

BERTRAND RESIDENCE ADDITION & REMODEL

4206 Avenue H Austin, TX 78751

LIST OF ABBREVIATIONS

#	NUMBER	FD	FLOOR DRAIN	OPG	OPENING
AAC	AUTOCLAVED AERATED CONC	FDN	FOUNDATION	OPP	OPPOSITE
A.B.	AIR BARRIER	FF	FINISH FLOOR	O.T.O.	OUTSIDE TO OUTSIDE
A/C	AIR CONDITIONING	F.F.E.	FINISH FLOOR ELEVATION	O.V.E.	OPTIMUM VALUE ENGINEERED FRAMING
A.C.	ASPHALT CONCRETE	FG	FIBERGLASS, FINISHED GRADE	PC	PIECE, PHOTOCELL, POLYCARBONATE
A.C.T.	ACOUSTIC CEILING TILE	FIL	FILTER	PEN.	PENETRATE, PENETRATION
A.D.	AREA DRAIN	FIN	FINISH	PERF	PERFORATED
ADDN	ADDITIONAL	FIXT	FIXTURE	PERSP	PERSPECTIVE DRAWING
AEGB	AUSTIN ENERGY GREEN BUILDING PROGRAM	FLR	FLOOR	PKG. U	PACKAGE UNIT
A.F.F	ABOVE FINISH FLOOR	F.O.	FACE OF	PL	PROPERTY LINE, PLATE
AHU	AIR HANDLING UNIT	F.P.	FIRE ALARM PANEL	PLAM	PLASTIC LAMINATE
ALUM	ALUMINUM	FOF	FACE OF FRAMING	PLMG	PLUMBING
ANOD	ANODIZED	F.O.SH	FACE OF SHEATHING	PLYWD	PLYWOOD
ANG	AVERAGE NATURAL GRADE	F.O.SL	FACE OF SLAB	POLY	POLYETHYLENE
A.O.	AUTOMATIC DOOR OPENER	FR.D.	FRENCH DRAIN	PR	PAIR
A.P.	ACCESS PANEL	FR	FRAMING	PSI	POUNDS PER SQUARE INCH
APA	ENGINEERED WOOD ASSOCIATION	FSC	FOREST STEWARDSHIP COUNCIL CERTIFIED	PT	PRESSURE-TREATED, PAPER TOWEL DISPENSER
APP'VD	APPROVED	FT	FOOT	PTD	PAINTED
APP'VL	APPROVAL	GA	GAUGE	QTR	QUARTER
APPROX	APPROXIMATELY	GAL.V	GALVANIZED	R	RADIUS, RISER, R-VALUE (It2 hr FIBU)
ARCH	ARCHITECT	GB	GRADE BEAM	R, REFRIG	REFRIGERATOR
ASSY	ASSEMBLY	GC	GENERAL CONTRACTOR	R.A.	RETURN AIR
AVG	AVERAGE	GEN	GENERAL	R.A.G.	RETURN AIR GRILL
BR.	BRICK	GG	GREENGUARD CERTIFIED	RCP	REFLECTED CEILING PLAN
BD	BOARD	GL	GLASS, GLAZED	RD	ROOF DRAIN
B.L.	BUILDING LINE	GR	GUARD RAIL	RE.	REFER
BLDG	BUILDING	GRD	GROUND	REINF	REINFORCE, REINFORCEMENT REQUIRED
BLKG	BLOCKING	GVM	GALVALUME SHEET METAL	REQ	
BM	BEAM	GWB	GYPSPUM WALLBOARD		
BN	BOUNDARY NAIL	HW	HARDWARE	RH	RIDGE HEIGHT
B.O.	BOTTOM OF	HB	HARDBOARD, HOSE BIBB	RM	ROOM
B.O. STL	BOTTOM OF STEEL	HC	HANDICAP, HOLLOW CORE	RO	ROUGH OPENING
B.O.F.	BOTTOM OF FRAMING	HD	HEAD	S.A	SUPPLY AIR
BRKT	BRACKET	HDG	HOT DIP GALVANIZED	S.A.F.	SELF ADHERED FLASHING
BRG	BRACE, BRACING	HDR	HEADER	S.A.M.	SELF ADHERED MEMBRANE
BTR	BETTER	HGR	HANGER	SC	SOLID CORE
C2C	CRADLE TO CRADLE CERTIFIED	HH	HEAD HEIGHT	SCHED	SCHEDULE
CAB	CABINET	HOL	HOLLOW	SD	SMOKE DETECTOR
CANT.	CANTILEVER	HORIZ	HORIZONTAL	SEC	SECURITY
CDR	CEDAR	HR	HAND RAIL	SECT	SECTION
CEL	CELLULOSE	HT	HEIGHT	SEQ	SEQUENCE
CERT	CERTIFIED	IBC	BUILDING CODE ADOPTED BY JURISDICTION	SH	SILL HEIGHT
CF	COMPACT FLUORESCENT	I.B.	IGNITION BARRIER	SHGC	SOLAR HEAT GAIN COEFFICIENT
CG	CORNER GUARD	ICF	INSULATED CONCRETE FORM	SIM	SIMILAR BUT NOT IDENTICAL
CH	CHANNEL	ID	INSIDE DIAMETER	SIP	STRUCTURAL INSULATED PANEL
CIRC	CIRCUIT	IMP CO	IMPERVIOUS COVER	SK	SKETCH
CJ	CONTROL JOINT	IN	INCH	SM	SHEET METAL, SMALL
CL	CLOSET	INCL	INCLUDES, INCLUDING	S.P.F.	SPRAY POLYURETHANE FOAM
C.L.	CENTER LINE	INFIL	INFILTRATION		
CL6	CEILING	INFO	INFORMATION	SPEC	SPECIFICATIONS
CLO	CLOSET	INS	INSULATION, INSULATE	SS	STAINLESS STEEL
CLR	CLEAR	INT	INTERIOR	SSD	SEE STRUCTURAL DRAWINGS
CMR	CAMERA	ISO	ISOMETRIC DRAWING, ISOLATION	SST	SMOOTH STEEL-TROWELED
CMU	CONCRETE MASONRY UNIT	IT	COMMUNICATIONS EQUIPMENT		
CNC	COMPUTER NUMERICALLY CONTROLLED	JST	JOIST	STD	STANDARD
CODE	APPLICABLE CODE	JT	JOINT	STG	STORAGE
COL	COLUMN	K.B.	KNOX BOX	STL	STEEL
COMP	COMPUTER	L	METAL ANGLE, LENGTH	STN	STAIN, STONE
		LA	LANDSCAPE ARCHITECT	STR	STAIR
CONC	CONCRETE	LAM	LAMINATE	STRUCT	STRUCTURAL
C.U.	CONDENSING UNIT	LAV	LAVATORY	SUSP	SUSPENDED
CONT	CONTINUOUS	LBC	LIVING BUILDING CHALLENGE	SYP	SOUTHERN YELLOW PINE
CONTR	CONTRACTOR	LBS	POUNDS	T	TREAD
CP	CEMENT PLASTER	LG	LONG, LARGE	TB	TOWEL BAR, THERMAL BARRIER
CR	SECURITY ACCESS CARD READER	LS	LANDSCAPE, LANDSCAPING	TEL	TELEPHONE
CRZ	CRITICAL ROOT ZONE	LOC	LOCATION	TEMP	TEMPERED
CT	CERAMIC TILE	LT	LIGHT	T&G	TONGUE AND GROOVE
CTR	CENTER	MAN.	MANUAL	THLD	THRESHOLD
CXN	CONNECTION	MAS	MASONRY	THRU	THROUGH
	NAIL SIZE- PENNY	MAT'L	MATERIAL	T.O.	TOP OF
DEPT	DEPARTMENT	MAX	MAXIMUM	TOC	TOP OF CURB
DET	DETAIL	MB	MACHINE BOLT	T.O.D.	TOP OF DECK
DF	DRINKING FOUNTAIN	MC	MEDICINE CABINET	TOSL	TOP OF SLAB
DIA	DIAMETER	MD	MOTION DETECTOR	TOSTL	TOP OF STEEL
DIM	DIMENSION	MDF	MEDIUM DENSITY FIBERBOARD	TYP	TYPICAL
DN	DOWN	MDO	MEDIUM DENSITY OVERLAY PLYWOOD	TR	TURNING RADIUS
DR	DOOR	MECH	MECHANICAL	TS	TIMBERSTRAND
DS	DOWNSPOUT	MED	MEDIUM	UC	UNDERCUT
DWG	DRAWING	MFR	MANUFACTURER	U	U-FACTOR (Btu/It2 hr ° F)
(EJ)	EXISTING	MIN	MINIMUM	UL	UNDERWRITER'S LABORATORY
EJ	EXPANSION JOINT	MIR	MIRROR	UNO	UNLESS NOTED OTHERWISE
ELEC	ELECTRIC(AL)	MISC	MISCELLANEOUS	VERT	VERTICAL
ELEV	ELEVATION	MO	MASONRY OPENING	VB	VAPOR RETARDER (BARRIER)
ELG	ELECTROPLATE GALVANIZED	MT	MOUNT	VG	VERTICAL GRAIN
EN	ETHERNET	MTD	MOUNTED	VIF	VERIFY IN FIELD
ENG	ENGINEER, ENGINEERED	MTL	METAL	VT	VISIBLE TRANSMITTANCE
EQ	EQUAL	NG	NATURAL GRADE	VTR	VERTICAL THROUGH ROOF
EQUIP	EQUIPMENT	NAUF	NO ADDED UREA FORMALDEHYDE	W	WIDTH
ERV	ENERGY RECOVERY VENTILATOR	NIC	NOT IN CONTRACT	W/	WITH
EW	EACH WAY	NO.	NUMBER	WC	WATER CLOSET
EXH	EXHAUST FAN	NOM	NOMINAL	WD	WOOD
EXP	EXPANSION	NTS	NOT TO SCALE	WH	WATER HEATER
EXT	EXTERIOR	O/	OVER	WIN	WINDOW
EXT	EXTENSION	OA	OUTSIDE AIR	WP	WATER PROOF
FA	FIRE ALARM PULL STATION	OBS	OBSCURE	W/R	WATER RESISTANT
FAR	FLOOR AREA RATIO	OC	ON CENTER	W.R.B.	WATER RESISTIVE BARRIER
F.C.	FIBER CEMENT	OD	OUTSIDE DIAMETER	WWM	WELDED WIRE MESH
FCU	FAIN COIL UNIT	OH	OVERHEAD	X	CROSS, BY

DRAWING SYMBOL LEGEND

1	Typical Drawing Label
SCALE	
# SHT	SECTION DETAIL OR WALL SECTION
# SHT	PLAN DETAIL OR ENLARGED PLAN
#/SHT	BUILDING SECTION MARKER
#/SHT	EXTERIOR ELEVATION MARKER
# SHT	INTERIOR ELEVATION MARKER- ARROWS INDICATE DIRECTION OF ELEVATIONS DRAWN
VERTICAL ELEVATION MARKER	
PLAN ELEVATION MARKER 100'-0"	
	NEW WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO DEMOLISH
	PROPERTY LINE
	SETBACK LINE
	FENCING
	EASEMENT
	OVERHEAD OBJECT
	HIDDEN LINE

AREA MAP



PROJECT CONTACTS

OWNER:
Jean Bertrand
4206 Avenue H
Austin, TX 78751

ARCHITECT:
Dason Whitsett Architecture
1311 Harvey St.
Austin, TX 78702
512.961.7067

STRUCTURAL ENGINEER

CONTRACTOR
XXXX

DRAWING SCALE CONVERSIONS

When drawings are printed on alternate-sized paper, use the chart below to convert scales.

Full Size	Alternate Size Paper:	
24 x 36	12 x 18	11 x 17
reduction factor	0.50	0.48
Original Drawing Scale	Alternate Scale	
1/8" =1'-0"	1/16" =1'-0"	1: 200
1/4" =1'-0"	1/8" =1'-0"	1: 100
1/2" =1'-0"	1/4" =1'-0"	1: 50
1" =1'-0"	1/2" =1'-0"	1: 25
1 1/2" =1'-0"	3/4" =1'-0"	1: 16.667
3" =1'-0"	1 1/2" =1'-0"	1: 8.333

CONTENTS

--000	COVER SHEET
--010	GENERAL NOTES
--011	ENVELOPE NOTES
--050	SPECIFICATIONS
AD101	DEMOLITION-GROUND FLOOR PLAN
A-100	SITE PLAN
A-111	FLOOR PLAN-GROUND
A-120	ROOF PLAN
A-200	EXTERIOR ELEVATIONS
A-300	SECTIONS
A-500	DETAILS
A-600	SCHEDULES-FINISH AND WALL TYPES
A-601	SCHEDULES-DOOR AND WINDOW
A-700	INTERIOR ELEVATIONS

S1-S5 STRUCTURAL PLANS

MEP141 MEP RCP

PROJECT DESCRIPTION

REMODEL AND ADDITION TO A SINGLE-FAMILY HOUSE. INCLUDES DEMOLITION OF EXISTING UTILITY ROOM AND NEW FRONT PORCH COVER

PROJECT ADDRESS

4206 AVENUE H
AUSTIN, TX 78751

LEGAL DESCRIPTION

LOT 23-25 BLK 20 HYDE PARK ADDN NO 1

TAX PARCEL NUMBER

JURISDICTION

CITY OF AUSTIN

ZONING

SEE RESIDENTIAL ZONING ANALYSIS

NEIGHBORHOOD PLAN

HYDE PARK

NCCD

020131-20 (n/a to this address)

WATERSHED

SITE PLAN

n/a

RELATED APPROVALS & ENTITLEMENTS

n/a

GREEN BUILDING CERTIFICATION

NONE

APPLICABLE BUILDING CODES

[N/A] 2012 International Building Code (IBC)*
2012 International Residential Code (IRC)*
2012 International Energy Conservation Code (IECC)*
2012 Uniform Mechanical Code (UMC)*
2012 Uniform Plumbing Code (UPC)*
2011 National Electrical Code (NEC)*
2012 International Fire Code (IFC)*
[N/A] 2012 Texas Accessibility Standards (TAS)
* with amendments by the City of Austin

OCCUPANCY GROUP

LIVING SPACE: R
GARAGE:

BUILDING CODE DATA

CONSTRUCTION TYPE : VB
FIRE SPRINKLERS?- NO
FIRE ALARMS?- NO
EMERGENCY LIGHTING?- NO
REQUIRED EXITS: 1 + Bedroom Windows
EXITS PROVIDED: 1 + Bedroom Windows
NUMBER OF FLOORS: 1
FLR # AND STE. WHERE WORK PERFORMED: N/A



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DASON
WHITSETT
ARCHITECTURE

1311 Harvey St.
Austin, TX 78702
info@dwht.com

Issue Record
A 11/8/14 Permit Set

Revision Record

Project ID
14111
4206 Avenue H Addition

Project Address
4206 Avenue H
Austin, TX 78751
USA

Drawn By

File Name

Sheet #:

Checked By

Sheet Title

Cover Sheet

--000

VOC LIMITS SCHEDULE					
All liquid-applied products used in project shall meet the maximum VOC limits shown in this table. Specified products and VOC content are shown under "Specified Products. If no limit is indicated under "Specified Products, refer to "Project Limits." In no case shall any product used in the project exceed the limits shown under "Project Limits" without written approval of the Architect. For any product types that do not appear in the table below, contact Architect for VOC limits. Contract to supply cut sheet and MSDS with submittal for each product with VOC content highlighted.					
Classification	AEGBP Limit	Project Limit		Specified Products	
	Standard	VOC Limit (g/L)	VOC Limit (g/L)	VOC Content (g/L)	Manufacturer
Product					
ADHESIVES					
	SCAQMD 1168 2005				
Multipurpose Construction Adhesive		70			
Subfloor adhesives		50			
Panel adhesives		50			
GWb adhesives		50			
Ceramic tile adhesives & grout		65			
Wood floor adhesives		100			
Carpet and carpet pad adhesives		50			
VCT adhesives			50		
Cove base adhesive			50		
Structural glazing adhesives			100		
Single-ply roof membrane adhesives			250		
Sealants					
	SCAQMD 1168 2005				
General		250			
Membrane roof sealants		450			
Non-membrane roof sealants		300			
Paints & Primers- Exterior					
	Green Seal GS-11 2010				
Non-flat topcoat		100		0	
Flat topcoat		50		0	
Primer		100		0	
Anti-corrosive coating		250			
Paints & Primers- Interior					
	Green Seal GS-11 2010				
Non-flat topcoat		100	0	0	
Flat topcoat		50	0	0	
Primer		100		0	
Anti-corrosive coating		250		n/a	
Stains & Transparent Finishes					
	SCAQMD 1113 2007				
Clear wood finishes including floor & deck finishes		275			
Stains		100			
Sealers & shellacs- Clear		730			
Sealers & shellacs- Pigmented		550			
Other Coatings					
	SCAQMD 1113 2007				
Opaque floor coatings		50			
Bond breakers		100			
Form release compounds		100			
Concrete curing compounds		100			
Fire-proofing coatings		150	47		International Fireproof Tech, DC 315 Fireproof Paint for Foam
Traffic coatings		100			
Wood preservatives		350			
Liquid-applied waterproofing					
	SCAQMD 1113 or 1168				
Waterproofing Sealers		100			
Waterproofing concrete/masonry sealers		100			

General Notes

- In these documents, "Owner" shall refer to the entity noted on Sheet --000 or its authorized representatives; "Contractor" shall refer to the General Contractor, Construction Manager, or Builder responsible for the project; and "Architect" shall refer to Dason Whitsett Architecture and its consultants collectively.
- The Contract Documents shall consist of the Drawings, the Project Manual, and AIA Document A201 - General Conditions of the Contract for Construction, 2007 edition including amendments agreed to by the Owner, Architect and Contractor. Construction-phase documents issued by the Architect such as responses to RFI's, ASI's, SK's, etc. shall become part of the Contract Documents.
- Should conflicts exist between the General Conditions of the Contract for Construction as amended between the Owner and Contractor and these General Notes, the General Conditions document shall govern.
- The Architect is the owner and copyright holder of all his Instruments of Service, which include the Contract Documents and all other drawings, images, documents and information issued or disseminated by the Architect, as well as the intellectual property, including designs, ideas, and arrangements contained within. The Contractor may reproduce and distribute the Archtitect's Instruments of Service to subcontractors, vendors and regulatory agencies for the sole purpose of completing the Work of the Contract for the single project described within. Any other use is a violation of the copyright.
- The scope of work consists of all work described by the Contract Documents, except where indicated not in contract (N.I.C.) Contractor shall perform all work described specifically in the Contract Documents as well as all associated work to achieve the intent described by the drawings unless specifically noted otherwise.
- All work described by these documents shall be performed in full accordance with current versions of applicable codes, including but not limited to those listed on Sheet --000 including any modifications to the model code by local jurisdictions. Free digital access to ICC codes is available at: <http://publicecodes.cyberregs.com/icod/index.htm>.
- All revisions to the Drawings or Contract Documents must proceed through the Architect. Revisions by others without the Architect's written approval shall be considered invalid.
- Contractor shall review the Drawings and Contract Documents thoroughly, make a detailed site visit, and shall immediately submit a Request for Information (RFI) to the Architect to resolve any inconsistency, site layout problem, or unclear condition prior to the delivery of any bid or performance of work. Failure to do so shall cause the Contractor to be ineligible for Change Orders or other additional fees relating to such matters.
- Contractor is responsible to review and compare all drawings for proper fit and attachment of all parts. Details not specifically shown on drawings, nor called for in these notes or the specifications, shall be constructed to the same size and character as for similar conditions which are shown, or if no similar conditions exist, per common industry practice and in accordance with the design intent. If the Contractor proceeds with such work without seeking prior approval of the Architect, then the Architect may reject the work if in the Architect's judgement it does not meet these standards.
- The Contractor shall be responsible for cutting, fitting or patching required to complete the Work or to make its parts fit together properly, even where such cutting or patching is not specifically incated in the construction documents. All areas requiring cutting, fitting and patching shall be restored to the condition existing prior to the cutting, fitting and patching, unless otherwise required by the Contract Documents.
- The Contractor is responsible for providing complete work in conformance with the intent of the Construction Documents. Complete work is defined as work that complies with all codes, prevailing standards, functional considerations, and prescriptive or performance requirements in the Construction Documents. Contractor's responsibility extends to all materials and labor required to provide complete work regardless of whether such elements are specifically indicated in the Construction Documents.
- To the extent that conflicting instructions occur in the Contract Documents and in the absence of clarifying information from the Architect, the Contractor shall assume and price the most expensive, most restrictive or best-performing version.
- Contractor shall obtain and pay for all permits, fees & inspections required or assessed by governing agencies or utility companies.
- Contractor shall submit reproducible shop drawings to Architect for Owner's, Architect's, and Engineer's approval for all items indicated as requiring such in the Contract Documents.
- Contractor shall co-ordinate with all trades to provide complete working systems and avoid conflicting work.
- Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction.
- Where "CLEAR" or "CLR" is indicated for a dimension, actual construction shall be exactly within 1/8" of the indicated dimension. Contractor shall not adjust any dimension marked "CLR" without written instructions from the architect.
- Dimensions shall govern these drawings and they are not to be scaled.
- All dimensions shown are to the face of finish surface unless noted otherwise.
- Drawings, notes to drawings, and specifications are correlative and have equal authority and priority. Should there be discrepancies in themselves or between them, Contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the Architect or Engineer.
- Large-scale drawings shall take precedence over small-scale drawings at all times, unless noted otherwise.
- Contractor to mark out in the field for the Architect's approval the locations of all walls, partitions, doors, windows, millwork, plumbing fixtures, electrical fixtures and devices, thermostats, HVAC supply and returns, and any other elements of the Work which will be visible from the occupied space upon completion of the project. Installation shall not proceed until such approval by the Architect has been received.
- Contractor shall be responsible for locating all existing utilities, whether concealed or underground and taking the actions necessary to protect, disconnect, support, re-route or otherwise to avoid damage. Coordinate with Texas Excavation Safety System, Inc. (dial 811), local utilities and building Owner.
- Contractor and his Subcontractors shall take caution when working around existing utilities and underground lines.
- No structural member shall be omitted, removed; or notched, cut, drilled, or otherwise modified beyond the limits defined in the structural drawings without prior approval of the Architect or Engineer.
- New non-structural walls shall be braced to the structure above. Where no detail is specifically indicated, brace per standard practice.
- Contractor shall take protective measures to avoid damage to existing work and adjacent property at all times during construction. Such measures shall prevent odors, dust, mud, silt, paint spray, water, debris or other emissions from disturbing neighbors or collecting on public or adjacent property.

- All work shall be performed in a workmanlike manner by tradespeople trained and skilled in the tasks they are performing.
- Contractor shall be solely and completely responsible for the safety of the job site, including the safety of persons and property. In addition, contractor shall be responsible for the safety and design adequacy of erection bracing/shoring, temporary support, etc. The Architect's Construction Observation visits do not include a review of the Contractor's safety measures.
- The Contractor shall be solely responsible for construction means and methods. Any comments or suggestions with regard to construction means and methods made by the Architect or Owner are non-binding on the Contractor and the contractor shall retain all liability for construction practices.
- The Contractor and Subcontractors of each trade shall maintain a clean job site at all times and remove dust, recycling, and rubbish materials as often as necessary and when requested for the convenience of the Owner.
- Materials for use in the Work shall be stored on the job site in a manner that prevents theft as well as damage or deterioration such as marring, warping, bowing, excess UV exposure, etc. Consult product manufacturers for proper storage techniques.
- All materials, finishes, manufactured items, and equipment shall be installed in full accordance with the supplier's or manufacturer's written recommendations or the Contract Documents, whichever are more stringent. In no case shall materials be installed in opposition to manufacturer's approved methods or assemblies regardless of what these documents show. If conflicts arise, Contractor shall request information from the Architect prior to proceeding.
- Requests to substitute any product, technique, or material shall be submitted in writing to Architect for approval. Samples, product information, and drawings shall be required prior to substitution approval. Proposed substitution shall be of equal quality and performance specification to that originally specified.
- All workmanship, material, and equipment shall be guaranteed for one year from date of Owner acceptance. Any failure or deterioration within this period shall be corrected by the contractor at the contractor's expense.
- Contractor shall warrant that all materials and workmanship are in compliance with the Drawings and Contract Documents and all changes have the Architect's approval.
- Contractor shall provide a minimum 25-year (longer if specified elsewhere) warranty on all roofing installations and materials.
- The architect has made every effort to avoid the specification of hazardous and toxic materials in the Contract Documents. Regardless of what is indicated by the Contract Documents, in the performance of the Work no asbestos-containing materials shall be used and no hazardous or toxic substances (as defined by the Comprehensive Environmental Response, the Compensation and Liability Act of 1980, as amended 42 U.S.C. Sec. 9061 et seq, Hazardous Materials Transportation Act, 49 U.S.C. Sec. 1802, the Resource Conservation Act and Recovery Act, 42 U.S.C. Sec. 6910et seq, and all other environmental laws, rules and regulations) shall be used in such a manner as would violate Code, applicable reference standards, be hazardous to persons, property or the environment, or cause liability for the Owner or Architect.

