Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

The Historic Landmark Commission (HLC) reviews proposed exterior and site changes to City Historic Landmarks and properties in Local Historic Districts to assist owners in retaining the character-defining architectural features of important historic sites and districts. An approved Certificate of Appropriateness from the HLC is required in advance of performing all non-routine exterior and site work, including installation of signage. Your building permit will not be released without an approved Certificate of Appropriateness review by the City HPO or the HLC.

A Certificate of Appropriateness is required for all non-routine exterior work, including alterations to historic materials or the visual appearance of a site or building façade. These include additions to existing buildings, construction of new buildings, re-painting of Landmarks with new colors, changes in roof color or materials, major landscape work including pools, and changes in sidewalks and driveways. HLC review is usually not required for ordinary maintenance work such as re-painting with existing colors and performing routine repairs using like materials. Please check with the City HPO if you are uncertain whether a historic review is required.

Submit your building permit application for zoning review first, and provide a copy of the reviewed and stamped application and site plan to the City HPO prior to review by the HLC to ensure that your plans conform to all applicable zoning regulations. **If a modification is required from the Residential Design and Compatibility Commission or Board of Adjustments, that approval must be obtained prior to review by the HLC.** This form does not substitute for other required permit review applications.

The City HPO may approve certain minor projects without a review by the HLC. Minor projects include the construction of one-story rear additions of less than 600 square feet, two-story additions not visible from the street, and pools, decks, fences, back porch enclosures or other minor features

Submittal Requirements:

☑ 1. One set of dimensioned building plans, with the scale indicated on each sheet, including elevations, floor plan, site plan or layout, and a roof plan. Plans must indicate all proposed exterior and site changes (additions, alterations, new construction, or demolition). For changes and additions, the plan set must show existing and proposed conditions. Mechanical and electrical plans are not necessary.
   - a. Elevation sheets must specify all exterior building materials and finishes to be used, i.e., siding, roofing, windows, doors, fences, etc.
   - b. For review purposes electronic submittal of plans in PDF format is preferred. If hard copies are submitted original plans should be no larger than 11" x 17" and be of a good, reproducible quality. If you require a full-size set, these will be stamped for approval after review by the City HPO or HLC.
   - c. Material samples, specifications or manufacturer information may be requested by staff.

☑ 2. Color photographs of the structure and site. Include overall elevation views and close-ups of all affected areas being modified. Digital images submitted electronically are preferred

Submittal Process:

1. Apply for a city building, demolition, and/or relocation permit and obtain zoning compliance approval from City Zoning Review staff.
2. Complete the application for a Certificate of Appropriateness for a City Landmark or Local Historic District with all required information, plans, and photographs, and review fee, payable by check to the City of Austin.
3. Submit all application materials to the City HPO per the submittal deadline schedule available on the HPO web site or at the HPO office.

Preliminary Review by Certificate of Appropriateness Committee: The Certificate of Appropriateness Committee is made up of three members of the HLC. Applicants may have their projects reviewed by this Committee prior to submitting for final review by the HLC. The Committee provides informal review of projects, may suggest revisions to plans and specifications to meet standards, and makes recommendations to the full HLC regarding applications.

Historic Landmark Commission Meetings: The HLC generally meets on the fourth Monday of every month at 7:00 p.m., unless otherwise announced. Applicants or their agent are advised to attend the meeting to present information to the Commission and to answer any questions the Commission may have regarding the project. Failure to attend a Commission meeting may result in a postponement or denial of your application.

Reviewed plans: Once reviewed by the HLC, the HPO staff will provide stamped copies of the reviewed plans to the applicant within 10 days after the meeting, unless further information is required by the Commission for release of the permit. No permit will be released until the required review by the City HPO or the HLC is complete, and no work may commence until the applicant obtains necessary permit(s).

Fees: All applications for review must be accompanied with the appropriate review fee per the City's permit fee schedule. If the application requires review by the Historic Landmark Commission an additional notification fee must be paid as well.

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GENERAL DESIGN GUIDELINES USED FOR REVIEW OF CERTIFICATES OF APPROPRIATESS FOR CITY LANDMARKS

The following guidelines, based upon the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, are used to review projects in the National Register Historic Districts:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

DESIGN STANDARDS USED FOR REVIEW OF CERTIFICATES OF APPROPRIATESS FOR PROPERTIES IN LOCAL HISTORIC DISTRICTS

Applications for Certificates of Appropriateness for properties in Local Historic Districts are reviewed based on the Preservation Plan and Design Standards adopted for each Local Historic District.

DATE of SUBMISSION:

Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

Permit Information

For Office Use Only

BP- _____ PR- _____ C14H/LHD - _____

Property Name or LHD: _____ Contributing/Non-contributing

☐ RELEASE PERMIT ☐ DO NOT RELEASE PERMIT ☐ HLC REVIEW _____ FEE PAID: $ _____

HISTORIC PRESERVATION OFFICE DATE:

Property Information

Address: Historic Mary Lowery/ Lowry House at 4001 Ave. 'C', Austin, Texas

Scope of Work

Scope of work generally includes a 200s.f. bedroom addition, renovation of bathrooms, utility room, kitchen, and closet, refinishing of floors, removal of ceiling texture, and painting of the interior.

Applicant

Name: Architexas

Address: 2900 S. Congress Ave.

City/Zip: Austin, Texas 78704

Phone: (512) 444-4220

Email: lirsik@architexas.com

Owner

Name: Nace Golding & Seema Agarwala

Address: 4001 Ave. C

City/Zip: Austin, Texas 78751

Phone: (512) 232-4797

Email: golding@austin.utexas.edu / agarwala@austin.utexas.edu

Architect or Contractor Information

Company: Architexas

Address: 2900 S. Congress Ave, Suite 200

City/Zip: Austin, Texas 78704

Phone: (512) 444-4220

Owner's Signature Date

Applicant's Signature 6-12-2013 Date

West Elevation

Image: Courtesy of Google Maps

South Elevation

Image: Courtesy of Google Maps

East Elevation - Partial (SE Corner)

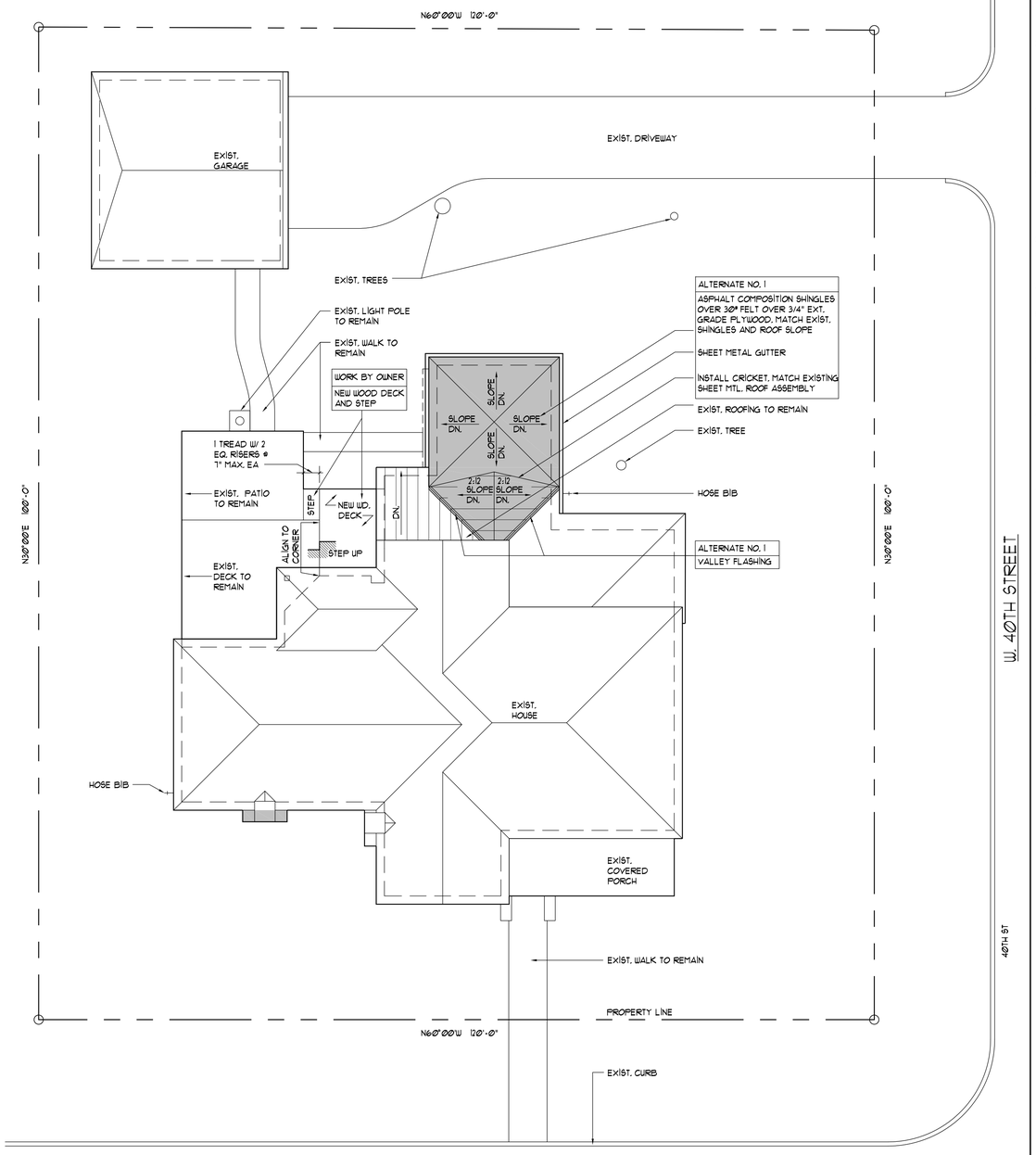
East Elevation - Partial (Area of Addition)

East Elevation - Partial

East Elevation - Partial (NE Corner)

North Elevation - Partial (NE Corner)

North Elevation - Partial



1 Site Plan
Scale: 1/8" = 1'-0"

ALTERNATE NO. 1 CONSTRUCTION

GENERAL NOTES

1. **DIMENSIONS:**
   A. DIMENSIONS INDICATED ON THE CONSTRUCTION DOCUMENTS ARE TO FINISH FACE OF WALL. DIMENSIONS SHALL NOT BE SCALED FROM THESE DRAWINGS. ANY IMPORTANT DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
2. **EXISTING CONDITIONS:**
   A. INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS FOR CONSTRUCTION IN NO WAY RELEASES THE CONTRACTOR FROM THE RESPONSIBILITY FOR VERIFYING COMPLETELY ALL FIELD CONDITIONS RELATING TO AND AFFECTING THE EXECUTION OF THE WORK, AS DESCRIBED IN THESE CONTRACT DOCUMENTS. CEASE WORK, NOTIFY ARCHITECT, AND AWAIT INSTRUCTIONS IF MATERIALS OR CONDITIONS ENCOUNTERED AT THE SITE ARE NOT AS INDICATED BY THE CONTRACT DOCUMENTS.
   B. FIELD VERIFICATION OF EXISTING CONDITIONS SHALL BE UNDERTAKEN BY THE CONTRACTOR IN ADVANCE TO ALLOW FOR THE TIMELY IDENTIFICATION OF EXISTING CONDITIONS THAT MAY EFFECT THE SCHEDULED INSTALLATION OF NEW WORK AS DESIGNED AND DETAILED, AND TO AVOID UNDUE AND UNREASONABLE DELAYS TO THE PROJECT, SHOULD SUCH CONDITIONS BE DISCOVERED. TIMELY IDENTIFICATION OF SUCH CONDITIONS SHALL PROVIDE FOR A REASONABLE PERIOD OF TIME DURING WHICH THE ARCHITECT WILL EVALUATE THE CONDITIONS AND MAKE RECOMMENDATIONS FOR ACCOMMODATING NEW WORK.ASSIST THE ARCHITECT IN MAKING THEIR EVALUATIONS AND RECOMMENDATIONS BY PROVIDING IN A TIMELY MANNER, AND AT NO ADDITIONAL COST TO THE OWNER, ACCURATE AND COMPLETE DRAWINGS, SKETCHES, AND PHOTOGRAPHS SUFFICIENT TO CLEARLY DESCRIBE DISCREPANCIES, CONFLICTS, AND CONCEALED OR OTHERWISE UNANTICIPATED EXISTING CONDITIONS AFFECTING CONSTRUCTION. THE ARCHITECT HAS ENDEAVORED TO IDENTIFY AS COMPLETELY AS POSSIBLE IN THE DRAWINGS AND SPECIFICATIONS EXISTING ITEMS THAT ARE REQUIRED TO BE REMOVED OR OTHERWISE DEMOLISHED SO AS TO ALLOW FOR THE EXECUTION OF NEW WORK.
   C. AREAS AND ITEMS INDICATING LIMITS OF WORK AND LINES OF DEMARCATION AS SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR, AND ARE NOT TO BE TAKEN LITERALLY. ACTUAL CONTRACT LIMITS ARE TO BE DETERMINED PRIOR TO BID OPENING BY FIELD VERIFICATION.
3. **CODE COMPLIANCE:**
   A. THESE CONSTRUCTION DOCUMENTS WERE PREPARED IN COMPLIANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL BUILDING CODE, HOWEVER IT IS THE BUILDER'S SOLE RESPONSIBILITY FOR ASSURING TO COMPLY WITH ALL LOCAL CODES, ORDINANCES, LAWS, PERMITS AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A BUILDING PERMITTING AND FOR PAYING FEES ASSOCIATED WITH PERMITTING
4. **COMPONENTS:**
   A. CONTRACTOR SHALL VERIFY ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES ARE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS, AND REGULATED BUILDING PRACTICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION AT THE SITE. CONTRACTOR SHALL VERIFY SIZING AND LOCATIONS OF ALL APPLIANCES & RELATED COMPONENTS.
5. **BLOCKING**:
   A. SOME GENERAL ASSUMPTIONS HAVE BEEN MADE ON BLOCKING, FRAMING AND EXISTING FRAMING PROFILES WHERE CONDITIONS HAVE NOT BEEN UNCOVERED. RE-SECURE EXISTING BLOCKING AND PROVIDE NEW BLOCKING AS NECESSARY AT WOOD SIDING, DOOR FRAMES, AND WINDOW CASING, TRIM, AND OTHER MISCELLANEOUS MILLWORK. CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL DEVICES, CEILING FANS, EQUIPMENT, CLOSET RODS, AND ANY OTHER ITEMS AS MAY BE REQ'D.
6. **PATCHING:**
   A. WHERE ELEMENTS ARE NOTED TO BE REMOVED, ASSOCIATED ABANDONED PARTS OF THE SYSTEM ARE ALSO TO BE REMOVED. PATCH AREA WHERE ELEMENTS ARE REMOVED. PATCHES ARE TO BE MADE WITH MATERIAL, FINISH, AND TEXTURE TO MATCH EXISTING SO THAT PATCH IS INDISTINGUISHABLE.
7. **WARRANTY:**
   A. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND LABOR FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY.
8. **PROJECT SAFETY:**
   A. THESE CONSTRUCTION DOCUMENTS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR SAME COMPLETION OF WORK.
9. **DOCUMENT OWNERSHIP:**
   A. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY O F THE ARCHITECT WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE OWNER FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.
10. **VENTILATION:**
    A. PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE. PROVIDE STEEL CRAWL SPACE VENTS WITH INSECT SCREENS AS INDICATED ON CONTRACT DOCUMENTS.
    B. INSTALL 6 MIL POLYETHYLENE SHEETS OVER CRAWL SPACE AT ADDITION. LAP JOINTS 6" AND TAPE. RUN VAPOR BARRIER 6" UP VERTICAL FACE OF FOUNDATION AND TAPE.
11. **HEADER AND FRAMED OPENINGS:**
    A. PROVIDE 2-2X12 HEADER AT DOOR, WINDOW, AND FRAMED OPENINGS
12. **CLEAN-UP:**
    A. PROVIDE A DUMPSTER FOR DEBRIS.
    B. CONTRACTOR SHALL CLEAN UP CONSTRUCTION AREAS AFFECTED BY DAILY WORK AND MAINTAIN A CLEAN ORDERLY WORK AREA AT ALL TIMES. EACH SUBCONTRACTOR, IMMEDIATELY AFTER COMPLETION OF EACH PHASE OF WORK, SHALL REMOVE ALL DEBRIS AS A RESULT OF THEIR WORK. DEBRIS IS TO BE REMOVED AND PLACED IN A DUMPSTER OR APPROVED DUMP SITE ONLY.
    C. PROVIDE TEMPORARY PROTECTION TO MINIMIZE SPREAD OF DUST DURING CONSTRUCTION
    D. PROVIDE FINAL CLEANING AT THE END OF THE PROJECT.
13. **SHOP DRAWINGS TO BE SUBMITTED BY CONTRACTOR:**
    A. CABINETRY
14. **SUBMITTALS TO BE SUBMITTED BY CONTRACTOR:**
    A. WINDOWS
    B. DOORS
    C. CRAWL SPACE VENT
15. **SAMPLES TO BE PROVIDED BY CONTRACTOR:**
    A. WOOD FLOORING WITH STAIN AND FINISH, 18" X 18" SAMPLE
    B. WALL TEXTURE TO MATCH EXISTING, 4' X 4'
    C. COLOR SAMPLES AS SELECTED BY OWNER
    D. METAL ROOF AND FLASHINGS TO MATCH EXISTING
    E. HARDBOARD SIDING AND TRIM

