

# The Georgoff Residence

## Existing Residence Alterations & New Garage

1500 Northwood Road  
Austin, TX 78703

Issue for Permit08 December 2017

Architect	Owner	General Contractor/Builder	Applicable Codes
McWalters Collaborative Architecture and Design	The Georgoffs	Oakman Building Company	2012 International Building Code w/ Austin amendments 2014 National Electrical Code w/ Austin amendments 2015 Uniform Mechanical Code w/ Austin amendments 2015 Uniform Plumbing Code w/ Austin amendments 2012 International Fire Code w/ Austin amendments 2015 International Residential Code for One & Two Family Dwellings w/ Austin amendments 2015 International Energy Conservation Code w/ Austin amendments
702 Baylor Street Austin, TX 78703	1500 Northwood Road Austin, TX 78703	6400 Cascada Drive Austin, TX 78750	Occupancy Class - R3
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Structural Engineer			
Scott Williamson, P.E.			
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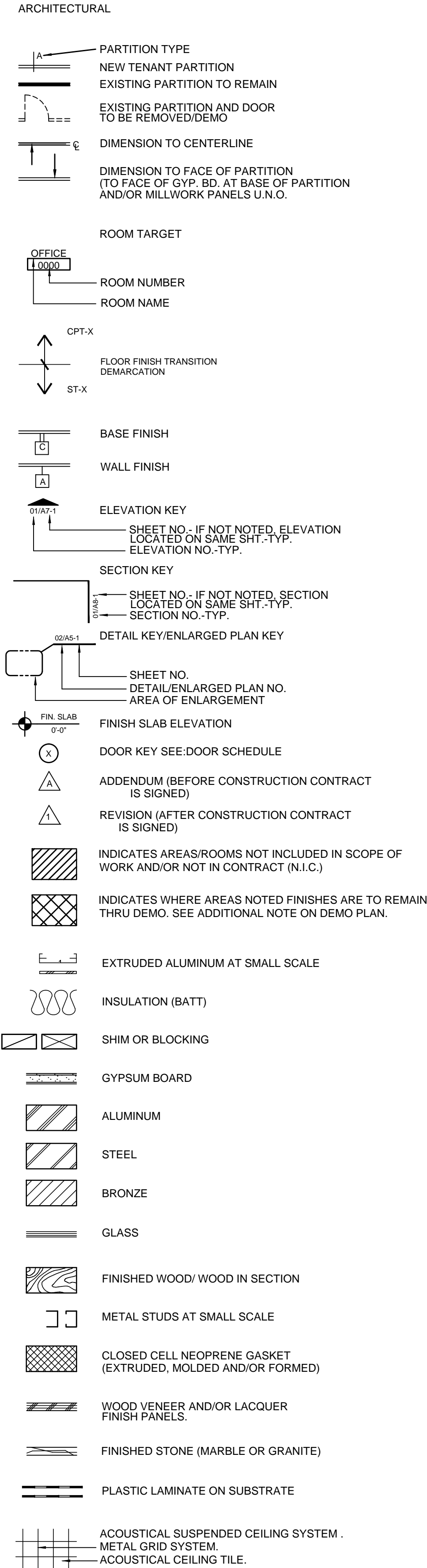