Remodel, Renovation, & Addition Notes

- "New work refers to work done as part of this Contract. "old work", "[E] work" or "existing work" refers to work that is in place prior to this Contract.
- Contractor shall examine field conditions before and after demolition and notify Architect when actual conditions differ from the assumptions made in the contract documents.
- Contractor to protect all old work which is to remain and materials that are to be re-used or salvaged from damage.
- Where new work requires modification of or attachment to old work, Contractor shall provide any protection, cutting, selective demoltion, blocking, backing, patching & flashing required for a complete installation.
- Anywhere existing wall cavities are exposed in the course of construction, Contractor shall fill cavity completely with insulation. Consult insulation specifications or Architect to determine appropriate insulation for specific Applications. In any case where fiberglass batts are used, batts shall be un-faced unless specified otherwise by Architect.

Where ceilings with vented attics above are replaced or modified, insulate above the affected area to current code levels, maintaining required venting.

Where vaulted ceiling cavities, subfloors or framing above ventilated crawlspaces, or enclosed floor cavities above unconditioned space are exposed or modified, consult with Architect regarding appropriate insulation.
- Architect has made a good-faith effort to draw existing conditions with a reasonable level of accuracy, however field conditions may vary from drawings. Contractor shall verify all measurements in field and make adjustments to achieve the intent of the Contract Documents as necessary.

Where field conditions are out of plumb, level, square, etc., generally new work should be installed plumb and level unless doing so would create a visual distraction and the work being installed would not suffer functionally if not installed level. For example, doors should always be plumb and level, but base trim should follow the line of the floor. Consult Architect for guidance as necessary.

Scribe trim and filler pieces as necessary for a clean and tight appearance where new work abuts old work. When trim pieces are to be painted, use cleanly tooled caulk joints to hide scribed edges. Scribed gaps to be caulked should not be larger than 3/32". Where trim is to be clear finished, gaps should not exceed 1/32".

Green Building Certification

- GREEN BUILDING CERTIFICATION- NOT PURSUING

This project is not pursuing green building certification, but CONTRACTOR IS STILL RESPONSIBLE FOR PROVIDING ALL MATERIALS, ASSEMBLIES, AND PERFORMANCE CHARACTERISTICS INDICATED BY CONSTRUCTION DOCUMENTS. The designation "AEGB" only indicates items that require specific documentation when certification is pursued, not alternate levels of performance or quality.

General Notes by Division

- 01 75 00 Construction Indoor Air Quality (AEGB)
Contractor shall develop and implement a Construction Indoor Air Quality Management Plan that meets or exceeds the recommended control measures of the Sheet Metal and Air Conditioning National Contractor's Association (SMACNA) "IAQ Guidelines for Occupied Buildings Under Construction." The plan should include each of these key areas of IAQ protection: Scheduling, Source Control, HVAC Protection, Pathway Interruption, and Housekeeping. Protect stored on-site or installed absorptive materials from moisture damage. If permanently installed air handlers are used during construction, filtration media with a minimum MERV of 8 shall be used at each return grille. Replace all media filters immediately prior to occupancy. Document per Guidebook.
- 01 81 13 Building Energy & Moisture Performance (AEGB)
See notes and standard details on sheet -011 for requirements related to thermal and moisture protection system requirements.

- 01 81 19 Volatile Organic Compounds (AEGB)
See VOC Limits Schedule for limits on volatile organic compound content for all liquid-applied materials used in the Work. Submittals and documentation are required for all VOC-containing products.
- 03 30 00 Concrete Slab-on-Grade Capillary Break:
A Class I vapor retarder shall be installed below new concrete slabs-on-grade below covered space whether conditioned or not. The vapor retarder shall be in direct contact with the bottom of concrete with no sand or other material between.
- 06 00 00 Wood Decay Prevention (IBC 2304.11)
Lumber in the following locations shall be pressure-treated or of a wood with equivalent natural resistance to decay.

Wood joists < 18" from exposed earth, girders < 12" from exposed earth, posts in crawlspaces, wood framing or furring attached to the interior of exterior masonry walls below grade, rainscreen and other exterior furring, sleepers and sills on slabs in contact with the earth, all wood at the building perimeter including framing, sheathing and on exterior finishes less than 8 inches from the ground.
- 06 05 00 Adhesive VOC's (AEGB)
All adhesives used anywhere in the project for any purpose shall meet the limits and standard indicated in the VOC LIMITS SCHEDULE.
- 06 40 00 Composite Wood (AEGB)
All installed composite wood and agrifiber products shall contain no added urea-formaldehyde. Composite wood and agrifiber products are defined as: particleboard, medium density fiberboard (MDF), wheatboard, strawboard, panel substrates, door cores, and plywood.
- 07 00 00 Waterproofing VOC's (AEGB)
All liquid-applied waterproofing, coatings, sealants, etc. shall comply with the VOC Limits Schedule.
- 07 20 00 Insulation Levels
See Building Envelope Schedule and Specifications for thermal insulation requirements.
- 07 21 00 Fiberglass Insulation
Fiberglass batts insulation, if used, shall be un-faced with no vapor retarder.
- 07 21 00 Thermal Insulation Urea-Formaldehyde (AEGB)
All installed insulation (excluding piping) shall contain no added urea-formaldehyde.
- 07 30 00 Roofing (AEGB)
No PVC-containing roofing materials shall be used.
- 07 31 13 Asphalt Shingle VOC's (AEGB)
Sealants for non-membrane roofs must comply with the VOC Limits Schedule.
- 07 50 00 Membrane Roofing VOC's (AEGB)
Sealants for membrane roofs must comply with the VOC Limits Schedule.
- 07 60 00 Flashing & Sheet Metal
All sheet metal flashings and sheet metal where GSM is indicated shall be Galvalume sheet metal. Galvanized sheet metal shall not be used unless specifically noted otherwise.
- 07 92 00 Sealant VOC's (AEGB)
All sealants used anywhere in the project for any purpose except as specifically noted below must comply with the VOC Limits Schedule
- 08 00 00 Openings
See Sheet A601 for additional requirements.
- 08 14 16 Wood Doors (AEGB)
Wood door cores shall contain no added urea-formaldehyde.
- 09 20 00 Gypsum Wall Board VOC's (AEGB)
All gypsum wall board adhesives must comply with the VOC Limits Schedule.
- 09 30 13 Ceramic Tile VOC's (AEGBP)
Tile setting adhesives and grout must comply with the VOC Limits Schedule.
- 09 60 00 Flooring General Notes (AEGBP)
No PVC-containing flooring materials shall be used.
- 09 64 00 Wood Flooring Adhesive VOC's (AEGBP)
All wood floor adhesives and finishes must comply with the VOC Limits Schedule.
- 09 68 00 Carpeting (AEGBP)
All carpet must be Green Label Plus certified. All carpet cushion must be Green Label certified. All carpet and carpet pad adhesive shall comply with the VOC Limits Schedule.
- 09 91 13 Exterior Paint VOC's (AEGBP)
All paints, primers, and anti-corrosive coatings applied on-site to the building exterior shall comply with the VOC Limits Schedule.
- 09 91 23 Interior Paint VOC's (AEGBP)
All paints, primers, and anti-corrosive coatings applied on-site to the interior of the building must comply with the VOC Limits Schedule*.
* The calculation of VOC shall exclude water and colorants added at the point-of-sale.
- 09 93 00 Stains & Transparent Finish VOC's (AEGBP)
Coatings applied on-site to the interior of the building must not exceed the current comply with the VOC Limits Schedule.
- 10 81 00 Termite Barrier (AEGBP)
Provide stainless steel screen termite barrier at all joints penetrations in new concrete slabs-on-grade.
- 23 00 00 HVAC (AEGBP)
Building shall be maintained at positive pressure via HVAC system.



11/06/2014

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1311 Harvey St
Austin, TX 78702
737.441.1111
info@dwhtsett.com

DASON
WHITSETT
ARCHITECTURE

Issue Record
A 11/06/14 Permit Set

Revision Record

Project ID
1411
1411
Ave H Addition

Project Address
4206 Avenue H
Austin, TX 78751
USA

Drawn By
-
File Name
-
Sheet #:
-

Checked By
-
Sheet Title
General Notes

--010

City of Austin Design Values

1. Table R301.2(1) CoA Amendments:

Ground Snow Load: 5 lb/sf
Design Wind Speed: 90 mph
Seismic Design Category: A
Concrete Weathering Potential: Negligible
Frost Line Depth: 0
Termite Area: Yes
Winter Design Temperature: 28°F
Ice Barrier Underlayment Required: No
Flood Hazard: Const. Commenced after 9/2/1981
Air Freezing Index: 50° F
Mean Average Temperature: 65° F

Building Performance Definitions

1. AIR BARRIER- Residential

A continuous air barrier is essential to the energy performance, comfort and durability of the building. An Air Barrier is the set of materials and assemblies that controls air leakage into and out of the building and may include roof membranes, self-adhered flashings and membranes, sheathing, rigid or spray foam insulation, and joint sealants. Air Barrier components may be permeable or impermeable to water vapor. Particularly important areas to consider for air-barrier continuity are roof/wall transitions, envelope penetrations and wall/slab connections.

To qualify as an air-barrier, the maximum leakage when tested in accordance with the noted standard shall be:

material:	0.004 cfm/ft2 @ 0.3 wg [0.02 l/(s-m2)]@75 Pa), ASTM E 2178
assembly:	0.04 cfm/ft2 @ 0.3 wg [0.20 l/(s-m2)]@75 Pa), ASTM E 2357, ASTM E 1677 or ASTM E 283
building enclosure:	0.4 cfm/ft2 @ 0.3 wg [2.00 l/(s-m2)]@75 Pa), ASTM E 779

Maximum air leakage of fenestration products is as follows except field-fabricated fenestration may comply with the above building enclosure air leakage requirement.

Windows , skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m2), when tested according to NFRC 400 or AAMA/ WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.

For more information on Air Barriers, see
http://www.buildingscience.com/documents/digests/bsd-104-understanding-air-barriers

2. DRAINAGE PLANE

A complete and continuous drainage plane is essential to the durability and indoor air quality of the building. The drainage plane is a system of overlapping membranes, flashings, water resistive barriers and building fenestration which completely covers the building roof and walls and is designed to drain liquid water off of the building. Sealants help resist moisture intrusion, but shall not be considered an integral part of the drainage plane system. Drainage Plane components may be permeable or impermeable to water vapor.

For more information on Drainage Planes, see
http://www.buildingscience.com/documents/digests/bsd-105-understanding-drainage-planes/

3. VAPOR RETARDER [BARRIER]

A Vapor Retarder is a material that retards the migration of water vapor. Where 'X' represents material pemeance, vapor retarders can be divided into the following classes by perm rating:

Vapor impermeable (Class I)	X	0.1
Vapor semi-impermeable (Class II)	0.1 < X	1.0
Vapor semi-permeable (Class III)	1.0 < X	10
Vapor permeable	X > 10	

In no case shall a Class I or II vapor retarder be installed on both sides of a surface or assembly. Class I or II vapor retarders, when installed, shall only be located on the exterior side of the building envelope in Climate Zone 2. Vinyl wall coverings, FRP, and waterproofing membranes used behind ceramic tile in showers are all classified as Class I vapor retarders and are not to be used on the interior side of any exterior wall.

For more information on vapor barriers, see
http://www.buildingscience.com/documents/digests/bsd-106-understanding-vapor-barriers?topic=resources/vapor_barrier_code_changes.

Building Performance General Notes

1. Drainage Plane and Air Barrier Required

Contractor to provide complete and continuous Drainage Plane and Air Barrier systems surrounding the building, including all penetrations in the envelope. See the BUILDING ENVELOPE SCHEDULE for notes on the major components of these systems for each building surface.

Details are provided to indicate the general intent of how the Drainage Plane and Air Barrier should be installed, but may not cover every condition. Contractor is responsible for providing a complete and continuous installation of these building elements. In some cases, the Drainage Plane and Air Barrier will be provided by the same material or assembly, in others cases different materials will responsible for these two separate systems.

2. INFILTRATION LEVEL

The building shall have a maximum infiltration level of 5 ACH @ 50 Pa. (equal to approximately 0.27 ACH under normal conditions).

3. Blower-Door Testing

Upon completion of the air barrier including fenestration and prior to covering its components with other work, a blower-door test shall be performed to verify that the building enclosure meets the above standards.

4. Air Sealing Standards

See standard details on this sheet for typical air-barrier sealing conditions. Seal all gaps and joints in building envelope with gaskets where possible. Where gaskets are inappropriate, use S,P,F with an appropriate expansion level for the application. Use caulk where neither of the above materials is viable.

5. Air Sealing of Existing Work

After all materials to be demolished are removed, Contractor to seal all joints in the existing building envelope to which access is available, including sole plate, top plate, around windows, etc.

6. Air Barrier Penetrations

Penetrations of the air barrier and paths of air leakage shall be caulked, gasketed or otherwise sealed in a manner compatible with the construction materials and location. Joints and seals shall be sealed in the same manner or taped or covered with a moisture vapor-permeable wrapping material. Sealing materials shall be appropriate to the construction materials being sealed. The joints and seals shall be securely installed in or on the joint for its entire length so as not to dislodge, loosen or otherwise impair its ability to resist positive and negative pressure from wind, stack effect and mechanical ventilation.

7. Building Pressurization

Building shall be maintained at positive pressure via HVAC system.

8. Design Rainfall Intensity

For building drainage systems design rainfall intensity is 4.37" in a 60 min/100 year storm (City of Austin Drainage Criteria Manual Table 2-4)

9. Drainage Plane Layering

All components of the drainage plane shall be lapped shingle-style unless specifically instructed otherwise by the product manufacturer.

10. Flashing

Provide appropriate flashing to transition between adjacent surfaces of drainage plane. Where flashing is concealed, it shall be of self-adhered type (SAF) unless specified otherwise. Where flashing exposed to view and weather, provide galvalume flashing U.N.O. with SAF lapping over and under metal flashing.

11. Roof/Wall Flashing

At any location where a roof intersects a sidewall, provide proper flashing (step flashing in the case of shingle roofs) to protect the upper wall, a minimum of 3/4" between the wall finish and roof surface, and kick-out flashing at the bottom of the roof to prevent water dumping from roof directly onto wall below.

12. Chemical Compatibility

Contractor to ensure that all components of the exterior envelope, including metal flashings, gutters, membranes, and exterior finishes are chemically compatible and provide any necessary separations.

13. DRAINAGE PLANE OBSERVATION

The Contractor shall schedule a site observation visit by the Architect to observe the completed Drainage Plane (excluding windows) prior to covering any portion of it with additional work.

14. Vapor Retarder Locations

Vapor retarders shall be used only where specified in the Contract Documents. In no case shall a Class I vapor retarder be installed on both sides of a surface.

15. Tubs and Showers

Framing in the immediate vicinity of showers and tubs to be pressure-treated to a height of 72" .

Where showers or tubs occur on an exterior wall or sound insulated wall, use ocSPF to insulate the stud cavities in that area.

Provide 3/8" back-venting behind tile or shower walls on exterior walls.

16. Piping Locations

To the extent possible, avoid routing piping and other services within or through exterior walls.

17. Slab-on-Grade Capillary Break

A Class I vapor retarder shall be installed below new concrete slabs-on-grade below covered space whether conditioned or not. The vapor retarder shall be in direct contact with the bottom of concrete with no sand or other material between. This vapor retarder shall be continuous below all grade beams, footings, pads, etc. with seams sealed per manufacturer's recommendations.

18. Provide stainless steel screen termite control mesh at all joints and penetrations in new concrete slabs connected to enclosed space.

Spray all wood framing in contact with concrete slab with borate solution to 36" A.F.F. Tint solution so that it remains visible for inspection when dry. Apply per manufacturer's recommendations.

BUILDING ENVELOPE SCHEDULE- Residential

OPAQUE ASSEMBLIES

Component	Drainage Plane	Primary Air Barrier	Ins. ID	Insulation Type	Ins. min. R-value (IP)	Ins. min. R-value (SI)	Net Wall R-value (IP)	Notes
ROOF SLOPED ROOF ABOVE MASTER LOW-SLOPE ROOF	S.A.M.	ocSPF	Roof Ins. 1	See spec	38	6.69		code requirement: R38 or R63 air-impermeable with ducts inside.
	TPO	ocSPF	Roof Ins. 1	See spec	38	6.69		

WALLS- WOOD FRAMED
NEW WALLS

Sheathing Wall Ins. See spec 15

prescriptive code requirement: R15 in cavity or R13 in cavity + R2 c.i. w/ + 25% sheathing uninsulated.

WALLS- MASS WALLS
None

prescriptive code requirement: R4 or R6 if + 50% ins. is on interior

FLOORS- RAISED
None

0 0.00

prescriptive code requirement: R13

SLAB-ON-GRADE- CONDITIONED SPACE
CONC S.O.G.

n/a 6 mil. polyethylene* n/a none 0 0.00

prescriptive code requirement: R0

SLAB-ON-GRADE- UNCONDITIONED SPACE
None

FENESTRATION

Component	Fen. Type	Designation	VT	SHGC	Max U-factor (IP)	Max U-factor (SI)	Notes
-----------	-----------	-------------	----	------	-------------------	-------------------	-------

FENESTRATION

prescriptive code requirement: U-0.40, SHGC 0.25

WINDOWS- FIXED						0.00	
WINDOWS- OPERABLE						0.00	
WINDOWS- MULLED						0.00	
GLAZED DOORS						0.00	

SKYLIGHTS
None

prescriptive code requirement: U-0.60, SHGC 0.25

Residential IECC Envelope General Notes

- IECC: See Building Performance Notes for required infiltration level to be verified by blower door test.
- IECC: All installed insulation is labeled or the installed R-values provided by the Contractor
- IECC: All insulation shall be installed per manufacturer's instructions.
- IECC: Floor insulation shall be installed in substantial contact with the underside of the subfloor.
- IECC: Blown insulation shall be marked for thickness and R-value every 300 ft2.
- IECC: Attic access hatch and door insulation shall have R-value of the adjacent assembly.
- IECC: U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.
- IECC: Fenestration that is not site built shall be listed and labeled as meeting AAMA/WDMA/CSA 101/I.S.2/A440 or have infiltration rates per NFRC 400 that do not exceed code limits.
- IECC: New wood-burning fireplaces, if installed, shall have gasketed doors and outdoor combustion air.



11/04/2014

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1311 Harvey St.
Austin, TX 78702
512.453.1111
info@dawhitsett.com

DASON
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ARCHITECTURE

Issue Record

A 11/6/14 Permit Set

Revision Record

Project ID
1411

Project Title
Ave H Addition

Drawn By
-

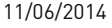
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Sheet #:
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Project Address
4206 Avenue H
Austin, TX 78751
USA

Sheet Title
Envelope Notes

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ARCHITECTS

11/6/14 Permit Set

Division Record

Project ID
411
Project Title
Ave H Addition

Program By

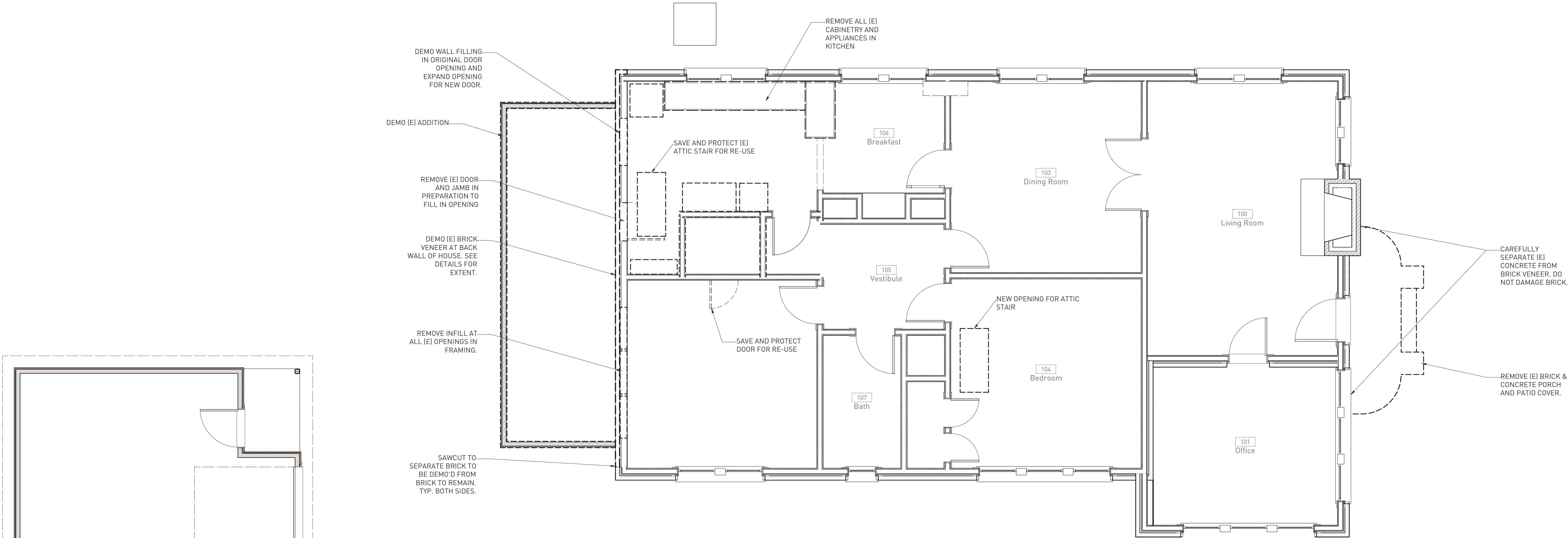
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Outline Specifications

Demolition General Notes

1. Protect all existing surfaces and components that will remain or will be re-used from damage with special care for finish surfaces.
2. See Green Building Notes A-010, Specifications, and Project Manual (if provided) for additional re-use, salvage, and disposal requirements.
3. See LSC drawings for additional hardscape and landscape demolition and salvage requirements.
4. Protect trees in the work zone (any where construction activity, circulation, or staging will occur within critical root zone) per City of Austin recommendations.
5. Where windows are removed, do so carefully and protect for re-use or sale by Owner.
6. Mechanical demolition involving refrigerant to be performed by a licensed Mechanical Contractor.
7. Relocate all required mechanical, electrical, plumbing, and low voltage equipment and services as required to accomodate new Work.



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DASON
WHITSETT
ARCHITECTURE

1311 Harvey St
Austin, TX 78702
512.476.1111
info@dmwhich.com

Issue Record
A 11/6/14 Permit Set

Revision Record

Project ID: AD101
Project Name: Ave H Addition
Project Address: 4206 Avenue H, Austin, TX 78751, USA
Drawn By: [Blank]
Checked By: [Blank]
File Name: [Blank]
Sheet #: [Blank]

AD101

Demolition- Ground Floor

1 Ground Floor Demolition Plan
1/4" = 1'-0"

0 2 4 FT

Address:	4206 Avenue H Austin, TX 78751	
Zoning	SF-3	Existing Use: Single-Family Residential
Neighborhood Plan	Hyde Park	Proposed Use: Single-Family Residential
Subject to Subchapter F?	yes	Historic District: Hyde Park
Lot Size	9,346 sf	Property Historic Status: Contributing

Building and Site Area					
Measurements are to outside surface of exterior wall.					
Gross Building Area	Existing [sf]	Demolished [sf]	Existing to Remain [sf]	New [sf]	Net [sf] Notes
a) 1st Floor Conditioned Area	1,770	202	1,568	410	1,978
b) 2nd Floor Conditioned Area			0		0
c) 3rd Floor Conditioned Area			0		0
d) Basement			0		0
e) Covered Parking	504		504		504
f) Covered Patio, Deck or Porch		40	0	247	247
g) Balcony			0		0
h) Other			0		0
i) Uncovered Wood Deck			0		0
Totals	2,274	242	2,072	657	2,729
j) Pool					0
k) Spa					0

Area covered by buildings or roofed areas, excluding ground level paving, landscaping, open rec facilities, incidental projecting eaves, balconies, and similar features. Ponds pools and fountains not included.					
	Existing [sf]	Demolished [sf]	Existing to Remain [sf]	New [sf]	Net [sf] Notes
Total Building Coverage	2,298	202	2,096	657	2,753 includes garage porch
			Building Coverage Ratio	0.29	
			Allowable Building Coverage [sf]	3,738	

Total horizontal area of covered spaces, paved areas, walkways and driveways. Excludes pools, ponds, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between boards and located over pervious surface, 50% of the area of deck is counted.					
	Existing [sf]	Demolished [sf]	Existing to Remain [sf]	New [sf]	Net [sf] Notes
Building Footprints	2,274	202	2,072	410	2,482
Paving	1,343	70	1,273	70	1,343 Includes estimate of 100% of gravel driveway.
Patios	230	230	0	203	203
Wood Decks @ 50% HVAC	9		0		0
	9		9	9	18
Totals	3,847	502	3,345	683	4,028
Impervious Ratio	0.41				0.43
			Allowable Impervious Cover		4,206
			Impervious Cover Remaining		177

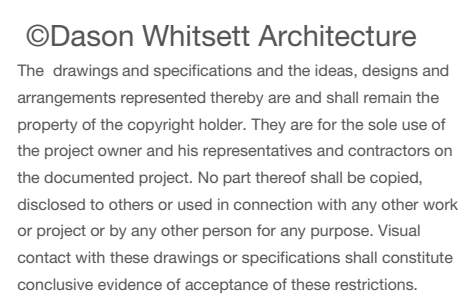
Proposed Building Height (ft)	x	Proposed Number of floors	1
Allowable Height (ft)	32	Allowable number of floors	n/a

# of Spaces Required	2
# of Spaces Provided	3

Areas within the outside face of exterior walls. Areas with ceiling heights > 15' are counted twice.