GENERAL SITE NOTES

1. **TOPOGRAPHY:**
   A. RE-SCULPT TOPOGRAPHY AT AREA OF NEW CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM THE ADDITION. GRADUALLY CONTOUR GRADES FOR PROPER SITE DRAINAGE. MAINTAIN EXISTING DRAINAGE FLOW AND PREVENT NEGATIVE IMPACT ON ADJACENT PROPERTY.
2. **SURVEYING**
   A. CONTRACTOR IS RESPONSIBLE FOR ANY SURVEYING REQUIRED AS PART OF THE PROJECT.
3. **EROSION CONTROL:**
   A. PROVIDE EROSION CONTROL BARRIERS. INSTALL PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. **UTILITIES:**
   A. VERIFY METER AND UTILITY SERVICE LOCATIONS AND UTILITY SIZES PRIOR TO UNDERTAKING WORK. FIELD VERIFY EXACT LOCATIONS. SIZE OF UTILITY SERVICE IS TO BE DETERMINED BY THE CONTRACTOR. ASSUME MAIN SERVICE TO THE SITE IS ADEQUATE TO SERVE THE ADDITION AND RENOVATION FOR THIS CONSTRUCTION PROJECT. THE HOME CURRENTLY HAS EXTRA SERVICE AVAILABLE ON AN EXISTING SUB-PANEL. IF AN UPGRADE IN SERVICE, REPLACEMENT, OR ADDITIONAL SUB-PANEL IS REQUIRED, CONTRACTOR IS TO PROVIDE A QUOTE FOR ADDITIONAL WORK.
5. **EXISTING LANDSCAPING**
   A. CONTRACTOR IS TO PROTECT ANY EXISTING SIGNIFICANT PLANTINGS THAT COULD BE DAMAGED AS PART OF THE WORK AND WHICH ARE NOTED TO REMAIN. COORDINATE PROTECTION OF ANY SELECT PLANTINGS WITH THE OWNER.
   B. RESTORE/REPLACE DAMAGED LANDSCAPING, WALKWAYS, AND FENCING, THROUGHOUT THE PROJECT SITE RESULTING FROM DAMAGE DURING WORK ASSOCIATED WITH THIS CONTRACT.
6. **PERMITTING**
   A. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING ANY FEES AND EXPENSES RELATED TO PERMITTING, MATERIALS TESTING, AND INSPECTIONS REQUIRED BY JURISDICTIONAL AUTHORITIES.

ITEMS TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR

1. DOOR HARDWARE AND CABINET PULLS.
   EXCEPTION: CONTRACTOR IS TO PROVIDE AND INSTALL SELF-CLOSING DRAWER SLIDES AND CABINET DOOR HINGES AS PART OF BASE BID CABINETWORK.
2. RESTROOM PLUMBING FIXTURES, MIRRORS, AND ACCESSORIES
3. TILE FOR RESTROOM FLOORS AND 4'-0" WAINSCOTING, AND MASTER SHOWER FLOORS AND WALL UP TO A HEIGHT OF 7'-0"
4. KITCHEN APPLIANCES THAT INCLUDE OVEN / RANGE, REFRIGERATOR WITH ICE MAKER,BUILT-IN MICROWAVE OVEN, DOUBLE BAY UNDERCOUNTER SINK AND DISHWASHER.

ALTERNATES

ALTERNATE NO. 1 - BEDROOM AND CLOSET ADDITION AND EXPANSION OF MASTER BATH
BASE BID: AS INDICATED IN CONSTRUCTION DOCUMENTS WITH NO ADDITION
ALTERNATE: PROVIDE CLOSET 15, BEDROOM 16, AND MASTER SHOWER 13 ADDITION

ALTERNATE NO. 2 - WALL BETWEEN UTILITY 12 AND PANTRY 14
BASE BID: NO WALL BETWEEN ROOMS
ALTERNATE: PROVIDE WALL (½" GYP. BD. EA. SIDE OVER 2 X 4 STUDS @ 16" O.C. WITH SOLID CORE PAINTED SHAKER STYLE POCKET DOOR. DOOR HARDWARE TO BE SUPPLIED BY OWNER

ALTERNATE NO. 3 - REPLACE PAIRED DEN DOORS
BASE BID: EXTERIOR PAIRED DEN DOORS TO REMAIN
ALTERNATE: REPLACE EXTERIOR DOORS WITH 1-3/4" SOLID CORE DOORS WITH FRAME AND HARDWARE. STYLE OF DOOR IS TO BE SIMILAR TO EXISTING AND UPPER PANEL OR DOOR IS TO BE TEMPERED GLASS. UTILIZE EXISTING INTERIOR WOOD CASING AND SUPPLEMENT AS NECESSARY. PROVIDE EXTERIOR PAINTED WOOD TRIM AT PERIMETER OF DOOR. PROVIDE BRONZE COLOR ANODIZED ALUMINUM THRESHOLD. DOOR HARDWARE TO BE SUPPLIED BY OWNER.

ALTERNATE NO. 4 - REPLACE BREAKFAST ROOM DOOR WITH WINDOW
BASE BID: EXISTING BREAKFAST ROOM DOOR TO REMAIN
ALTERNATE: REPLACE BREAKFAST ROOM DOOR WITH MARVIN WOOD SINGLE HUNG WINDOW. WINDOW IS TO HAVE LOW- E GLASS. SILL IS TO ALIGN WITH ADJACENT HISTORIC WINDOW AND HEIGHT WILL MATCH EXISTING DOOR. PROVIDE WALL, SIDING, AND TRIM UNDER WINDOW TO MATCH EXISTING ADJACENT. INFILL OPENING SO THAT MODIFICATIONS ARE INDISTINGUISHABLE FROM THE EXISTING CONSTRUCTION.

ALTERNATE NO. 5 - BOOKSHELVES IN DEN
BASE BID: NO BOOKSHELVES
ALTERNATE: PROVIDE 12" DEEP PAINTED WOOD BOOKSHELVES IN DEN.

ALTERNATE NO. 6 - CRAWL SPACE CENTS:
BASE BID: NO CRAWL SPACE VENTS TO BE ADDED TO EXISTING HOUSE.
ALTERNATE: ADD PAINTED STEEL FRAME CRAWL SPACE VENTS WITH ALUMINUM INSECT SCREENS AROUND EXISTING HOUSE.

ALTERNATE NO. 7 - MASTER CLOSET CABINETRY
BASE BID: EXISTING CLOSET SHELVING TO REMAIN
ALTERNATE: REPLACE CLOSET SHELVING WITH CABINETRY INDICATED IN CONSTRUCTION DOCUMENTS

ALTERNATE NO. 8 - GUTTERS AND DOWNSPOUTS ON EXISTING HOUSE
BASE BID: NO WORK REQUIRED
ALTERNATE: PROVIDE PAINTED ALUMINUM 5" WIDE RECTANGULAR GUTTERS AND DOWNSPOUTS AT PERIMETER OF HOUSE. REMOVE EXISTING AND PROVIDE NECESSARY STRAPS, FLASHING, FASTENERS, ETC. PROVIDE CONCRETE SPLASHBLOCKS AT DOWNSPOUTS.

ALTERNATE NO. 9 - REPLACE SHEET FLOORING IN PANTRY 14 WITH WOOD STRIP FLOORING
BASE BID: SHEET FLOORING
ALTERNATE: REPLACE SHEET FLOORING WITH RECYCLED STAINED LONG LEAF PINE FLOORING TO MATCH EXISTING.

LIST OF DRAWINGS

A0.01	Cover Sheet / Site Plan
A2.01	Floor Plan - Base Bid & Alternates
A3.01	Exterior Elevations
A7.01	Enlarged Plan/ Interior Elevations
A7.02	Interior Elevations
A8.01	Electrical / Plumbing Plans, RCP, and Schedules
S1.01	Structural Foundation / Framing Plan / Details

PROJECT LOCATION

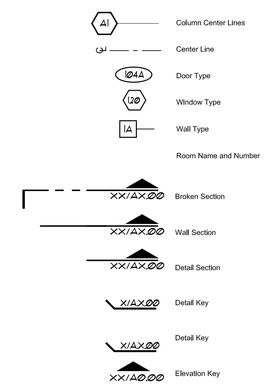
AREA MAP

MAP COURTESY OF YAHOO.COM

LOCATION MAP

MAP COURTESY OF YAHOO.COM

SYMBOLS



ABBREVIATIONS

±	PLUS/MINUS
Ø	DIAMETER
A/C	AIR CONDITIONER
ACM	ASBESTOS CONTAINING MATERIAL
CABS.	CABINETS
CLG.	CEILING
CONC.	CONCRETE
DN.	DOWN
ELEV.	ELEVATOR
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
FIXT.	FIXTURES
FLR.	FLOOR
F.R.	FIRE RATED
GYP.	GYPSUM
HIST.	HISTORIC
MECH.	MECHANICAL
MISC.	MISCELLANEOUS
ORIG.	ORIGINAL
QTR.	QUATER
REF.	REFERENCE
REQ'D	REQUIRED
STRUCT.	STRUCTURAL
T.B.D.	TO BE DETERMINED
TYP.	TYPICAL
U.O.N	UNLESS OTHERWISE NOTED
W/	WITH
WD.	WOOD

NOTE: CONTRACTOR SHALL VERIFY WITH ARCHITECT FOR ANY ABBREVIATION NOT LISTED.

100% CD ISSUED FOR BID

Avenue C Residence
Renovation
4001 Avenue C, Austin, Texas

ARCHITEXAS
ARCHITECTURE, PLANNING AND HISTORIC PRESERVATION, INC.
2900 S. CONGRESS, #200
AUSTIN, TEXAS 78704
512.444.4220 FAX 512.444.4221
WEB WWW.ARCHITEXAS.COM

REVISIONS

REGISTERED ARCHITECT LARRY W. FESTA 17681 STATE OF TEXAS
6/17/13

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Cover Sheet / Site Plan

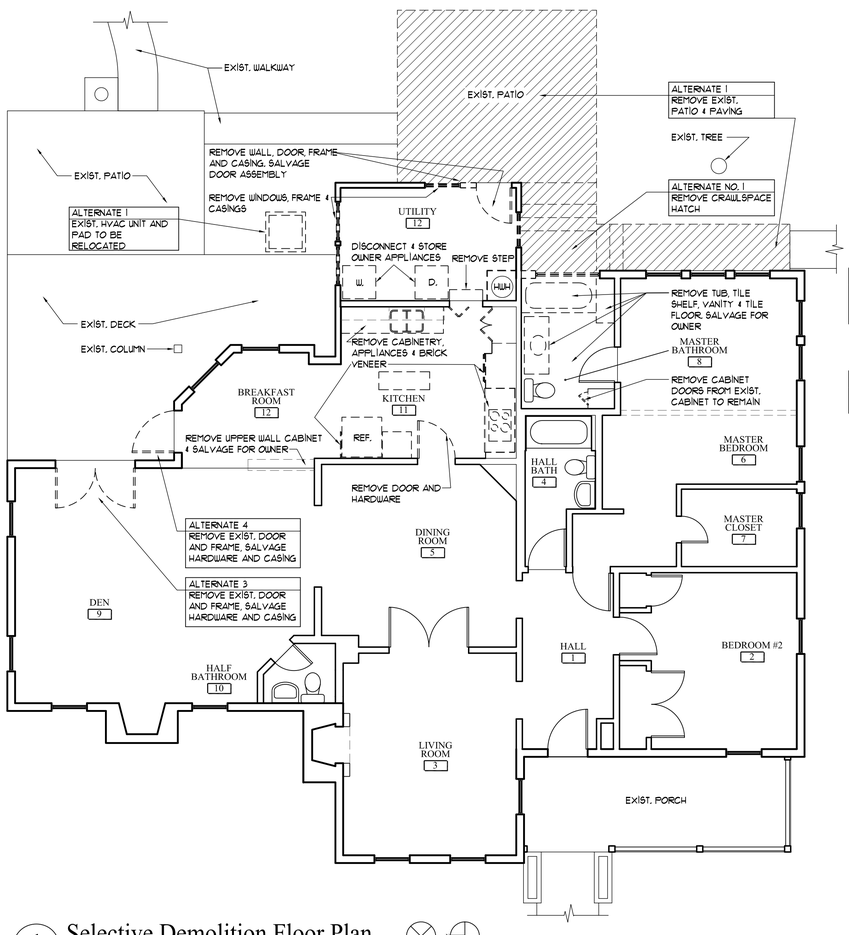
DRAWN BY

CHECKED BY

DATE
June 17, 2013

PROJECT NO.
1304

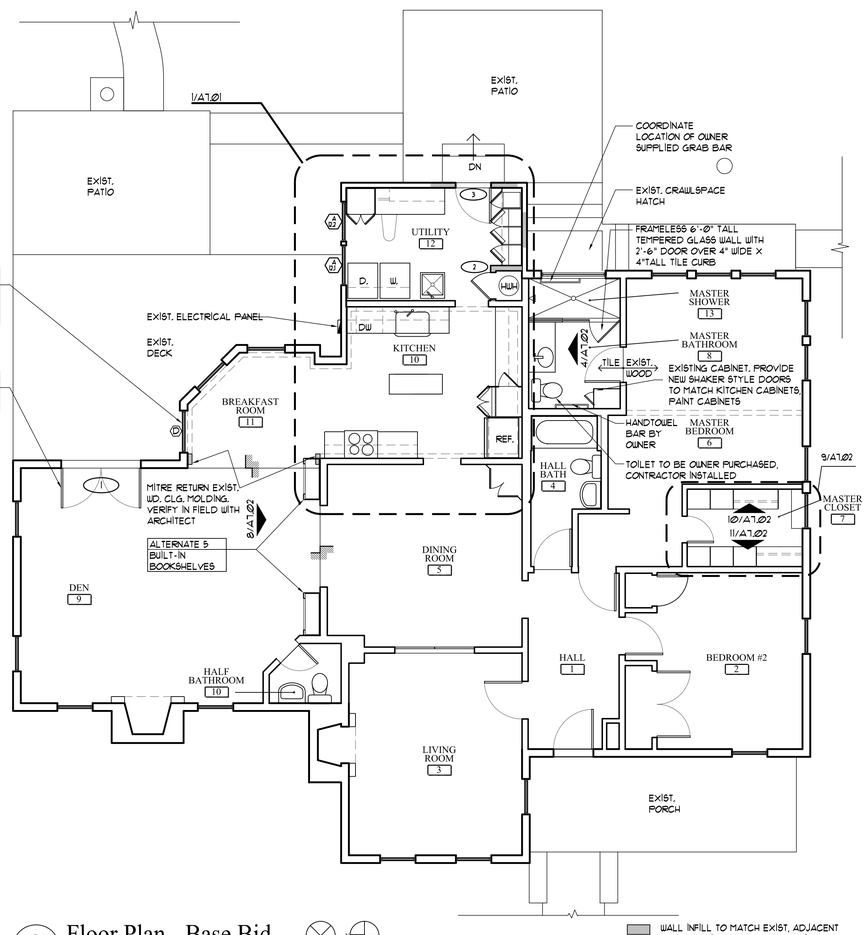
SHEET NO.
A0.01



1 Selective Demolition Floor Plan

Scale: 3/16" = 1'-0"

TRUE NORTH PLAN NORTH

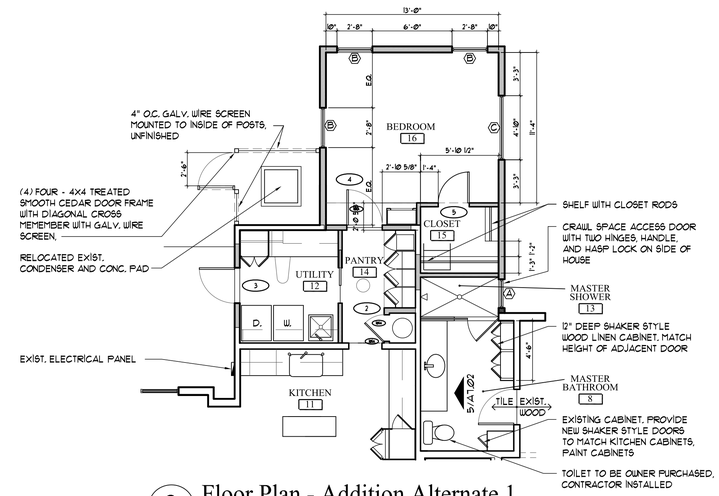


2 Floor Plan - Base Bid

Scale: 3/16" = 1'-0"

TRUE NORTH PLAN NORTH

WALL INFILL TO MATCH EXIST. ADJACENT CONSTRUCTION. REPLACE EXTERIOR SIDING FULL LENGTH AT INFILL WITH NEW TO MATCH EXIST.