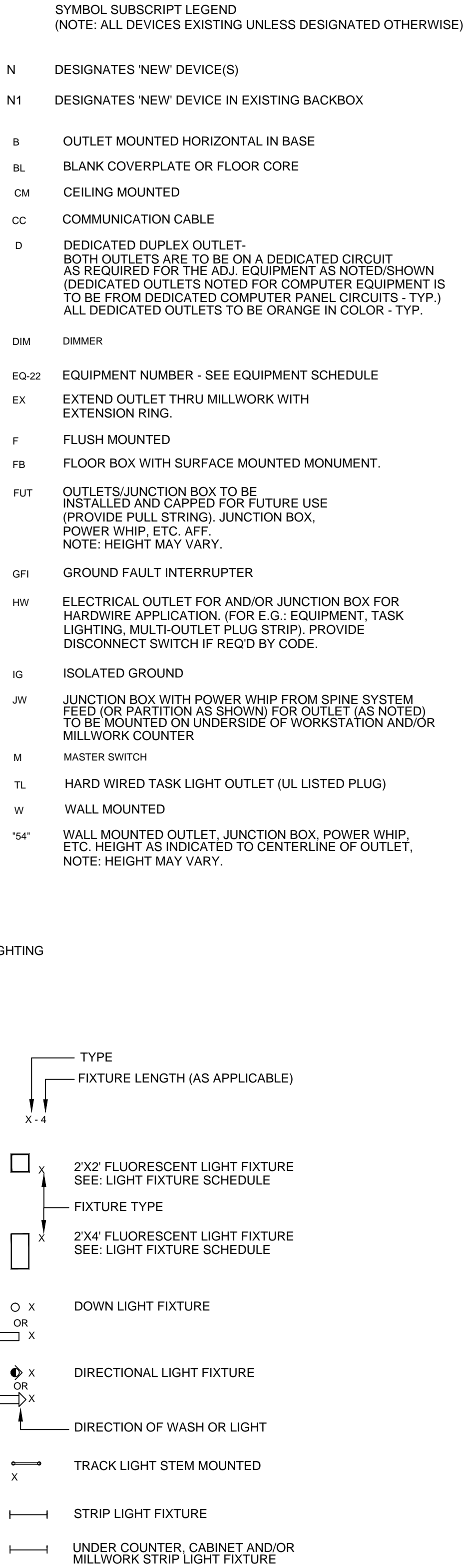
ABBREVIATIONS

ABV	ABOVE	LE	LEATHER
AFF	ABOVE FINISH FLOOR	LH	LEFT HAND
AC	ACCESSORIES	LS	LIBRARY SHELVING
ACF	ACCESS FLOORING	LT(G)	LIGHT(ING)
AP	ACCESS PANEL	LTWT	LIGHTWEIGHT
ACT	ACOUSTICAL TILE	LF	LINEAR FOOT
AWT	ACOUSTICAL WALL TREATMENT	LK	LOCKER
ADJ	ADJUSTABLE	LG/L	LONGLENGTH
AC	AIR CONDITIONING	LP LAM	LOW PRESSURE LAMINATE
AHU	AIR HANDLING UNIT	MFR	MANUFACTURER
ALT	ALTERNATE	MAS	MASONRY
ALUM	ALUMINUM	ML	MATCH LINE
ANOD	ANODIZED	MATL	MATERIAL
L	ANGLE	MAX	MAXIMUM
APPROX	APPROXIMATE	MECH	MECHANICAL
ARCH	ARCHITECT(URE)(URAL)	MTL	METAL
@	AT	MID	MIDDLE
AV	AUDIO-VISUAL	MW	MILLWORK
AUTO	AUTOMATIC	MIN	MINIMUM
AUX	AUXILIARY	MISC	MISCELLANEOUS
AVG	AVERAGE	MRB	MARBLE
BQ	BANQUETTE	MOD	MODULE
BN	BENCH	MOLDG	MOULDING
BLW	BELOW	MTD	MOUNTED
BET	BETWEEN	MTG	MOUNTING
BVL	BEVELED	MUL	MULLION
BLK(G)	BLOCK(ING)	MP	MOVABLE PARTITION
BD	BOARD	NRC	NOISE REDUCTION
BC	BOOKCASE		
BS	BOTH SIDES	NOM	NOMINAL
BOT	BOTTOM	N	NORTH
BRKT	BRACKET	NA	NOT APPLICABLE
BLDG	BUILDING	NIC	NOT IN CONTRACT
CAB/C	CABINET	NTS	NOT TO SCALE
CA	CARPET	NO	NUMBER
CLG	CEILING	OFF	OFFICE
CL	CENTER LINE	OC	ON CENTER
C/C	CENTER TO CENTER	OPNG	OPENING
CT	CERAMIC TILE	OPP	OPPOSITE
CH	CHAIR	OPND	OPPOSITE HAND
CLR	CLEAR	OD	OUTSIDE DIAMETER
CLO	CLOSET	OF	OUTSIDE FACE
CW	COLD WATER	OA	OVERALL
CWS	COLD WATER SUPPLY	OVID	OVERHEAD
COL	COLUMN	PA/PNT	PAINT
COMB	COMBINATION	PTD	PAINTED
COMPR	COMPRESS/COMPRESSIBLE	PNL	PANEL
COND	CONCRETE/CONCEALED	PTC	PRINTER
CMU	CONCRETE MASONRY UNIT	PTN	PARTITION
CONN	CONNECT(ION)	PED	PEDESTAL/STAND
CJ	CONSTRUCTION JOINT/	PL	PLANT/PLANTER
CONT	CONTROL	PLAS	PLASTER
CONTR	CONTRACTOR	PLAM	PLASTIC LAMINATE
CONST	CONSTRUCTION	PLYWD	PLYWOOD
CTR	COUNTER	POL	POLISHED
CR	CREDENZA	LB(S)	POUND(S)
D	DEPTH	PVC	POLY VINYL CHLORIDE
DK	DESK	PSI	POUNDS PER SQUARE INCH
DET	DETAIL	QTY	QUANTITY
DIAG	DIAGONAL	QT	QUARRY TILE
DIA/O	DIAMETER	R	RADIUS/RISER(S)
DIM	DIMENSION	RTD	RATED
DW	DISHWASHER	RCVG	RECEIVING
DISP	DISPENSER	RECP	RECEPTACLE
DISTR	DISTRIBUTION	RECEP	RECEPTION
DIV	DIVISION	RE	REFER/REFERENCE
DR	DOOR	REFL	REFLECTED
DN	DOWN	RA	RETURNED AIR
DWG	DRAWING	REINF	REINFORCE(D)(ING)
DF	DRINKING FOUNTAIN	REQD	REQUIRED
EA	EACH	RT	RESILIENT TILE
E	EAST	RB	RESILIENT BASE
EDF	ELECTRIC DRINKING	REV	REVISOR
	FOUNTAIN	RH	RIGHT HAND
ELEC	ELECTRIC(AL)	RM	ROOM
EWC	ELECTRIC WATER COOLER	RO	ROUGH OPENING
EL	ELEVATION	RND	ROUND
ELEV	ELEVATOR	RU	RUG
ENCL	ENCLOSURE	RUB	RUBBER
EQ	EQUAL/EQUIPMENT	SCHED	SCHEDULE(D)
EQUIP	EQUIPMENT	STG	SEATING
EXH	EXHAUST	SECT	SECTION
EX/EXIST	EXISTING	SERV	SERVICE
EJ	EXPANSION JOINT	SHT	SHEET
EXP	EXPOSED	SIM	SIMILAR
EXT	EXTERIOR	SD	SMOKE DAMPER
EXTD	EXTRUDED	SC	SOLID CORE
FA	FABRIC	STC	SOUND TRANSMISSION
FAB	FABRICATION	CLASS	CLASS
FTP	FABRIC TACK PANEL	S	SOUTH
FWC	FABRIC WALLCOVERING	SPEC	SPECIFICATION/SPECIAL
FT	FEET/FOOT	SO	SQUARE
FC	FILE CABINET (METAL)	SS	STAINLESS STEEL
FIN	FINISHED	STD	STANDARD
FF	FINISHED FLOOR	SNIT	SEALANT
FE	FIRE EXTINGUISHER	STL	STEEL
FHV	FIRE HOSE VALVE	SO	SOFA
FP	FIRE PROOF(ING)	ST	STONE
FIXT	FIXTURE	STOR	STORAGE
FL	FLOOR	STRUC	STRUCTURAL/STRUCTURE
FD	FLOOR DRAIN	SUP	SUPPORT
FLMTD	FLOOR MOUNTED	SURF	SURFACE
FLUOR	FLUORESCENT	SUSP	SUSPENDED
FS	FULL SIZE	SW	SWITCH
FUT	FUTURE	SYM	SYMMETRICAL
GA	GAGE/GAUGE	TA	TABLE
GALV	GALVANIZED	TACKB	TACKBOARD
GC	GENERAL CONTRACTOR	TEL	TELEPHONE
GL	GLASS	TEMP	TEMPERATURE
GR	GRAPHICS	THK	THICKNESS
GND	GROUND	THRES	THRESHOLD
GRT	GROUT	T&G	TONGUE AND GROOVE
GYP BD	GYP SUM WALLBOARD	TOS	TOP OF SLAB
HCP	HANDICAPPED	T	TREAD(S)
HDW	HARDWARE	TYP	TYPICAL
HDWD	HARDWOOD	UC	UNDERCUT
HVAC	HEATING, VENTILATING & AIR CONDITIONING	UL	UNDERWRITER'S LABORATORY
		UNFN	UNFINISHED
HGT/HHT	HEIGHT	UNIF	UNIFORM
HEX	HEXAGON(AL)	UNO	UNLESS NOTED OTHERWISE
HM	HOLLOW METAL	UTIL	UTILITY
HORIZ	HORIZONTAL	VB	VAPOR BARRIER
HR	HOUR	VAR	VARI(E)(S)(D)
HO	HOLLOW CORE	VNR	VENEER
HW	HOT WATER	VERT	VERTICAL
INCAND	INCANDESCENT	VAT	VINYL ASBESTOS TILE
INCL	INCLUDE(D)(ING)	VCT	VINYL COMPOSITION TILE
INFO	INFORMATION	VVIC	VINYL WALL COVERING
ID	INSIDE DIAMETER/	VEST	VESTIBULE
	INSIDE DIMENSION	WTW	WALL TO WALL
INSUL	INSULATION	WC	WATER CLOSET
INT	INTERIOR	WH	WATER HEATER
JAN	JANITOR	WP	WATERPROOF
JT	JOINT	WGT/WT	WEIGHT
J-BOX	JUNCTION BOX	W	WIDTH/WEST
KPL	KICK PLATE	WNW	WINDOW
KIT	KITCHEN	WW	WINDOW WALL
KO	KNOCKOUT	WT	WINDOW TREATMENT
LBL	LABEL	W/	WITH
LAM	LAMINATE(D)	W/O	WITHOUT
LA	LAMP	WD	WOOD/WOOD VENEER
LAV	LAVATORY	WDB	WOOD BASE
LQ	LACQUER	WKSTA	WORK STATION
		YD	YARD