GFA Exemptions	Yes	No	Notes
Parking area	x		
Ground floor porch	x		
Basement		x	
Habitable attic		x	
Sidewall articulation required?		x	
Does any portion of structure extend beyond setback plane?		x	
Any ceilings > 15' high?		x	





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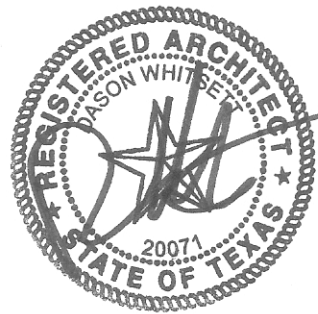
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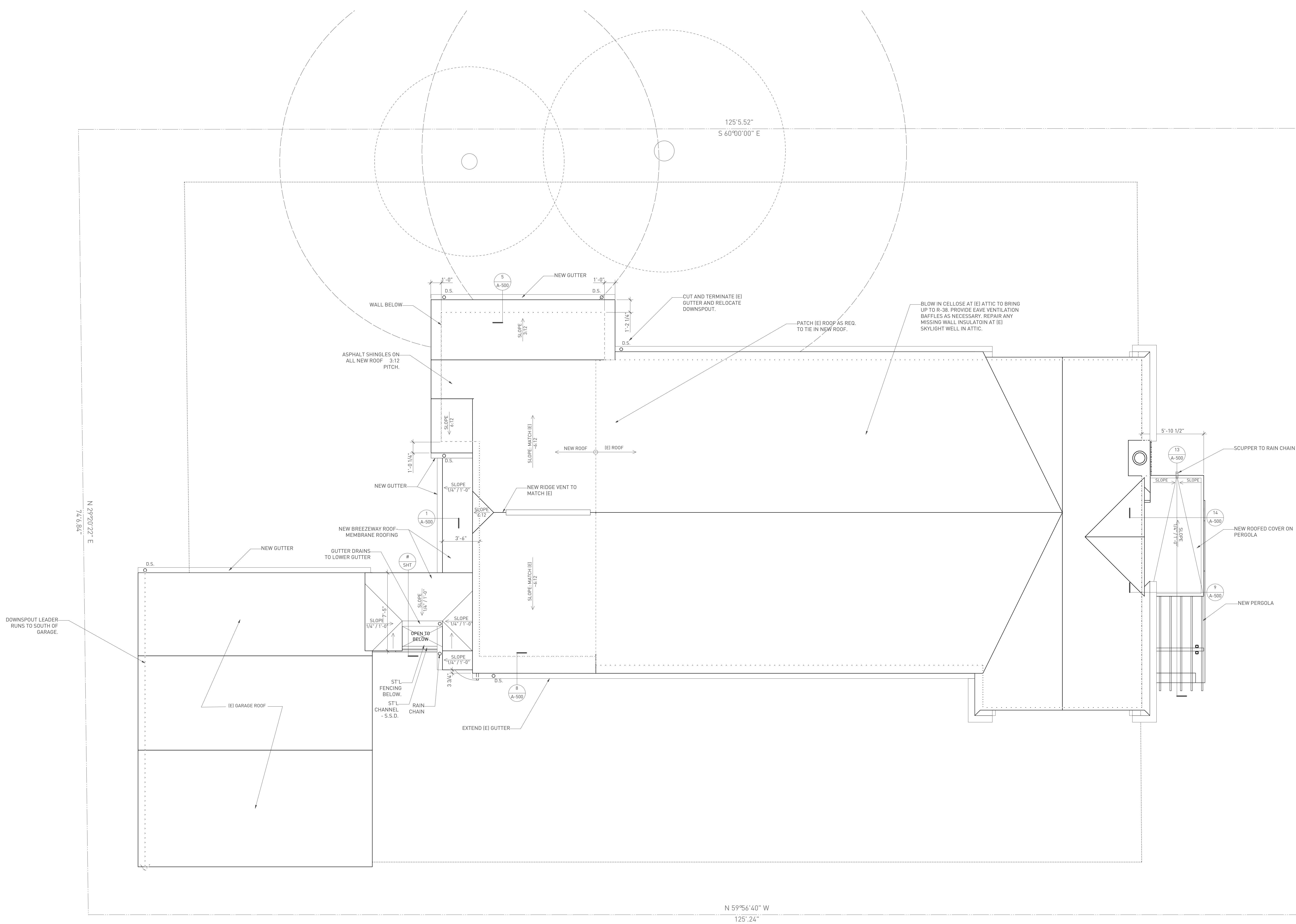
Revision Record

Project ID 14111	Project Title Ave H Addition	Project Address 4205 Avenue H Austin, TX 78751 USA
Drawn By .	Checked By .	
File Name .		
Sheet #:		Sheet Title Floor Plan-Ground

A-111



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1 Roof Plan
1/4" = 1'-0"

DASON
WHITSETT
ARCHITECTURE

1311 Harvey St
Austin, TX 78702
512.453.1111
info@dmwh.com

Issue Record
A 11/6/14 Permit Set

Revision Record

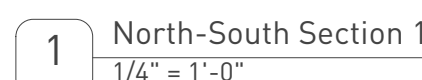
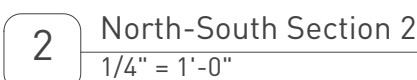
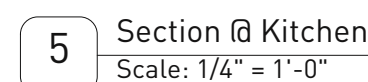
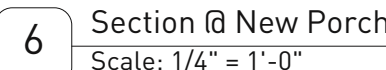
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Project Address: 4206 Avenue H, Austin, TX 78751, USA
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Checked By: [Blank]
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Sheet #: [Blank]

A-120

Roof Plan



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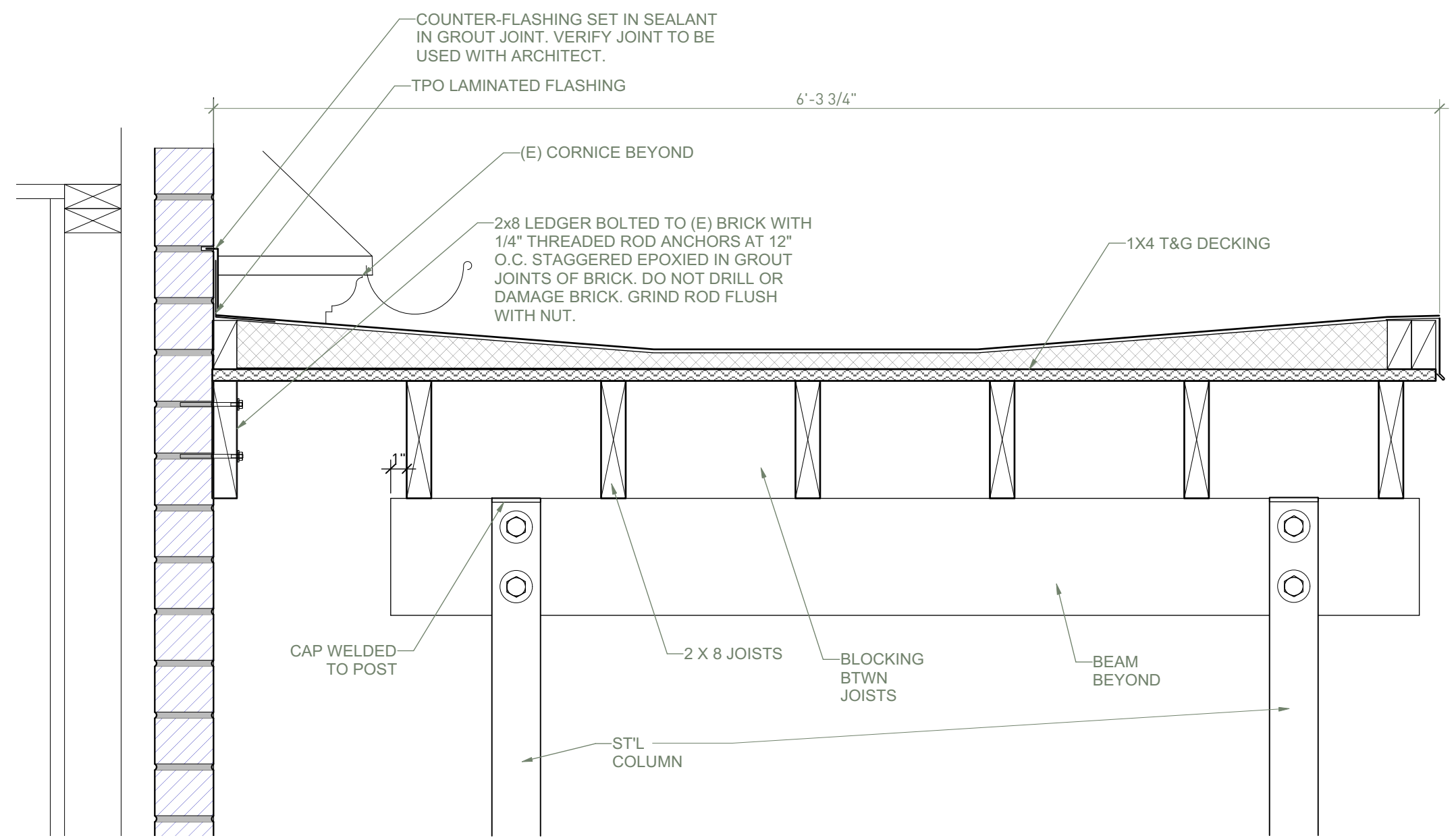
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Project Address
4206 Avenue H
Austin, TX 78751

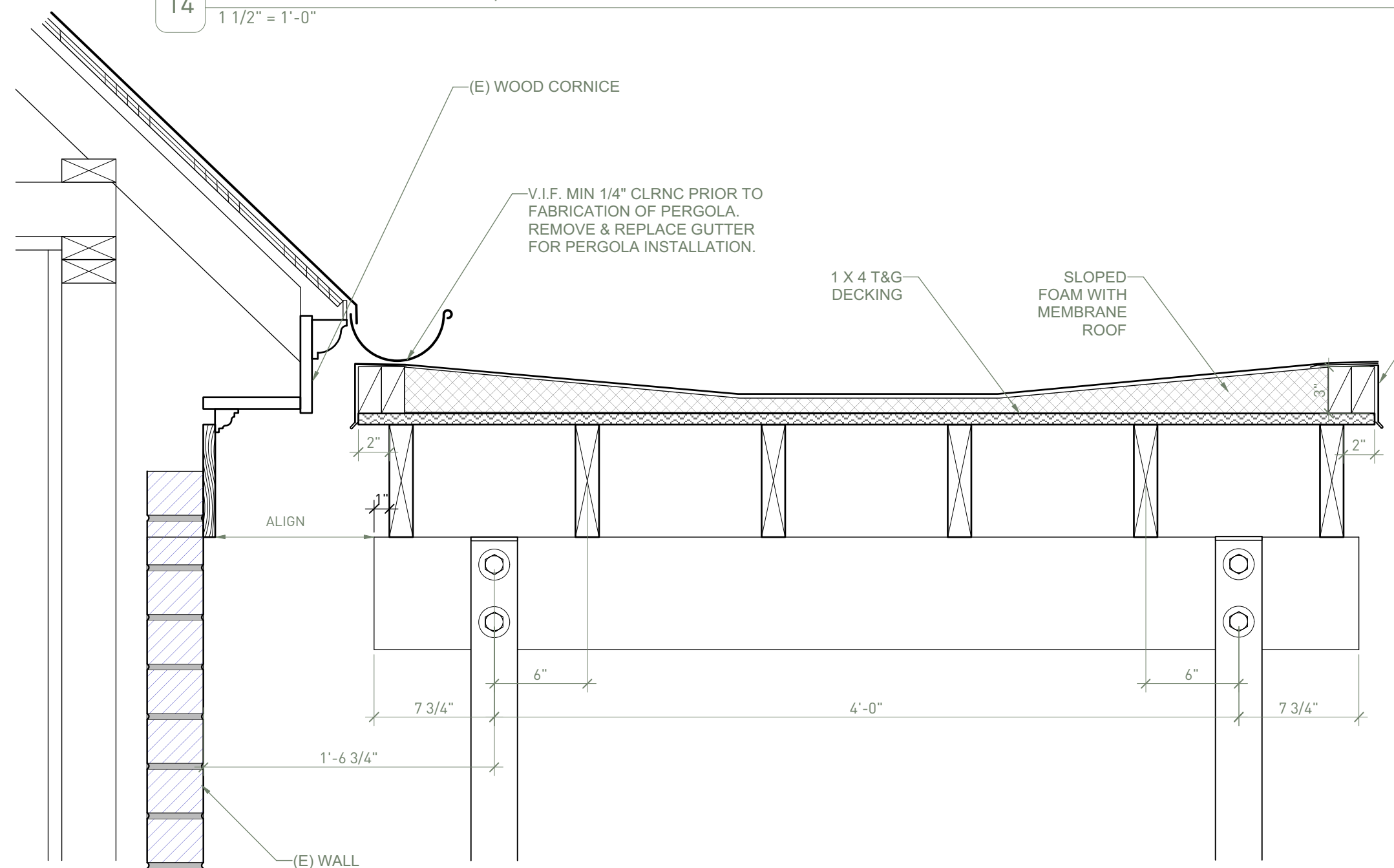
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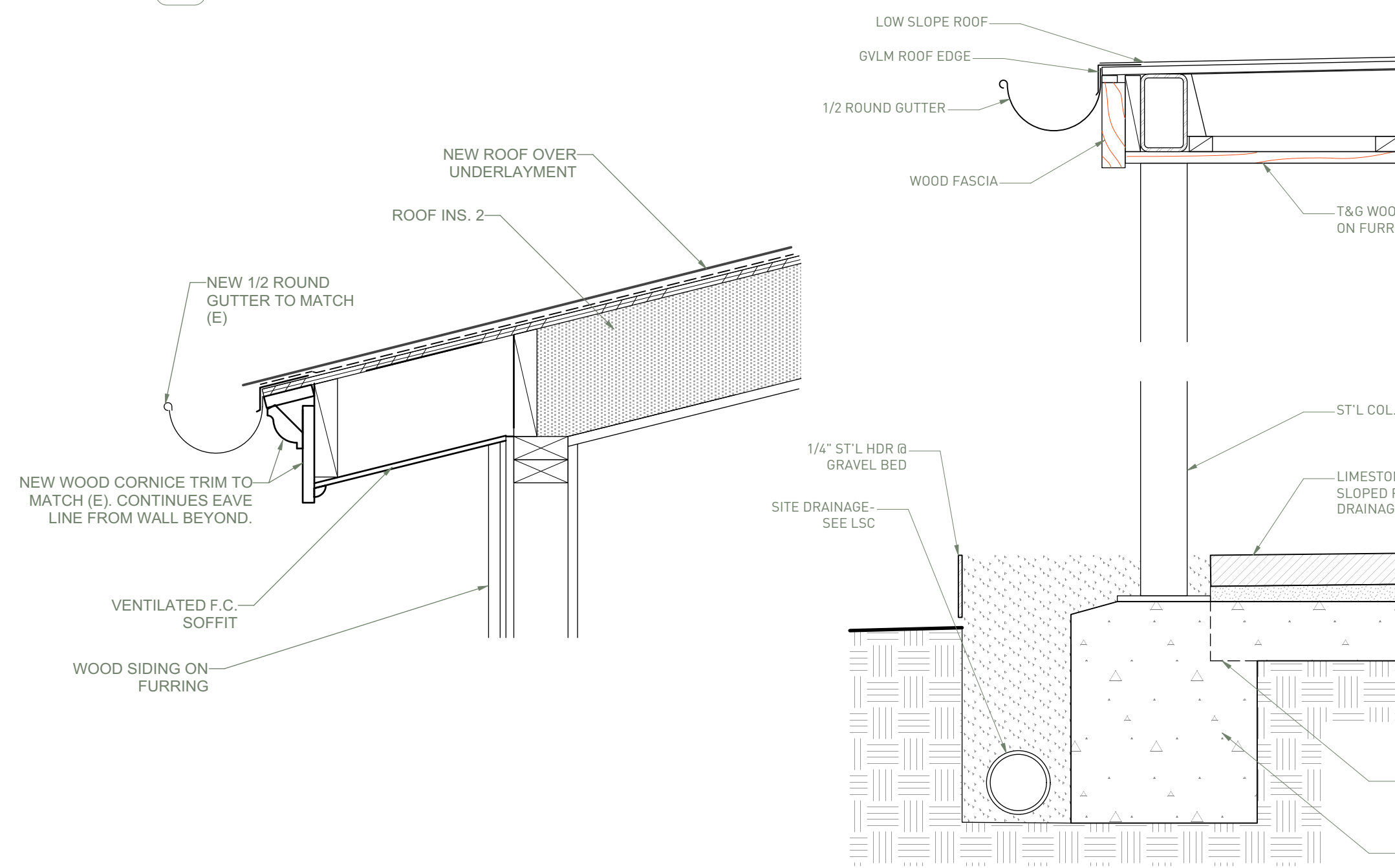
Sheet Title	Building Sections
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14 SECTION DETAIL @ PERGOLA / BRICK
1 1/2" = 1'-0"



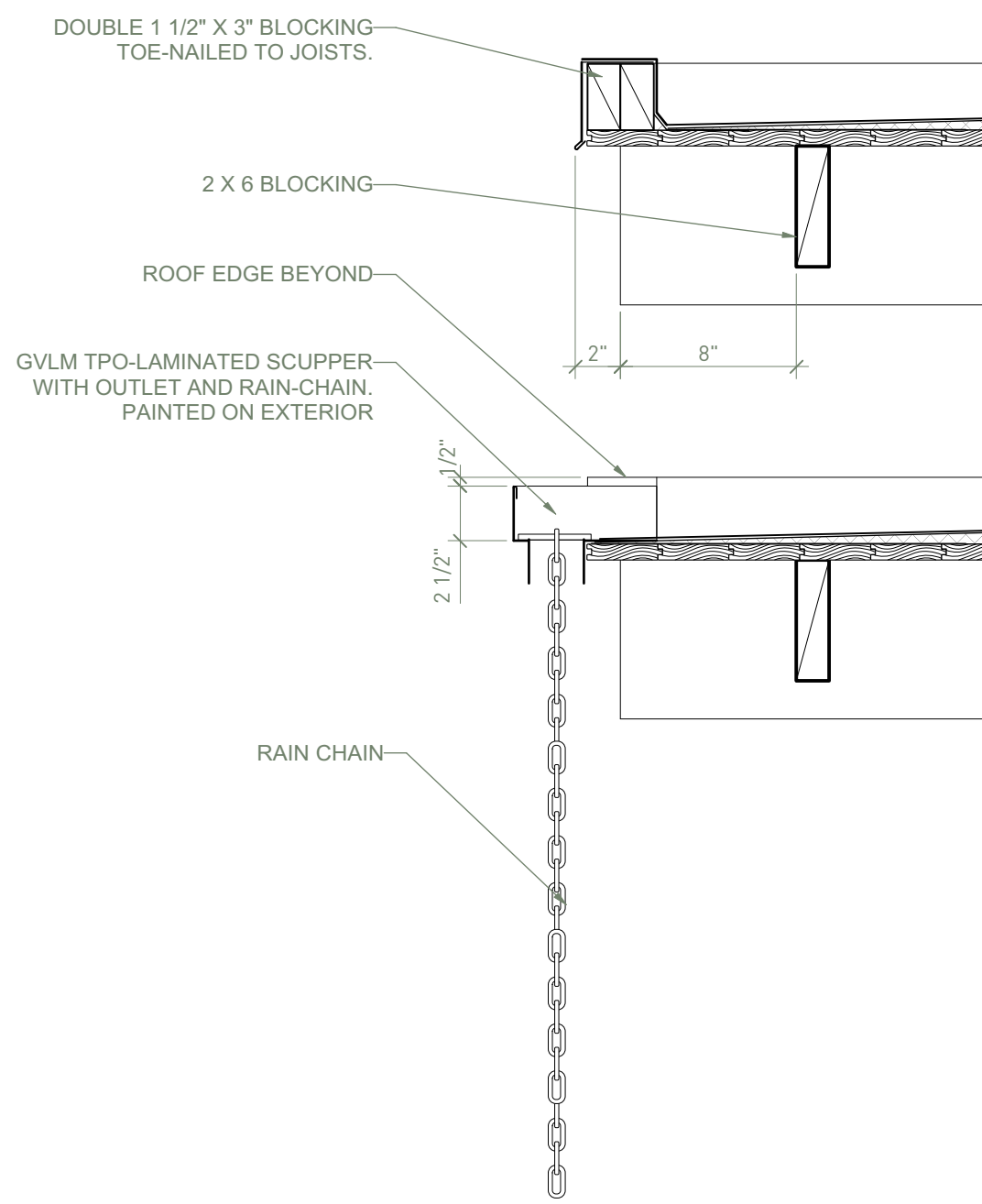
9 SECTION DETAIL @ PERGOLA / GUTTER
1 1/2" = 1'-0"



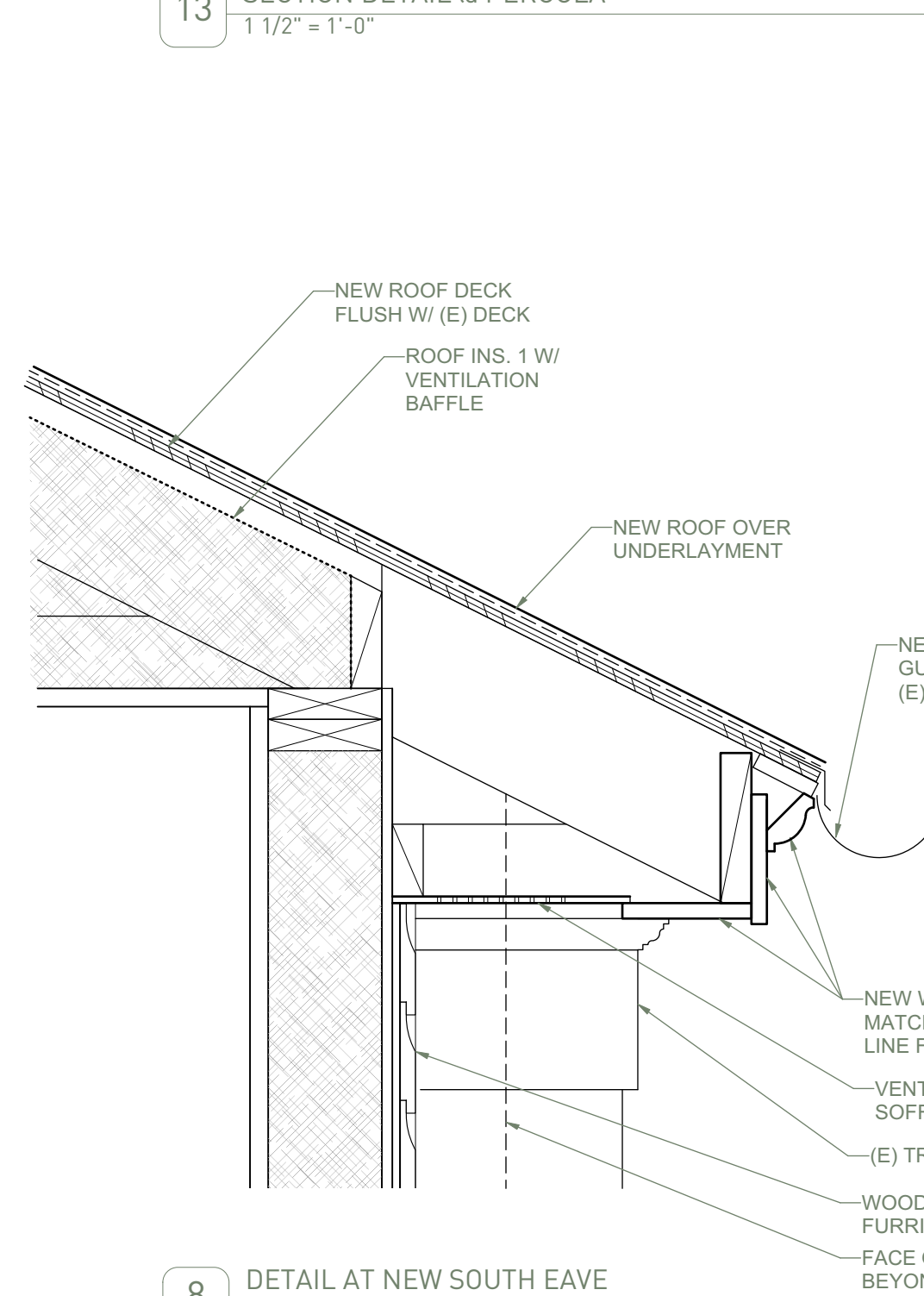
5 EAVE AT SUNROOM
1 1/2" = 1'-0"