3 Floor Plan - Addition Alternate 1

Scale: 3/16" = 1'-0"

ALTERNATE NO. 1 NOTES

A. DETAILED DESCRIPTION OF ALTERNATE NO. 1 - ADDITION

ENLARGED SHOWER ADDITION

BASE BID: NO MASTER BATHROOM ENLARGEMENT. REPLACE EXISTING TUB WITH SHOWER INDICATED.

ALTERNATE: PROVIDE MASTER BATHROOM ENLARGEMENT AS DESCRIBED BELOW.

1. DEMO
   a. REMOVE EXISTING EXTERIOR CONCRETE FLATWORK AND CRAWL SPACE ACCESS DOOR.
   b. DEMO EXTERIOR WALL OF MASTER BATHROOM. SALVAGE WINDOW AND RELATED TRIM.
2. NEW FOUDATION AND FRAMING
   a. PROVIDE CONCRETE PIER AND BEAM FOUNDATION WITH WOOD JOISTS AND EXTERIOR GRADE PLYWOOD SUBFLOOR. MATCH EXISTING FINISH FLOOR ELEVATION.

B. BEDROOM AND CLOSET ADDITION

BASE BID: NO MASTER BEDROOM OR CLOSET ADDITION

ALTERNATE: PROVIDE MASTER BEDROOM AND CLOSET ADDITION AS DESCRIBED BELOW

1. DEMO
   a. REMOVE EXISTING PATIO
2. NEW FOUNDATION AND FRAMING
   a. PROVIDE CONCRETE PIER AND BEAM FOUNDATION WITH WOOD JOISTS AND EXTERIOR
   b. GRADE PLYWOOD SUBFLOOR. MATCH EXISTING FINISH FLOOR ELEVATIONS

C. EXTERIOR

1. ROOFING:
   a. PROVIDE SHEET METAL ROOFING, OVER SLIP SHEET, OVER UNDERLAYMENT, OVER EXTERIOR GRADE PLYWOOD DECKING, OVER ROOF FRAMING WITH GALVANIZED SHEET METAL FLASHING. SHEET METAL ROOFING TO MATCH EXISTING.
2. HIPPED COMPOSITION ROOF:
   a. COMPOSITION ROOF OVER UNDERLAYMENT, OVER EXTERIOR GRADE PLYWOOD
   b. DECKING, OVER ROOF FRAMING WITH GALVANIZED SHEET METAL FLASHING. MATCH EXISTING ROOFING MATERIAL, COLOR, AND SLOPE.
3. EXTERIOR DOOR:
   a. RELOCATE SALVAGED DOOR, FRAME, AND HARDWARE FROM EXIST. UTILITY EAST WALL TO UTILITY NORTH WALL. PROVIDE NEW WOOD CASING.
4. EXTERIOR WALL CONSTRUCTION:
   b. PAINTED WOOD SMOOTH HARDIBOARD SIDING, OVER FELT UNDERLAYMENT, OVER EXTERIOR GRADE PLYWOOD SHEATHING, OVER 2X4 FRAMING @ 16" O.C. OVER $\frac{5}{8}$" GYPSUM BOARD.
5. EXTERIOR WINDOWS:
   a. WOOD SINGLE HUNG TO MATCH EXISTING IN STYLE. WINDOWS ARE TO BE LOW-E INSULATED GLASS AND ARE TO BE BY KOLBE & KOLBE WINDOW CO., MARVIN WINDOW CO. OR EQUAL.
   b. PROVIDE PERIMETER JOINT SEALANTS.
   c. PRIME AND PAINT WINDOWS.
   d. SUBMIT TYPE OF WINDOW TO BE PROVIDED AS PART OF CONTRACTORS BID ALONG WITH ALLOWANCE FOR ALL WINDOWS IN BID.
6. TRIM:
   a. SMOOTH HARDIBOARD TRIM TO MATCH EXISTING CORNER TRIM, FASCIA, ETC. IN DIMENSION AND DETAIL. WHERE TRIM IS DECORATIVE, PROVIDE SQUARE CORNERED TRIM AND DO NOT PROVIDE SHAPED MOLDINGS.
7. INSULATION:
   a. INSULATE NEW ENVELOPE WITH THE FOLLOWING BATT INSULATION:
      1. CRAWL SPACE: R30
      2. CEILING: R38
      3. WALLS: R19

D. INTERIOR

1. MASTER BATH CABINETRY: PROVIDE SHAKER STYLE BASE CABINETS SIMILAR TO KITCHEN.
   a. PROVIDE LINEN WALL CABINET. DEPTH AND HEIGHT SHOULD MATCH EXISTING CABINETRY TO REMAIN.
2. ELECTRICAL:
   a. NEW GENERAL ELECTRICAL DISTRIBUTION IN BATHROOM FOR RECEPTACLES, LIGHTING, AND SWITCHING.
3. PLUMBING:
   b. ADJUST EXISTING PLUMBING CONNECTIONS OR PROVIDE NEW PLUMBING, ROUGH-IN AND CONNECTIONS TO RESTROOM FIXTURES AS NEEDED TO ACCOMMODATE LOCATIONS INDICATED.
4. WALLS AND CEILING PAINTING:
   a. PROVIDE GYPSUM BOARD INTERIOR WALLS. TEXTURE TO MATCH EXISTING. PRIME AND PAINT.
5. MECHANICAL/ ELECTRICAL/ PLUMBING SYSTEMS:
   a. BRANCH OFF A NEW DUCT FROM THE EXISTING ATTIC UNIT TO SERVE THE BEDROOM ADDITION. PROVIDE NEW GENERAL ELECTRICAL DISTRIBUTION AT ADDITION FOR RECEPTACLES, LIGHTING, AND SWITCHING. PROVIDE ONE WATERPROOF EXTERIOR DUPLEX RECEPTACLE ON EXTERIOR OF ADDITION AS DIRECTED BY OWNER.
6. CLOSET CABINETRY IN MASTER BEDROOM AND 1ST BEDROOM:
   a. PROVIDE PAINT GRADE WOOD CABINETS WITH FLUSH SIDING, DRAWERS WHERE INDICATED.
7. WOOD STRIP FLOORING:
   a. PROVIDE PRE-MANUFACTURED OAK STRIP FLOORING THAT MATCHES THE ORIGINAL IN WIDTH AND CAN WITHSTAND TWO FINISH SANDINGS, STAIN AND FINISH TO MATCH EXISTING COLOR AS CLOSELY AS POSSIBLE. PROVIDE SAMPLE MOCK-UP STAIN FOR REVIEW AND APPROVAL PRIOR TO FINISHING.
   b. PROVIDE PAINTED WOOD SHOE MOLDING AT PERIMETER OF BEDROOM 16 ADDITION AND CLOSET 15.
8. WALLS, CEILING, AND STANDING AND RUNNING TRIM:
   a. PROVIDE NEW 1X6 WOOD TRIM BASEBOARDS, AND 1X4 WOOD CASING AT DOORS AND WINDOW OPENINGS. DOOR AND WINDOW HEAD CASING IS TO BE 1X6 WOOD TRIM.
   b. PRIME, AND PAINT TRIM THROUGHOUT.
9. CRAWLSPACE ACCESS:
   a. PROVIDE 24"X 24" CRAWLSPACE ACCESS FLOOR HATCH WITH FLUSH HANDLES IN CLOSET 15

E. SITE:

1. RELOCATE & REINSTALL OUTSIDE HVAC UNITY AS SHOWN ON DRAWINGS. DEMO EXISTING CONCRETE PAD. INSTALL NEW CONCRETE PAD AT NEW HVAC UNIT LOCATION.
2. MARK EXISTING SPRINKLER HEADS PRIOR TO DEMOLITION AND NOTIFY OWNER OF IRRIGATION SYSTEM TO BE IMPACTED BY NEW ADDITION. REPAIR SOD AND LANDSCAPING DAMAGED BY CONSTRUCTION. OWNER WILL REPAIR/MODIFY EXISTING IRRIGATION SYSTEM.

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Avenue C Residence Renovation

4001 Avenue C, Austin, Texas

ARCHITEXAS

ARCHITECTURE, PLANNING AND HISTORIC PRESERVATION, INC.
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REGISTERED ARCHITECT LARRY W. FESTA 1768 STATE OF TEXAS

6/17/13

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Floor Plan- Base Bid & Alternates

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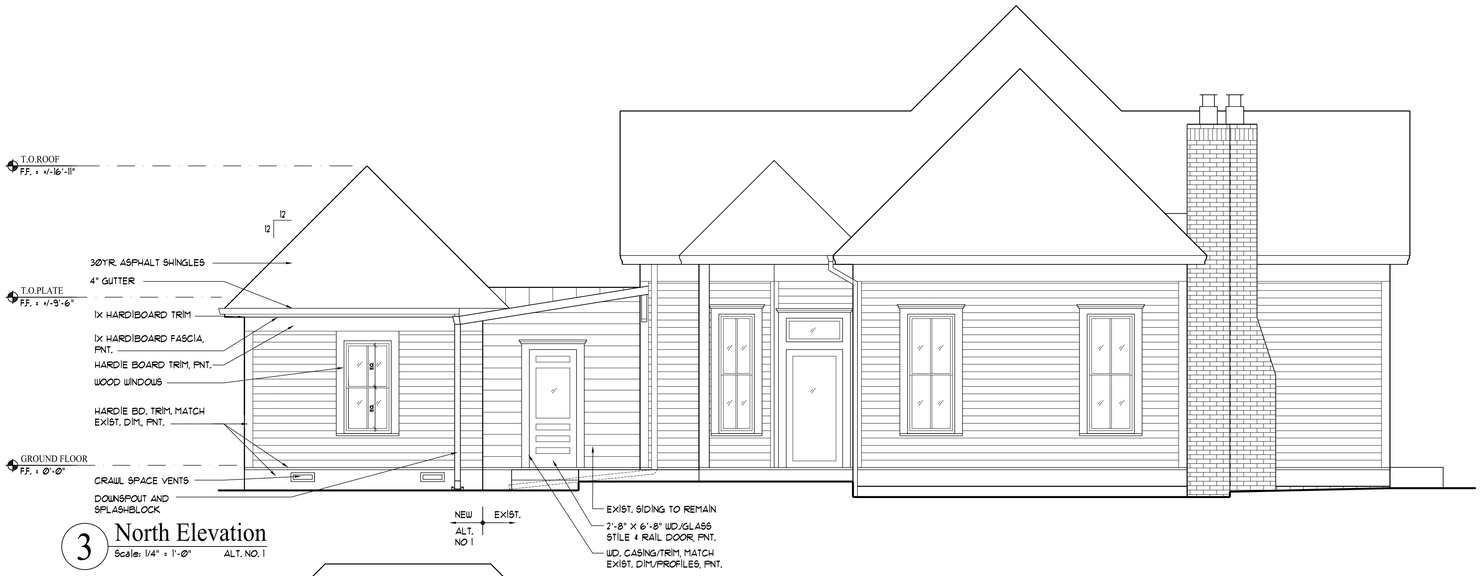
DATE June 17, 2013