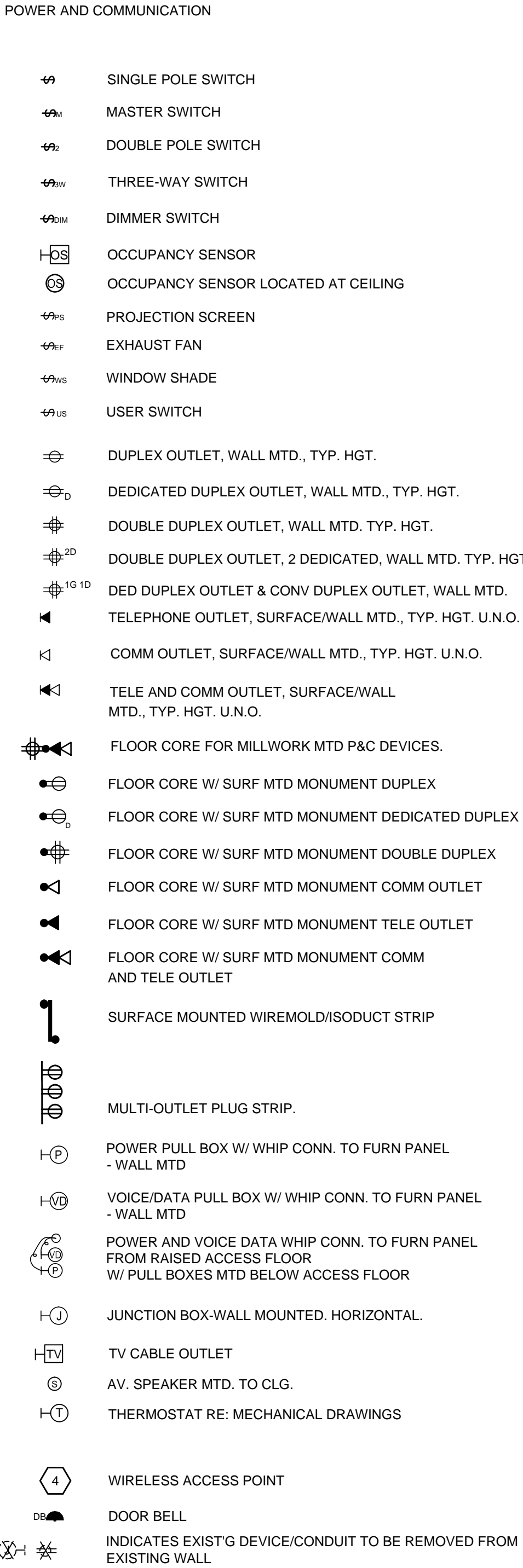
SYMBOLS



SYMBOLS



SYMBOLS



DRAWING INDEX

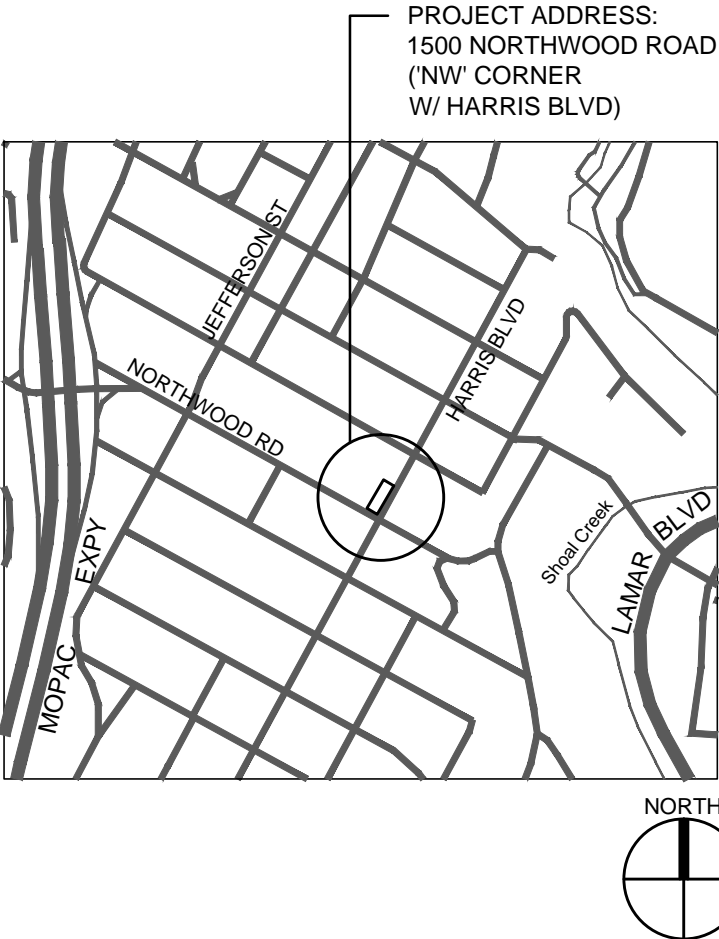
●	DRAWINGS INCLUDED
○	DRAWINGS NOT INCLUDED
ARCHITECTURAL DRAWINGS	
●	AN-01-GAR COVER
●	AN-02-GAR DRAWING INDEX, LOCATION PLAN, SYMBOLS & ABBREVIATIONS
●	AN-03-GAR GENERAL NOTES
●	A0-02 GENERAL NOTES
●	A0-02 PROPOSED PLOT PLAN, IMPERVIOUS COVER SUMMARY & F.A.R. SUMMARY (INCL. TREE SUMMARY)
●	A0-03 SETBACK COMPLIANCE PLAN, ELEVATIONS AND SUMMARY
○	AR-01-GAR PROPOSED REMOVAL PLAN - GARAGE & 1ST FLOOR UTILITY ROOM
●	A1-01-GAR PROPOSED PARTITION PLAN - 1ST FLOOR GARAGE & 1ST FLOOR UTILITY ROOM
●	A1-02-GAR PROPOSED PARTITION PLAN - 2ND FLOOR GARAGE & ROOF PLAN GARAGE
●	A2-01-GAR PROPOSED REFLECTED CEILING PLAN - 1ST FLOOR GARAGE & 2ND FLOOR GARAGE
●	A3-01-GAR PROPOSED POWER & COMMUNICATION PLAN - 1ST FLOOR GARAGE & 2ND FLOOR GARAGE
●	A6-01-GAR DOOR OPENING SCHEDULE, HARDWARE SCHEDULE & DOOR TYPES
●	A6-02-GAR WINDOW OPENING SCHEDULE & WINDOW TYPES
●	A6-03-GAR PLUMBING, LIGHTING, EQUIPMENT, ACCESSORY & FINISH SCHEDULES
●	A7-01-GAR EXTERIOR ELEVATIONS
●	A7-02-GAR EXTERIOR ELEVATIONS & BUILDING SECTION
○	A8-01-GAR DETAILS
●	A10-01-GAR INTERIOR ELEVATIONS

SURVEY DRAWING - INCLUDED FOR INFORMATION		
●	ATT-01-GAR	ATTACHMENT - SITE SURVEY (FOR INFORMATION)

STRUCTURAL DRAWINGS - REFER TO ENGINEERING DWGS

MECHANICAL, PLUMBING, ELECTRICAL - DESIGN BUILD BY GENERAL CONTRACTOR

LOCATION MAP



The Georgoff Residence

1500 Northwood Road  
Austin, TX 78703

McWALTERS  
COLLABORATIVE  
ARCHITECTURE  
AND DESIGN

702 Baylor Street  
Austin, TX 78703

3075 Bateman Street  
Berkeley, CA 94705  
TEL 312.622.5836



02	ISSUE FOR PERMIT	08 DEC 2017
01	ISSUE FOR PRICING	24 JUL 2017
DRAWING ISSUE		DATE

PN	GRGF
DRAWN BY	TD
SCALE	NONE

Drawing Index,  
Location Plan,  
Symbols & Abbreviations

AN-01-GAR



2.0 LIGHT FIXTURE NOTES

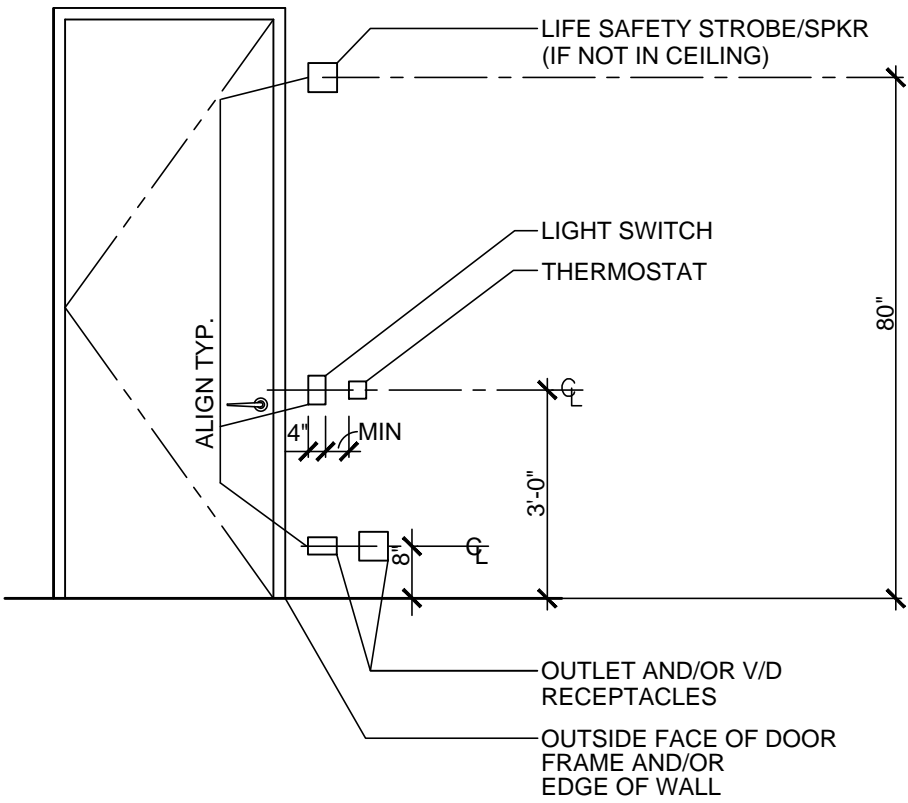
- 2.0.1 SEE LIGHT FIXTURE SCHEDULE FOR FIXTURE DESCRIPTION, MANUFACTURER, LAMP TYPE AND COMMENTS.
- 2.0.2 LAMPING OF ALL LIGHT FIXTURES TO BE PROVIDED BY ELECTRICAL CONTRACTOR AS SPECIFIED, UNLESS NOTED OTHERWISE.
- 2.0.3 FIXTURES INSTALLED IN WET LOCATIONS, SHOWERS AND BATHS, SHALL BE LISTED FOR USE IN WET LOCATIONS. FIXTURES INSTALLED IN DAMP LOCATIONS, BATHROOMS, SHALL BE LISTED FOR USE IN DAMP LOCATIONS.