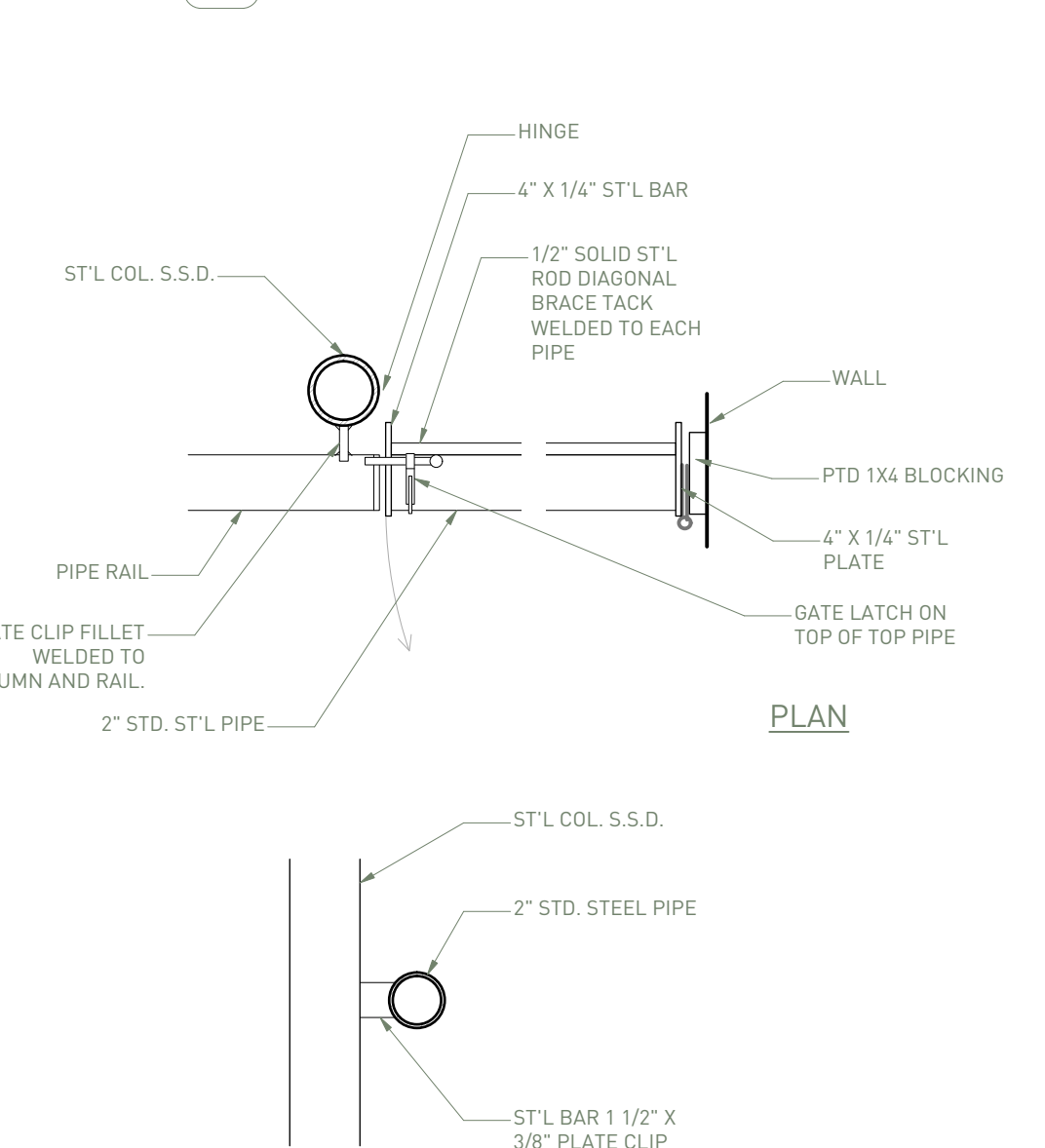
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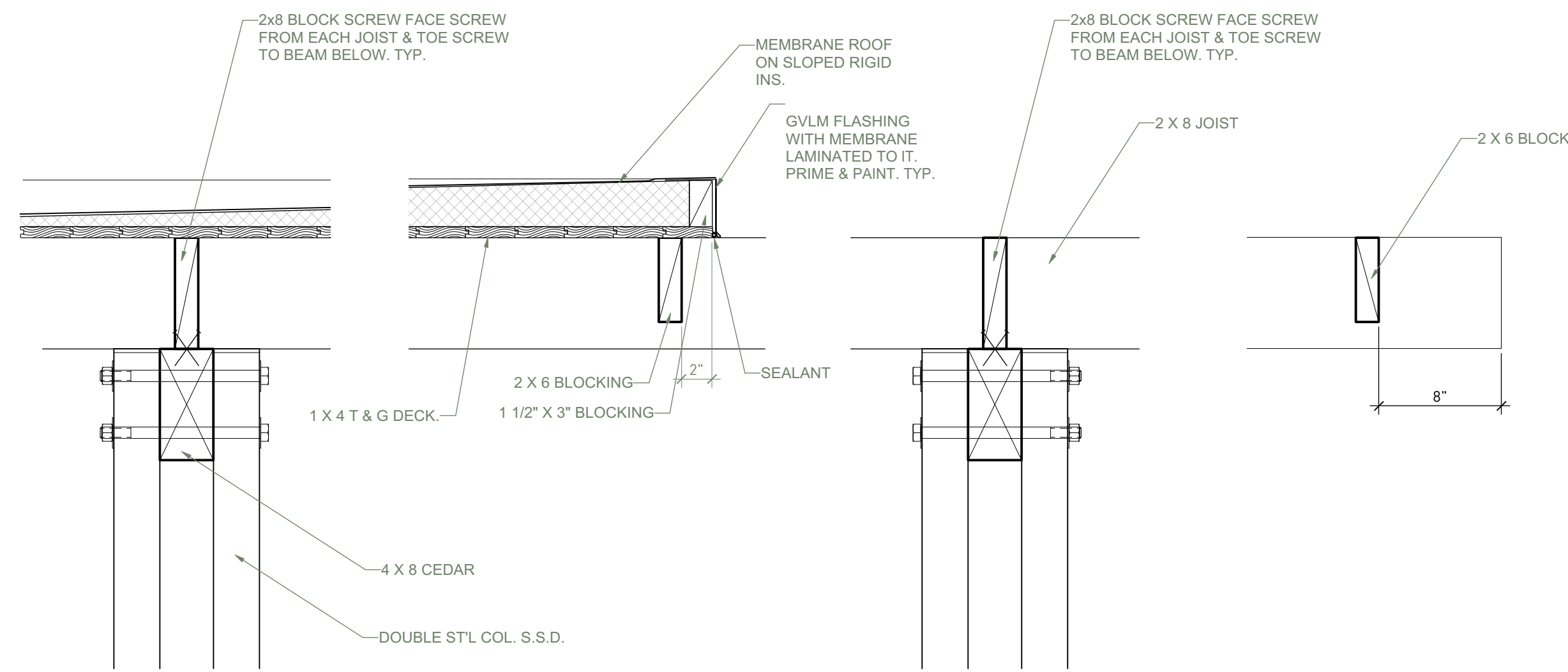
13 SECTION DETAIL @ PERGOLA
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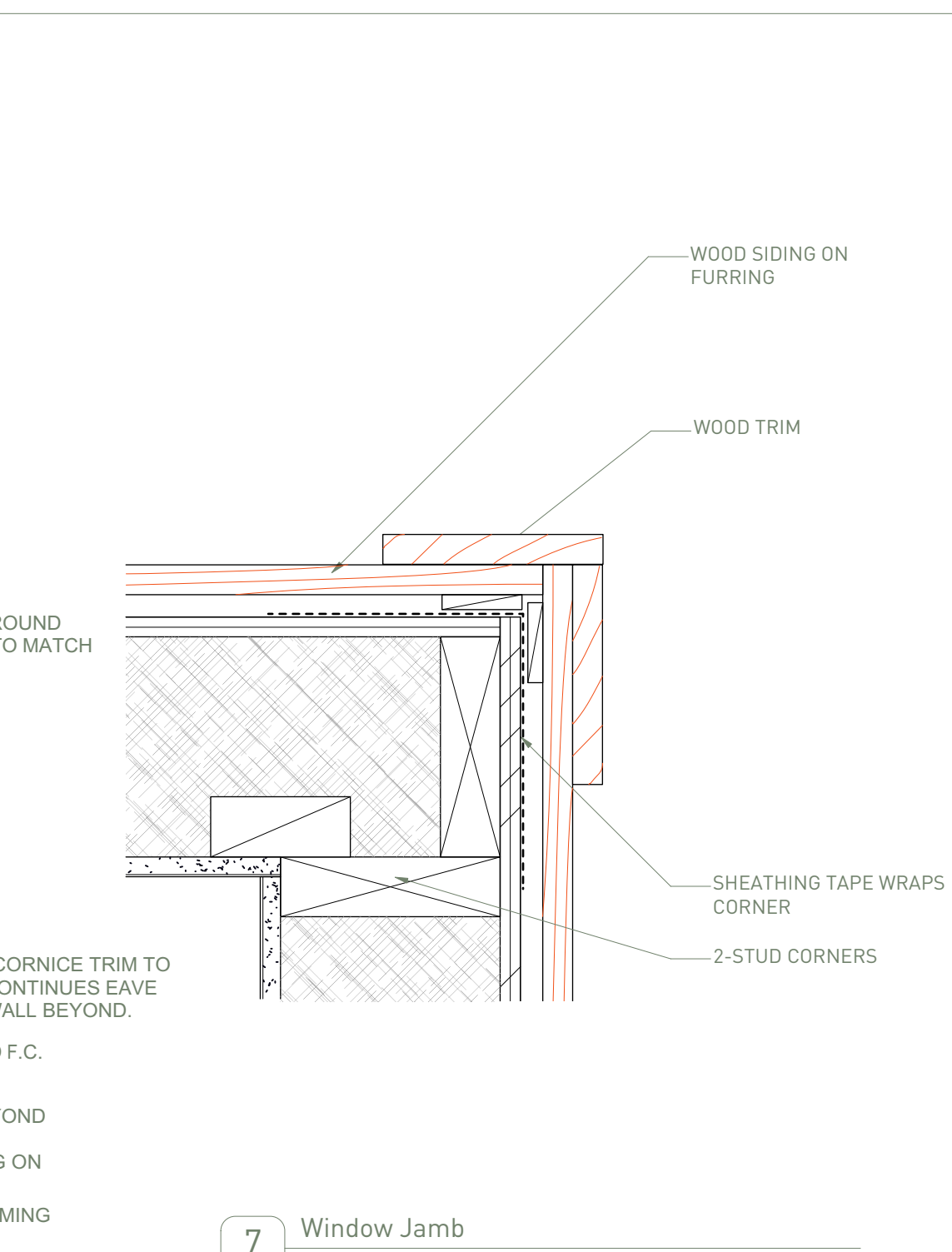
8 DETAIL AT NEW SOUTH EAVE
Scale: 1 1/2" = 1'-0"



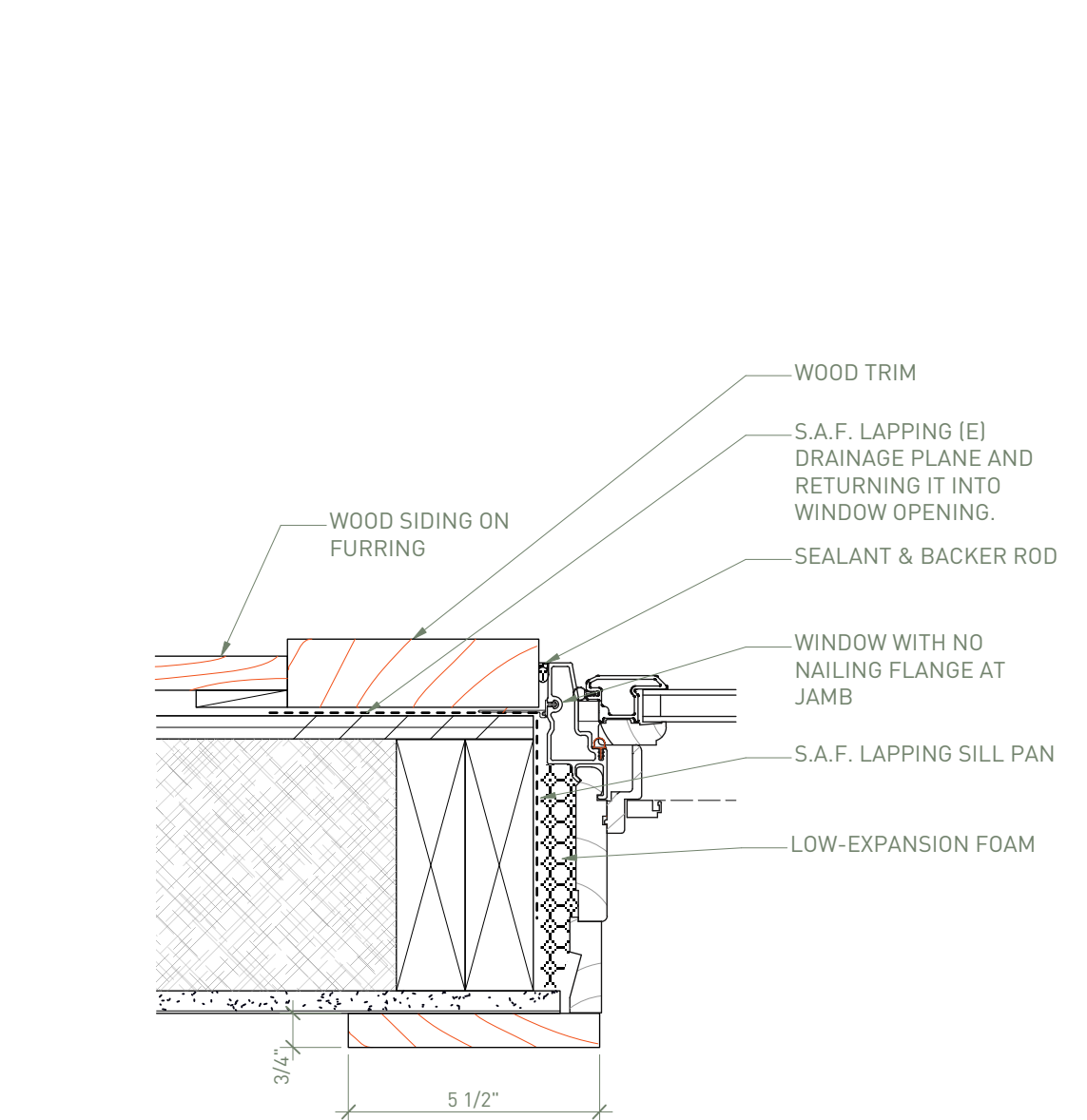
4 WELED ST'L RAIL AND GATE DETAIL
1 1/2" = 1'-0"



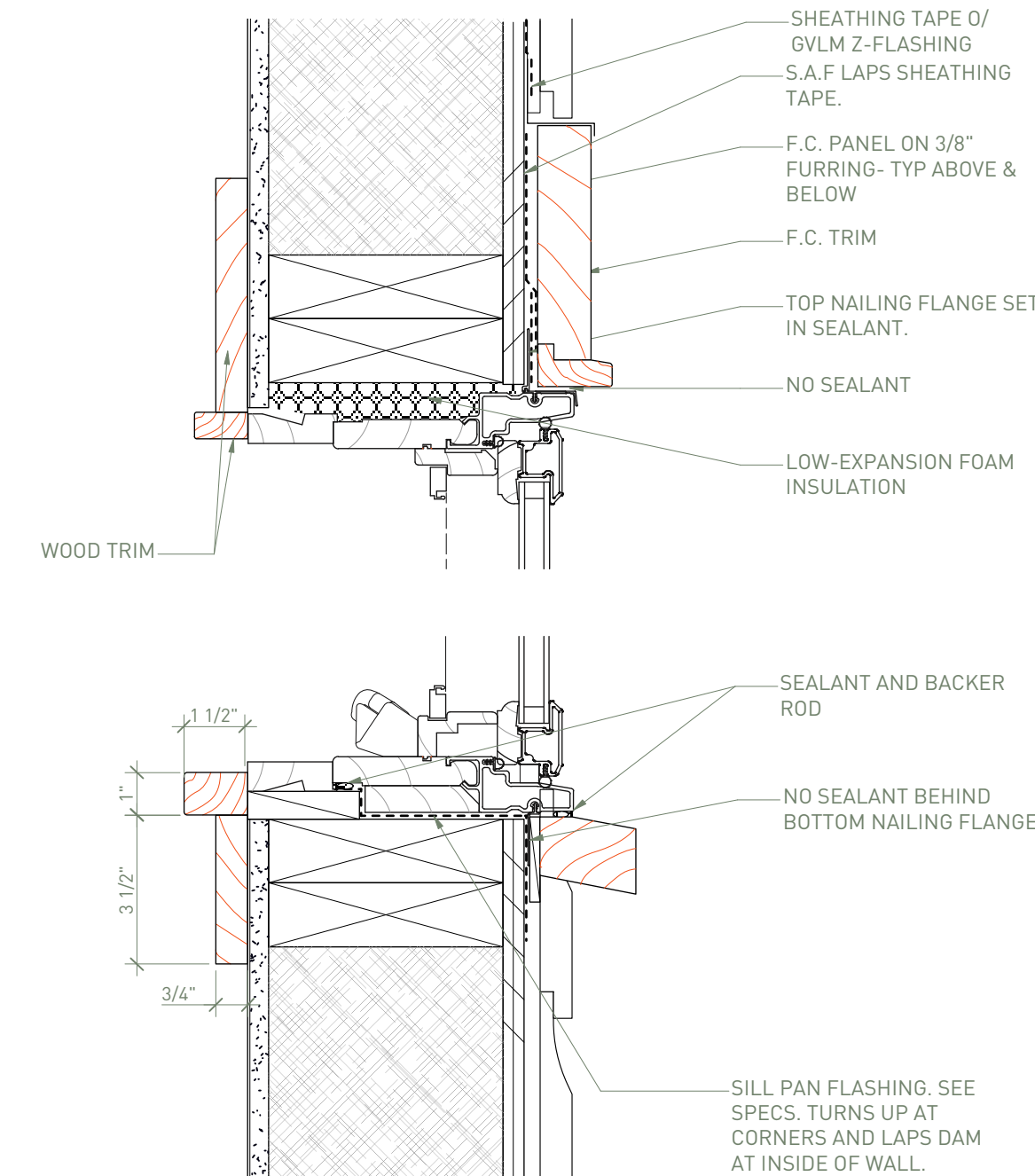
2 Window Jamb
3" = 1'-0"



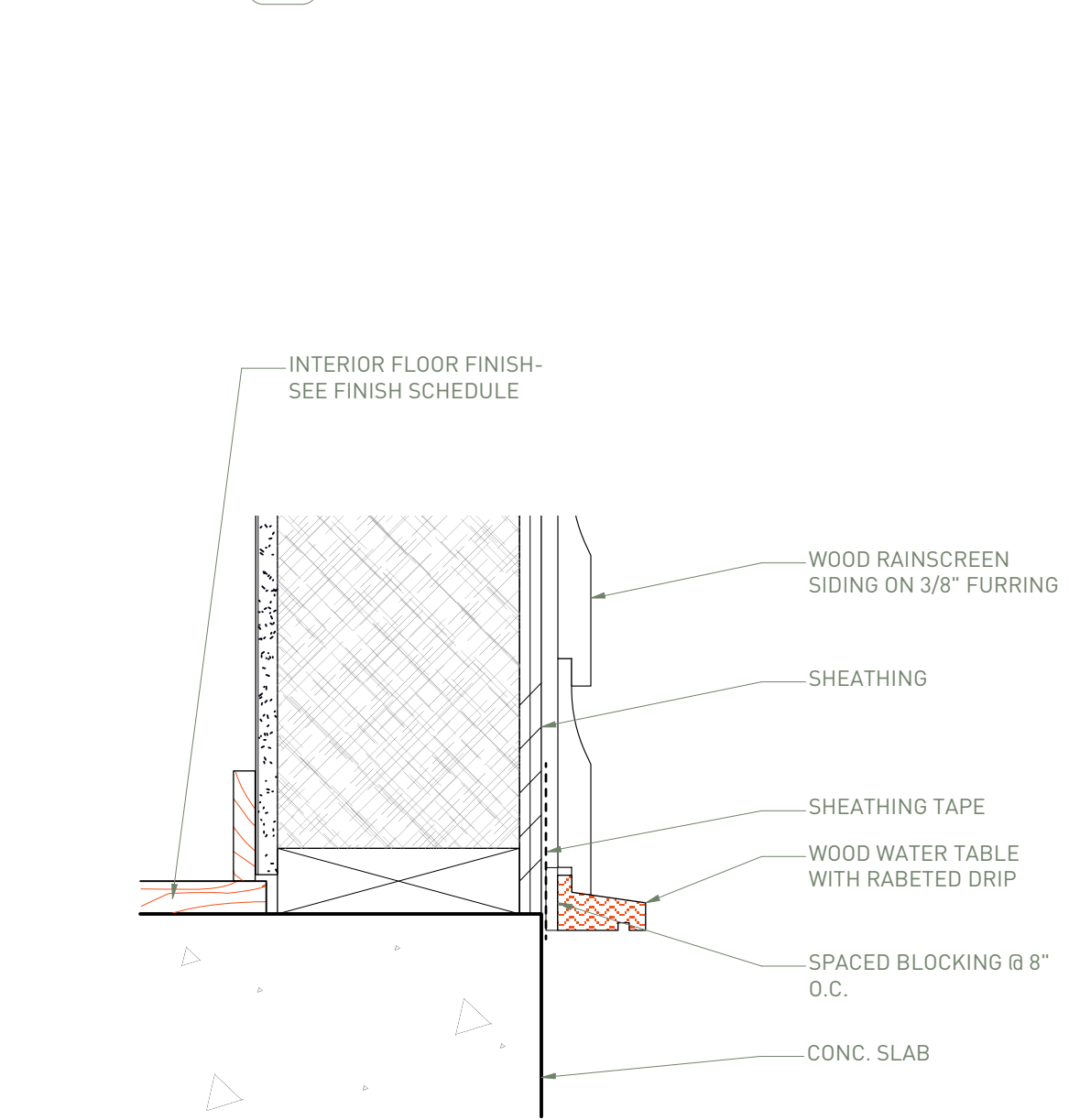
7 Window Jamb
3" = 1'-0"



2 Window Jamb
3" = 1'-0"



6 Window Head/Sill
3" = 1'-0"



1 Wall Base Detail
3" = 1'-0"



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DASON
WHITSETT
ARCHITECTURE

1311 Harvey St
Austin, TX 78702
info@dmwarch.com

Issue Record
A 11/8/14 Permit Set

Revision Record

Project ID
1411
Project Name
Ave H Addition

Drawn By
File Name

Sheet #:

Project Address
4206 Avenue H
Austin, TX 78751
USA

A-500

Sheet Title
Details

Interior Finish Key		
Key	Description	Flamespread / Smoke Dev Class
CEILING & WALL		
ACT-1	Acoustic ceiling tile	A
AP-1	Acoustic paneling	
CT-1	Ceramic wall tile.	A
FCS-1	Fiber cement siding	A
FCP-1	Fiber cement paneling	A
GWB-L3	Gypsum wall board, level 3 finish	A
GWB-L4	Gypsum wall board, level 4 finish	A
GWB-L5	Gypsum wall board, level 5 finish	A
GL-1	Glazed wall (window wall, storefront)	A
None	No finish surface	
REFIN-1	Refinish existing wood	C
VP-1	Veneer plaster	
WP-1	Wood paneling	C
WS-1	Wood plank siding	C
(E)	Existing finish to remain. Patch and refinish where impacted by demolition or new work.	
BASE		
BWD-1	Wood base	
BCT-1	Ceramic tile base.	
BRC-1	Resilient cove base.	
None	No base- wall finish continuous to floor	
(E)	Existing base to remain. Patch and refinish where impacted by demo	
FLOOR		
C-roll-1	Roll carpet	
C-mod-1	Modular carpet tile	
C-misc-1	Entry mat	
CONC-1	Sealed concrete	
CTF-1	Ceramic floor tile	
WPF-1	Wood plank flooring	
(E)	Existing finish to remain. Patch and refinish where impacted by demolition or new work.	
Notes:		
1. Other number designations refer to additional variations of the same material.		
2. See Specifications for detailed information on each material.		

Paint Key	
See Specifications and VOC Limits Schedule for additional specifications on paint. Where Specifications list a paint manufacturer/product, Manufacturer information below is only for the purpose of matching listed color in specified product. Apply samples of all paint colors and finishes on actual surfaces to be finished for Architect's approval prior to painting.	
Where multiple materials occur on walls in one room, paint colors do not apply to any material indicated as clear finished in finish key, elevations, or specifications. See "Remarks" column of Room Finish Schedule for additional information on finishes.	
For pricing purposes, allow for as many different colors as indicated T.B.D. below.	
ID	Description
Paint Colors	
(a) White 1	Benjamin Moore- White Dove OC-17. This is the default color. Where "a" is indicated on finish schedule or where another color is not specified, apply this color.
T.B.D. 1	
T.B.D. 2	
T.B.D. 3	
Paint and Clear Finish Gloss Level	
Walls except as noted Flat	
Kitchen and Bath Walls	Satin
Painted Doors, Windows & Wood Trim	Semi-Gloss
Clear Finished Doors, Windows & Wood Trim	Satin
Millwork (Field Painted only)	Satin

Finish Notes

1.803.1.1- Interior wall and ceiling finish materials.
See Room Finish Legend for material class and Sht --030 for material class requirements based on occupancy and area.
Class A:=Flame spread index 0-25; smoke-developed index 0-450.
Class B:=Flame spread index 26-75; smoke-developed index 0-450.
Class C:=Flame spread index 76-200; smoke-developed index 0-450.