PROJECT NO. 1304

SHEET NO. A2.01



3 North Elevation
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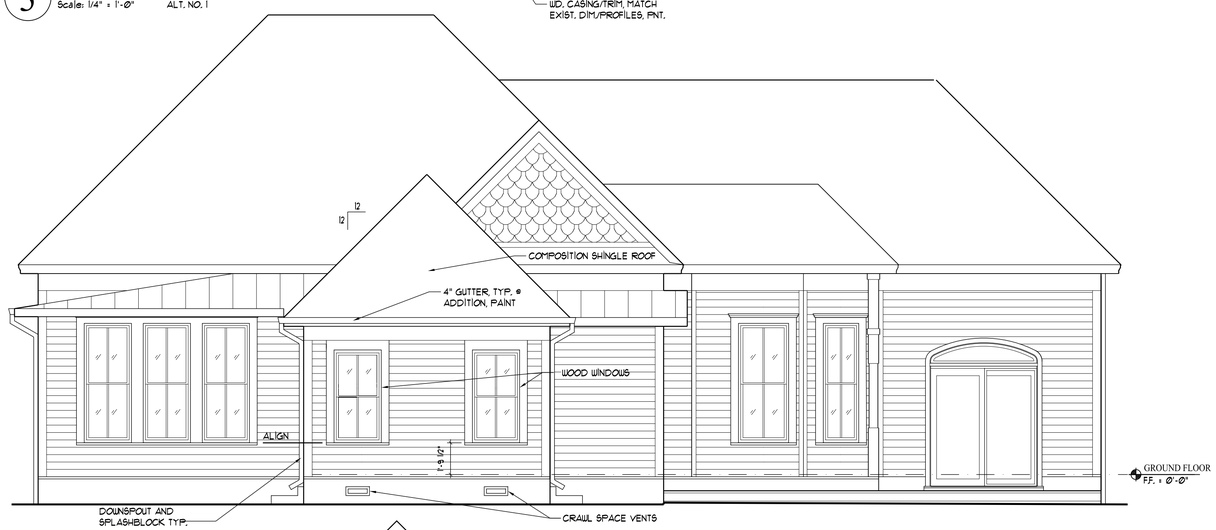

2 East Elevation
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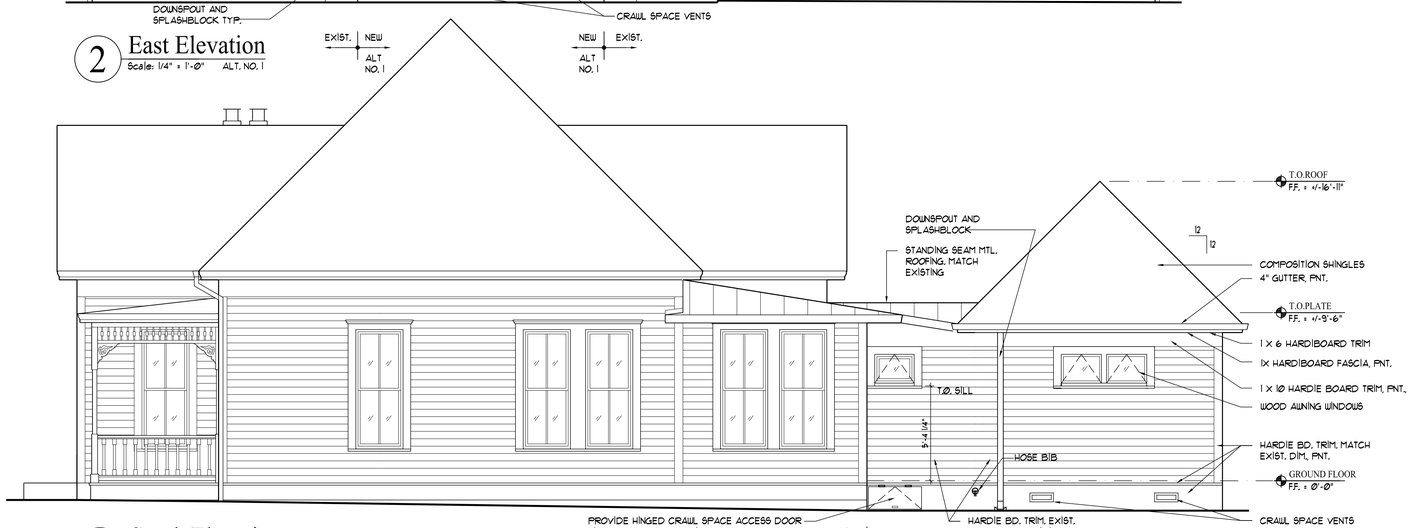

1 South Elevation
Scale: 1/4" = 1'-0" ALT. NO. 1

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Exterior Elevations

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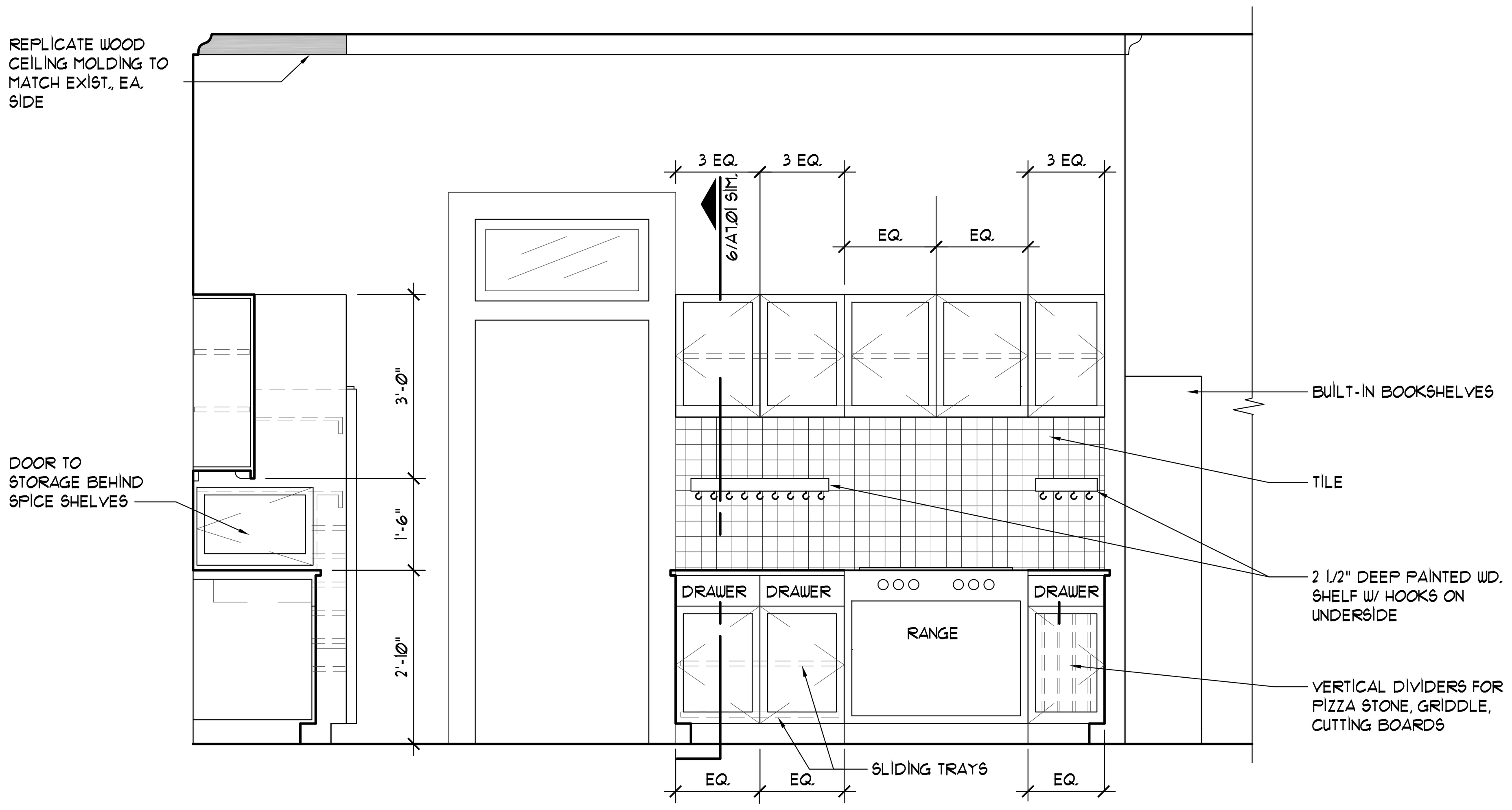
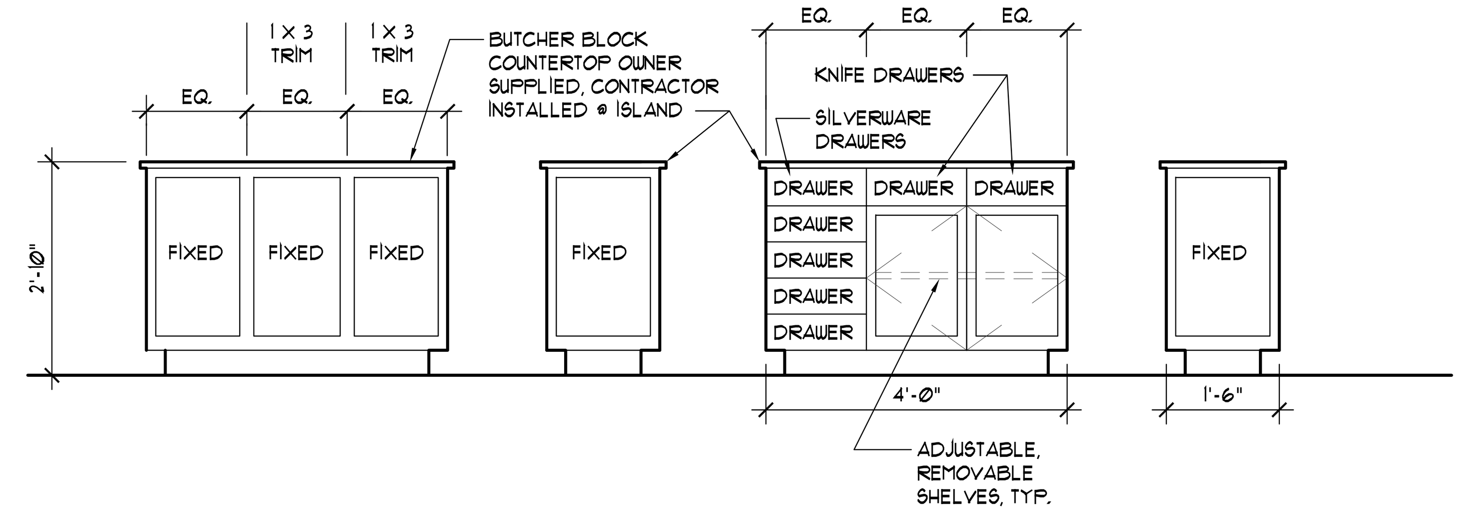
DATE
June 17, 2013

PROJECT NO.
1304

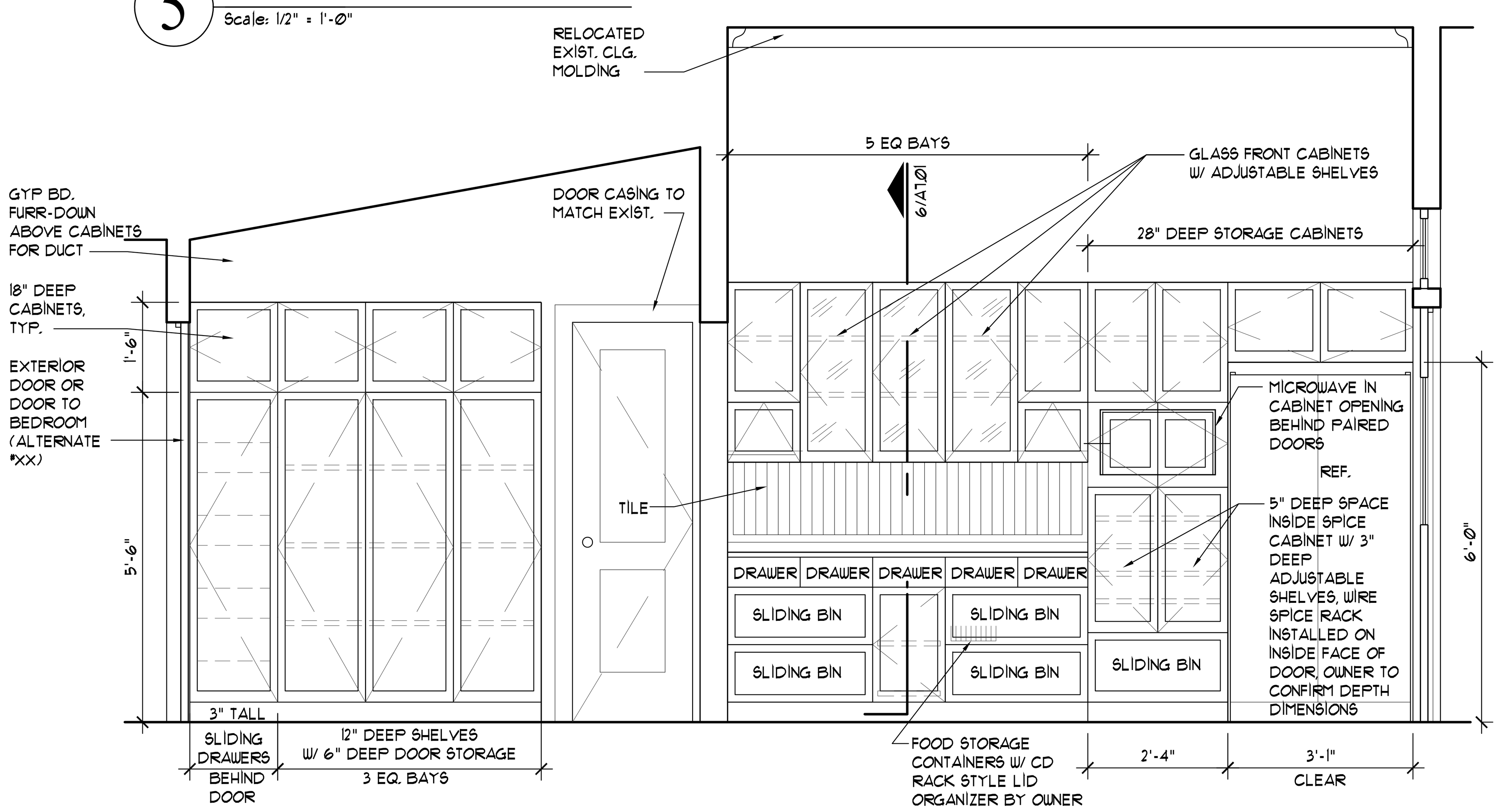
SHEET NO.
A3.01



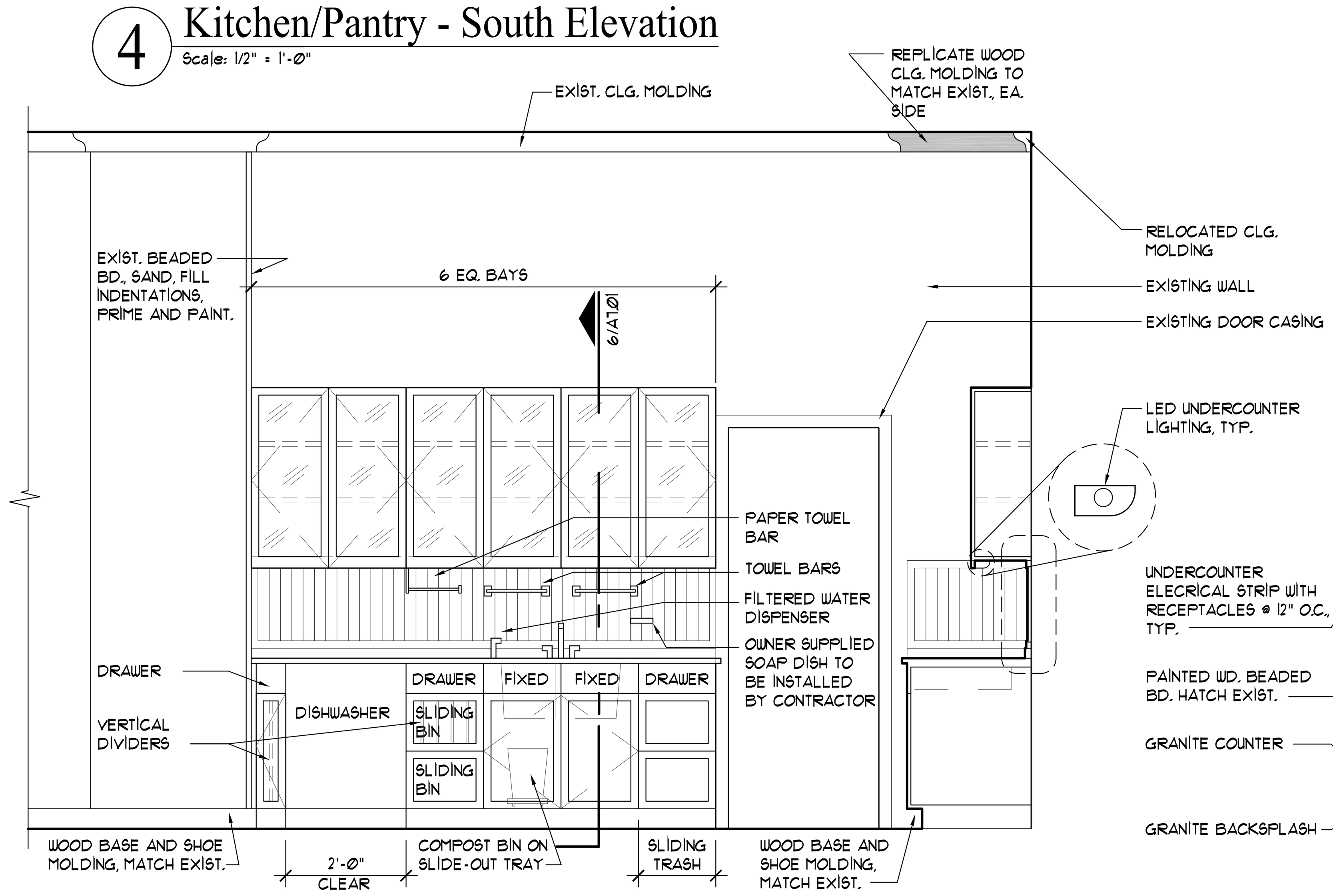
5 Kitchen - West Elevation
Scale: 1/2" = 1'-0"



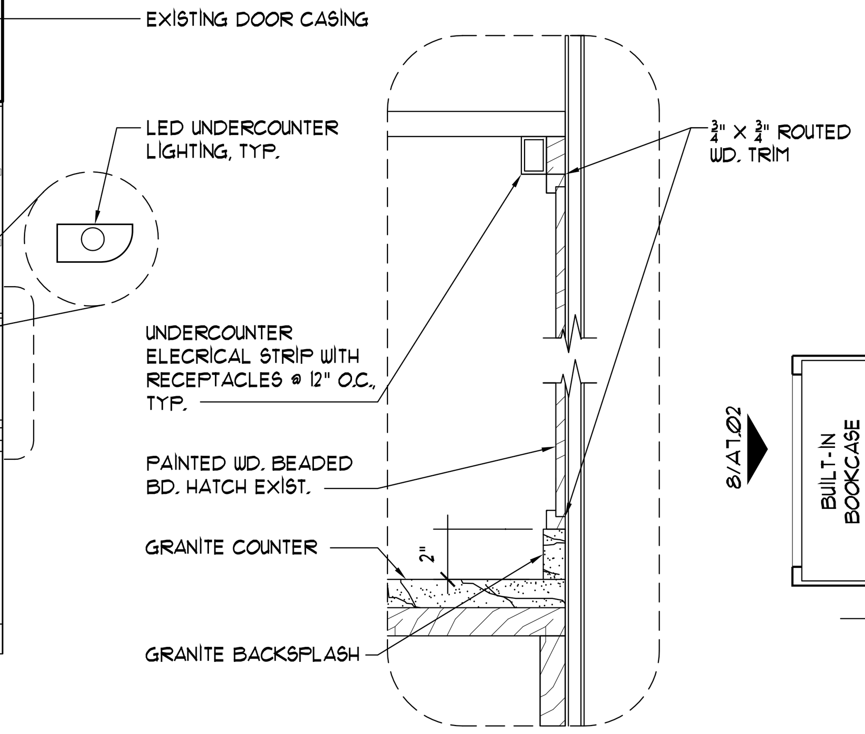
2 Kitchen Island Elevations
Scale: 1/2" = 1'-0"



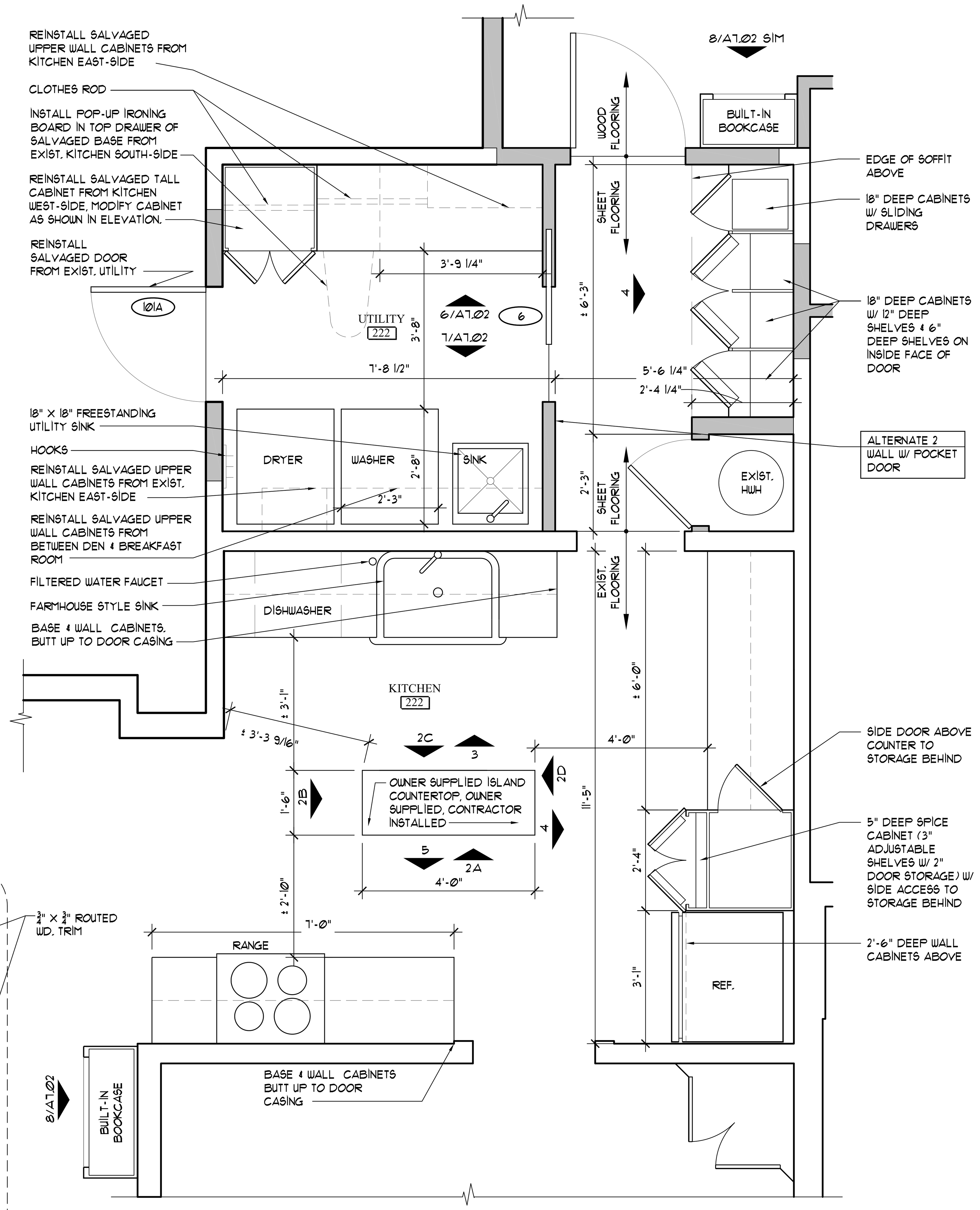
4 Kitchen/Pantry - South Elevation
Scale: 1/2" = 1'-0"



3 Kitchen - East Elevation
Scale: 1/2" = 1'-0"



Backsplash Dtl.