2.1 SMOKE & CARBON MONOXIDE ALARMS/DETECTOR NOTES

- 2.1.1 ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE 2012 INTERNATIONAL RESIDENTIAL CODE.
- 2.1.2 CARBON MONOXIDE DETECTION SYSTEMS THAT INCLUDE CARBON MONOXIDE DETECTORS AND AUDIBLE NOTIFICATION DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE 2012 INTERNATIONAL RESIDENTIAL CODE AND NFPA 720. THE CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 2075.

2.2 WALL DEVICE LOCATION NOTES

- 2.2.1 IF LOCATION DIMENSIONS ARE NOT INDICATED, FINAL POSITIONING OF ALL EXPOSED DEVICES TO BE REVIEWED WITH ARCHITECT.
- 2.2.2 ALL DIMENSIONS INDICATING LIGHT SWITCH AND OTHER DEVICE LOCATIONS ARE TO CENTER LINES OF SWITCHES AND DEVICES, TYPICAL UNLESS NOTED OTHERWISE.
- 2.2.3 ALL ROOM SWITCHES, DEVICES AND OUTLETS SHALL BE MOUNTED AS SHOWN IN SKETCH BELOW, TYPICAL UNLESS NOTED OTHERWISE.



1.2 MILLWORK NOTES

- 1.2.1 PERFORM ALL WORK IN ACCORDANCE WITH AWI PREMIUM GRADE QUALITY. WOODWORK MANUFACTURER SHALL BE CERTIFIED BY THE AWI QUALITY CERTIFICATION PROGRAM AS COMPETENT TO PERFORM THE WORK SPECIFIED. SUBMIT PROPOSED FINISH METHOD TO MATCH ARCHITECT'S SAMPLE. SUBMIT (3) 12" X 12" FINISH SAMPLES TO ARCHITECT FOR APPROVAL. (1) APPROVED SAMPLE TO BE RETURNED TO CONTRACTOR AS A CONTROL SAMPLE FOR MILLWORK.
- 1.2.2 WOODWORK MANUFACTURER SHALL SUBMIT SHOP DRAWINGS OF ALL CUSTOM MILLWORK CABINETS, DOORS, TRIM AND ACCESSORIES TO OWNER FOR REVIEW.
- 1.2.3 PROVIDE ALL BLOCKING, SHIMS, ETC., AS REQUIRED FOR THE ATTACHMENT, INSTALLATION, ETC. OF ALL MILLWORK AND TO MAINTAIN LEVEL AND PLUMB INSTALLATION, TYP. G.C. SHALL COORDINATE WITH ALL TRADES.
- 1.2.4 G.C. SHALL COORDINATE LOCATIONS OF ELECTRICAL AND VOICE/DATA DEVICES, PLUMBING, ETC., MOUNTED WITHIN AND/OR ON MILLWORK WITH ELECTRICAL, PLUMBING, ETC., SUB-CONTRACTORS AND MILLWORKER, TYP.
- 1.2.5 MILLWORK CONTRACTOR SHALL SHIM ALL MILLWORK INSTALLED AGAINST NON-MILLWORK CONSTRUCTION AS REQUIRED.
- 1.2.6 ALL MILLWORK CABINET DOORS TO BE 1'-3" MINIMUM TO 1'-6" MAXIMUM WIDTH, TYPICAL UNLESS NOTED OTHERWISE.
- 1.2.7 PROVIDE FINISHED SCRIBE STRIPS AND FINISHED MILLWORK EDGES TO CREATE A FINISHED REVEAL CONDITION WHERE MILLWORK COUNTERS, CABINETS, ETC. ADJUT ADJACENT CONSTRUCTION, TYPICAL UNLESS NOTED OTHERWISE. ALL EXPOSED REVEAL SURFACES AND EDGES TO HAVE MATCHING COLOR AND FINISH, TYP.
- 1.2.8 MILLWORK DETAILS, SECTIONS, ETC., MAY ONLY INDICATE FINISHED FACE OF MILLWORK FOR DESIGN AND DETAILING PURPOSES. G.C. SHALL PROVIDE MILLWORK WITH PLASTIC LAMINATE OR VENEER TO COVER ALL EXPOSED AREAS, CABINET INTERIORS, EDGES, ETC., AND TO PROVIDE REQUIRED BALANCE MATCHING. ALL COLOR, FINISH & GRAINING TO MATCH FACE COLOR, FINISH & GRAINING, TYP.

1.3 ROOFING NOTES

- 1.3.1 NEW EXTERIOR ROOFING SHINGLES SHALL BE GAF TIMBERLINE, OR APPROVED EQUAL. PROVIDE RIDGE CAP SHINGLES AT ALL RIDGES. GENERAL CONTRACTOR SHALL INSTALL ROOFING IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS AND GUIDELINES.
- 1.3.2 NEW ROOFING SHINGLES SHALL BE INSTALLED OVER GAF DECKARMOUR ROOF DECK UNDERLAYMENT, OR APPROVED EQUAL. PROVIDE CONTINUOUS APPLICATION OF GAF LEAK BARRIER AT ALL RIDGES, EAVES, DORMERS, AND OTHER AREAS RECOMMENDED BY MANUFACTURER.
- 1.3.3 PROVIDE CONTINUOUS FLASHING AT ALL ROOF PENETRATIONS. PROVIDE MANUFACTURER'S STANDARD COMPOSITE RUBBERIZED-ASPHALT FLASHING PRODUCT CONSISTING OF A PLIABLE AND HIGHLY ADHESIVE RUBBERIZED-ASPHALT COMPOUND, BONDED TO A HIGH DENSITY, CROSS-LAMINATED POLYETHYLENE FILM TO PRODUCE AN OVERALL THICKNESS OF 0.040 INCH.
- 1.3.4 INSTALL GEORGIA PACIFIC THERMOSTAT PLYWOOD RADIANT BARRIER SHEATHING, OR APPROVED EQUAL, OVER ROOF FRAMING. INSTALL PER MANUFACTURER'S INSTRUCTIONS AND GUIDELINES.
- 1.3.5 AT LOW SLOPE ROOF AREAS, FURNISH AND INSTALL GAF LIBERTY SBS SELF-ADHERING ROOFING SYSTEM. COORDINATE INSTALLATION WITH ROOFING SHINGLES AT TRANSITIONS TO PROVIDE SEAMLESS AND WATERPROOF INSTALLATION. COLOR TO MATCH ROOFING SHINGLES.