Interior Finish Schedule													
Number	Room Name	Net Area (sf)	Floor		Wall				Ceiling	Paint Colors			Remarks
			Matt	Base	North	East	South	West		Wall Color	Trim Color	Ceiling color	
108	Kitchen	186	WPF-1	BWD-1	GWB-L4	GWB-L4	GWB-L4	GWB-L4	GWB-L4				WOOD FLOOR MATCHING OTHER IEI FLOORS ASSUMED UNDER IEI FINISH. VERIFY.
110	Closet	34	WPF-1	BWD-1	GWB-L4	GWB-L4	GWB-L4	GWB-L4	GWB-L4				See floor note on sunroom.
111	Master Bath	132	CT-1	BWD-1	GWB-L4	GWB-L4	GWB-L4	GWB-L4	GWB-L4				SEE INT. ELEV. FOR EXTENT OF OTHER WALL FINISH MATERIALS.
112	Toilet	17	CT-1	BWD-1	GWB-L4	GWB-L4	GWB-L4	GWB-L4	GWB-L4				
113	Laundry	12	CT-1	BWD-1	GWB-L4	GWB-L4	GWB-L4	GWB-L4	GWB-L4				Tile to be set flush with wood floor in Sunroom.
114	Sunroom	162	WPF-1	BWD-1	GWB-L4	GWB-L4	GWB-L4	GWB-L4	GWB-L4				FLOOR SPECIES AND PLANK SIZE T.B.D.

NOTE: GWB FINISH NOTED AS LEVEL 4 AS ESTIMATE OF IEI FINISH IN HOUSE. NEW GWB TO HAVE SMOOTH FINISH TO MATCH.

Wall Types Notes

- No structural member shall be omitted, notched, cut, drilled or otherwise modified without prior approval of the Architect or Engineer except for wood framing which may be modified in accordance with code or manufacturer's instructions.
- All new partitions to be braced to the structure above. Where no detail is specifically indicated, brace per standard practice.
- All gypsum board (GWB) shall be 1/2". Where GWB is located adjacent to wet locations, provide water-resistance 1/2" GWB. Tape and float to finish level indicated on finish schedule, wall types & details.
- All exposed gypsum board edges to have appropriate metal trim.
- All lumber in contact with concrete or masonry less than 8 inches from the ground shall be pressure-treated or of a wood with equivalent natural resistance to decay.
- Fireblocking
In combustible construction, provide an approved fireblocking material in accordance with IBC 717.2 including at the following locations: Vertically at ceiling and floor levels, horizontally at intervals not exceeding 10 vertical feet, at connections between horizontal & vertical spaces, and between stair stringers at the top and bottom of a run.

Provide fireblocking in the annular space around penetrations in ceilings and floors in accordance with IBC 717.2.5.

Provide fireblocking in concealed spaces of architectural finishes & trim in accordance with 717.2.6.

- Provide wood or plywood backing or blocking at all wood base, cabinets, millwork, furniture and fixtures to be fastened to walls.



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DASON
WHITSETT
ARCHITECTURE

1311 Harvey St
Austin, TX 78702
737.478.1111
info@dmwarch.com

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4206 Avenue H
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Checked By
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Sheet #:

A-600

Schedules- Finish & Wall Types

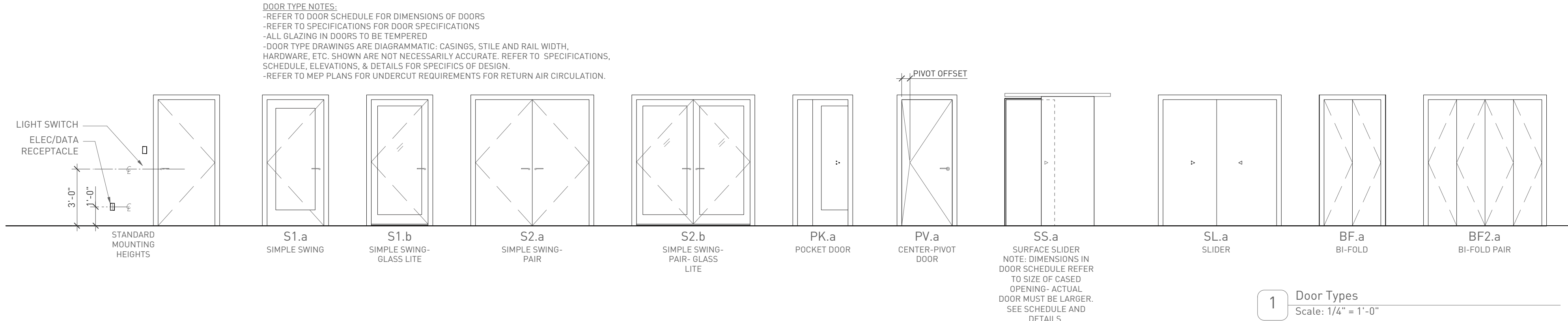
Openings General Notes

1. Fenestration is a key part of the Air Barrier and Drainage Plane systems. See Sheet --011 for additional notes, details and standards regarding these systems.
2. All new exterior glazed openings shall have Low-E insulated glass. See Building Envelope Schedule and Specifications for specific glazing performance requirements.
3. All new openings shall be thoroughly flashed and sealed to prevent moisture and air intrusion. Self-adhered flashing with pre-formed corners and backdams or sill pan flashings shall be used at all new openings in addition to metal flashing as indicated or appropriate. See standard details on Sheet --011 as well as details for individual openings. Contractor is responsible for providing a complete and continuous Drainage Plane in all cases.
4. Contractor shall examine existing openings for Drainage Plane continuity and report to the Architect with recommendations for remediation if necessary. Re-seal all existing openings.
5. 08 10 00 Door Seals
All exterior doors to be thoroughly weather-stripped. Doors indicated as Acoustic, shall have appropriate seals to prevent sound transmission.
6. 08 14 16 Wood Doors
(AEGBP) Wood door cores shall contain no added urea-formaldehyde.

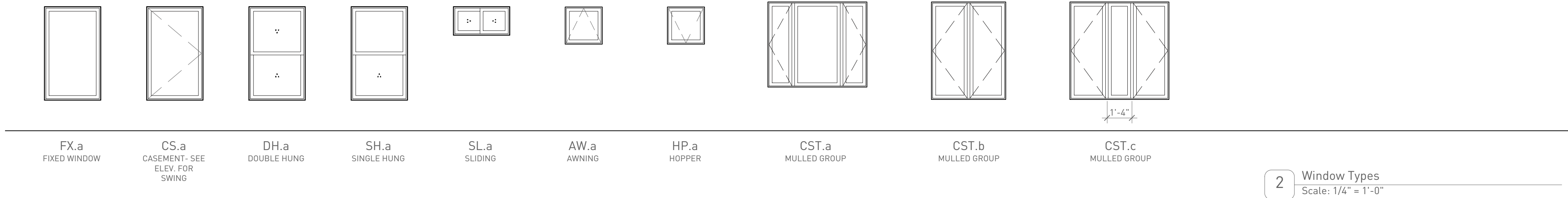
Finish all sides of wood doors, including top and bottom edges after final adjustments.
7. 08 80 00 Safety Glass [IBC 2404.4]
Provide labeled safety glass in the following locations: Glazing in doors, glazing within 24" of a door in the closed position less than 60" above the floor, glazing less 18" above a walking surface, glazing in guard rails, glazing adjacent to wet surfaces, glazing less than 60" above a stair or landing, and glazing less than 36" and within 60" of the bottom tread of a stair.
8. 08 80 00 Security Glazing
Provide tempered or laminated glass to all openings within 40" of an exterior door in the closed position.

Residential Opening Notes

1. Bedrooms, if not provided with a door to the exterior, shall have at least one emergency escape and rescue opening. Opening shall shall be operable without keys, tools or special knowledge and have minimum net clear dimensions: 5.7 sq ft, 24" high, 20" wide.



Door Schedule																									
		Door Type	Nominal Size			Material		Finish		Hardware					Seals		NFRC			Details					
Door ID	Location	ID	Width	Height	Thickness	Door Construction	Jamb Material	Door Finish	Jamb Finish	Latch Function	Lockset / Type or Handle	Hinges	Sill	Other HW	Head/Jamb	Door Bottom	U-factor	SHGC	VT	Head	Jamb	Sill	Notes	Door ID	
D- 100	Front Door		3'0"	7'0 1/4"	1 3/4"	Wood	Wood																Repair and refinish existing door, sill and frame. Clean and lubricate hardware.	D- 100	
D- 108	Kitchen	S1.c	3'4"	6'8"	1 3/4"	Wood	Wood	Ptd	Ptd	Passage	Hdl 1	Hng 1	Sill 1	Db 1, Dr Bt 1, Kerf-in 1									Arch-top door	D- 108	
D- 110	Master Closet	S1.a	2'0"	6'8"	1 3/8"	Wood	Wood	Ptd	Ptd	Passage	Hdl 2	Hng 2	-	-									[E] Master Bedroom closet door to be re-handed, re-finished and re-used. Patch [E] hinge mortising where exposed on new face of door.	D- 110	
D- 111	Master Bath	S1.a	2'8"	6'8"	1 3/8"	Wood	Wood	Ptd	Ptd	Privacy	Hdl 2	Hng 2	-	-									Use [E] door in owner's attic. Patch as required and re-finish.	D- 111	
D- 112	Master Toilet	S1.a	2'4"	7'0"	1 3/8"	Wood	Wood	Ptd	Ptd	Privacy	Hdl 2	Hng 2	-											D- 112	
D- 113	Laundry	BF.a	4'3"	6'8"	1 3/8"	Wood	Wood	Ptd	Ptd	Passage	Hdl 2	Hng 2	-											D- 113	
D- 114	Screened Porch	S1.b	2'8"	7'0"	1 3/4"	Wood	Wood	Ptd	Ptd	Entry	Hdl 1	Hng 1	Sill 1	Db 1, Sill 1, Dr Bt 1, Kerf-in 1									Provide custom screen door per details.	D- 114	



Glazing ID Key					
ID	Description	U-center of glass	Psi Spacer	SHGC	VT
Low SG 1	Cardinal LoE 366 (#2) / i89 (#4) dual glazed 3/4" I.G. unit with warm edge spacer and argon fill.	0.20		0.27	0.63
Mod SG 1	Cardinal LoE 270 (#2) / i89 (#4) dual glazed 3/4" I.G. unit with warm edge spacer and argon fill.	0.20		0.36	0.69
Mod SG 2	Cardinal LoE 272 (#2) / i89 (#4) dual glazed 3/4" I.G. unit with warm edge spacer and argon fill.	0.20		0.41	0.70
High SG	Cardinal LoE 180(#2) / i89 (#4) dual glazed 3/4" I.G. unit with warm edge spacer and argon fill.	0.21		0.62	0.77
T/	Glazing to be tempered.				

Window Schedule																						
ID	Location	Window Type	Nominal Size		Egress?	Window Material	Window Finish	Frame Material	Frame Finish	Glazing ID	Accessories	Manufacturer		Details			Notes	Energy	NFRC		ID	
			Width	Height								Mfr	Model	Head	Jamb	Sill			U-Factor	SHGC		
W- 108	Vestibule/Kitchen	AW.b	3'0"	1'6"		Wood	Ptd	Wood	Ptd	Single		Marvin						-			W- 108	
W- 111.a	M. Bath South	CS.a	2'8"	4'11"		FG/Wood	Ptd*	Wood	Ptd	Low SG 1		Marvin	Integrity	6/A-500	2/A-500	6/A-500	With jamb extension	South			W- 111.a	
W- 111.b	M. Bath West	CST.a	5'4"	4'7"		FG/Wood	Ptd*	Wood	Ptd	Low SG 1		Marvin	Integrity	6/A-500	2/A-500	6/A-500	With jamb extension	West			W- 111.b	
W- 111.c	M. Bath Shower	HP.a	3'0"	1'7"		FG	-	-	-	Low SG 1		Marvin	Integrity	6/A-500			All Ultrex	West			W- 111.c	
W- 112.a	Toilet Rm.	AW.a	2'0"	1'7"		FG/Wood	-	-	-	Low SG 1		Marvin	Integrity	6/A-500	2/A-500	6/A-500	With jamb extension	West			W- 112.a	
W- 114.a	Sunroom	CST.c	5'4"	5'3"		FG/Wood	Ptd*	Wood	Ptd	T/ Low SG 1		Marvin	Integrity					West			W- 114.a	
W- 114.b	Sunroom	CST.c	5'4"	5'3"		FG/Wood	Ptd*	Wood	Ptd	Low SG 1		Marvin	Integrity					West			W- 114.b	
W- 114.c	Sunroom	CST.b	4'0"	5'3"		FG/Wood	Ptd*	Wood	Ptd	Low SG 1		Marvin	Integrity					North			W- 114.c	
W- 114.d	Sunroom	CST.c	5'4"	5'3"		FG/Wood	Ptd*	Wood	Ptd	Low SG 1		Marvin	Integrity					North			W- 114.d	
W- 114.e	Sunroom	CST.b	4'0"	5'3"		FG/Wood	Ptd*	Wood	Ptd	Low SG 1		Marvin	Integrity					North			W- 114.e	
W- 114.f	Sunroom	CST.b	3'4"	5'3"		FG/Wood	Ptd*	Wood	Ptd	Low SG 1		Marvin	Integrity					East			W- 114.f	
* For wood/fiberglass windows, paint interior wood portion only.																						



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1311 Harvey St
Austin, TX 78702
512.454.1111
info@dmwhich.com

DASON
WHITSETT
ARCHITECTURE

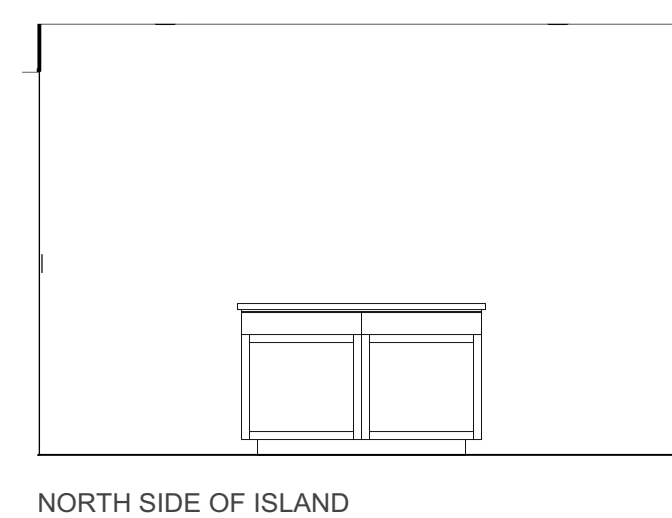
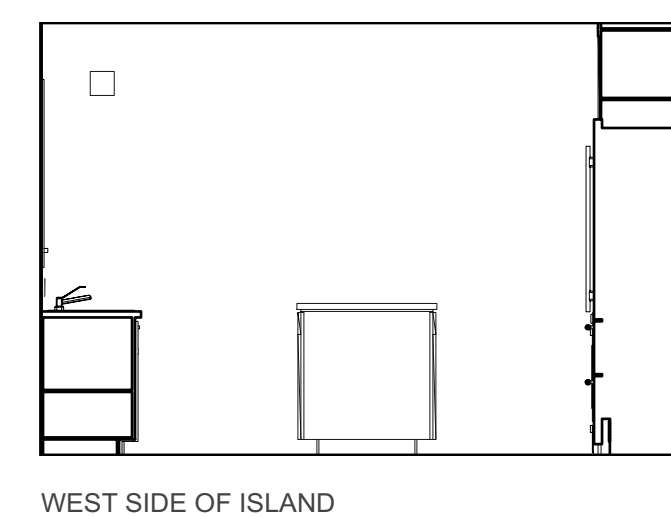
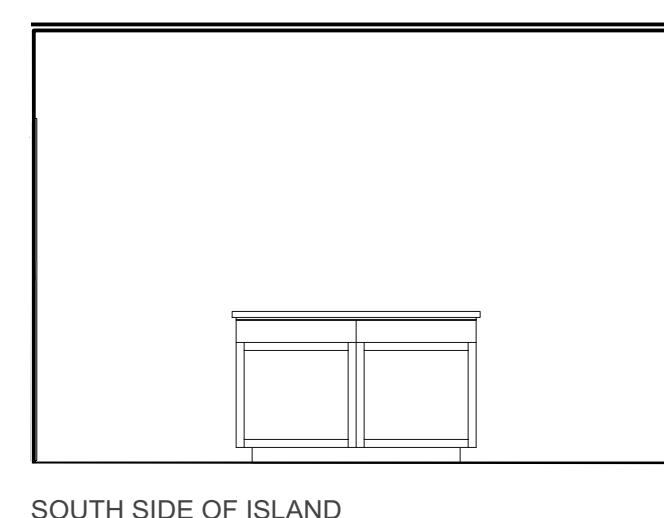
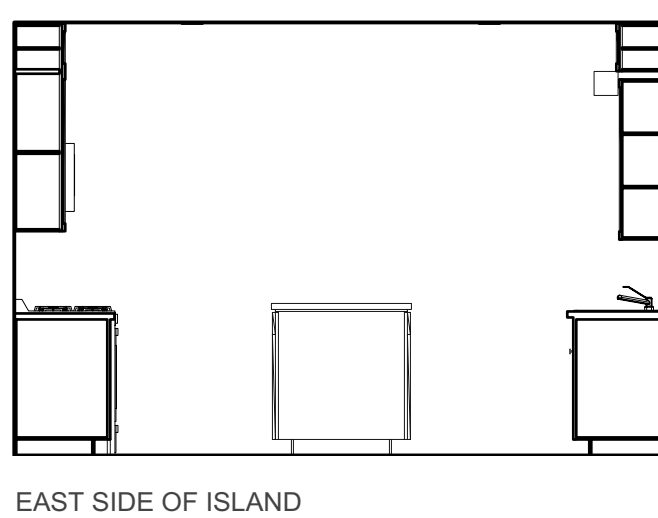
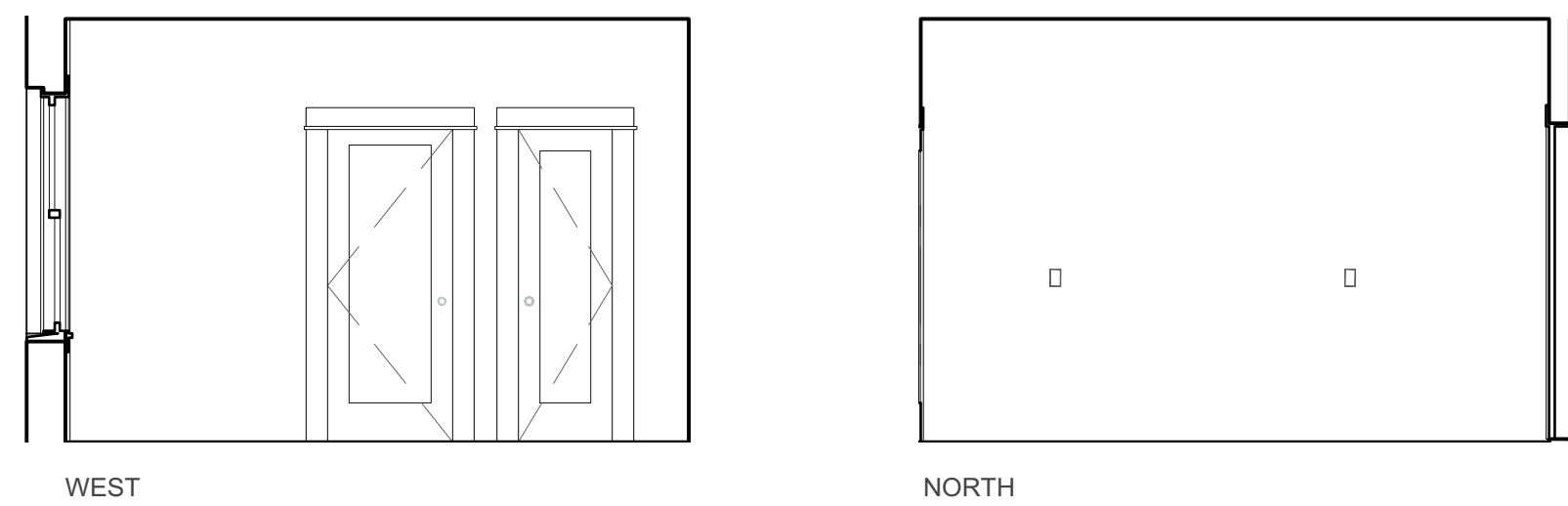
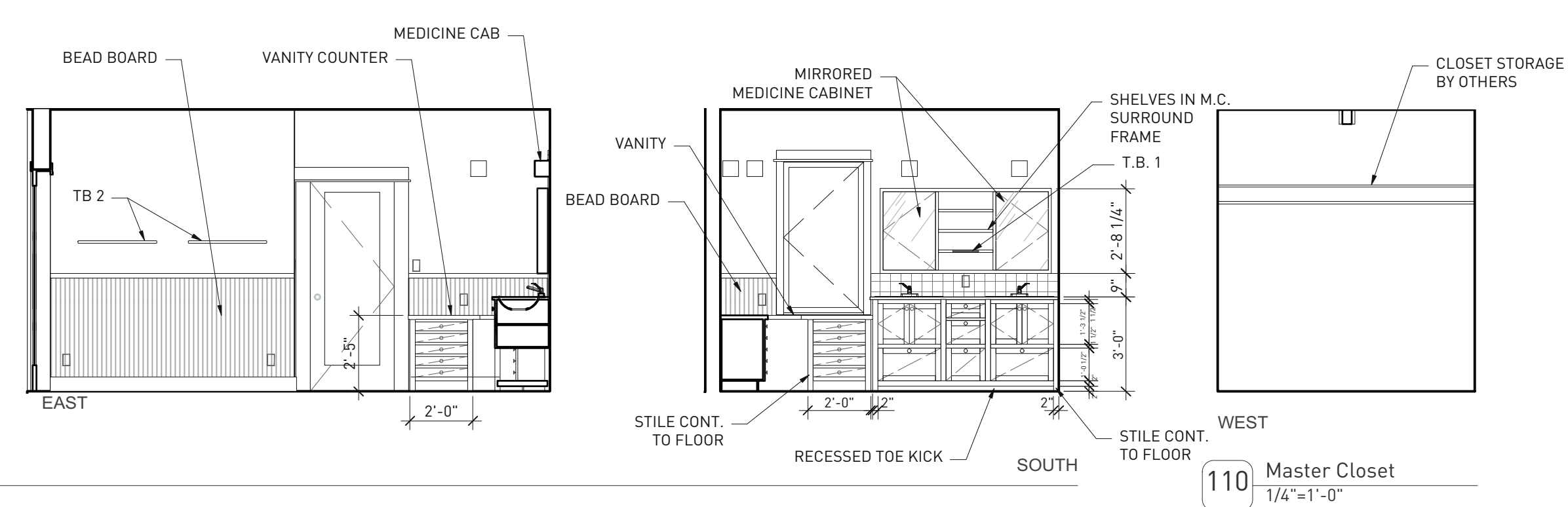
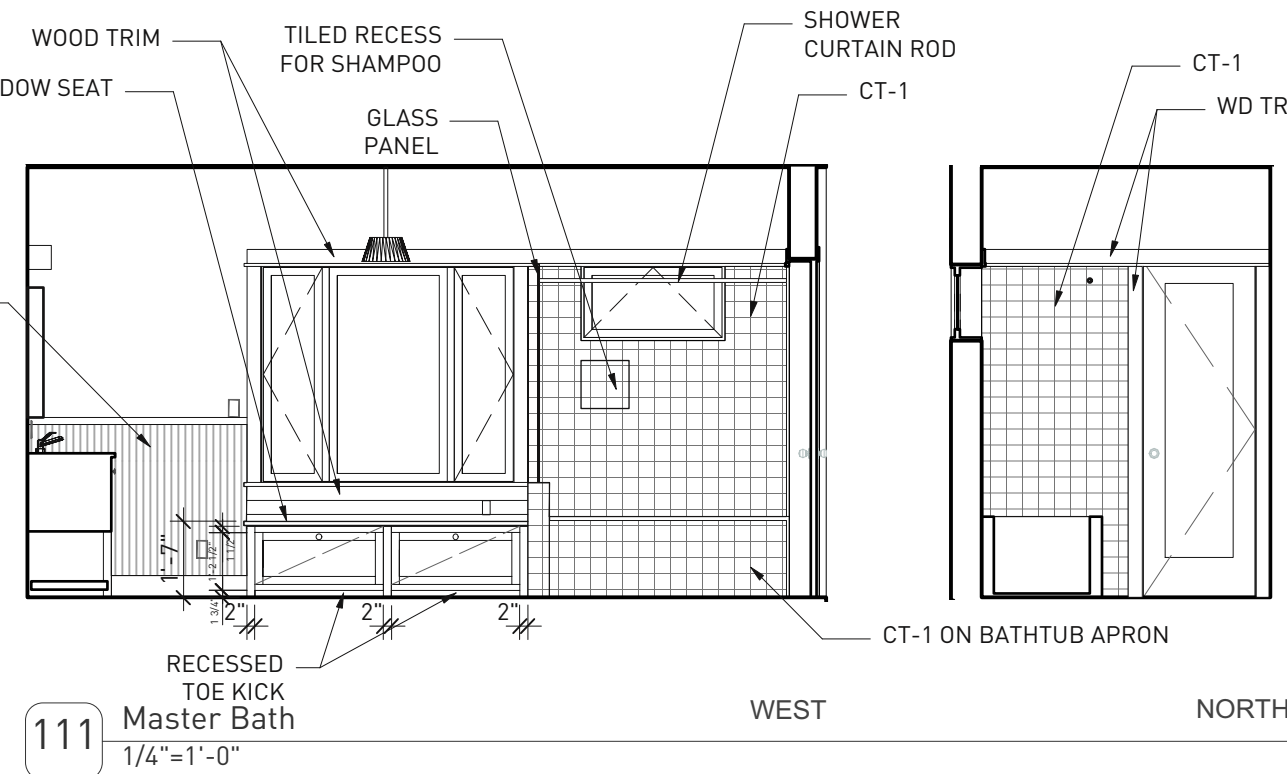
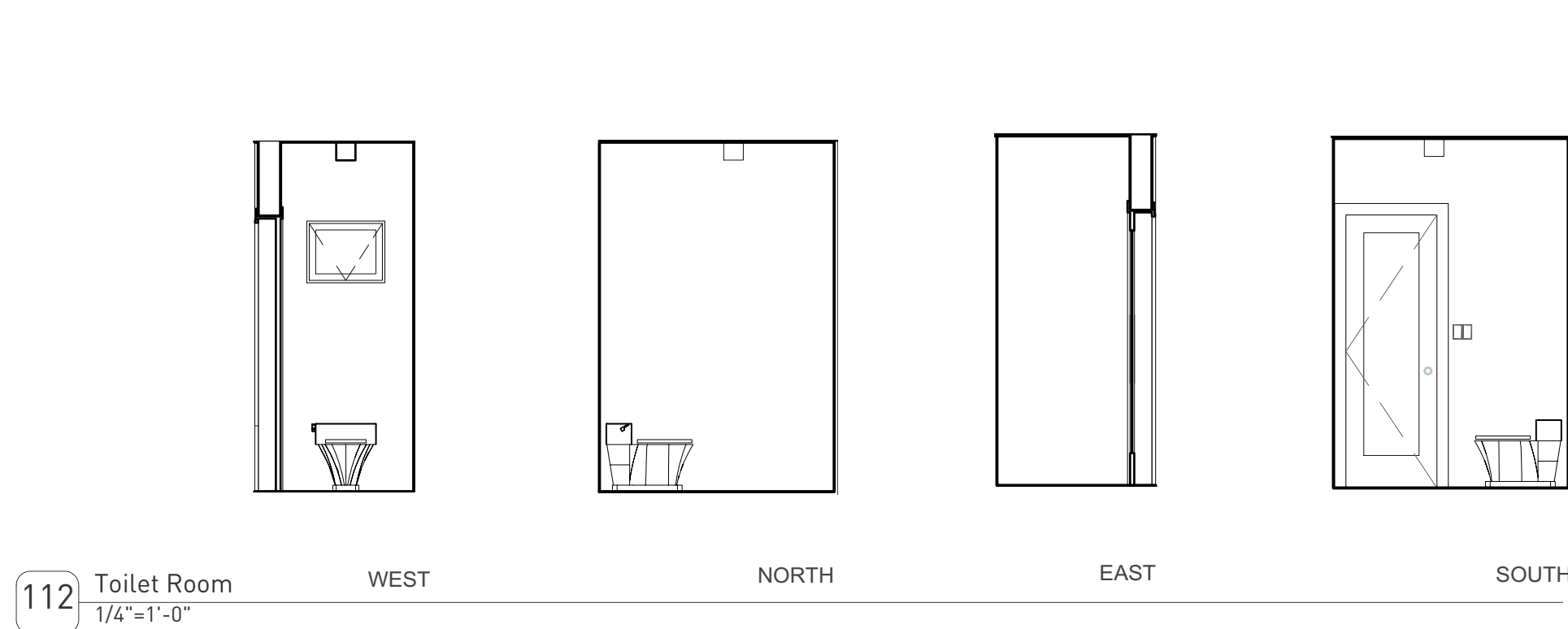
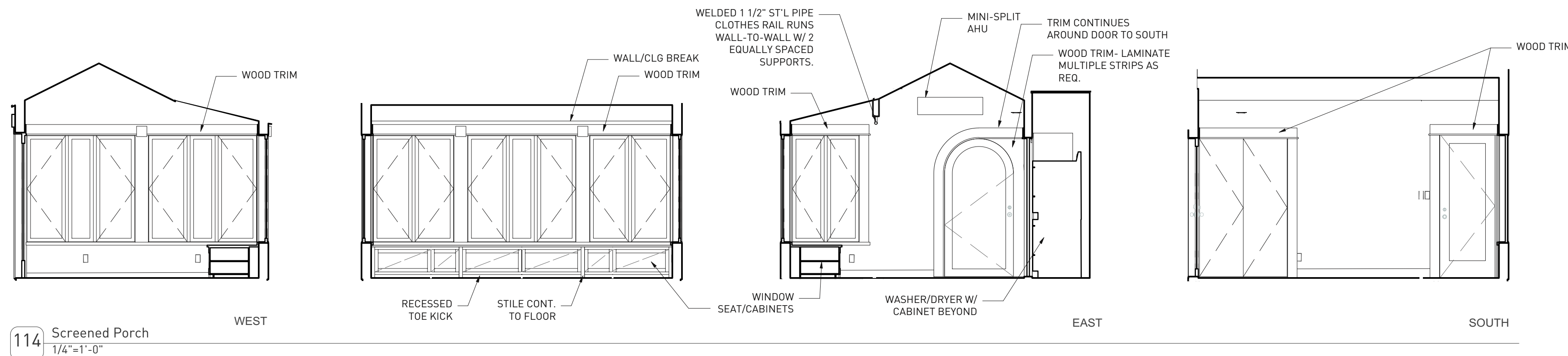
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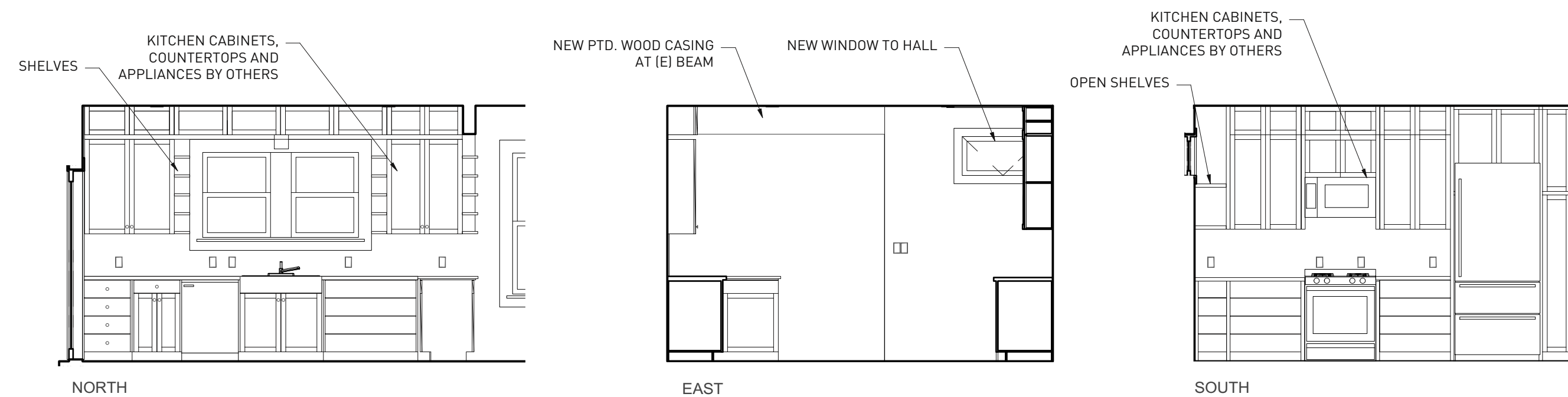
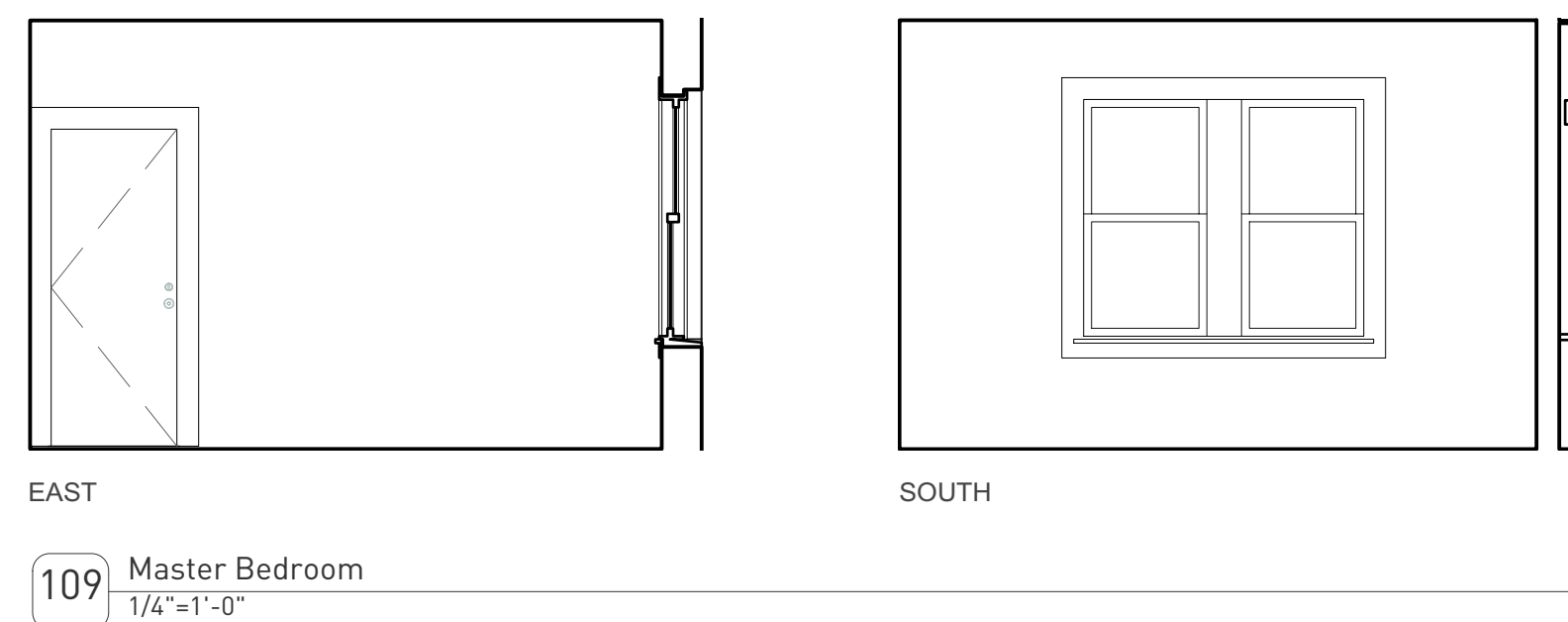
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Project Address: 4206 Avenue H
Austin, TX 78751
USA
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A-700