1 Enlarged Kitchen, Utlity & Pantry Floor Plan
Scale: 1/2" = 1'-0"

TRUE NORTH PLAN NORTH

INTERIOR FINISH NOTES

1. **FLOORS:**
   A. SHEET FLOORING:
      1. SHEET FLOORING WILL BE PROVIDED AND INSTALLED BY OWNER UNDER SEPARATE CONTRACT
   B. EXISTING WOOD FLOORING:
      1. REFINISH WOOD FLOORS IN KITCHEN. PROVIDE SUPPLEMENTAL WOOD FLOORING AND PATCH WHERE FLOORS ARE DAMAGED OR MISSING TO MATCH EXISTING. TOOTH WOOD FLOORING INTO EXISTING WHERE PATCHING IS REQUIRED SO THAT PATCHES ARE INDISTINGUISHABLE FROM THE EXISTING. USE WOOD STRIP FLOORING OF EQUAL QUALITY AND SPECIES TO MATCH EXISTING. REFINISHING INCLUDES THE FOLLOWING:
         a. SAND WOOD FLOORING TO REMOVE TOPCOAT FINISH AND STAIN. STOP WORK AND NOTIFY OWNER IF THE INTEGRITY OF WOOD FLOORING IS BEING COMPROMISED AT THE TONGUE AND GROOVE JOINT DUE TO THE SANDING.
         b. PROVIDE NEW PAINTED PINE WD. SHOE MOLDING AT WOOD FLOORS IN KITCHEN.
         c. PUTTY ANY DEFECTS AND INFILL CRACKS AND JOINTS IN WOOD.
         d. STAIN WOOD FLOORING TO MATCH EXISTING. PROVIDE MOCK-UP SAMPLE FOR REVIEW AND APPROVAL.
         e. PROVIDE PAINTED WOOD SHOE MOLD IN ALL ROOMS IN THE HOUSE WHERE WOOD FLOORS EXIST AND SHOEMOLD IS MISSING OR DAMAGED.
   C. TILE
      1. INSTALL OWNER SUPPLIED TILE WITH GROUT COLOR SELECTED BY OWNER. PROVIDE GROUT SAMPLE COLOR CHART FOR OWNER REVIEW AND PROVIDE MOCK-UP FOR FINAL APPROVAL.
      2. WHERE TILE IS TO BE PROVIDED, INSTALL OVER 1/2" CEMENTITIOUS BACKER BOARD
      3. SUBFLOORING IS TO BE INSTALLED TO ALLOW FOR THE TILE TO BE FLUSH WITH THE ADJACENT FINISH FLOORING.
      4. TILE IN THE SHOWER IS TO BE INSTALLED OVER A WATERPROOF PAN LINER.
2. **WALLS:**
   A.. PARTITIONS:
      1. PARTITIONS ARE TO BE TYPICALLY CONSTRUCTED WITH TAPED AND TEXTURED 1/2" GYP. BOARD EACH SIDE OVER 2X4 INTERIOR WOOD STUDS @ 16" O.C.. GYPSUM BOARD TO HAVE A TEXTURE TO MATCH EXISTING FINISH
      2. PROVIDE 5/8" WATER RESISTANT GYPSUM BOARD ON SHOWER WALLS AND CEILINGS WHERE EXPOSED.
      3. PAINT WALLS THROUGHOUT IN COLOR SELECTED BY OWNER.
   B. TILE
      1. INSTALL OWNER SUPPLIED TILE WITH GROUT COLOR SELECTED BY OWNER. PROVIDE GROUT SAMPLE COLOR CHART FOR OWNER REVIEW AND PROVIDE MOCK-UP FOR FINAL APPROVAL.
      2. WHERE TILE IS TO BE PROVIDED, INSTALL OVER 1/2" CEMENTITIOUS BACKER BOARD.
3. **CEILINGS:**
   A. MOST CEILINGS HAVE ALREADY BEEN PAINTED THROUGHOUT THE HOUSE. PREPARE, PRIME, AND PAINT CEILINGS THAT ARE AFFECTED BY WORK IN THIS CONTRACT, AND AS NOTED ON THE FINISH SCHEDULE.
4. **GYPSUM BOARD AT SHOWER:**
   A. INSTALL WATERPROOF AQUA TOUGH GYPSUM BOARD AT WET AREAS. PROVIDE LIGHT STIPPLE TEXTURE AND PAINT AS INSTRUCTED BY OWNER.
5. **EXISTING GYPSUM BOARD TO BE PATCHED:**
   A. PATCH EXISTING GYPSUM BOARD WALLS AND CEILINGS WHERE WALLS HAVE BEEN REMOVED, OR WHERE INFILL IS REQUIRED. AND TEXTURE AND PAINT TO MATCH EXISTING ADJACENT GYPSUM BOARD, TYP.
6. **DOORS**
   A. EXISTING DOORS:
      1. SOLID WD. RAIL & STILE DOORS, TYPICAL. REF: DOORS SCHEDULE
      2. RELOCATE EXISTING DOORS AND FRAMES INTO NEW OPENINGS WHERE SCHEDULED.
      3. INFILL DEPRESSIONS, SAND RAISED AREAS FLUSH WITH ADJACENT SURFACE, REPAIR DAMAGED AREAS, AND INFILL ABANDONED MORTISES OR HARDWARE WITH WOOD DUTCHMAN.
      4. INSTALL OWNER SUPPLIED HARDWARE
      5. SAND, PLANE, OR INSTALL WOOD DUTCHMAN AS NECESSARY TO MAKE GAP BETWEEN DOOR AND FRAME CONSISTENT AND TO ALLOW DOOR AND HARDWARE TO OPERATE SMOOTHLY.
      6. PAINT DOOR AND FRAME COLOR SELECTED BY OWNER.
   B. NEW DOORS:
      1. REF. DOOR SCHEDULE
      2. INSTALL OWNER SUPPLIED HARDWARE
      3. INSTALL DOOR AND FRAME SQUARE AND ENSURE THAT DOOR OPERATES SMOOTHLY.
      4. PAINT DOOR AND FRAME COLOR SELECTED BY OWNER.
7. **STANDING AND RUNNING TRIM:**
   A. WOOD BASE
      1. PROVIDE NEW 1X6 WOOD BASE IN AREAS OF CONSTRUCTION.
      2. PAINT COLOR AS SELECTED BY OWNER.
8. **WINDOW AND DOOR CASING**
   A. PROVIDE NEW 1X4 WOOD CASING AT JAMBS AND APRON BENEATH WINDOWS; PROVIDE 1X6 WOOD CASING AT HEAD.
9. **CABINETS :**
   A. FURNISH AND INSTALL WOOD CABINETS WITH SHAKER STYLE PANEL DOORS. CABINETS ARE TO BE CONSTRUCTED WITH PAINT GRADE PLYWOOD WITH SOLID WOOD EDGING AND FACE TRIM. PROVIDE PAINTED FINISH, COLOR AS SELECTED BY OWNER. SHELVING IS TO BE FULL DEPTH AND ADJUSTABLE. PROVIDE TEMPERED GLASS WHERE GLASS IS INDICATED. CONTRACTOR IS TO PROVIDE AND INSTALL SELF- CLOSING CONCEALED HARDWARE, AND SELF CLOSING SLIDING DRAWER HARDWARE.
   B. AT MICROWAVE CABINET DOORS, PROVIDE HARDWARE THAT ALLOWS DOORS TO OPEN, AND THEN SLIDE BACK INTO CABINETS.
   C. PROVIDE SPECIALTY PANTRY DOOR AND SLIDING SHELVES AND OTHER SPECIALTY DIVIDERS, ETC. WHERE INDICATED ON DRAWINGS.
10. **COUNTERTOPS:**
   A. PROVIDE AND INSTALL PLASTIC LAMINATE COUNTERTOP AND 4" BACKSPASH IN UTILITY ROOM
   B. INSTALL OWNER SUPPLIED GRANITE/SILESTONE COUNTERTOP IN BATHROOM AND KITCHEN. PROVIDE JOINT FILLET TO MATCH COUNTERTOP AS RECOMMENDED BY MANUFACTURER.
11. **SHOWER:**
   A. FURNISH FIBERGLASS PAN AND SEAT, AND MUD SET BASE FOR SHOWER. FURNISH AND INSTALL OWNER SUPPLIED TILE OVER CEMENTITIOUS BACKER BOARD. PROVIDE AND INSTALL GROUT IN COLOR SELECTED BY OWNER.
   B. OWNER WILL PROVIDE AND INSTALL FRAMELESS TEMPERED GLASS DOOR WITH HINGES AND HANDLE
   C. CONFIRM HEIGHT OF OWNER SUPPLIED SHOWER HEADS WITH OWNER PRIOR TO INSTALLATION BY CONTRACTOR.

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Renovation
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Interior Elevations

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DATE
June 17, 2013

PROJECT NO.
1304

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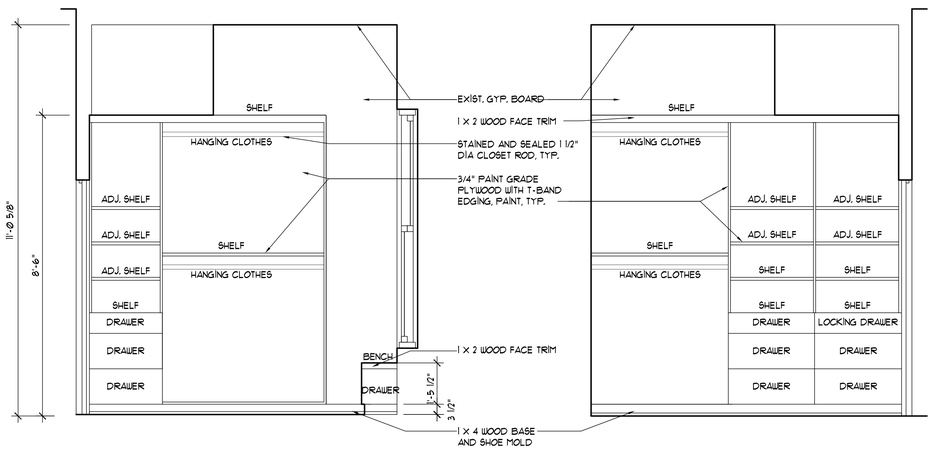
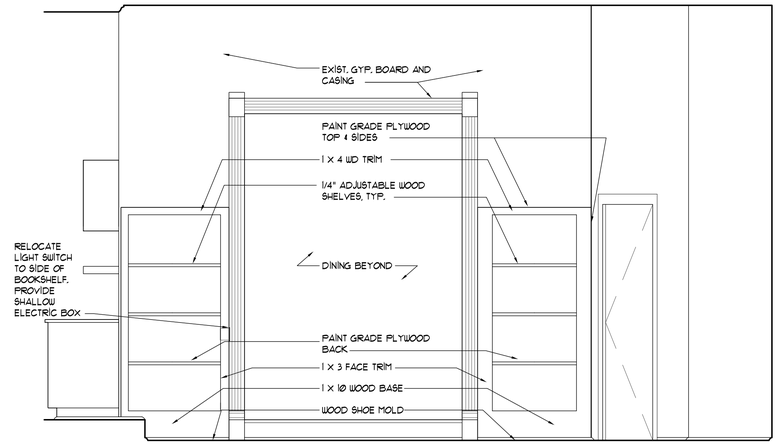
A7.01

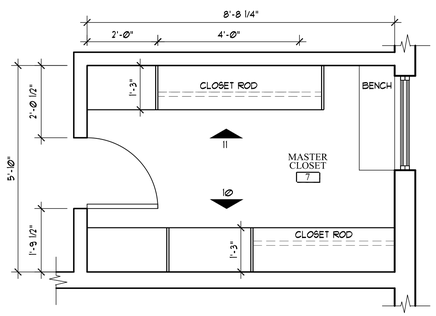


11 Master Closet - East Elevation
Scale: 1/2" = 1'-Ø" ALT. NO. 1

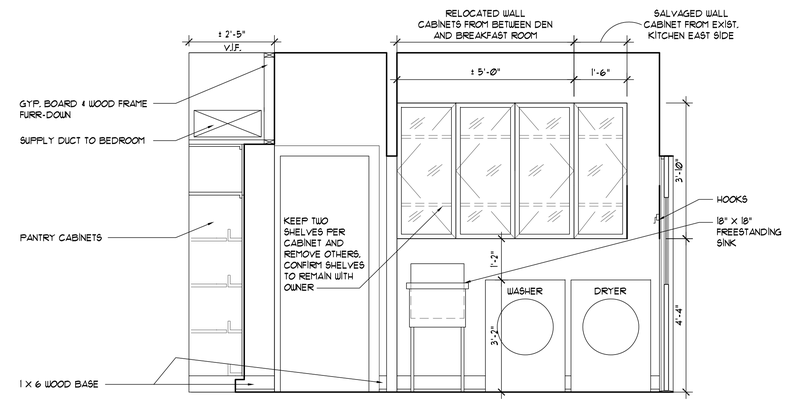
10 Master Closet - West Elevation
Scale: 1/2" = 1'-Ø" ALT. NO. 1



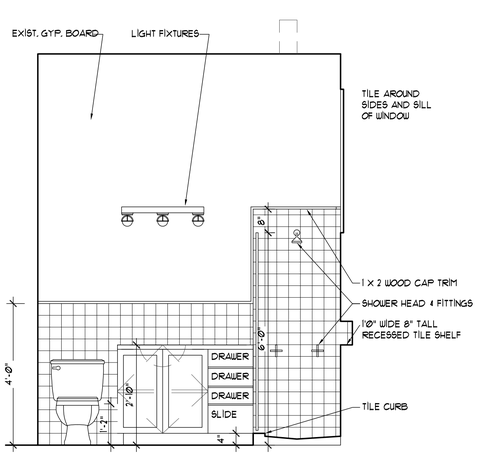
8 Bookshelves at Den - South Elevation
Scale: 1/2" = 1'-Ø" ALT. NO. 5



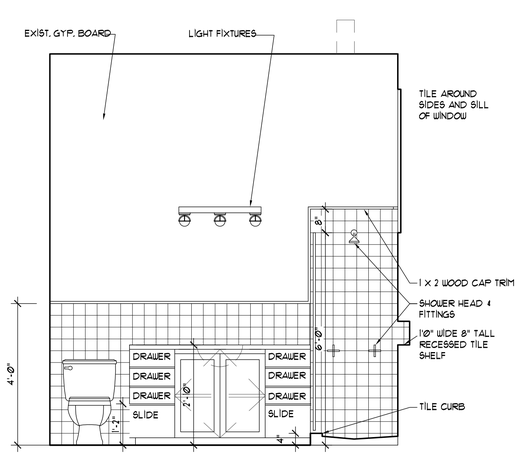
9 Master Closet - Enlarged Plan
Scale: 1/2" = 1'-Ø" ALT. NO. 1



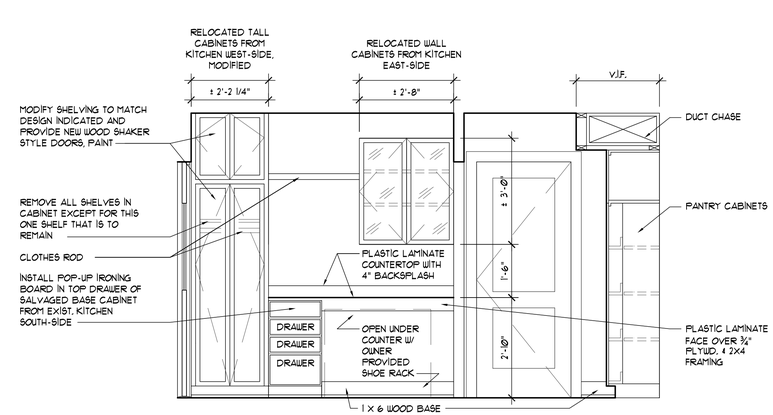
7 Utility - West Elevation
Scale: 1/2" = 1'-Ø"