1.1 DOORS AND HARDWARE NOTES

- 1.1.1 UNLESS NOTED OTHERWISE, ALL HINGE SIDE OF DOOR FRAMES ADJACENT TO A PERPENDICULAR PARTITION ARE TO BE 3" FROM OUTSIDE EDGE OF THE DOOR FRAME TO FINISH FACE OF PARTITION, TYPICAL UNLESS NOTED OTHERWISE.
- 1.1.2 ALL DOORS NOTED ON PLAN DRAWINGS WITHOUT DOOR NUMBERS ARE TO BE PROVIDED AND INSTALLED BY THE MILLWORKER. PROVIDE FRAME AS NOTED/DETAILED. IF NO FRAME IS NOTED AND OR DETAILED, PROVIDE PAINTED (TO MATCH CEILING GRID AT ACOUSTICAL CEILING AND OR GYPSUM BOARD AT GYPSUM BOARD CEILING) WOOD HEADER (2" WIDE) IN CEILING. FLUSH WITH FINISHED CEILING SYSTEM AND WALL TO WALL FOR MILLWORK DOOR SUPPORT/ATTACHMENT, TYPICAL. PROVIDE TYPICAL CEILING TRIMS TO HEADER, E.G., TRIM ANGLE AT ACOUSTICAL TILE CEILING AND BUTT TRIM MOLD AT GYPSUM BOARD WITH 1/4" CAULKING ON EACH SIDE OF HEADER.
- 1.1.3 UPON INSTALLATION OF DOOR FRAMES, FILL WITH SEALANT ANY AND ALL GAPS, HOLES, VOIDS, ETC. BETWEEN DOOR FRAME AND WALL SYSTEM, TYPICAL. SEALANT TO BE PAINTABLE.
- 1.1.4 PROVIDE BALL BEARING HINGES FOR ALL DOORS WITH CLOSURES, TYP.
- 1.1.5 ALL DOORS TO BE DELIVERED TO JOB SITE WITH 2" EXTRA HEIGHT TO ALLOW FOR FIELD CUTTING/SCRIBING. SEAL ALL CUT EDGES, TYP.
- 1.1.6 SILENCERS SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR AND SHALL BE OF COLOR TO MATCH FRAME TO WHICH IT IS APPLIED. SUBMIT SAMPLES TO ARCHITECT FOR REVIEW.
- 1.1.7 GENERAL CONTRACTOR TO COORDINATE AND PROVIDE DOOR STOP RISERS AS REQUIRED. FLOOR DOOR STOP RISER HEIGHTS MAY VARY DUE TO SLAB CONDITIONS AND FINISH FLOORING. RISER TO BE FULL WIDTH OF FLOOR STOP BASE. DOOR SHALL TOUCH A MINIMUM OF 75% OF FLOOR STOP BUMPER FACE, TYP.
- 1.1.8 ALL THRESHOLDS AS SPECIFIED, NOTED, INDICATED, ETC. ARE TO INCLUDE AND BE SUPPLIED AS FOLLOWS:  
A) TO BE CONTINUOUS FROM JAMB TO JAMB OR WALL TO WALL.  
B) END CONDITIONS TO BE TIGHTLY SCRIBED TO MATCH PROFILE OF JAMB OR WALL WITHOUT ANY GAPS, HOLES, VOIDS, ETC.  
C) PROVIDE ALL REQUIRED ACCESSORIES AS REQUIRED TO INSTALL A COMPLETE SYSTEM (E.G., WEATHER/SOUND STRIPPING, SEALANT, BLOCKING, FIRE STOPPING, ETC.)  
D) FOR THRESHOLD CONDITIONS THAT INCLUDE A FLOOR CLOSER, PROVIDE THRESHOLD SHAPE AND ACCESSORIES AS REQUIRED TO CONCEAL CLOSER AND TO MAINTAIN THRESHOLD PROFILE, SHAPE, APPEARANCE, ETC., WITH MITERED CORNERS AND JOINTS.  
E) PROVIDE FIRE-RATED THRESHOLDS ASSEMBLIES AS REQUIRED PER DOOR AND FRAME RATING.
- 1.1.9 ALL HARDWARE SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT AS FOLLOWS:  
A) MILLWORKER SHALL PROVIDE AND INSTALL ALL HARDWARE ON DOORS AND FRAMES SUPPLIED BY MILLWORKER.
- 1.1.10 ALL BASE PLATES FOR DOOR PIVOT HINGES TO BE BELOW CARPET OR OTHER FINISH FLOORING AND TOP OF BASE PLATES FOR DOOR PIVOT HINGES TO BE INSTALLED FLUSH WITH TOP OF CONCRETE SLAB AND PROVIDE PIVOT SPINDLE LENGTHS AS REQUIRED, TYP. GENERAL CONTRACTOR TO COORDINATE INSTALLATION.
- 1.1.11 GENERAL CONTRACTOR SHALL COORDINATE ALL HARDWARE REQUIRING ELECTRICAL POWER (BOTH HIGH AND LOW VOLTAGE) WITH HARDWARE SUPPLIER, MANUFACTURER, INSTALLER, ELECTRICIAN, AND SECURITY CONTRACTORS, TYP.

GENERAL NOTES (CONT.)

- 16 THE CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS FRO SAFETY OF AND SHALL PROVIDE REASONABLE PROTECTIONS TO PREVENT DAMAGE, INJURY OR LOSS TO  
1 EMPLOYEES ON THE WORK AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY;  
2 THE WORK AND MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WETHER IN STORAGE ON OR OFF THE SITE, UNDER CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTORS; AND  
3 OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, SUCH AS TREES, SHRUBS, LAWNS, WALKS PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT IN THE COURSE OF CONSTRUCTION.
- 1.0 WALLS/FRAMING
- 1.0.1 DIMENSIONS, DETAIL TARGETS, ELEVATION TARGETS, ETC. ARE TO BE NOTED ON FLOOR PLANS AND SECTIONS, TARGETS, ETC. THAT ARE TYPICAL ARE NOTED ONLY ONCE.
- 1.0.2 COMPLY WITH AFPA'S "MANUAL FOR WOOD FRAME CONSTRUCTION", UNLESS OTHERWISE NOTED.
- 1.0.3 ALL SILL PLATES, BLOCKING, SHIMS, ETC. IN CONTACT WITH CONCRETE SLABS AND FOUNDATIONS SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARD U1 TO THE REQUIREMENTS OF USE CATEGORY 2 (UC2),TYP. PROVIDE A CONTINUOUS, SEALED VAPOR BARRIER AT ALL CONCRETE SLABS TO RECEIVED PLYWOOD SUB-FLOOR.
- 1.0.4 APPLY FIELD TREATMENT COMPLYING WITH AWPA STANDARDS TO CUT SURFACES OF PERSERVATIVE-TREATED LUMBER AND PLYWOOD.
- 1.0.5 WALLS OVER DOORS SHALL BE CONTINUOUS AND THE SAME AS ADJACENT WALLS WHERE DRYWALL CONTINUES TO STRUCTURE ABOVE, OR ABOVE CEILING, TYPICAL UNLESS NOTED OTHERWISE.
- 1.0.6 WHERE NEW WALLS ABUT OR MEET EXISTING WALLS, THE NEW WALLS ARE TO ALIGN WITH AND BE LOCATED SIMILAR TO EXISTING WALLS, TYPICAL UNLESS NOTED OTHERWISE.
- 1.0.7 THE LOCATION DIMENSIONS SHOWN FOR WALLS WITH AN APPLIED FINISH (E.G., FULL-HEIGHT MILLWORK PANELING, TILE, ETC.) ARE TO THE FACE OF THE WALL FINISH, TYPICAL, UNLESS NOTED OTHERWISE.
- 1.0.8 INSTALLATION OF GYPSUM BOARD SHALL COMPLY WITH ASTM C 840 AND GA-216. AREAS TO RECEIVE A PAINTED FINISH ARE TO BE FINISHED TO LEVEL 5, ACCORDING TO ASTM C 840.
- 1.0.9 SET ROUGH CARPENTRY TO REQUIRED LEVELS AND LINES, WITH MEMBERS PLUMB, TRUE TO LINE, CUT, AND FITTED. FIT ROUGH CARPENTRY TO OTHER CONSTRUCTION. SCRIBE AND COPE AS NEEDED FOR ACCURATE FIT. LOCATE FURRING, NAILERS, BLOCKING, AND SIMILAR SUPPORTS TO COMPLY W/ REQUIREMENTS FOR ATTACHING OTHER CONSTRUCTION.
- 1.0.10 PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT HIGH MOISTURE AND/OR WET AREAS (E.G., SINKS, TOILETS, SHOWERS, ETC.). FINISH PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 1.0.11 PROVIDE TILE BACKER BOARD AT ALL TILE/STONE WET AREA APPLICATIONS (E.G., SINKS, TOILETS, SHOWERS, ETC.) FINISH PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 1.0.12 FABRICATE STEEL FRAMING AND SUPPORTS THAT ARE NECESSARY TO COMPLETE THE WORK FROM STRUCTURAL STEEL OF WELDED CONSTRUCTION. CUT, DRILL AND TAP UNITS TO RECEIVE HARDWARE, HANGERS, BLOCKING AND SIMILAR ITEMS.