Interior Elevations



NOTE: KITCHEN ISLAND AND COUNTER BY OTHERS



1000: SUPERIMPOSED DESIGN LOADS / BUILDING CODE

11	ROOF (UNREDUCED)	20 PSF
21	GROUND FLOOR LEVEL LIVE LOAD	50 PSF
31	WIND LOADS: (20 PSF MINIMUM)	PER CODE
41	BUILDING CODE:	2012 I.R.C.

1300: GENERAL

- 11 PLANS, SECTIONS, AND DETAILS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, OR MATERIAL SIZES.
- 21 VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL.

2260: SELECT FILL

- 11 THE SUBGRADE BELOW THE SLAB SHALL HAVE ALL VEGETATION AND "TOP SOIL" REMOVED. REMOVE A MINIMUM OF 1'-0" OF EXISTING MATERIAL.
- 21 THE EXPOSED SURFACE OF THE SUBGRADE SHALL BE PROOF-ROLLED AND ALL WEAK AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT FILL.

31 THE EXPOSED SUBGRADE SHALL BE SCARIFIED JUST PRIOR TO SELECT FILL PLACEMENT TO A MINIMUM DEPTH OF 6" AND RECOMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698 COMPACTION TEST. THE WATER CONTENT OF THE SUBGRADE SHALL BE MAINTAINED AT TO 4% ABOVE OPTIMUM MOISTURE CONTENT UNTIL PERMANENTLY COVERED.

- 41 INSTALL SELECT FILL AS REQUIRED TO ELEVATE THE SUBGRADE BELOW THE SLAB.

51 THE SELECT FILL MATERIAL SHALL BE A NON-EXPANSIVE, WELL-GRADED SOIL WITH SUFFICIENT BINDER MATERIAL FOR COMPACTION PURPOSES. THE FILL SHALL CONFORM TO THE FOLLOWING:

MAXIMUM AGGREGATE	3"
% RETAINED ON #4 SIEVE	25 TO 50
% RETAINED ON #40 SIEVE	50-75
PLASTICITY INDEX	5-20

61 THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS, 6" TO 8" THICK AND COMPACTED TO A MINIMUM 95% OF ASTM D 698 MAXIMUM DRY DENSITY @ TO 4% ABOVE OPTIMUM MOISTURE CONTENT. THE CONTRACTOR SHALL MAINTAIN THE MOISTURE CONTENT IN THE TOP LIFT UNTIL THE CONCRETE SLAB IS PLACED.

71 COMPACTION AND MOISTURE CONTENT OF THE SUBGRADE AND FILL SHALL BE VERIFIED BY AN INDEPENDENT TESTING LABORATORY.

2350: DRILLED PIERS

11 THE FOUNDATION DESIGN IS BASED ON AN ALLOWABLE VALUE OF 15,000 POUNDS PER SQUARE FOOT IN END BEARING AND 15,000 POUNDS PER SQUARE FOOT IN SKIN FRICTION,

21 THE BEARING STRATA IS FIRM LIMESTONE LOCATED APPROXIMATELY 10'-0" BELOW EXISTING GRADE.

31 THE CONTRACTOR SHALL VERIFY THE DEPTHS OF THE PIERS BEFORE THE PIER STEEL IS CUT. THE PIER STEEL SHALL BE DELIVERED TO THE JOBSITE IN STANDARD 40'-0" LENGTHS AND CUT AS REQUIRED. PIER REINFORCING MAY BE SPLICED BUT, SHALL BE LAPPED A MINIMUM OF 30 BAR DIAMETERS.

41 PIER HOLES SHALL BE CONCRETED WITHIN 8 HOURS AFTER DRILLING.

51 ALL CONCRETE PLACED IN PIERS DEEPER THAN 10'-0" SHALL BE "TREMIED" TO PREVENT AGGREGATE SEPARATION.

61 EXCESS CONCRETE AT THE TOP OF THE PIER BEYOND THE PIER DIAMETER SHALL BE REMOVED PRIOR TO THE CONCRETE SETTING UP. THE SIDES OF PIER SHALL BE OF THE SAME DIAMETER AS THE SHAFT BELOW.

71 THE CONTRACTOR SHALL NOTIFY TK CONSULTING ENGINEERS PRIOR TO DRILLING ANY PIER HOLES. A REPRESENTATIVE OF TK CONSULTING ENGINEERS SHALL BE AT THE SITE DURING THE INITIAL PIER DRILLING OPERATION TO INSURE THAT THE CONTRACTOR CLEARLY RECOGNIZES THE SPECIFIED BEARING STRATA.

3000: CONCRETE MIX GUIDELINES

11 PROVIDE CONCRETE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATION:

CLASS	28 DAY STRENGTH	AGGREGATE	AGG. SIZE	USAGE
A	3,000 PSI	C-33 [HDRK]	1 1/2"	PIERS
B	3,500 PSI	C-33 [HDRK]	3/4"	GRADE BEAMS, SITEWORK, SLAB-ON GRADE

21 WORKABILITY ADMIXTURES MAY BE UTILIZED, PROVIDED THAT BATCH PROPORTIONS ARE DETERMINED PER THE MANUFACTURER AND APPROVED

BY THE ENGINEER.

31 PROVIDE 3 TO 5 PERCENT AIR ENTRAINMENT IN CLASS B CONCRETE.

41 THE USE OF CALCIUM CHLORIDE IS NOT PERMITTED.

51 CEMENT SHALL BE TYPE I OR III PER ASTM C 150.

61 CONCRETE SLUMP SHALL BE DETERMINED BY MIX DESIGN. THE DESIGN SLUMP SHALL BE SHOWN ON THE READY-MIX TICKET. THIS SPECIFIED SLUMP MAY BE USED AS QUALITY CONTROL CHECK ON THE CONCRETE AT THE SITE.

71 ALL CONCRETE SHALL HAVE A MINIMUM OF 5 SACKS OF CEMENTITIOUS (CEMENT AND FLYASH) MATERIAL PER CUBIC YARD OF CONCRETE. CONTRACTOR'S MIX DESIGNER SHALL PROPORTION RATIO OF CEMENT/FLY ASH. IT IS PREFERRED TO HAVE A HIGHER CEMENT RATIO FOR SLAB CONCRETE WHEN PLACING IN COLDER TEMPERATURES.

81 CLASS "C" FLY ASH SHALL NOT BE USED WHERE THERE IS A NEED FOR SULFATE RESISTANT CONCRETE. USE CLASS "F" FLY ASH WHERE SULFATE RESISTANCE IS REQUIRED.

91 A MINIMUM OF 20% REPLACEMENT OF CEMENT SHALL BE USED WITH CLASS "C" FLY ASH. THERE IS NO MINIMUM LIMIT WITH CLASS "F" FLY ASH.

101 THE CONTRACTOR SHALL INCLUDE THE FOLLOWING FOR EACH SUBMITTED MIX DESIGN:

- A1 WEIGHT OF INDIVIDUAL ELEMENTS PER CUBIC YARD OF CONCRETE INCLUDING, CEMENT, SAND, AGGREGATE, WATER, AND EACH ADDITIVE.
- B1 THE MAXIMUM AGGREGATE SIZE.
- C1 30 CONSECUTIVE TESTS (ACT 301/318) OR
- D1 5-28 DAY CYLINDER BREAKS (ACI 301)

3010: SLAB-ON-GRADE NOTES

11 THE MOISTURE BARRIER BELOW THE CONCRETE FLOOR SHALL BE A POLYOLEFIN MEMBRANE CONFORMING TO ASTM 1745, CLASS A. ALL JOINTS SHALL LAP A MINIMUM OF 6" AND SHALL BE SEALED WITH AN ADHESIVE TAPE SUPPLIED BY THE MEMBRANE MFR.. INSTALL PER MFR. RECOMMENDATIONS

- A. YELLOW STEGO WRAP (10 MIL) WITH STEGO WRAP RED POLYETHYLENE TAPE (4" WIDE)
- B. RAVEN VAPOR BLOCK (10 MIL) WITH RAVEN VAPOR BOND TYPE.
- C. BARRIER-BAC 250 (11 MIL). ALL JOINTS AND PENETRATIONS SHALL BE SEALED WITH BARRIER-BAC XF SEAM TAPE.
- D. PERMINATOR BY W.R. MEADOWS, 0.0183 FOR 15 MIL.
- E. 10 OR 15 MIL "BLACK" POLY IS NOT ACCEPTABLE.

21 THE CONCRETE GROUND FLOOR SLAB SHALL BE 5" THICK AND SHALL BE REINFORCED WITH #4 @ 12" O.C. EACH WAY, TOP. PROVIDE #4 X 4'-0" DIAGONAL CORNER BARS AT EACH CORNER CONDITION IN THE SLAB. SEE PLAN AND DETAILS FOR ADDITIONAL SLAB REINFORCING AND "THICKENED" SLAB LOCATIONS.

31 THE CONCRETE SLAB REINFORCING SHALL BE LOCATED WITH 1 1/2" CLEARANCE BELOW THE TOP OF THE SLAB.

41 CONTRACTOR SHALL APPLY CURING COMPOUND OR INITIATE MOISTURE RETENTION PROGRAM FOR SLAB SURFACE IMMEDIATELY AFTER FINISHING.

51 THE CONTRACTOR SHALL CONFIRM THAT ANY SEALER / CURING AGENTS APPLIED TO THE CONCRETE SURFACE ARE COMPATIBLE WITH THE WATER BASED ADHESIVES USED ON THE TILE / CARPET TO BE INSTALLED.

61 USE PREFABRICATED PLASTIC CHAIRS, METAL CHAIRS, OR SOLID CONCRETE OR BRICK BLOCKS TO ELEVATE THE SLAB REINFORCEMENT.

3200: CONCRETE REINFORCEMENT

11 REINFORCING STEEL SHALL BE NEW DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60.

21 DETAIL REINFORCING BARS AND PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH THE ACI DETAILING MANUAL.

31 SPLICE TOP BARS AT THE CENTERLINE BETWEEN MEMBER SUPPORTS. SPLICE BOTTOM BARS DIRECTLY OVER MEMBER SUPPORTS.

41 ALL BAR SPLICES SHALL BE 40 BAR DIAMETERS UNLESS NOTED OTHERWISE.

51 PROVIDE CORNER BARS FOR EACH BAR AT THE OUTSIDE FACES OF INTERSECTING BEAMS. THE CORNER BARS SHALL BE EQUAL IN SIZE (MAXIMUM SIZE #5) TO THE INTERSECTING HORIZONTAL BARS AND SHALL LAP 24" EACH LEG.

61 REINFORCING STEEL INTENDED TO BE WELDED SHALL CONFORM TO ASTM A706, "LOW ALLOY STEEL DEFORMED BARS FOR CONCRETE REINFORCEMENT."

71 REINFORCING STEEL FOR SLABS AND BEAMS SHALL BE ELEVATED ON PREFABRICATED PLASTIC CHAIRS, METAL CHAIRS, OR SOLID CONCRETE OR BRICK BLOCKS TO ELEVATE THE SLAB REINFORCEMENT.

3300: CAST-IN-PLACE CONCRETE

11 ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI STANDARD "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318-2011.

21 ALL GRADE BEAMS BELOW GRADE SHALL BE FORMED STRAIGHT AND TO THE LINES AT GRADE DETAILED. THE FULL HEIGHT OF THE OUTSIDE FACE OF THE PERIMETER BEAM SHALL BE FORMED AND NOT CAST DIRECTLY AGAINST THE EXCAVATED EARTH.

31 SEE ARCHITECTURAL AND MECHANICAL PLANS FOR LOCATION OF ALL CAST-IN-PLACE BOLTS, INSERTS, ANCHORS, ETC. AND FOR SLAB LEAVE-OUTS, SLOPES, DEPRESSIONS, ETC..

41 THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

CAST AGAINST EARTH.....	3"
EXPOSED AGAINST EARTH OR WEATHER.....	2"
NOT EXPOSED	1 1/2"

THE MAXIMUM COVER AT A FORMED OR FINISHED SURFACE SHALL BE 1" GREATER THAN THE MINIMUM COVER LISTED.

51 CONTRACTOR SHALL REJECT ANY CONCRETE THAT IS OLDER THAN 75 MINUTES (BETWEEN BATCHING AND MIXING) WITH AIR TEMPERATURES 90° OR HIGHER UNLESS ICE IS USED IN THE MIX.

61 CONTRACTOR SHALL NOT USE A COMPANY WHICH DOES NOT BATCH THE CONCRETE IT DELIVERS.

71 CONTRACTOR SHALL COAT THE CONCRETE SLAB SURFACE IMMEDIATELY AFTER FINISHING WITH A CURING COMPOUND COMPATIBLE WITH ALL FLOOR FINISHES. AS AN ALTERNATE, THE CONTRACTOR MAY PROVIDE A WATERING SYSTEM OR COVER WITH APPROVAL BY ENGINEER.

6100: WOOD FRAMING

11 ALL WOOD FRAMING MEMBERS SHALL BE #2 SOUTHERN YELLOW PINE OR DOUGLAS FIR WITH AN ALLOWABLE EXTREME FIBER BENDING STRESS OF 1200 PSI OR GREATER.

21 PROVIDE "2X" BLOCKING @ 4'-0" IN ALL UNSHEATHED WALLS.

31 THE STUDS IN THE WALLS SHALL BE CONTINUOUS FROM THE FLOOR TO THE NEXT LEVEL OF FRAMING (ROOF, CEILING OR FLOOR JOISTS).

41 STUDS SHALL BE DOUBLED AT CORNERS AND EACH SIDE OF AN OPENING LESS THAN 6'-0" WIDE. PROVIDE 4 STUDS EACH SIDE OF OPENINGS 6'-0" AND WIDER. TWO OF THE FOUR STUDS SHALL BE BELOW THE HEADER AND THE TWO REMAINING STUDS SHALL BE ADJACENT AND CONTINUOUS TO THE UNDERSIDE OF THE FLOOR OR ROOF FRAMING ABOVE.

51 PROVIDE SOLID BLOCKING IN ALL WOOD FRAMED STUD WALLS AT THE FOLLOWING LOCATIONS:

- A1 AT MID-HEIGHT OF ALL FIRST FLOOR BEARING WALLS WITHIN A 3 LEVEL BUILDING.
- B1 AT 4'-0" IN ALL UNSHEATHED LOAD BEARING WALLS.

61 PROVIDE "2X" BLOCKING BETWEEN STUDS AT THE INSIDE FACE OF ALL WALLS AT EACH LOCATION WHERE CURTAIN RODS, RAILS, RACKS, ETC. WILL BE ATTACHED AFTER INSTALLATION OF SHEETROCK.

71 PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. "2X" SILL PLATES SHALL BE BOLTED TO THE GRADE BEAM AT 4'-0" O.C. THE BOLTS SHALL BE 1/2" DIAM. X 10" LONG WITH 2" HOOK (1"-0" TOTAL LENGTH) AND 1" WASHER. IN LIEU OF ANCHOR BOLTS CONTRACTOR MAY USE SIMPSON MAS "MUD SILL ANCHORS" SPACED @ 2'-8" O.C..