4 Base Bid Master Bathroom-North Elev.
Scale: 1/2" = 1'-Ø"



5 Alternate Master Bathroom-North Elev.
Scale: 1/2" = 1'-Ø"



6 Utility - East Elevation
Scale: 1/2" = 1'-Ø"

INTERIOR FINISH NOTES

1. **FLOORS:**
   A. SHEET FLOORING:
      1. SHEET FLOORING WILL BE PROVIDED AND INSTALLED BY OWNER UNDER SEPARATE CONTRACT
   B. EXISTING WOOD FLOORING:
      1. REFINISH WOOD FLOORS IN KITCHEN. PROVIDE SUPPLEMENTAL WOOD FLOORING AND PATCH WHERE FLOORS ARE DAMAGED OR MISSING TO MATCH EXISTING. TOOTH WOOD FLOORING INTO EXISTING WHERE PATCHING IS REQUIRED SO THAT PATCHES ARE INDISTINGUISHABLE FROM THE EXISTING. USE WOOD STRIP FLOORING OF EQUAL QUALITY AND SPECIES TO MATCH EXISTING. REFINISHING INCLUDES THE FOLLOWING:
         a. SAND WOOD FLOORING TO REMOVE TOPCOAT FINISH AND STAIN. STOP WORK AND NOTIFY OWNER IF THE INTEGRITY OF WOOD FLOORING IS BEING COMPROMISED AT THE TONGUE AND GROOVE JOINT DUE TO THE SANDING.
         b. PROVIDE NEW PAINTED PINE WD. SHOE MOLDING AT WOOD FLOORS IN KITCHEN.
         c. PUTTY ANY DEFECTS AND INFILL CRACKS AND JOINTS IN WOOD.
         d. STAIN WOOD FLOORING TO MATCH EXISTING. PROVIDE MOCK-UP SAMPLE FOR REVIEW AND APPROVAL.
         e. PROVIDE PAINTED WOOD SHOE MOLD IN ALL ROOMS IN THE HOUSE WHERE WOOD FLOORS EXIST AND SHOEMOLD IS MISSING OR DAMAGED.
   C. TILE
      1. INSTALL OWNER SUPPLIED TILE WITH GROUT COLOR SELECTED BY OWNER. PROVIDE GROUT SAMPLE COLOR CHART FOR OWNER REVIEW AND PROVIDE MOCK-UP FOR FINAL APPROVAL.
      2. WHERE TILE IS TO BE PROVIDED, INSTALL OVER 1/2" CEMENTITIOUS BACKER BOARD
      3. SUBFLOORING IS TO BE INSTALLED TO ALLOW FOR THE TILE TO BE FLUSH WITH THE ADJACENT FINISH FLOORING.
      4. TILE IN THE SHOWER IS TO BE INSTALLED OVER A WATERPROOF PAN LINER.
2. **WALLS:**
   A.. PARTITIONS:
      1. PARTITIONS ARE TO BE TYPICALLY CONSTRUCTED WITH TAPED AND TEXTURED 1/2" GYP. BOARD EACH SIDE OVER 2X4 INTERIOR WOOD STUDS @ 16" O.C.. GYPSUM BOARD TO HAVE A TEXTURE TO MATCH EXISTING FINISH
      2. PROVIDE 5/8" WATER RESISTANT GYPSUM BOARD ON SHOWER WALLS AND CEILINGS WHERE EXPOSED.
      3. PAINT WALLS THROUGHOUT IN COLOR SELECTED BY OWNER.
   B. TILE
      1. INSTALL OWNER SUPPLIED TILE WITH GROUT COLOR SELECTED BY OWNER. PROVIDE GROUT SAMPLE COLOR CHART FOR OWNER REVIEW AND PROVIDE MOCK-UP FOR FINAL APPROVAL.
      2. WHERE TILE IS TO BE PROVIDED, INSTALL OVER 1/2" CEMENTITIOUS BACKER BOARD.
3. **CEILINGS:**
   A. MOST CEILINGS HAVE ALREADY BEEN PAINTED THROUGHOUT THE HOUSE. PREPARE, PRIME, AND PAINT CEILINGS THAT ARE AFFECTED BY WORK IN THIS CONTRACT, AND AS NOTED ON THE FINISH SCHEDULE.
4. **GYPSUM BOARD AT SHOWER:**
   A. INSTALL WATERPROOF AQUA TOUGH GYPSUM BOARD AT WET AREAS. PROVIDE LIGHT STIPPLE TEXTURE AND PAINT AS INSTRUCTED BY OWNER.
5. **EXISTING GYPSUM BOARD TO BE PATCHED:**
   A. PATCH EXISTING GYPSUM BOARD WALLS AND CEILINGS WHERE WALLS HAVE BEEN REMOVED, OR WHERE INFILL IS REQUIRED, AND TEXTURE AND PAINT TO MATCH EXISTING ADJACENT GYPSUM BOARD, TYP.
6. **DOORS**
   A. EXISTING DOORS:
      1. SOLID WD. RAIL & STILE DOORS, TYPICAL, REF: DOORS SCHEDULE
      2. RELOCATE EXISTING DOORS AND FRAMES INTO NEW OPENINGS WHERE SCHEDULED.
      3. INFILL DEPRESSIONS, SAND RAISED AREAS FLUSH WITH ADJACENT SURFACE, REPAIR DAMAGED AREAS, AND INFILL ABANDONED MORTISES OR HARDWARE WITH WOOD DUTCHMAN.
      4. INSTALL OWNER SUPPLIED HARDWARE
      5. SAND, PLANE, OR INSTALL WOOD DUTCHMAN AS NECESSARY TO MAKE GAP BETWEEN DOOR AND FRAME CONSISTENT AND TO ALLOW DOOR AND HARDWARE TO OPERATE SMOOTHLY.
      6. PAINT DOOR AND FRAME COLOR SELECTED BY OWNER.
   B. NEW DOORS:
      1. REF. DOOR SCHEDULE
      2. INSTALL OWNER SUPPLIED HARDWARE
      3. INSTALL DOOR AND FRAME SQUARE AND ENSURE THAT DOOR OPERATES SMOOTHLY.
      4. PAINT DOOR AND FRAME COLOR SELECTED BY OWNER.
7. **STANDING AND RUNNING TRIM:**
   A. WOOD BASE
      1. PROVIDE NEW 1X6 WOOD BASE IN AREAS OF CONSTRUCTION.
      2. PAINT COLOR AS SELECTED BY OWNER.
8. **WINDOW AND DOOR CASING**
   A. PROVIDE NEW 1X4 WOOD CASING AT JAMBS AND APRON BENEATH WINDOWS; PROVIDE 1X6 WOOD CASING AT HEAD.
9. **CABINETS :**
   A. FURNISH AND INSTALL WOOD CABINETS WITH SHAKER STYLE PANEL DOORS. CABINETS ARE TO BE CONSTRUCTED WITH PAINT GRADE PLYWOOD WITH SOLID WOOD EDGING AND FACE TRIM. PROVIDE PAINTED FINISH, COLOR AS SELECTED BY OWNER. SHELVING IS TO BE FULL DEPTH AND ADJUSTABLE. PROVIDE TEMPERED GLASS WHERE GLASS IS INDICATED. CONTRACTOR IS TO PROVIDE AND INSTALL SELF- CLOSING CONCEALED HARDWARE, AND SELF CLOSING SLIDING DRAWER HARDWARE.
   B. AT MICROWAVE CABINET DOORS, PROVIDE HARDWARE THAT ALLOWS DOORS TO OPEN, AND THEN SLIDE BACK INTO CABINETS.
   C. PROVIDE SPECIALTY PANTRY DOOR AND SLIDING SHELVES AND OTHER SPECIALTY DIVIDERS, ETC. WHERE INDICATED ON DRAWINGS.
10. **COUNTERTOPS:**
   A. PROVIDE AND INSTALL PLASTIC LAMINATE COUNTERTOP AND 4" BACKSPASH IN UTILITY ROOM
   B. INSTALL OWNER SUPPLIED GRANITE/SILESTONE COUNTERTOP IN BATHROOM AND KITCHEN. PROVIDE JOINT FILLET TO MATCH COUNTERTOP AS RECOMMENDED BY MANUFACTURER.
11. **SHOWER:**
   A. FURNISH FIBERGLASS PAN AND SEAT, AND MUD SET BASE FOR SHOWER. FURNISH AND INSTALL OWNER SUPPLIED TILE OVER CEMENTITIOUS BACKER BOARD. PROVIDE AND INSTALL GROUT IN COLOR SELECTED BY OWNER.
   B. OWNER WILL PROVIDE AND INSTALL FRAMELESS TEMPERED GLASS DOOR WITH HINGES AND HANDLE
   C. CONFIRM HEIGHT OF OWNER SUPPLIED SHOWER HEADS WITH OWNER PRIOR TO INSTALLATION BY CONTRACTOR.

100% CD ISSUED FOR BID

Avenue C Residence
Renovation
4001 Avenue C, Austin, Texas

ARCHITEXAS
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REVISIONS

REGISTERED ARCHITECT LARRY W. FISHER 1761 STATE OF TEXAS
6/17/13

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Interior Elevations

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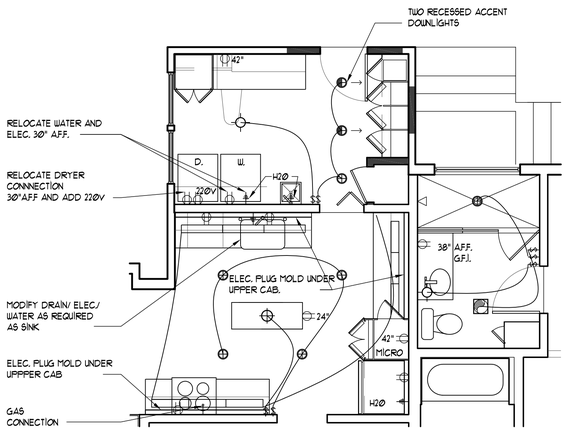
CHECKED BY

DATE
June 17, 2013

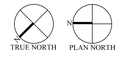
PROJECT NO.
1304

SHEET NO.
A7.02



1 Reflected Ceiling/Electrical/Plumbing Plan

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



ELEC. / PLUMBING NOTES

PLUMBING

1. OWNER SUPPLIED ITEMS: INSTALL OWNER SUPPLIED APPLIANCES, FIXTURES, AND FAUCETS.
2. ACCESS: PROVIDE PLUMBING ACCESS AS REQUIRED.
3. SHUTOFF VALVES: PROVIDE SHUTOFF VALVES AT TOILETS AND SINKS
4. VENTS: LOCATE VENTS IN PLACES THAT ARE AS INDESTINGUISHABLE FROM THE STREET AS POSSIBLE. CONSULT WITH OWNER AND ARCHITECT ON PROPOSED PLACEMENT PRIOR TO INSTALLATION.
5. SHOWER: CONFIRM HEIGHT OF SHOWER HEAD WITH OWNER PRIOR TO INSTALLATION
6. WATER HEATER: EXISTING WATER HEATER IS TO REMAIN
7. HOSE BIB: HOSE BIB HEIGHT SHALL NOT EXCEED 24" ABOVE FINISH GRADE. VERIFY EXACT LOCATION WITH OWNER.
8. DRYER VENTS: CONNECT TO EXISTING DRYER VENT
9. GAS: PROVIDE GAS SERVICE TO FIXTURES AND APPLIANCES AS INDICATED.
10. WASHER AND DRYER CONNECTIONS: RELOCATE EXISTING WASHER AND DRYER CONNECTIONS TO HEIGHT INDICATED ON DRAWINGS AND AT LOCATIONS INDICATED. RE-USE EXISTING WASHER CONNECTIONS. PROVIDE NEW SUPPLEMENTAL 220V CONNECTION AT DRYER AND NEW PLUMBING CONNECTIONS TO UTILITY SINK.

REFLECTED CEILING PLAN NOTES

BLOCKING

1. PROVIDE SUPPORT FRAMING AND/OR BLOCKING AS REQUIRED FOR INSTALLATON OF FANS OR LIGHT FIXTURES.

SMOKE DETECTORS:

1. PROVIDE CODE COMPLIANT WIRED SMOKE DETECTION SYSTEM WITH BATTERY BACKUP. PROVIDE SMOKE DETECTORS AS INDICATED IN DOCUMENTS, OR AS DIRECTED BY THE OWNER.
2. OBTAIN APPROVAL OF OWNER FOR TYPE, STYLE, FINISH, AND LOCATION OF SMOKE DETECTORS PRIOR TO INSTALLATION.

LIGHT FIXTURES:

1. LIGHT FIXTURES INDICATED IN THE CONSTRUCTION DOCUMENTS WILL BE OWNER SUPPLIED AND CONTRACTOR INSTALLED.
2. LIGHT FIXTURES ARE TO BE LOCATED IN THE FIELD IN THE POSITION INDICATED ON THE ARCHITECTURAL REFLECTED CEILING PLANS. MARK LOCATIONS ON-SITE AND OBTAIN APPROVAL BY OWNER PRIOR TO CUTTING HOLES FOR FIXTURES.

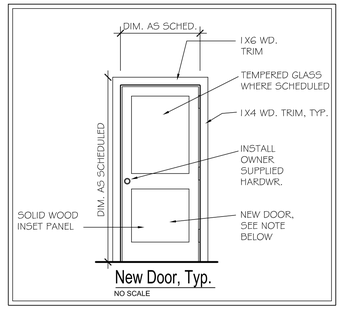
HVAC GRILLE AND DIFFUSER LOCATIONS:

1. LOCATION OF HVAC RETURN AND SUPPLY GRILLES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.

GEN. NOTES - DOORS & WINDOWS

1. **EXTERIOR WINDOWS:**
   A. SINGLE HUNG WOOD WINDOWS ARE TO BE MARVIN OR APPROVED EQUAL.
   B. GLAZING IS TO BE INSULATED LOW-E GLASS WITH A U-VALUE PERFORMANCE OF 0.27 OR BETTER AND A SHADING COEFFICIENT OF 0.36 OR BETTER.
2. **EXTERIOR DOORS:**
   A. RELOCATE EXISTING OWNER SUPPLIED DOOR. INSTALL OWNER SUPPLIED HARDWARE
3. **NEW INTERIOR WOOD DOORS:**
   A. SOLID CORE BIRCH RAIL AND STILE DOOR AND FRAME SIMILAR TO EXISTING N PANEL STYLE, BUT WITH SHAKER STUYLE WOOD SQUARE EDGING, WITH PAINTED FINISH, TYP.
   B. INSTALL OWNER SUPPLIED HARDWARE.
4. **RELOCATED INTERIOR WOOD DOORS:**
   A. RELOCATE EXISTING DOORS AND FRAMES AS INDICATED IN CONSTRUCTION DOCUMENTS
   B. MODIFY FRAMES AND ADD OR REPLACE COMPONENTS OR MEMBERS ON EXISTING DOORS AND FRAMES AS NEEDED TO MAKE FINISH DOOR UNITS
   C. PREP AND PAINT EXISTING DOORS AND FRAMES
   D. INSTALL OWNER SUPPLIED HARDWARE
5. **HARDWARE:**
   A. INSTALL OWNER SUPPLIED HARDWARE
6. **PROJECT CLOSEOUT:**
   A. PROVIDE THE FOLLOWING TO THE OWNER AT COMPLETION:
      1. ROOF,WARRANTY AND OTHER WARRANTIES ON ITEMS PURCHASED BY THE CONTRACTOR.
      2. ONE CAN OF EACH PAINT AND STAIN USED ON THE PROJECT.
      3. OPERATING AND MAINTENANCE INSTRUCTIONS ON ITEMS PURCHASED BY THE CONTRACTOR.
   B. COMPLETE THE FOLLOWING AT COMPLETION OF THE PROJECT:
      1. CLEAN INTERIOR OF HOUSE SO THAT IT IS DUST FREE
      2. REMOVE LABELS ON WINDOWS AND CLEAN GLASS ON BOTH SIDES.

DOOR TYPE



NOTE: NEW DOORS ARE TO BE SOLID WOOD RAIL AND STILE DOORS WITH INSET SOLID WOOD PANELS AND SQUARE EDGING, PAINT. INSTALL OWNER SUPPLIED HARDWARE.