INSULATION

- 1.0.13 FURNISH AND INSTALL IN WALL INSULATION TO PROVIDE THE FOLLOWING MINIMUM R-VALUES:  
A) EXTERIOR WALLS - R-15  
B) CEILINGS - R-19  
C) FLOORS - R-22  
D) ATTIC FLOORS - R-38
- 1.0.14 FURNISH AND INSTALL 3" SOUND ATTENUATION BLANKETS IN ALL INTERIOR WALLS.

GENERAL NOTES (ALL SHEETS)

- 1 SEE ALL GENERAL NOTES AND/OR KEY NOTES THAT APPEAR ON THE GENERAL NOTES COLUMN OF EACH SHEET OF THE CONTRACT DOCUMENTS, TYP.
- 2 THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER, CONSTRUCTION, MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
- 3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION OF PORTIONS OF THE WORK ALREADY PERFORMED TO DETERMINE THAT SUCH PORTIONS ARE IN PROPER CONDITION TO RECEIVE SUBSEQUENT WORK.
- 4 THE GENERAL CONTRACTOR AND EACH TRADE IS RESPONSIBLE FOR REVIEWING AND COORDINATING ALL NEW WORK WITH ALL EXISTING CONDITIONS AND WITH ALL OTHER TRADES. NO FIELD WORK ORDERS WILL BE APPROVED FOR ANY CONDITIONS OR CONFLICTS THAT COULD HAVE BEEN ACCOUNTED FOR BY THE BIDDER DURING BID FIELD INSPECTION AND ANY CONDITIONS OR CONFLICTS THAT COULD HAVE BEEN COORDINATED BY THE GENERAL CONTRACTOR AND EACH TRADE AFTER AWARD OF CONTRACT.
- 5 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK WITH THAT OF THE OWNER'S SEPARATE CONTRACTORS, ETC. COORDINATION SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:  
A) INCLUDING AND MAINTAINING ANY OWNER'S WORK AND ISSUES INTO THE PROJECT SCHEDULE.  
B) ESTABLISHING CRITICAL DATES FOR DELIVERY, INSTALLATION, ETC.  
C) PROVIDE AND COORDINATE HOISTING, DELIVERY AND TEMPORARY SERVICES.  
D) REVIEW AND COORDINATION OF SEPARATE CONTRACTOR WORK TO PROVIDE A COORDINATED AND COMPLETE INSTALLATION.
- 6 THE CONTRACTOR, TO THE FULLEST EXTENT PERMITTED BY THE LAW, SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, ARCHITECT'S CONSULTANTS, AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE WORK, PROVIDED THAT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF), BUT ONLY TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OR OMISSIONS OF THE CONTRACTOR, A SUBCONTRACTOR, ANY ONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. SUCH OBLIGATION SHALL NOT BE CONSTRUED TO NEGATE, ABRIDGE, OR REDUCE OTHER RIGHTS OR OBLIGATIONS OF INDEMNITY WHICH WOULD OTHERWISE EXIST AS TO A PARTY OR PERSON DESCRIBED.
- 7 COMPLY WITH AFPA'S "MANUAL FOR WOOD FRAME CONSTRUCTION", UNLESS OTHERWISE NOTED.
- 8 APPLY FIELD TREATMENT COMPLYING WITH AWPA M4 TO CUT SURFACES OF PERSERVATIVE-TREATED LUMBER AND PLYWOOD.
- 9 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, FITTING OR PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY. ALL AREAS REQUIRING CUTTING, FITTING AND PATCHING SHALL BE RESTORED TO THE CONDITION EXISTING PRIOR TO THE CUTTING, FITTING AND PATCHING, UNLESS OTHERWISE NOTED.
- 10 ARCHITECTURAL DIMENSIONS AND DESIGN INTENT TAKE PRECEDENCE OVER MECHANICAL, ELECTRICAL OR PLUMBING REQUIREMENTS. NOTIFY THE ARCHITECT OF ANY DISCREPANCY BEFORE PROCEEDING WITH CONSTRUCTION.
- 11 WHERE DESIGN INTENT CANNOT BE DETERMINED FROM THE CONSTRUCTION DOCUMENTS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- 12 THE ARCHITECT'S DECISIONS ON MATTERS RELATING TO AESTHETIC EFFECT WILL BE FINAL IF CONSISTENT WITH THE INTENT EXPRESSED IN THE CONTRACT DOCUMENTS.
- 13 ALL VERTICAL DIMENSIONS SHOWN IN THE DOCUMENTS ARE FROM TOP OF FINISHED FLOOR UNLESS NOTED OTHERWISE.
- 14 DO NOT SCALE DRAWINGS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ITEMS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
- 15 THE CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREA FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY OPERATIONS UNDER THE CONTRACT. AT COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE WASTE MATERIALS, RUBBISH, THE CONTRACTOR'S TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS FROM AND ABOUT THE PROJECT.

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General Notes

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## General Notes

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### 5.3 TERMITE CONTROL NOTES

5.3.1 CONTRACTOR TO FURNISH AND INSTALL TERMIMESH SS MESH TERMITE CONTROL AT ALL SLAB PENETRATIONS, CONSTRUCTION JOINTS AND PERIMETER TO PROVIDE A COMPLETE TERMITE CONTROL SYSTEM PER THE MANUFACTURER'S INSTRUCTIONS AND GUIDELINES.

## 5.4 HANDRAILS AND RAILINGS NOTES

5.4.1 THE STRUCTURAL PERFORMANCE OF HANDRAILS AND RAILINGS SHALL COMPLY WITH ASTM E 985, BASED UPON TESTING PER ASTM E 894 AND ASTM E 935 AND SHALL BE CAPABLE OF WITHSTANDING THE FOLLOWING STRUCTURAL LOADS WITHOUT EXCEEDING THE ALLOWABLE DESIGN WORKING STRESS OF MATERIALS INVOLVED:

a. TOP RAIL OF GUARDS: CONCENTRATED LOAD OF 200 lbf APPLIED AT ANY POINT AND IN ANY DIRECTION, AND A UNIFORM LOAD OF 50 lbf/ft APPLIED HORIZONTALLY AND CONCURRENTLY WITH UNIFORM LOAD OF 100 lbf/ft APPLIED VERTICALLY DOWNWARD. CONCENTRATED AND UNIFORM LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY.

b. HANDRAILS NOT SERVING AS TOP RAILS: CONCENTRATED LOAD OF 200 lbf APPLIED AT ANY POINT AND IN ANY DIRECTION, AND A UNIFORM LOAD OF 50lbf/ft APPLIED IN ANY DIRECTION. CONCENTRATED AND UNIFORM LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY.

c. INFILL AREA OF GUARDS: HORIZONTALLY CONCENTRATED LOAD OF 200 lbf APPLIED TO 1 sq. ft. AT ANY POINT IN SYSTEM, INCLUDING PANELS, INTERMEDIATE RAILS, BALUSTERS, OR OTHER ELEMENTS COMPOSING INFILL AREA. LOAD ON INFILL AREA NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH LOADS ON TOP RAILS.