81 THE FOLLOWING MATERIALS SHALL BE TREATED MATERIAL WITH A MANUFACTURER'S GUARANTEE AGAINST DECAY OR ROT OF 20 YEARS OR MORE:

- A1 THE BOTTOM PLATE IN CONTACT WITH THE FOUNDATION CONCRETE.
- B1 ALL EXTERIOR DECK FRAMING.
- C1 ALL FRAMING IN CONTACT WITH OR WITHIN 6" OF THE GRADE. SEE PLAN AND DETAILS FOR OTHER TREATED WOOD LOCATIONS.

91 PROVIDE THE FOLLOWING FASTENERS IN CONTACT WITH THE TREATED WOOD MEMBERS

- A1 ALL SCREWS AND NAILS SHALL BE STAINLESS STEEL.
- B1 ALL COLD-FORMED PLATES/CONNECTORS SHALL HAVE A G180 ZINC COATING.
- C1 ALL BOLTS AND ROLLED STEEL SHALL BE HOT DIPPED GALVANIZED.

101 PROVIDE BLOCKING OR BAND BOARDS AT ALL JOIST AND RAFTER BEARING LOCATIONS AND IN THE CENTER OF ALL SPANS OVER 8'-0" MAXIMUM DISTANCE BETWEEN BRIDGING AND BEARING SHALL BE 8'-0"

111 PROVIDE DOUBLE FLOOR JOIST UNDER ALL INTERIOR PARTITION WALLS.

151 UNLESS OTHERWISE DETAILED, USE FLUSH TYPE METAL CONNECTIONS FOR FLOOR OR ROOF JOIST CONNECTIONS TO SUPPORTING BEAMS. THE CONNECTION HANGERS SHALL BE TYPE LU AS MANUFACTURED BY SIMPSON COMPANIES. THE TYPE HANGER USED SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR THE SIZE JOIST SUPPORTED.

121 CONNECTIONS OF MAJOR STRUCTURAL WOOD MEMBERS AT

LOCATIONS SIMILAR TO THOSE DETAILED ON THE DRAWINGS SHALL BE MADE WITH PREFABRICATED METAL FRAMING CLIPS OF A SIZE AND TYPE REQUIRED TO RESIST ALL APPLIED LOADS. "TOE-NAILING" OF MAJOR STRUCTURAL MEMBERS WILL NOT BE PERMITTED.

131 PROVIDE HOT DIP GALVANIZED NAILS AND BOLTS AT ALL EXTERIOR FRAMING. EXTERIOR STEEL CONNECTION PLATES SHALL ALSO BE GALVANIZED (HOT-DIP OR 2 COATS OF "ZRC", ZINC RICH PAINT).

141 INSTALL A SIMPSON H2.5A OR EQUAL HURRICANE ANCHOR AT EACH ROOF RAFTER TO PERIMETER WALL CONNECTION U.N.O.

151 STRUTS FROM THE CEILING TO THE ROOF SHALL BE SINGLE 2 X 4 TO 6'-0" LONG, 2-2 X 4 IN "T" SHAPE FROM 6'-0" TO 12'-0" AND 2-2 X 6 IN "T" SHAPE FROM 12'-0" TO 16'-0".

6150: PLYWOOD

11 THE OUTSIDE FACE OF ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" CDX PLYWOOD. THE PLYWOOD SHEATHING SHALL EXTEND FROM THE BOTTOM PLATE TO THE TOP PLATE OF THE WALL. SEE PLANS FOR ADDITIONAL PLYWOOD. PROVIDE 8d NAILS @ 6" O.C. TO THE BACK-UP FRAMING.

21 ALL PLYWOOD FLOOR AND ROOF DECKING SHALL BE INSTALLED WITH THE FACE GRAIN ORIENTED PERPENDICULAR TO THE SPAN OF THE SUPPORTING MEMBER. ALL PLYWOOD SHALL BE RATED AND STAMPED BY APA OR TECO.

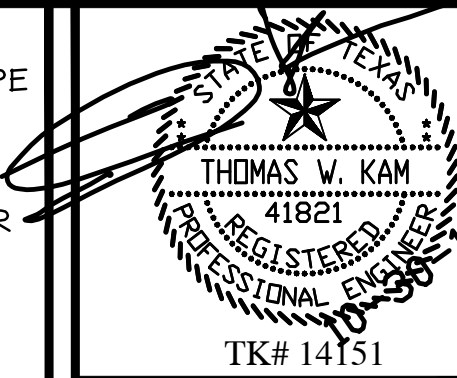
31 PROVIDE 1/2" CDX PLYWOOD RATED FOR 24" SUPPORT SPACING AT ROOF SHEATHING. ALLOW 1/8" SPACE @ EACH PANEL END AND EDGE. FASTEN WITH 8d NAILS @ 6" O.C. @ PERIMETER SUPPORTS AND @ 12" O.C. @ INTERIOR SUPPORTS.

41 PROVIDE 3/4" PLYWOOD SUBFLOOR RATED FOR 16" SUPPORT SPACING AT WOOD FLOORS. ALLOW 1/8" SPACE @ EACH PANEL END AND EDGE. FASTEN WITH 8d SHANK NAILS @ 6" O.C. ALONG SUPPORTED PANEL EDGES AND @ 12" O.C. AT INTERMEDIATE SUPPORTS.

51 PROVIDE 3/8" SANDED UNDERLAYMENT OVER SUBFLOOR AT ALL LOCATIONS RECEIVING VINYL TILE FLOOR COVERING. PLACE THE UNDERLAYMENT WITH THE FACE GRAIN PERPENDICULAR TO THE SUPPORTING JOISTS, OFFSET THE JOINTS IN THE SUBFLOOR A MINIMUM OF 4", AND PROVIDE 1/32" GAP BETWEEN ADJACENT PIECES ON ALL SIDES. ATTACH THE UNDERLAYMENT TO THE SUBFLOOR WITH 3d SHANK NAILS @ 6" O.C. ALONG THE EDGES AND @ 8" O.C. EACH WAY WITHIN THE PANEL.

61 PROVIDE 1/2" CEMENT BOARD ("WONDER BOARD") UNDERLAYMENT OVER SUBFLOOR AT ALL LOCATIONS RECEIVING CERAMIC FLOOR TILE COVERING.

71 STANDARD O.S.B. [ORIENTED STRAND BOARD] IS "NOT" AN ACCEPTABLE SUBSTITUTE FOR PLYWOOD. A TREATED O.S.B. SUCH AS "ADVANTECH" MAY BE SUBSTITUTED FOR PLYWOOD.



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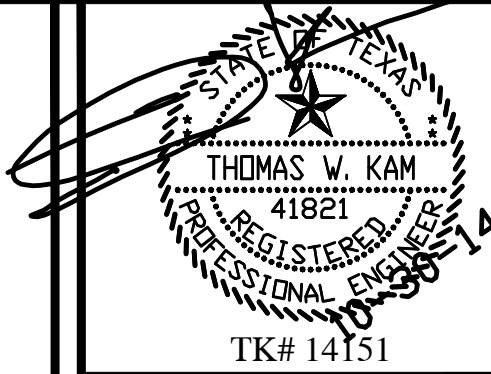
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(512) 219-1574 FAX: (512) 219-8189
(866) 386-1747 TOLL FREE
TOM@TKAUSTIN.COM

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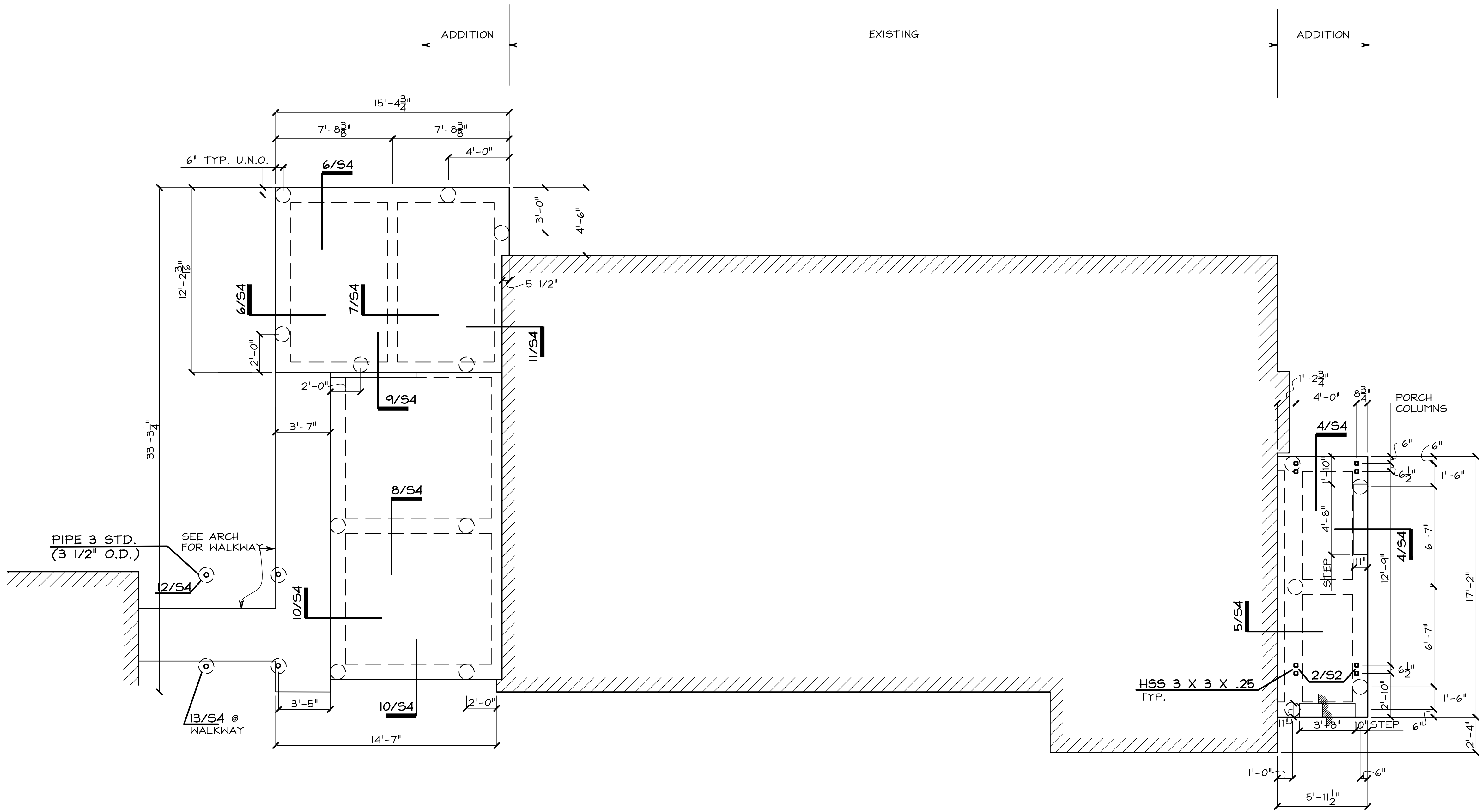
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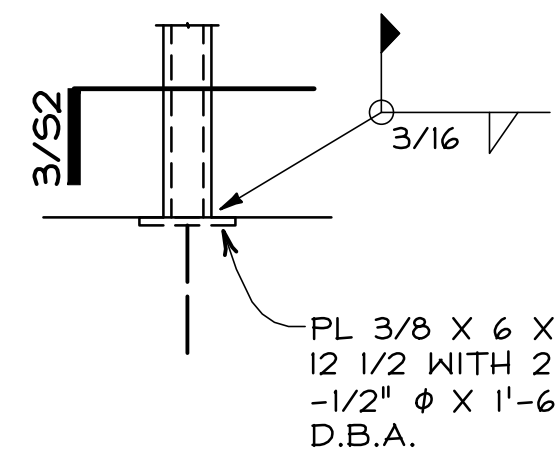
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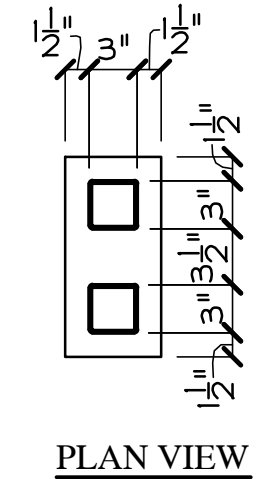


1 FOUNDATION PLAN
1/4" = 1'-0"

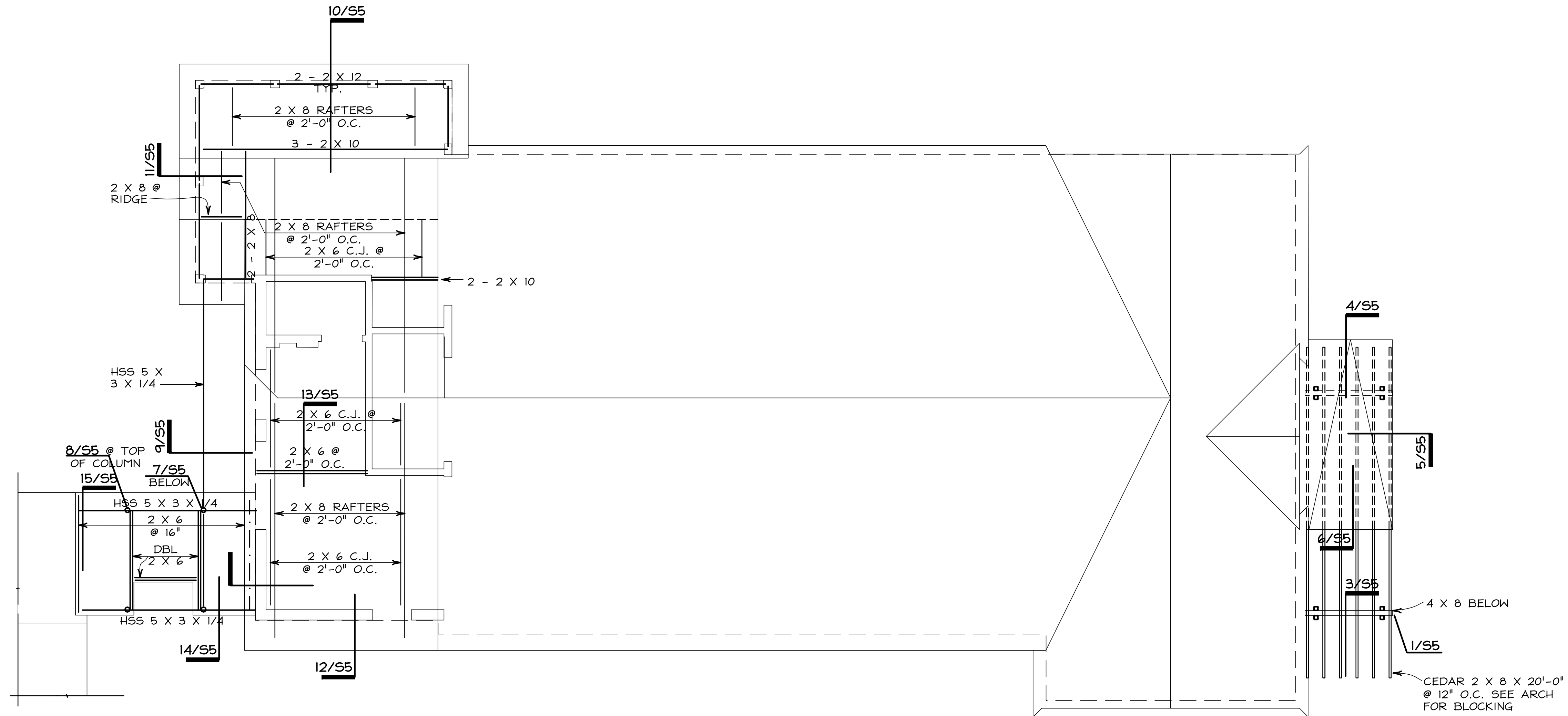
- PLAN NOTES
- 1) REFER TO ARCH FOR OVERALL DIMENSIONS.
 - 2) SEE SHEET A-011 FOR CONCRETE SLAB CAPILLARY BREAK REQUIREMENTS.
 - 3) EXTERIOR WALLS TO BE 2 X 6 EXCEPT AT SUNROOM WHICH ARE 2 X 4.



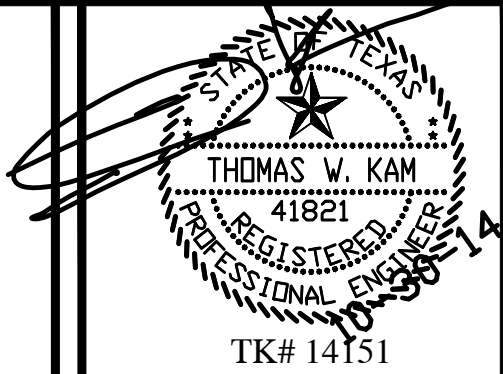
2 1" = 1'-0"



3 1" = 1'-0"



1 ROOF FRAMING PLAN
1/4" = 1'-0"



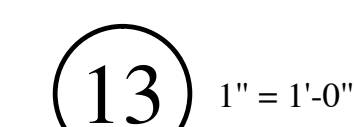
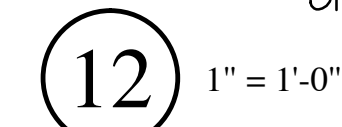
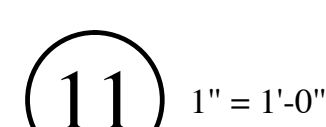
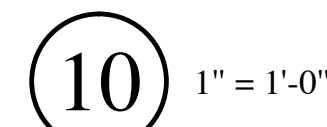
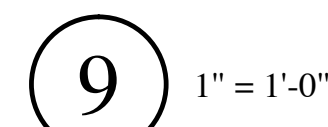
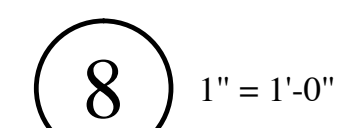
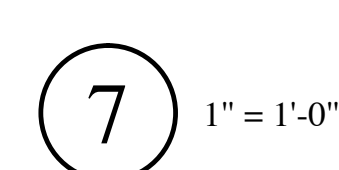
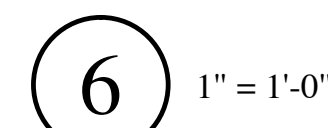
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AUSTIN, TEXAS 78759
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(866) 386-1747 TOLL FREE
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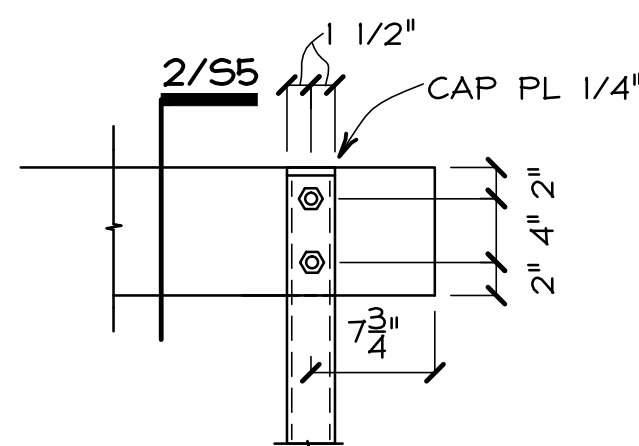
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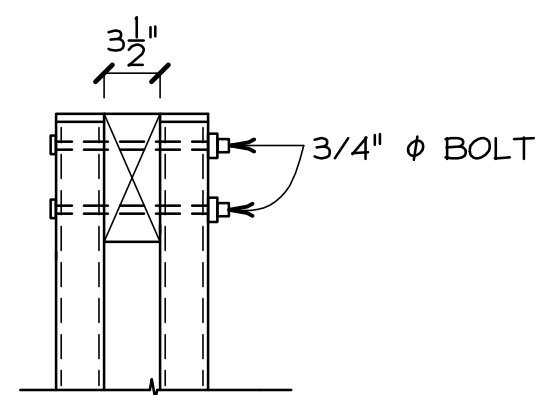
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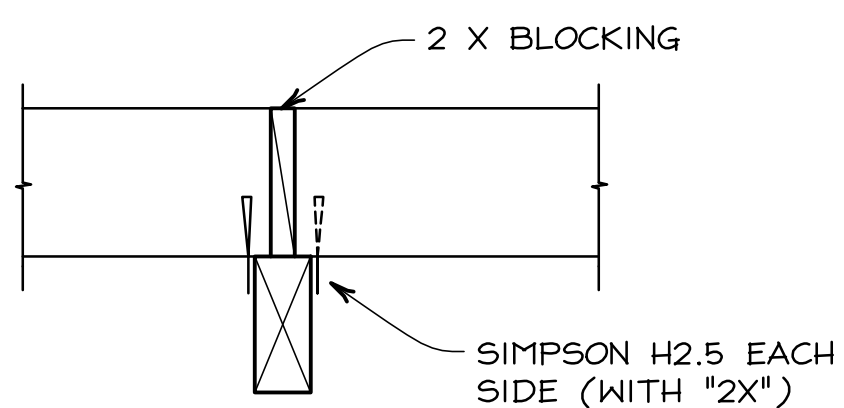
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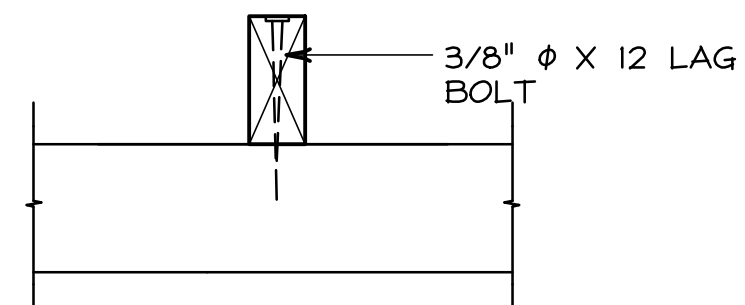
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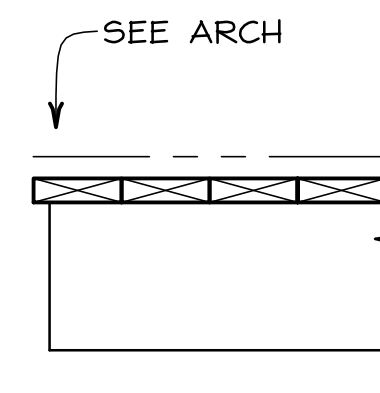
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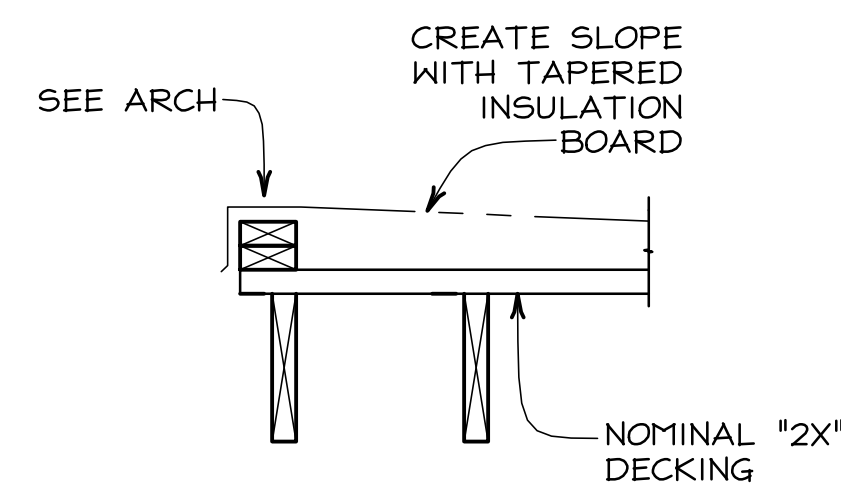
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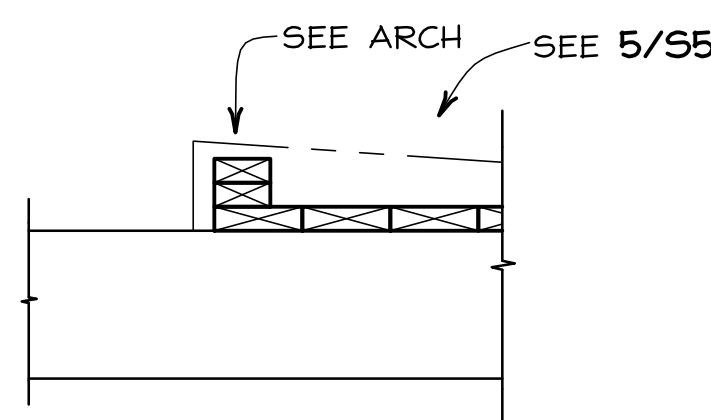
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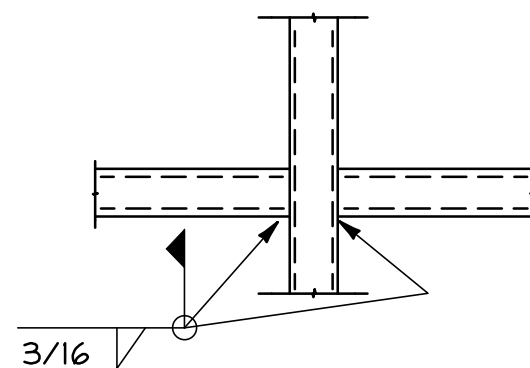
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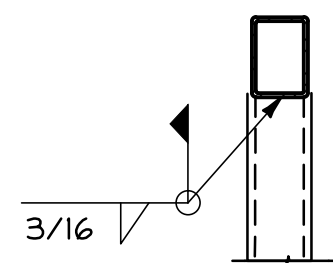


