S.F.

GARAGE 450 S.F.

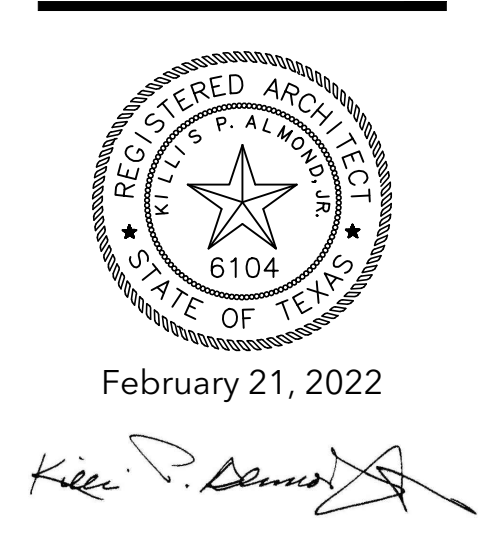
CODE REVIEW SUMMARY

ARCHITECTURAL DRAWINGS	
G-0	COVER, INDEX, VICINITY MAP, GENERAL NOTES, CODE SUMMARY
A-1	SITE PLAN AND GRADING PLAN
A-2	FIRST FLOOR PLANS
A-3	SECOND FLOOR PLANS
A-4	NORTH AND EAST ELEVATIONS
A-5	SOUTH AND WEST ELEVATIONS
A-6	BUILDING SECTIONS
A-7	TYPICAL WALL SECTION, STAIR SECTION AND PLAN AND AIR BARRIER AND INSULATION TABLE
A-8	WINDOW SCHEDULE AND INTERIOR ELEVATIONS
STRUCTURAL DRAWINGS	
S0.1	GENERAL NOTES
S1.1	FOUNDATION PLAN
S1.2	FLOOR FRAMING PLAN
S1.3	2ND FLOOR CEILING FRAMING PLAN
S1.4	ROOF (RAFTER) FRAMING PLAN
S1.5	SHEAR WALL PLAN
S2.1	BUILDING SECTIONS
S3.1	FOUNDATION SECTIONS
S3.2	FRAMING SECTIONS
MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS	
M-1	GROUND FLOOR MECHANICAL PLAN
M-2	SECOND FLOOR MECHANICAL PLAN
M-3	MECHANICAL SCHEDULES
M-4	MECHANICAL DETAILS
M-5	MECHANICAL SPECIFICATIONS
M-6	MECHANICAL SPECIFICATIONS
E-1	GROUND FLOOR LIGHTING PLAN
E-2	SECOND FLOOR LIGHTING PLAN
E-3	GROUND FLOOR POWER AND SIGNAL PLAN
E-4	SECOND FLOOR POWER AND SIGNAL PLAN
E-5	ELECTRICAL ONE-LINE DIAGRAM AND NOTES
E-6	ELECTRICAL SCHEDULES AND LOAD SUMMARY
E-7	ELECTRICAL SPECIFICATIONS
P-1	GROUND FLOOR WASTE AND VENT PLAN
P-2	SECOND FLOOR WASTE AND VENT PLAN
P-3	GROUND FLOOR WATER PLAN
P-4	SECOND FLOOR WATER PLAN
P-5	PLUMBING LEGEND, SCHEDULES, NOTES, GAS RISER & GAS SUMMARY
P-6	PLUMBING SPECIFICATIONS

INDEX OF DRAWINGS



REFERENCE SYMBOLS



REVISED PERMIT SET

KUEHLER INVESTMENTS
MERCER HOUSE
6604 MERCER STREET, CITY OF WEST UNIVERSITY PLACE, TEXAS
COVER SHEET, INDEX, VICINITY MAP,
GENERAL NOTES AND CODE SUMMARY

KILLIS ALMOND ARCHITECTS
-ARCHITECTURE - HISTORIC PRESERVATION - PLANNING
342 WILKENS, SAN ANTONIO, TEXAS 78210
(210) 532-3212 FAX (210) 532-9919
www.almond-architects.com

DATE	DESCRIPTION	DATE
FEBRUARY 21, 2022		
DRAWN BY DLA		
CHECKED BY DLA		
PROJECT NO. XX-XX-XX		
REVISION	DESCRIPTION	DATE
1	CITY COMMENTS	2/21/22

G-0R