5.4.2 FABRICATE RAILINGS TO DESIGN, DIMENSIONS, AND DETAILS INDICATED, BUT NOT LESS THAN THAT REQUIRED TO SUPPORT STRUCTURAL LOADS.

## 5.1 EXTERIOR CLADDING NOTES

5.1.1 CONTRACTOR TO INSTALL PRESSURE TREATED PLYWOOD FOR THE BOTTOM 2' - 0" OF EXTERIOR SHEATHING WITH A 12"H APPLICATION OF CARLISLE CCW 705 AT BASE OF FRAMED WALL OVER SILL AND SHEATHING.

5.1.2 CONTRACTOR TO INSTALL TYVEK COMMERCIAL WRAP-D OVER EXTERIOR SHEATHING. INSTALLATION SHALL COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND GUIDELINES.

5.1.3 EXTERIOR SIDING SHALL BE FIBER CEMENT BOARD IN CONFIGURATIONS AS INDICATED ON EXTERIOR ELEVATIONS. ALL FLAT, RUNNING TRIM SHALL BE FIBER CEMENT BOARD IN CONFIGURATIONS INDICATED. ALL SHAPED EXTERIOR TRIM SHALL BE PAINTED WOOD IN SHAPES INDICATED.

## 5.2 RAIN GUTTER NOTES

5.2.1 EXTERIOR RAIN GUTTERS ARE TO BE 6" ROUND ALUMINUM GUTTERS WITH FACTORY APPLIED, LOW GLOSS FINISH. INSTALLATION WITH HIDDEN GUTTER BRACKETS AT 32" O.C. PROVIDE RECOGNIZABLE 1" BY 1" SQUARE BRACKETS. PROVIDE MITER CONNECTIONS AT ALL CORNERS, PROVIDE FLUSH OUTLETS AT ALL DOWNSPOUT LOCATIONS AND ALUMINUM OFFSETS AS REQUIRED. PROVIDE 4" ROUND, SMOOTH TEXTURED DOWNSPOUTS AT ALL LOCATIONS. FASTEN TO EXTERIOR WALL WITH PLAIN, FLUSH MOUNT BRACKETS. PROVIDE GABLED STEEL BOOT TO BE OF THE PROPER SIZE FOR INSULATION CHALL. COMPLETE SYSTEM PER THE MANUFACTURER'S INSTRUCTIONS AND GUIDELINES. COMPONENTS AND SYSTEM SHALL BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

### 3.2 EQUIPMENT GENERAL NOTES

3.2.1 ELECTRICAL CONTRACTOR SHALL VERIFY WITH EACH MANUFACTURER OF EQUIPMENT FOR ALL SPECIAL REQUIREMENTS (E.G., PROVIDING AND INSTALLING SPECIAL RECEPTACLES, ATTACHING END CONNECTORS ON CABLES OR CABLES TO MACHINES, ETC.). ALL CONNECTIONS SHALL BE CONSIDERED TO BE INCLUDED IN THE WORK OF THE ELECTRICAL CONTRACTOR.

3.2.2 SHOULD DISCREPANCIES IN EQUIPMENT INFORMATION OCCUR, NOTIFY ARCHITECT AND CONSULT MANUFACTURER'S INSTALLATION INFORMATION.

3.2.3 GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL AND PLUMBING HOOK-UPS FOR EQUIPMENT AS REQUIRED PER THE EQUIPMENT, MANUFACTURER AND CODE.

3.2.4 PROJECTION SCREEN SWITCHES ARE TO BE GANGED WITH LUTRON "NOVA" DEVICES ON A SINGLE COMMON FACE PLATE. SWITCH SHALL MATCH STYLE, COLOR AND FINISH OF LUTRON DEVICES.

3.2.5 SEE REFLECTED CEILING PLAN DRAWINGS (A2 SERIES DRAWINGS) FOR ADDITIONAL INFORMATION, SPECIAL EQUIPMENT LOCATED IN CEILINGS (E.G.. PROJECTION SCREENS), ETC., TYPICAL.

### 3.3 PLUMBING GENERAL NOTES

3.3.1 GENERAL CONTRACTOR SHALL COORDINATE ALL PLUMBING  
FIXTURE INSTALLATION WITH ALL OTHER TRADES, TYP.

3.3.2 SEE SERIES A6 DRAWINGS FOR PLUMBING FIXTURE SCHEDULES AND ADDITIONAL INFORMATION, TYP.

## 5.0 WINDOW NOTES

5.0.1 NEW EXTERIOR WINDOWS AND DOORS SHALL BE MARVIN CLAD ULTIMATE, OR APPROVED EQUAL. GLAZING SHALL BE INSULATED UNITS WITH LOW E COATING AND TRUE DIVIDED LIGHTS. GENERAL CONTRACTOR SHALL INSTALL WINDOWS AND DOORS IN COMPLIANCE WITH DOOR MANUFACTURER'S INSTRUCTIONS AND GUIDELINES.

5.0.2 PROVIDE CONTINUOUS FLASHING AROUND PERIMETER OF WINDOWS AS RECOMMENDED BY WINDOW MANUFACTURER AND IN COORDINATION WITH INSTALLATION OF BUILDING WRAP. PROVIDE DUPONT WINDOW FLASHING TAPE AT TOP AND SIDES OF OPENINGS AND DUPONT FLEXWRAP AT WINDOW SILLS, OR APPROVED EQUAL.

5.0.3 INSTALL METAL DRIP EDGES BENEATH FLASHING AT EXTERIOR FACE OF WALL AT HEAD AND SILLS OF ALL DOORS AND WINDOWS. STOP FLASHING ½" BACK FROM OUTSIDE FACE OF WALL AND ADHERE FLASHING TO TOP OF METAL DRIP EDGE.

### 3.0 POWER NOTES

3.0.1 DIMENSIONS FOR DEVICE LOCATIONS, ETC. ARE NOTED ON THE FLOOR PLANS. DIMENSIONS, TARGETS, ETC. THAT ARE TYPICAL ARE NOTED ONLY ONCE. IF RECEPTACLE/DEVICE LOCATION DIMENSIONS ARE NOT NOTED, REVIEW DIMENSIONS WITH ARCHITECT, TYP.

3.0.2 ELECTRICAL AND CONDUIT INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES AND GOVERNING AUTHORITIES.

3.0.3 G.C. SHALL COORDINATE ALL ELECTRICAL TRADES WITH OTHER TRADES AND INSTALLATIONS.

3.0.4 G.C. SHALL COORDINATE THE INSTALLATION OF ALL ELECTRICAL SYSTEMS AND THEIR ASSOCIATED COMPONENTS WITH ARCHITECTURAL DETAILS, FINISHES, ETC., AND ALL OTHER TRADES.

3.0.5 ALL DIMENSIONS INDICATING LOCATIONS OF WALL OUTLETS, DEVICES, ETC. OR A GANG OF DEVICES ARE TO CENTER LINES OF DEVICE OR CENTER LINE OF GANGED DEVICES, TYPICAL UNLESS NOTED OTHERWISE.

3.0.6 G.C. SHALL REVIEW WITH THE ARCHITECT THE LOCATION OF ALL REMOTE POWER PANELS, DISCONNECT SWITCHES, SPECIAL PANELS, THERMOSTATS, SWITCHES, ALARMS OR ANY DEVICE EXPOSED TO VIEW AND NOT INDICATED ON THE ARCHITECTURAL DWGS. G.C. TO SUBMIT CATALOGUE CUT SHEET OF SAME TO THE ARCHITECT FOR DESIGN REVIEW.