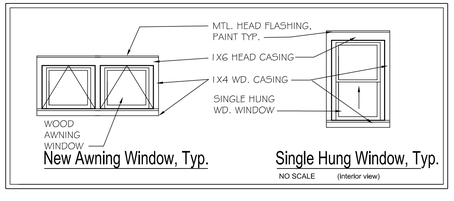
DOOR SCHEDULE

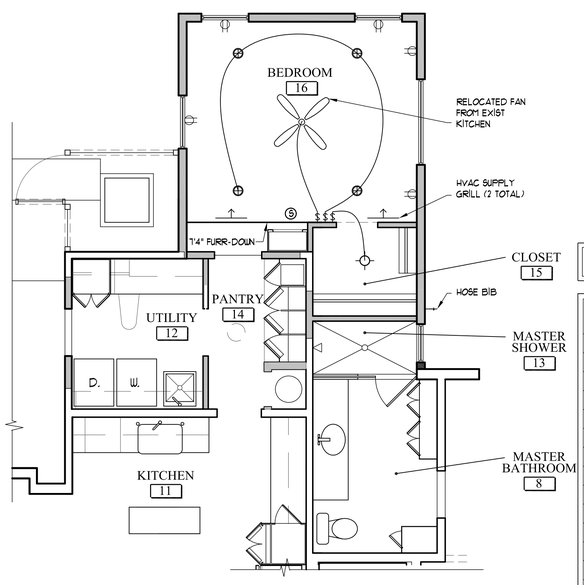
DOOR NO.	EXIST.	DOOR SIZE	MATERIAL		REMARKS
			DOOR	FRAME	
1		PR 3'-0" x 6'-8" x 1 3/4"	Wood	Wood	Install weatherstripping and metal sill, reuse exist. casing
2		2'-0" x 6'-8" x 1 3/4"	Wood	Wood	
3	●	2'-8" x 6'-8" x 1 3/4"	Exist. Wood	Exist. Wood	Relocate existing door and frame; install new threshold
4		2'-8" x 6'-8" x 1 3/4"	Wood	Wood	
5		2'-0" x 6'-8" x 1 3/4"	Wood	Wood	
6		3'-0" x 6'-8" x 1 3/4"	Wood	Wood	Pocket door with concealed hardware

NOTE: NEW DOORS ARE TO BE SOLID WOOD RAIL AND STILE DOORS WITH INSET SOLID WOOD PANELS AND SQUARE EDGING, PAINT. INSTALL OWNER SUPPLIED HARDWARE.

WINDOW SCHEDULE

WINDOW TYPE	WINDOW SIZE	TYPE		REMARKS
		SASH	MATERIAL	
A	2'-4" x 1'-8"	AWNING	Wood	
B	2'-8" x 5'-4"	SINGLE	Wood	
C	PAIR 2'-4" x 1'-8"	AWNING	Wood	
D	3'-0" x 6'-0" +/- V.I.F	SINGLE	Wood	





2 Reflected Ceiling/Electrical/Plumbing Plan

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

Alternate 1&2

LIGHTING LEGEND

- SINGLE POLE SWITCH 20A, 48" A.F.F.
- THREEWAY SWITCH 20A, 48" A.F.F.
- FOURWAY SWITCH 20A, 48" A.F.F.
- SWITCH WITH DIMMER, 48" A.F.F.
- SURFACE MOUNTED FIXTURE
- PENDANT FIXTURE
- RECESSED DOWNLIGHT
- DIRECTIONAL RECESSED ACCENT DOWNLIGHT
- WALL MOUNTED SCONCE
- UNDERCOUNTER FIXTURE
- CEILING FAN
- EXHAUST FAN
- SMOKE DETECTOR
- DENOTES "EXISTING" FIXTURE
- STEP LIGHT

ELECTRICAL LEGEND

- DUPLEX RECEPTACLE 20A/120V, 18: A.F.F.
- FOURPLEX RECEPTACLE 20A/120V, 18" A.F.F.
- DUPLEX RECEPTACLE WITH GROUND FAULT INDICATOR 20A/A20V
- WEATHERPROOF DUPLEX RECEPTACLE, 18" A.F.F.
- CABLE SERVICE ENTRY, 48" A.F.F.
- PRE-WIRE FOR SPEAKERS. LOCATE AS DIRECTED BY OWNER.
- TELEPHONE SERVICE ENTRY, 48" A.F.F.
- ELECTRICAL SUB-PANEL
- ETHERNET LOCATION

WORK BY OWNER

LIGHT FIXTURES

1. THE OWNER WILL PURCHASE LIGHT FIXTURES THAT WILL BE INSTALLED BY CONTRACTOR WHERE NOTED IN THE CONSTRUCTION DOCUMENTS.

PAINT SCHEDULE

SUBSTRATE	PRIMER	TOPCOAT
INTERIOR SURFACES: WALLS, TRIM, DOORS, WINDOWS, AND ALL OTHER FINISH MATERIALS ARE TO BE PAINTED (Note: factory finished materials are not to be painted)		
Gyp. Bd., Flat Finish	One coat PrepRite Classic Interior Latex Primer	Two coats ProMar 200 Interior Latex Flat
Interior Wd., Opaque Finish	One coat PrepRite Wall & Wood Primer	Two coats ProMar 200 Interior Latex Semi-gloss Enamel
Ferrous & Galvanized Metals	One coat DTM Acrylic Primer/Finish	Two coats ProClassic Interior Alkyd Semi-gloss Enamel
Interior Wd. Floor, Stained Finish	One coat Stain	Finish to match exist.
EXTERIOR SURFACES: EXTERIOR MATERIALS THAT ARE NOT FACTORY FINISHED ARE TO BE PAINTED AS FOLLOWS:		
Galvanized Metals	None	Two coats DTM Acrylic Semi-gloss Coating
Ferrous Metals	One coat DTM Acrylic Primer/Finish	Two coats DTM Acrylic Semi-gloss Coating
New Wd. Windows, Trim, Doors	One coat PrepRite Classic Exterior Latex Primer	Two coats Prmar 200 Exterior Latex Semi-Gloss

PAINT:

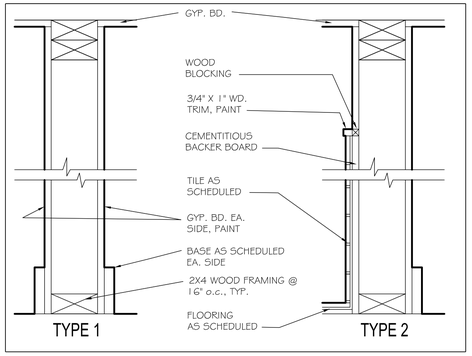
A. SHERWIN-WILLIAMS UNLESS NOTED OTHERWISE. EQUAL PAINT SUBSTITUTION ACCEPTED WITH APPROVAL FROM ARCHITECT AND OWNER.

NOTE: FINAL COLOR SELECTION TO BE SELECTED BY OWNER AND ARCHITECT IN THE FIELD. CONTRACTOR IS TO PROVIDE A PAINT MOCK-UP FOR EACH COLOR SELECTED BY OWNER AND ARCHITECT FOR APPROVAL PRIOR TO PAINTING.

ROOM FINSH SCHEDULE

	ROOM NAME	FLOOR	BASE	WAINSCOT	WALLS				CEILING	REMARKS
					NORTH	SOUTH	EAST	WEST		
1	HALL	-	-	-	PAINT	PAINT	PAINT	PAINT	-	-
2	BEDROOM #2	-	-	-	PAINT	PAINT	PAINT	PAINT	-	-
3	LIVING ROOM	-	-	-	PAINT	PAINT	PAINT	PAINT	-	-
4	HALL BATH	-	-	-	PAINT	PAINT	PAINT	PAINT	-	-
5	DINING ROOM	-	-	-	PAINT	PAINT	PAINT	PAINT	-	-
6	MASTER BEDROOM	-	-	-	PAINT	PAINT	PAINT	PAINT	-	-
7	MASTER CLOSET	-	1 x 6 WOOD	-	PAINT	PAINT	PAINT	PAINT	-	-
8	MASTER BATH	-	1 X 6 WOOD	4'-0" TILE	PAINT	PAINT	PAINT	PAINT	-	-
9	DEN	-	-	-	PAINT	PAINT	PAINT	PAINT	-	INSTALL WD. SHOE MOLD AT BOOKCASES
10	KITCHEN	-	EXTEND EXIST IF REQUIRED	-	PAINT	PAINT	PAINT	PAINT	-	TOUCH UP/REFINISH WD. FLOOR. EXTEND ORIG WD. CLG. MOLD
11	BREAKFAST RM	-	-	-	PAINT	PAINT	PAINT	PAINT	PAINT	-
12	UTILITY	SHEET FLOOR	1 X 6 WOOD	-	PAINT	PAINT	PAINT	PAINT	PAINT	-
13	SHOWER	TILE	TILE	7'-0" TILE	PAINT	PAINT	PAINT	PAINT	PAINT	-
14	PANTRY	SHEET FLOOR	1 X 6 WD./ SHOEMOLD	-	PAINT	PAINT	PAINT	PAINT	PAINT	-
15	CLOSET	PRE-MANUF WD	1 X 6 WD./ SHOEMOLD	-	PAINT	PAINT	PAINT	PAINT	PAINT	ALTERNATE NO.
16	BEDROOM	PRE-MANUF WD	1 X 6 WD./ SHOEMOLD	-	PAINT	PAINT	PAINT	PAINT	PAINT	ALTERNATE NO. 1

WALL TYPES



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Avenue C Residence Renovation

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REVISIONS

REGISTERED ARCHITECT LARRY W. FRANK 17673 STATE OF TEXAS

6/17/13

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Schedules

DRAWN BY

CHECKED BY

DATE

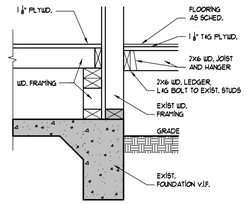
June 17, 2013

PROJECT NO.

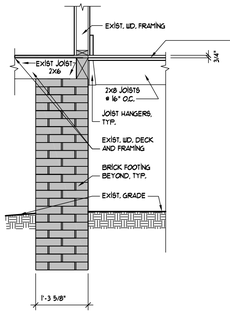
1304

SHEET NO.

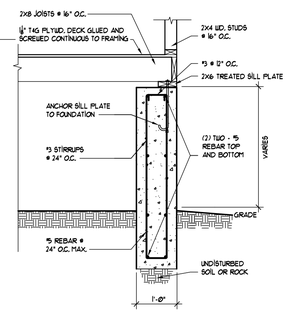
A8.01



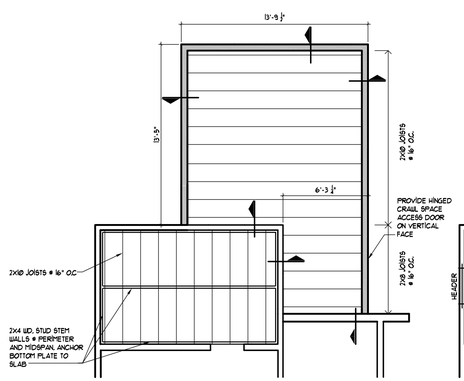
6 Floor Framing Dtl.
Scale: 3/4" = 1'-0"



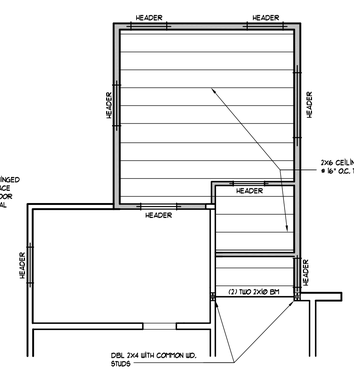
4 Floor Framing Dtl.
Scale: 3/4" = 1'-0"



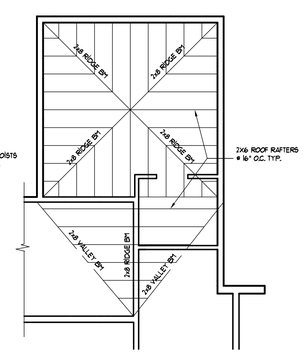
5 Conc. Bm. Foundation Dtl.
Scale: 3/4" = 1'-0"



1 Foundation Plan
Scale: 3/16" = 1'-0"



2 Ceiling Frame Plan
Scale: 3/16" = 1'-0"



3 Roof Framing Plan
Scale: 3/16" = 1'-0"

GENERAL NOTES STRUCTURAL NOTES

ALTERNATE DESIGNS

A. ALTERNATE STRUCTURAL SYSTEMS & DETAILS WILL ONLY BE CONSIDERED PROVIDED THEY ARE SUBMITTED WITH CALCULATIONS CERTIFIED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT. THE CALCULATIONS MUST SHOW THE EQUIVALENCY OF THE ALTERNATE & ACCEPTANCE OF THE ALTERNATE BY THE ENGINEER MUST BE IN WRITING. CONTRACTOR IS RESPONSIBLE FOR PAYING STRUCTURAL ENGINEER FEES FOR DESIGN AND REVIEW.

FUTURE EXPANSION

A. THIS PROJECT IS NOT DESIGNED FOR FUTURE EXPANSION.

CODES

BUILDING CODE: INTERNATIONAL BUILDING CODE, MOST RECENT EDITION AT THE TIME A BUILDING PERMIT IS OBTAINED.

LIVE LOADS:
ROOF LIVE LOADS: 20 PSF
FLOOR LIVE LOADS: 40 PSF
WIND LOADS: 90 MPH / 27 PSF MIN.

DEAD LOADS INCLUDE THE SELF-WEIGHT OF THE STRUCTURAL AND ARCHITECTURAL ELEMENTS. ANY CHANGES FROM CONSTRUCTION MATERIALS SHOWN ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS SHALL BE REPORTED BY THE GENERAL CONTRACTOR TO THE STRUCTURAL ENGINEER FOR VERIFICATION OF THE LOAD CARRYING CAPACITY THE STRUCTURE.

DEFLECTION CRITERIA
A. FLOOR LIVE-LOAD DEFLECTION: SPAN/360
B. TOTAL-LOAD DEFLECTION: 1/2"
C. ROOF LIVE-LOAD DEFLECTION SPAN/240

EXISTING CONDITIONS

A. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. DIMENSIONS SHOWN ON THE PLANS ARE APPROXIMATE. FIELD MEASUREMENTS WILL BE REQUIRED TO COMPLETE THE WORK. CONTRACTOR SHALL OBTAIN ALL FIELD MEASUREMENTS AS NECESSARY TO COORDINATE WITH AND MATCH NEW CONSTRUCTION TO EXISTING CONDITIONS.

B. SOME INFORMATION ON THESE DRAWINGS REGARDING EXISTING FEATURES IS NECESSARILY CONJECTURAL DUE TO HIDDEN CONDITIONS AT THE TIME OF DRAWING PREPARATION. IF CONDITIONS EXIST THAT DIFFER FROM THE DRAWINGS OR ARE NOT ADEQUATELY DETAILED, INFORM THE ENGINEER AND ADDITIONAL DETAILS INTERPRETATION WILL BE PROVIDED. DO NOT PROCEED WITHOUT VERIFICATION FROM THE ENGINEER.

SUBSTITUTIONS

A. ALL REQUESTS FOR SUBSTITUTIONS OF MATERIALS OR DETAILS SHOWN IN THE CONTRACT DOCUMENTS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO THEIR USE.

COORDINATION

A. THE CONTRACTOR SHALL COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.

B. THE DETAILS OR NOTES DESIGNATED AS "TYPICAL" OR "TYP" APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED AS TYPICAL.

C. ANY SUBSTITUTIONS CAUSING OR REQUIRING CHANGES TO THE STRUCTURE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE.

D. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS, SLOPES, FINISHES, ETC.

DEMOLITION

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURE AND SURROUNDING BUILDINGS DURING CONSTRUCTION. THE CONTRACTOR WILL REPLACE ANY DAMAGED MEMBER OF THE NEW OR EXISTING STRUCTURE AT THE CONTRACTORS EXPENSE IF DAMAGED BY THE CONTRACTOR OR ANY OF THEIR SUBCONTRACTORS.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HANDLING, STORAGE, HAULING, AND REMOVAL OF THE MATERIALS TO BE REMOVED.

TEMPORARY BRACING, FALSEWORK, AND FORMWORK

A. THE DESIGN, CONSTRUCTION, AND SAFETY OF ALL TEMPORARY SUPPORTS, SUCH AS GUYS, BRACES, FALSEWORK, FORMWORK, SHORES, AND BRACING REQUIRED FOR THE EXECUTION OF THE CONTRACT, ARE NOT INCLUDED IN THE DRAWINGS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

MEP PENETRATIONS

A. PENETRATIONS THROUGH EXISTING FLOORS OR WALLS SHALL COMPLY WITH THE DRAWINGS AND SPECIFICATIONS.

B. DO NOT CUT JOISTS OR BEAMS WITHOUT PRIOR APPROVAL.

C. PENETRATIONS THROUGH WOOD FRAMING SHALL BE CONSTRUCTED ACCORDING TO THE CONVENTIONAL FRAMING RULES OF THE REFERENCED BUILDING CODE. APPROPRIATE METAL CONNECTORS SHALL BE USED AT JOIST-TO-HEADER CONNECTIONS AND WHERE REQUIRED BY CODE.

D. PENETRATIONS THROUGH CONCRETE SHALL AVOID CUTTING EXISTING REINFORCEMENT, UNLESS APPROVED BY THE STRUCTURAL ENGINEER. LOCATE EXISTING REINFORCEMENT USING ON-DESTRUCTIVE TESTING PRIOR TO CUTTING.