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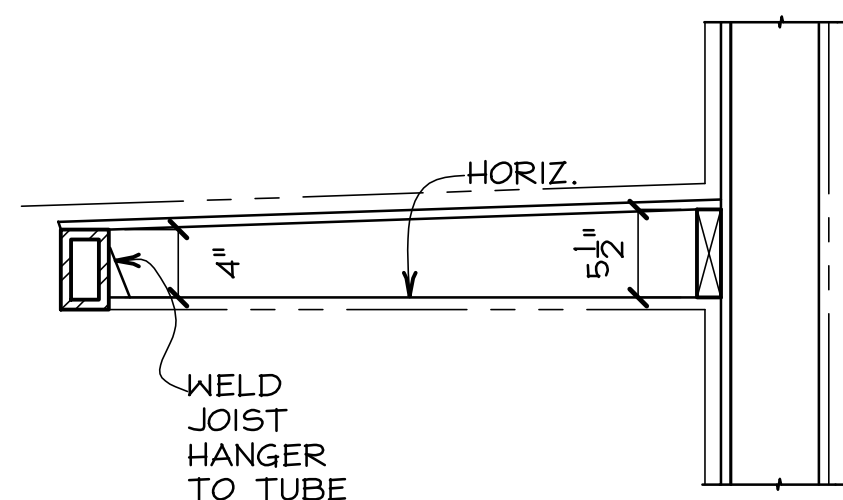


PLAN VIEW

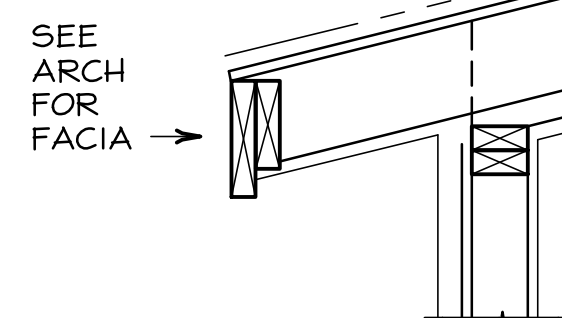
7 1" = 1'-0"



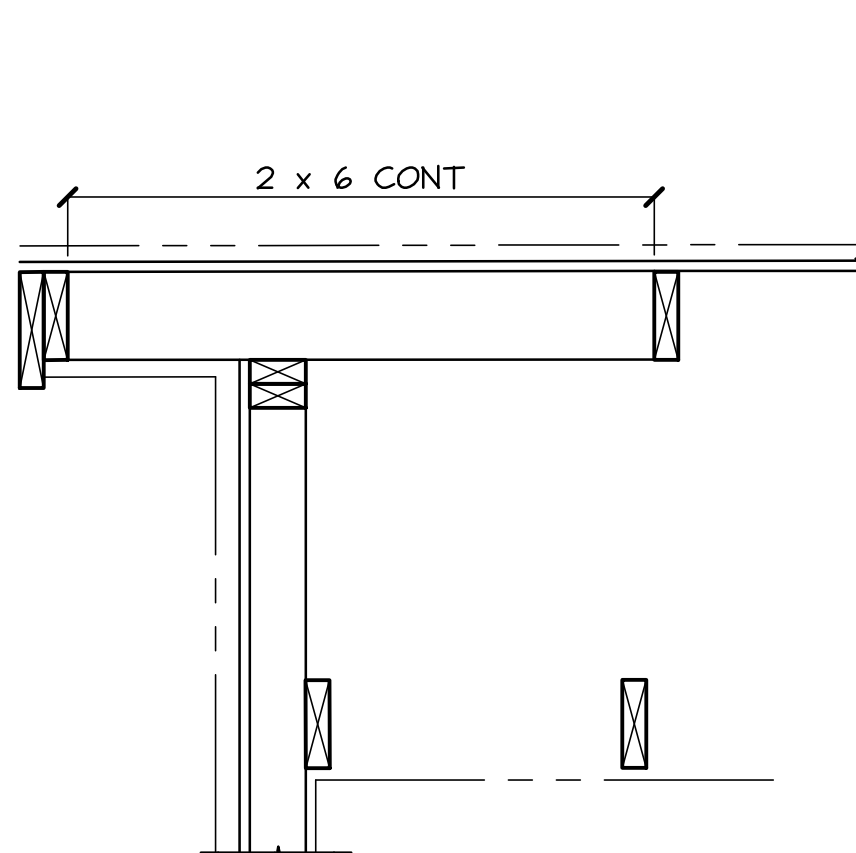
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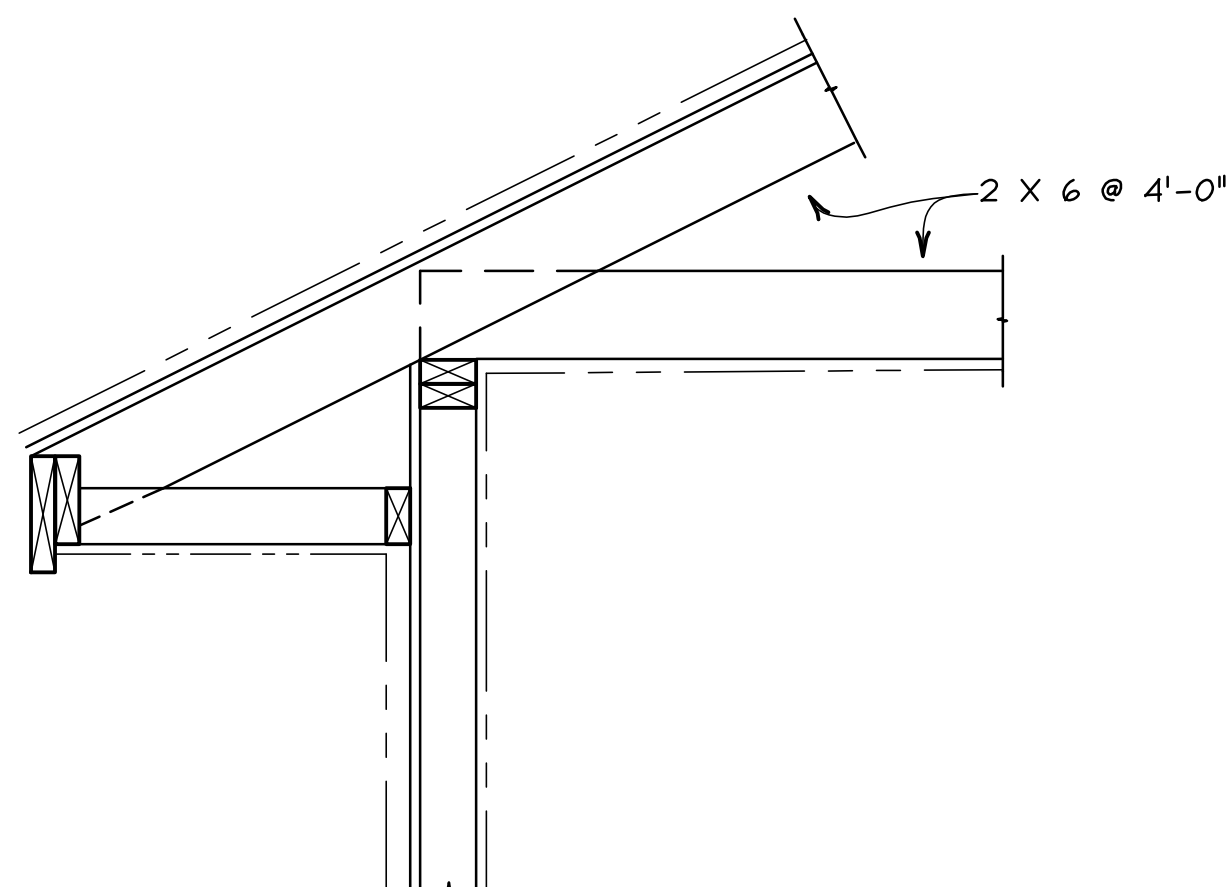
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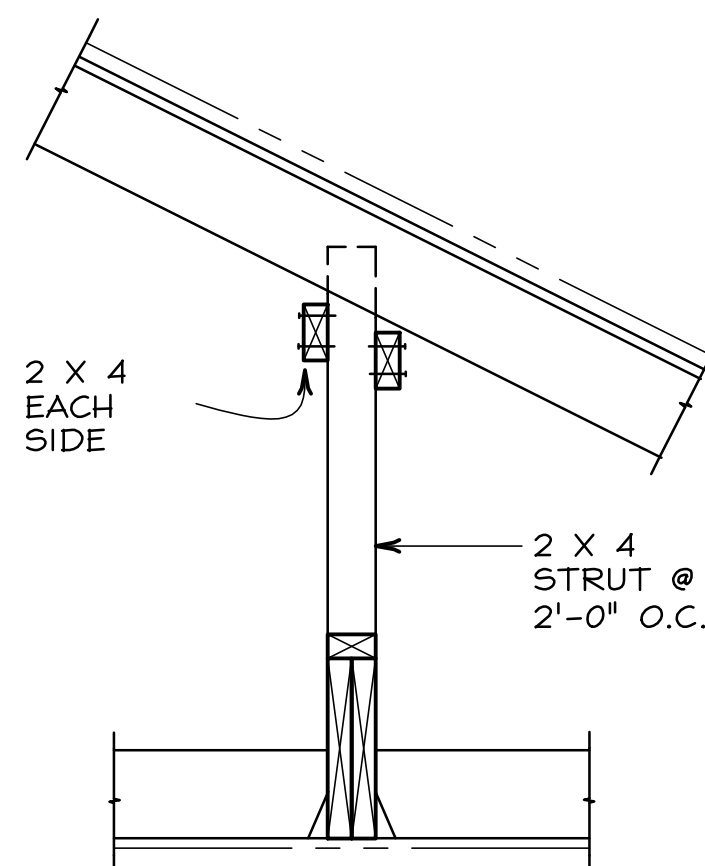
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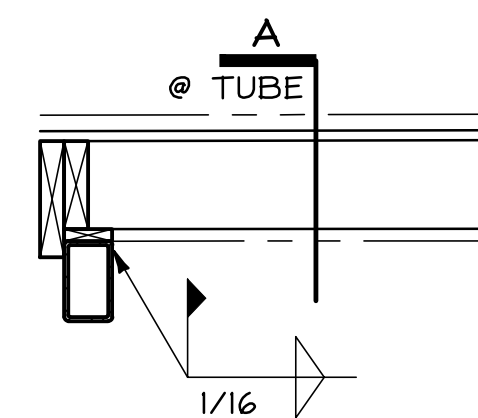
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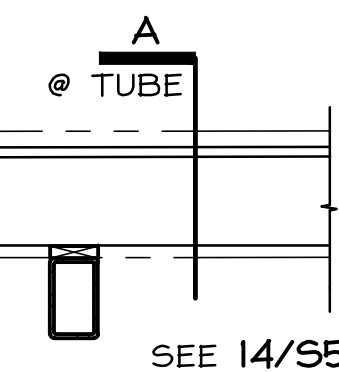
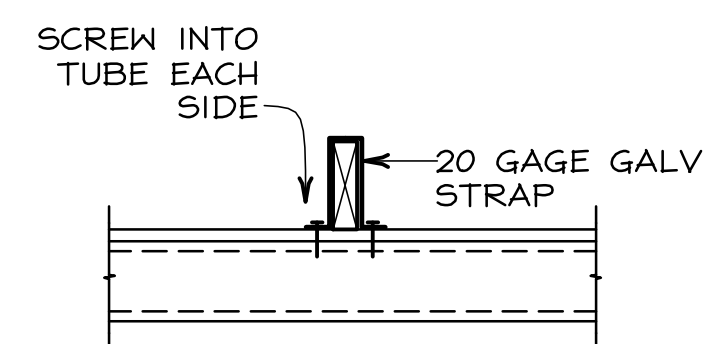
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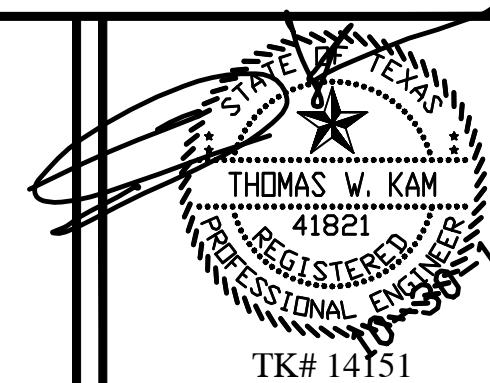
13 1" = 1'-0"



14 1" = 1'-0"



15 1" = 1'-0"



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LOW VOLTAGE SYSTEMS GENERAL NOTES

1. Communications wiring is wiring for telephone and ethernet network communications. All communications wiring to be minimum Cat 5e cabling. Use plenum-rated cable where required by code.
2. All communications wiring shall be homerun to one central communications panel location. Provide necessary equipment and connections to utility as well as Owner's ethernet network switch, or broadband modem/router.
3. Provide coaxial cable, telephone and CAT5e cabling from utility connection point to communications panel to allow for communications via cable or telephone provider.
4. If a security system is to be provided, coordinate pre-wiring and power needs with Owner's security alarm company.
5. Provide coaxial cable for cable television in locations as shown in plan. Coordinate position of TV jacks and associated electrical outlets with Owner's equipment and furniture.
6. New jack cover plates to be white (U.N.O.) with standard-size plates.

PLUMBING PROJECT NOTES

1. Toilet to be dual-flush selected by Owner.

PLUMBING GENERAL NOTES

1. IECC: Circulating service hot water pipes are insulated to R-2.
2. IECC: Circulating service hot water systems shall have automatic or accessible manual controls.
3. IECC: Provide manufacturer's manuals for water heating equipment to Owner.
4. Water piping to be PEX with crimped fitting rings. Provide a central PEX manifold in an accessible location as close to WH as practicable. Individual fixtures to be supplied with maximum 1/2" piping homeruns from the manifold to the fixture location. Clearly label manifold valves.
5. Domestic water piping fittings to be lead-free.
6. Provide angle stops with 1/4 turn ball valves at fixtures. Where angle stops are exposed to view, provide chrome finish.
7. Provide clean-outs at accessible but unobtrusive locations. Confirm proposed cleanout locations with Architect prior to installation.
8. Plumbing vents to be routed through roof at locations where they will not be visible from front of house or from outdoor spaces in back of house. Provide flashing per roof manufacturer's recommendations. Confirm vent locations with Architect prior to installation.
9. Coordinate routing of condensate drains prior to pouring slab.
10. Avoid routing of piping in below slabs and exterior walls where possible. Where a slab on grade is used, all water supply piping shall run overhead.
11. All bathroom sinks, toilets and bathtubs to be white U.N.O. Kitchen sinks to be white or brushed stainless steel. All faucets, valves, tub fillers, cover plates, etc. to be polished chrome U.N.O. See Specifications for colors of individual products.

HVAC PROJECT NOTES

1. HVAC system for addition to be a split DX- type heat pump system of 19 SEER minimum.
2. All new ducts to be located within thermal envelope. See Sections on sheet A-300 for proposed routing.
3. Provide an HVAC filter with minimum MERV 9 rating.
4. Undercut doors to provide return air in spaces with only supply or return registers. HVAC designer to check sizing of undercuts. If undercuts >1" are required to maintain balanced airflow, consult with Architect.

HVAC GENERAL NOTES

1. IECC: Heating and cooling equipment shall be sized per ACCA Manual S based on loads per ACCA Manual J or other approved methods using City of Austin design values and specific representation and values of proposed architectural design. Architect to approve sizing and HVAC design prior to installation. DO NOT OVER-SIZE HVAC.
2. IECC: Supply ducts in attics shall be avoided where possible. If unavoidable, insulate to R-8. All other ducts in unconditioned spaces or outside the building envelope shall be insulated to R-6.
3. IECC: All joints and seams of air ducts, air handlers, filter boxes, and building cavities used as return ducts shall be sealed.
4. IECC: Building cavities shall not be used for supply ducts.
5. IECC: HVAC piping conveying fluids above 105° F or chilled fluids below 55° F shall be insulated to R-3.
6. IECC: Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.
7. IECC: Provide post construction duct tightness test result of 8 cfm to outdoors, or 12 cfm across systems. Or, rough-in test result of 6 cfm across systems or 4 cfm without air handler. Rough-in test verification may need to occur during Framing Inspection.
8. IECC: Programmable thermostats shall be installed on forced air furnaces.
9. IECC: All heat pumps shall have thermostat installed to prevent backup heat strip from operating when heat pump can satisfy load.
10. IECC: Provide manufacturer's manuals for mechanical equipment to Owner.
11. Registers to be standard-type in white U.N.O. Select supply registers for proper diffusion. Paint inside of register supply boxes black.

MEP GENERAL NOTES

1. Contractor to evaluate adequacy of plumbing, electrical and gas (if present) utility service and existing components (electric panels, wiring, piping, etc.) for proposed Work and provide necessary modifications and extensions of such systems as part of the Cost of the Work. Such work shall be clearly itemized and indicated in pricing.
2. See Specifications on Sheet --050 for specifications on equipment and fixtures.
3. See A-601 for electrical device and low-voltage jack standard mounting heights.

ELECTRICAL PROJECT NOTES

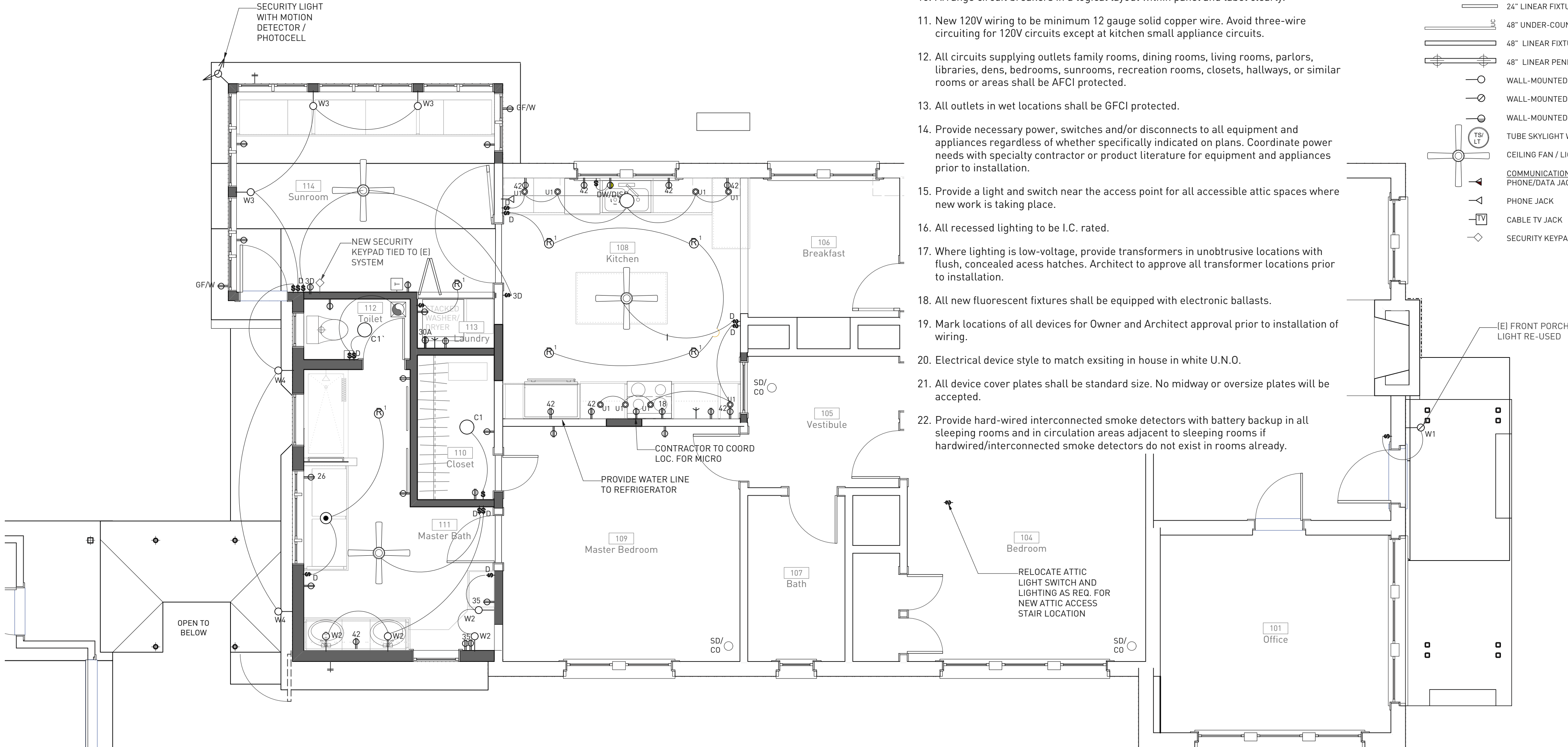
1. COORDINATE SWITCH DEVICES FOR FAN/LIGHT UNITS WITH FIXTURES SELECTED BY OWNER.

ELECTRICAL GENERAL NOTES

1. IECC: IC-rated recessed lighting fixtures shall be sealed at housing/interior finish and labeled to indicate 2.0 cfm leakage at 75 Pa.
2. ALL lamps in permanent fixtures shall be high efficacy lamps.
3. All visible electrical work to be installed with care for a clean, attractive finished appearance.
4. New electric service, when provided to be 200 Amp minimum, sized for proposed loads with additional capacity for future expansion of dwelling.
5. Electrical plan is schematic. Contractor to design system to comply with code and provide all required power, outlets and lighting. Architect to approve any modifications to plan prior to installation.
6. Contractor to devise circuiting plan in accordance with code. In general, provide an organized arrangement and generous number of circuits with adequate capacity to add additional lights or receptacles to each circuit.
7. Where required by Code and where "DED" is indicated on the plan, provide a dedicated circuit serving only the outlets indicated.
8. Where new main or feeder breaker panels are installed, select a panel that will allow for at least 6 empty spaces and extra load capacity for the future addition of circuits.
9. Install wiring from panel to an accessible location terminated in separate junction boxes for four future 120V circuits.
10. Arrange circuit breakers in a logical layout within panel and label clearly.
11. New 120V wiring to be minimum 12 gauge solid copper wire. Avoid three-wire circuiting for 120V circuits except at kitchen small appliance circuits.
12. All circuits supplying outlets family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be AFCI protected.
13. All outlets in wet locations shall be GFCI protected.
14. Provide necessary power, switches and/or disconnects to all equipment and appliances regardless of whether specifically indicated on plans. Coordinate power needs with specialty contractor or product literature for equipment and appliances prior to installation.
15. Provide a light and switch near the access point for all accessible attic spaces where new work is taking place.
16. All recessed lighting to be I.C. rated.
17. Where lighting is low-voltage, provide transformers in unobtrusive locations with flush, concealed access hatches. Architect to approve all transformer locations prior to installation.
18. All new fluorescent fixtures shall be equipped with electronic ballasts.
19. Mark locations of all devices for Owner and Architect approval prior to installation of wiring.
20. Electrical device style to match existing in house in white U.N.O.
21. All device cover plates shall be standard size. No midway or oversize plates will be accepted.
22. Provide hard-wired interconnected smoke detectors with battery backup in all sleeping rooms and in circulation areas adjacent to sleeping rooms if hardwired/interconnected smoke detectors do not exist in rooms already.


ELECTRICAL LEGEND

- SD/CO
- SWITCH (WITH HEIGHT TO CENTER IF INDICATED)
- DIMMER SWITCH
- 3-WAY SWITCH
- SIMPLEX RECEPTACLE
- DUPLEX RECEPTACLE (WITH HEIGHT IF INDICATED)
- GFCI DUPLEX RECEPTACLE
- GFCI DUPLEX RECEPTACLE WITH WEATHER-PROOF COVER
- QUADPLEX RECEPTACLE
- 240V OUTLET / AMPS
- FLOOR DUPLEX RECEPTACLE
- JUNCTION BOX W/ BLANK PLATE
- SURFACE MOUNTED CAN LIGHT
- MINI-SURFACE CAN
- RECESSED CAN
- CEILING MOUNTED FIXTURE
- UNDER-CABINET LIGHT
- SMALL SURFACE DIRECTIONAL
- PENDANT FIXTURE
- 24" LINEAR FIXTURE
- 48" UNDER-COUNTER LINEAR FIXTURE
- 48" LINEAR FIXTURE- SURFACE MOUNTED
- 48" LINEAR PENDANT
- WALL-MOUNTED LIGHT
- WALL-MOUNTED DOWN LIGHT
- WALL-MOUNTED WALL WASHER
- TUBE SKYLIGHT W/ ELEC LIGHT
- CEILING FAN / LIGHT
- COMMUNICATIONS: PHONE/DATA JACK
- PHONE JACK
- CABLE TV JACK
- SECURITY KEYPAD



HVAC/PLUMBING LEGEND

- EXHAUST FAN VENTED TO OUTSIDE
- RETURN AIR- WALL REGISTER
- RETURN AIR- CEILING REGISTER
- SUPPLY AIR- WALL REGISTER
- SUPPLY AIR- CEILING REGISTER
- THERMOSTAT, HUMIDISTAT, OR COMBINATION
- HOSE BIBB- 1/4 TURN BALL VALVE WITH ANTI-SIPHON DEVICE
- GAS APPLIANCE CONNECTION WITH SHUTOFF VALVE



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1311 Harvey St
Austin, TX 78702
512.476.1111
info@dmwarch.com

Issue Record
A 11/6/14 Permit Set

Revision Record

Project ID: MEP141
Project Title: Ave H Addition
Project Address: 4206 Avenue H, Austin, TX 78751, USA

Drawn By: [Signature]
Checked By: [Signature]
File Name: [Signature]
Sheet #: [Signature]

MEP141

MEP RCP- Ground Floor