E. PENETRATIONS THROUGH LOAD-BEARING ELEMENTS SHALL BE TEMPORARILY SHORED TO PREVENT COLLAPSE.

SITE DRAINAGE

A. SLOPE GRADE TO DRAIN AWAY FROM BUILDING IN ALL AREAS

B. USE CLAY TO BACKFILL TOP 12" OF ALL UTILITY AND BELOW GRADE DRAIN SYSTEMS IN LANDSCAPED AREAS.

FOUNDATION AND EXCAVATION

A. DESIGN SOIL BEARING PRESSURES ARE:
PIERS: 2,000 PSF

B. EXCAVATIONS FOR FOOTINGS SHALL BE NEAT. PLACE CONCRETE IMMEDIATELY AFTER EXCAVATION AND INSPECTION. WATER ACCUMULATION IN FOOTING EXCEEDING 1 INCH SHALL BE PUMPED OUT.

C. PREPARED GRADE AREA SHALL BE COVERED WITH A VAPOR BARRIER CONSISTING OF LAYER OF 6-MIL POLYETHYLENE SHEETING. VAPOR BARRIER SHALL BE LAPPED A MINIMUM OF 6-INCHES AND TAPED.

D. SELECT FILL: ALL FILL PLACED UNDER SLABS OR FOUNDATIONS SHALL HAVE MAXIMUM PLASTICITY INDEX OF 15 AND MAXIMUM LIQUID LIMIT OF 37. FILL SHALL BE APPROVED BY THE ENGINEER. FILL SHALL BE FREE OF ALL ORGANIC AND OTHER DELETERIOUS MATERIAL AND SHALL HAVE NO STONES LARGER THAN 6-INCHES. NO MORE THAN 50 PERCENT BY WEIGHT SHALL BE RETAINED IN THE NUMBER 200 SIEVE. FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8-INCHES IN THICKNESS AND COMPACTED 95 PERCENT STANDARD PROCTOR DENSITY (ASTM D-698). THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE DISTRIBUTED UNIFORMLY THROUGHOUT EACH LIFT. THE ALLOWABLE RANGE OF MOISTURE CONTENT DURING COMPACTION SHALL BE PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT.

CAST-IN-PLACE CONCRETE

A. STRUCTURAL CONCRETE SHALL COMPLY WITH *SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS* (ACI 301-89), *MANUAL OF STANDARD PRACTICE*, CONCRETE REINFORCING STEEL INSTITUTE (CRSI) INCLUDING ALL SUPPLEMENTS IN FORCE AT THE DATE OF THE CONTRACT DOCUMENTS.

B. EACH CONCRETE MIX SHALL BE DESIGNED IN ACCORDANCE WITH ACI 211.1 "STANDARD PRACTICE FOR SELECTING PROPORTIONS FOR NORMAL, HEAVYWEIGHT, AND MASS CONCRETE."

C. UNLESS NOTED OTHERWISE, CAST-IN-PLACE CONCRETE SHALL MEET THE FOLLOWING 28 DAY STRENGTH REQUIREMENTS:
1. FOUNDATION PIERS, GRADE BEAMS, AND SLAB: 3,000 PSI
2. MISC. CONCRETE: 3,000 PSI

D. EMBEDDED CONDUITS, SLEEVES, AND PIPES SHALL MEET THE REQUIREMENTS OF ACI 318-95, SECTION 6.3, INCLUDING THE FOLLOWING:
1. CONDUITS AND PIPES EMBEDDED WITHIN A SLAB, WALL, OR BEAM (OTHER THAN THOSE PASSING THROUGH) SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN 1/3 THE OVERALL THICKNESS OF THE SLAB, WALL, OR BEAM WHICH THEY EMBED.
2. CONDUITS, PIPES, AND SLEEVES SHALL NOT BE PLACED CLOSER THAN 3 DIAMETERS OR WIDTHS ON CENTER.
3. EMBEDDED CONDUITS, PIPES, AND SLEEVES SHALL BE OF UNCOATED OR GALVANIZED STEEL NOT THINNER THAN STANDARD SCHEDULE 40 STEEL PIPE.

E. CONCRETE SHALL BE PROPERLY CONSOLIDATED USING A VIBRATOR.

CONCRETE FORMWORK

A. FORMS FOR EXPOSED FINISH CONCRETE SHALL BE PLYWOOD, METAL, METAL-FRAMED PLYWOOD FACED, OR OTHER ACCEPTABLE PANEL-TYPE MATERIAL, TO PROVIDE CONTINUOUS, STRAIGHT, SMOOTH, EXPOSED SURFACES.

B. FORMS FOR UNEXPOSED FINISH CONCRETE MAY BE PLYWOOD, LUMBER, METAL OR OTHER APPROVED MATERIAL. PROVIDE LUMBER DRESSED ON AT LEAST 2 EDGES AND ONE SIDE FOR TIGHT FIT.

C. ACCESSORIES: FORM TIES, CLAMPS AND OTHER ACCESSORIES SHALL BE OF SUCH TYPE, SIZE, ETC. AS WILL SAFELY SUPPORT THE LOADS TO BE ENCOUNTERED. ACCESSORIES ON EXPOSED FACES SHALL BE SUCH AS WILL NOT LEAVE EXPOSED METAL ON CONCRETE FACE.

D. FORM COATING: EQUAL TO "SONNEBORN FORMSAVER."

E. APPLICATION:
1. THE CONTRACTOR SHALL SUPPLY NECESSARY LINES AND LEVELS TO ENSURE THAT FINISH WORK IS PROPERLY LOCATED, STRAIGHT, TRUE AND SQUARE.
2. FORM CONSTRUCTION AND REMOVAL SHALL CONFORM TO THE RECOMMENDATIONS AND REQUIREMENTS OF THE APPROPRIATE SECTIONS OF ACI STANDARD 347 AND ACI CODE 318, LATEST VERSIONS. ALL FORM WORK SHALL BE PLACED STRAIGHT, LEVEL, PLUMB AND TRUE TO LINE, SUFFICIENTLY SUPPORTED, BRACED AND TIED TO RIGIDLY SUPPORT THE LOADS INVOLVED WITHOUT MOVEMENT, AND CONSTRUCTED TO MAXIMIZE RESISTANCE TO SHORTENING OF THE MEMBER. ALL JOINTS IN FORM WORK SHALL BE TIGHT AND NEAT TO PREVENT LEAKAGE OR IRREGULARITIES IN EXPOSED SURFACES.
3. THE CONTRACTOR SHALL CHECK WITH ALL OTHER TRADES AND MAKE CERTAIN THAT ALL PIPING, CONDUIT, SOCKETS, INSERTS, SLEEVES, ANCHORS, BOLTS, ETC., REQUIRED BY THE VARIOUS TRADES ARE PROPERLY PLACED AND SUPPORTED TO PREVENT MOVEMENT DURING CONCRETING.
4. THE CONTRACTOR SHALL OBTAIN THE ARCHITECT'S AND THE ENGINEER'S REVIEW AND OKAY BEFORE PLACING ANY STRUCTURAL CONCRETE, GIVING AT LEAST 48 HOURS NOTICE BEFORE POURS ARE SCHEDULED.
5. THE CONTRACTOR SHALL CONSTRUCT FORM WORK TO ADEQUATELY SUPPORT PRESSURE FROM THE WET CONCRETE.
6. LEAVE FORM WORK IN PLACE FOR TIME CONSISTENT WITH RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE. IN GENERAL, THE PERIMETER VERTICAL BEAM FORMS MAY BE REMOVED WITHIN 24-48 HOURS AFTER CONCRETE IS PLACED. SHOULD INCONSISTENCIES AND/OR IRREGULARITIES ON THE LINES, LEVELS OR PLUMB OF THE CONCRETE OCCUR, THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AS THE ENGINEER DIRECTS, WITHOUT EXTRA COST TO THE OWNER.

CONCRETE REINFORCING

A. REINFORCING STEEL SHALL BE DEFORMED NEW BILLET STEEL BARS IN ACCORDANCE WITH ASTM SPECIFICATIONS A615 GRADE 60.

B. WIRE REINFORCEMENT, WHEN SHOWN ON THE DRAWINGS, SHALL BE WELDED WIRE FABRIC, ASTM A 185, YIELD STRENGTH 65,000 PSI, FLAT SHEETS ONLY.

C. DETAILING OF REINFORCING STEEL AND SUPPORTS SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE DETAILING MANUAL AND DETAILING OF CONCRETE REINFORCEMENT AS REPORTED BY ACI COMMITTEE 315.

D. ALL HOOKS AND BENDS IN REINFORCING BARS SHALL CONFORM TO ACI DETAILING STANDARDS UNLESS SHOWN OTHERWISE.

E. PROVIDE REINFORCING BARS IN ACCORDANCE WITH THE BAR BENDING SCHEDULE IS ILLUSTRATED IN THE DRAWINGS. IN UNSCHEDULED BEAMS, SLABS, COLUMNS, AND WALLS, DETAIL REINFORCEMENT AS FOLLOWS:

1. LAP REINFORCING BARS, 30 BAR DIAMATERS MINIMUM, UNLESS OTHERWISE NOTED.

F. PROVIDE STANDARD HOOKS ON TOP BARS AT CANTILEVER AND DISCONTINUOUS ENDS OF BEAMS, WALLS, AND SLABS.

G. PROVIDE CORNER BARS FOR ALL HORIZONTAL BARS AT THE INSIDE AND OUTSIDE FACES OF INTERSECTING BEAMS OR WALLS. CORNER BARS ARE NOT REQUIRED IF HORIZONTAL BARS ARE HOOKED. CORNER BARS SHALL BE SAME SIZE AS LAPPED BARS AND SHALL BE 4'-0" WITH A 90 DEGREE BEND AND 2'-0" LEG.

H. THE WELDING OF REINFORCEMENT STEEL WILL NOT BE PERMITTED.

I. HEAT SHALL NOT BE USED IN THE FABRICATION OR INSTALLATION OF REINFORCEMENT, EXCEPT IN CUTTING STRAIGHT BARS TO LENGTH.

J. REINFORCING STEEL CLEAR COVER SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:
1. WALLS: 2"
2. SLAB: 1-1/2" TOP NO BOTTOM, 2" ON THE SIDES
3. ON GRADE AND BELOW GRADE: 3"

K. IN SLABS, PROVIDE (2) #4 X 4'-0" BARS AT EACH RE-ENTRANT CORNER, PLACED IN THE DIAGONAL WITH 1-INCH CLEARANCE FROM CORNER AND TOP OF SLAB. THIS INCLUDES ANY RECTILINEAR HOLES MADE DUE TO STANDARD CONSTRUCTION PRACTICES.

L. REINFORCING BARS FOR FOOTINGS AND SLABS-ON-GRADE SHALL BE SUPPORTED ON PRECAST CONCRETE BLOCKS AT 3'-0" O.C. OR BAR CHAIRS WITH SHEET METAL OR PLASTIC BASES AT 4'-0" O.C.

M. REINFORCING STEEL SHALL BE FREE OF ALL SURFACE CONTAMINANTS SUCH AS GREASE, OIL, OR PAINT.

WOOD FRAMING

A. EXCEPT AS OTHERWISE NOTED, FRAMING SHALL COMPLY WITH THE CONVENTIONAL FRAMING RULES OF THE REFERENCED BUILDING CODE.

B. FRAMING DETAILS FOR I-JOISTS SHALL COMPLY WITH THE APA "DESIGN/CONSTRUCTION GUIDE FOR I-JOISTS FOR RESIDENTIAL FLOORS."

C. HEADERS SHALL BE AS SCHEDULED OR AS SHOWN ON THE DRAWINGS.

D. NATURAL CAMBER OF BEAMS, JOISTS, AND RAFTERS SHALL BE PLACED UPWARD.

E. STUD WALLS SHALL BE FRAMED WITH A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP. EXTERIOR SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH 1/2-INCH ANCHOR BOLTS AT 48-INCHES ON CENTER WITH A MINIMUM IMBEDMENT OF 4-INCHES. PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED.

F. WOOD STUD WALLS SHALL BE FULL HEIGHT BETWEEN FLOORS WITHOUT INTERMEDIATE PLATE, UNLESS NOTED OTHERWISE.

G. PROVIDE DOUBLE STUDS AT WALL CORNERS AND ON EACH SIDE OF OPENINGS.

H. WALL STUDS SHALL BE TRIPLED AT BEAM SUPPORTS UNLESS NOTED OTHERWISE.

I. ROOF SHEATHING SHALL BE EXTERIOR GRADE, APA RATED PANELS. SHEATHING SHALL BE NAILED WITH 8d COMMON NAILS AT 6-INCHES ON CENTER AT PANEL EDGES AND 12-INCHES ON CENTER AT INTERMEDIATE SUPPORTS. SHEATHING SHALL BE LAID WITH THE FACE GRAIN PERPENDICULAR TO THE RAFTERS, CONTINUOUS OVER TWO OR MORE SUPPORTS, WITH JOINTS STAGGERED. H-CLIPS ARE REQUIRED AT ALL UNSUPPORTED EDGES.

J. SHEAR WALL SHEATHING SHALL BE EXTERIOR GRADE, APA RATED PANELS, NAILED WITH 8d COMMON NAIL AT 6-INCHES ON CENTER TO PANEL EDGES AND 12-INCHES ON CENTER AT INTERMEDIATE SUPPORTS. EDGES SHALL BE FULLY BLOCKED WITH 2X SOLID WOOD BLOCKING.

K. PROVIDE DOUBLE JOISTS UNDER ALL INTERIOR PARTITIONS ORIENTED PARALLEL TO JOISTS.

L. FRAMING MEMBERS FRAMING INTO THE SIDE OF A HEADER SHALL BE ATTACHED USING METAL JOIST HANGERS SIZED TO SUPPORT THE FULL DESIGN LOADS AND INSTALLED IN ACCORDANCE WITH THE JOIST HANGER MANUFACTURER'S RECOMMENDATIONS.

M. FLOOR FRAMING DECKING SHALL BE 1 1/2" T&G PLYWOOD CONTINUOUSLY GLUED AT JOINTS AND ON FRAMING MEMBERS.

N. REFER TO THE ARCHITECTURAL DRAWINGS FOR OTHER REQUIRED WOOD FRAMING.

ANCHORS

A. EXPANSION ANCHORS SHALL BE HILTI KWIK-BOLT OR APPROVED SUBSTITUTE.

B. SLEEVE ANCHORS SHALL BE HILTI HSL OR APPROVED SUBSTITUTE.

C. ADHESIVE ANCHORS SHALL BE HILTI HSL OR APPROVED SUBSTITUTE.

D. THREADED MASONRY ANCHORS SHALL BE POWERS OR BUILDEX

E. ANCHORS USED ON EXTERIOR OR WET CONDITIONS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

F. ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE MANUFACTURER'S CURRENT ICBO REPORT FOR THE ANCHOR. IF A CONFLICT EXISTS BETWEEN THESE REFERENCED DOCUMENTS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN.

G. THE CONTRACTOR SHALL LOCATE EXISTING REINFORCING STEEL AND OTHER EMBEDDED ITEMS CONTAINED IN CONCRETE USING NON-DESTRUCTIVE METHODS, AND SHALL POSITION ANCHOR LOCATIONS TO AVOID CONFLICTS WITH EXISTING EMBEDDED ITEMS.

H. ABANDONED HOLES SHALL BE FILLED WITH NON-SHRINK GROUT.

I. HOLES SHALL BE DRILLED IN A CONTINUOUS OPERATION, AVOIDING FREQUENT REMOVAL OF THE DRILL FROM THE HOLE. AFTER DRILLING, ALL DUST AND OTHER FOREIGN MATTER SHALL BE BLOWN OUT OF THE HOLE WITH COMPRESSED AIR.

J. USE THE DRILL BIT TYPE AND SIZE RECOMMENDED BY THE BOLT MANUFACTURER. HOLES SHALL NOT BE ENLARGED OR REDIRECTED ANYWHERE ALONG THEIR LENGTH.

K. BOLTS SHALL BE INSTALLED PERPENDICULAR TO THE FACE OF THE STRUCTURE UNLESS NOTED OTHERWISE. THE MAXIMUM DEVIATION FROM PERPENDICULAR SHALL BE 10 DEGREES. BOLTS INSTALLED OUTSIDE OF THE SPECIFIED TOLERANCE SHALL BE CONSIDERED UNACCEPTABLE.

NON-SHRINK GROUT

A. NON-SHRINKGROUT SHALL BE SHRINKAGE-COMPENSATED, NON-METALLIC, CEMENTITIOUS, HIGH STRENGTH GROUT, EQUAL TO "SIKAGROUT 212" BY SIKA.

B. NON-SHRINK GROUT SHALL CONTAIN NO GREATER CHLORIDE ION CONCENTRATION THAN IS CONTAINED IN THE LOCAL POTABLE WATER SUPPLY.

C. NON-SHRINK GROUT SHALL BE MIXED AND USED IN ACCORDANCE WITH THE GROUT MANUFACTURER'S PUBLISHED INSTRUCTIONS.

D. NON-SHRINK GROUT SHALL BE USED FOR GROUTING OF BASE PLATES, SETTING OF IMBEDS, TRANSFERRING LOADS, AND FILLING OF VOIDS, WHERE SHOWN ON THE DRAWINGS OR REQUIRED BY THE ENGINEER.

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