3.0.7 DEVICES MOUNTED IN WALLS SHALL NOT BE INSTALLED BACK TO BACK BUT INSTEAD SHALL BE STAGGERED WITH A MINIMUM OF 2" CLEARANCE BETWEEN J-BOXES. WALL INSULATION SHALL BE WOVEN BETWEEN J-BOXES. BACK AND SIDES OF ALL DEVICE J-BOXES SHALL BE SEALED WITH ACOUSTICAL SEALANT, TYP.

3.0.8 PROVIDE PLASTER RINGS/EXTENSIONS AS REQUIRED FOR ELECTRICAL AND COMMUNICATION J-BOXES WITHIN PARTITIONS TO EXTEND DEVICE RECEPTACLES AND/OR COVER PLATES TO BE FLUSH WITH FINISH FACE OF MILLWORK OR OTHER APPLIED FINISHES,TYP. G.C. TO COORDINATE.

3.0.9 G.C. SHALL COORDINATE ALL ELECTRICAL AND SECURITY  
DEVICE INSTALLATION, WIRING, ETC. WITH HARDWARE  
SUPPLIER, MILLWORKER, ELECTRICAL CONTRACTOR,  
SECURITY CONTRACTOR, MANUFACTURER, INSTALLER, ETC.,  
TYP.

3.0.10 G.C. SHALL COORDINATE LOCATIONS OF ELECTRICAL AND COMMUNICATION OUTLETS MOUNTED ABOVE MILLWORK COUNTERS AND WITHIN MILLWORK CABINETS WITH MILLWORK CONTRACTOR, TYP.

### 3.1 ELECTRICAL DEVICE NOTES

3.1.1 ALL DEVICES AND SWITCHES ARE TO BE GANGED WITH A SINGLE DEVICE COVER PLATE, TYPICAL UNLESS NOTED OTHERWISE.

3.1.2 FOR GANGED SWITCHES AND COVER PLATES, BUTT DIMMERS AND SWITCHES TOGETHER WITHIN SAME GANG BOX, TYPICAL UNLESS REQUIRED TO BE SEPARATE BOX (E.G., LOW VERSUS HIGH VOLTAGE); HOWEVER, IF A GANG OF SWITCHES REQUIRE SEPARATE BOXES (E.G., DUE TO LOW VERSUS HIGH VOLTAGE), INSTALL BOXES AS TIGHT AS POSSIBLE AND PROVIDE ONE SINGLE GANGED COVER PLATE, TYP.

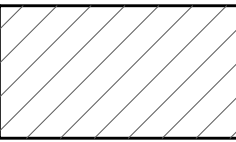
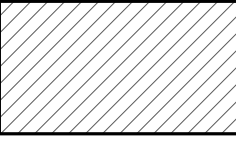
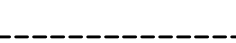


3.1.3 ALL 125-VOLT, SINGLE PHASE, 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS, GARAGE, KITCHEN COUNTERTOPS, WITHIN 6 FEET OF A SINK AND OUTDOOR SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION.

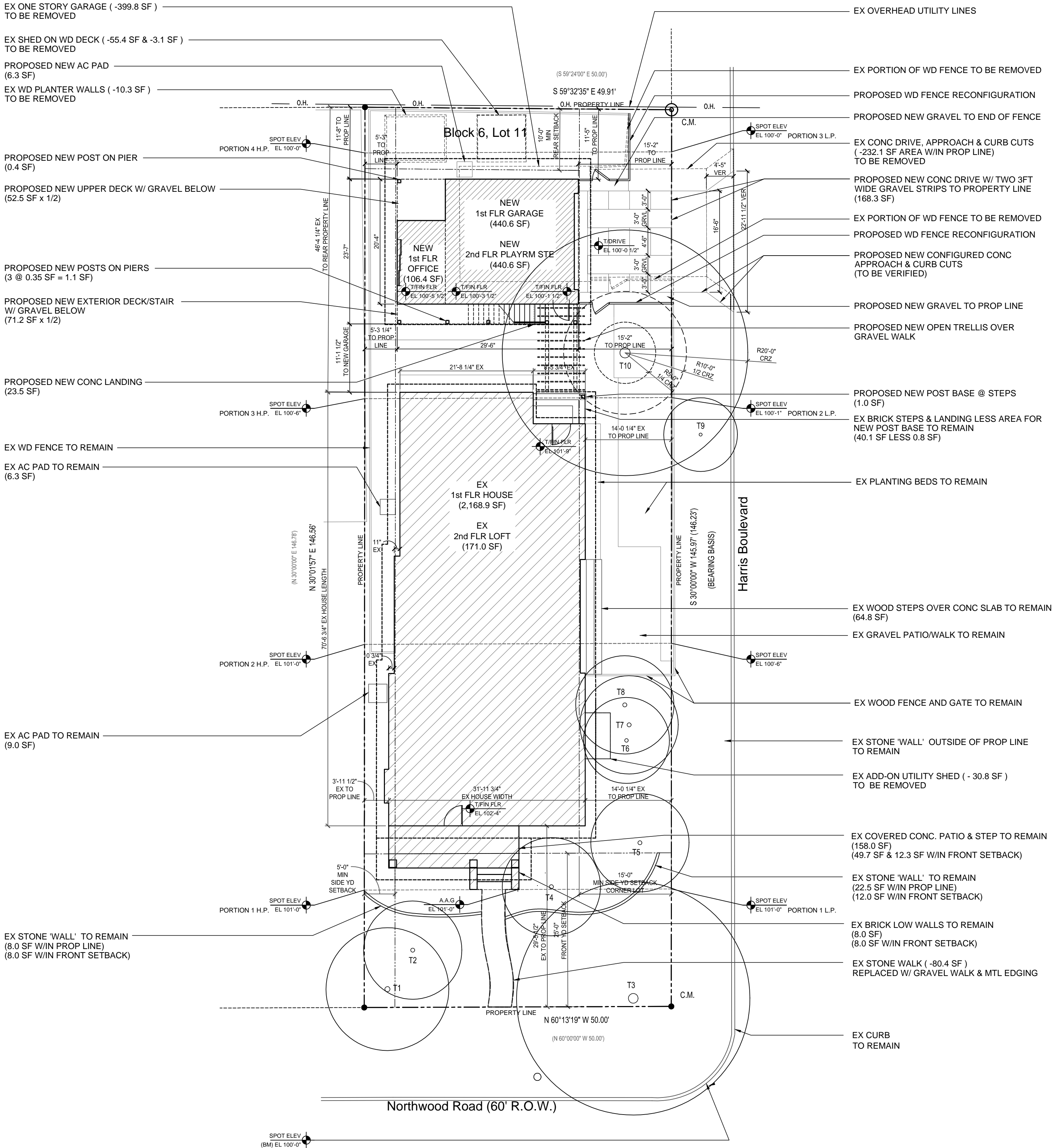


TREE LEGEND:

TAG NO.	TREE DESCRIPTION
T1	10" NON-NATIVE SOFTWOOD
T2	8" NON-NATIVE SOFTWOOD
T3	19" OAK
T4	8" NON-NATIVE SOFTWOOD
T5	8" NON-NATIVE SOFTWOOD
T6	7" NON-NATIVE SOFTWOOD
T7	8" NON-NATIVE SOFTWOOD
T8	8" NON-NATIVE SOFTWOOD
T9	6" JUNIPER
T10	20" ELM

DRAWING LEGEND:

	EXISTING BUILDING OUTLINE
	PROPOSED NEW BUILDING OUTLINE
	LINE OF EAVE OR OTHER OVERHEAD ITEMS
	EXISTING EXTENT OF HARD SURFACE
	PROPOSED EXTENT OF HARD SURFACE



LEGAL LOT DESCRIPTION:

LOT 11, BLOCK 6, EDMONT

GROSS AREA PER PLAN

EXISTING	
- 1ST FLOOR HOUSE	2,168.9 SF
- 1ST FLR GAR >10FT FR HSE ABOVE 450SF (@ 400SF)	0.0 SF
- 2ND FLOOR HOUSE	171.0 SF

TOTAL GROSS AREA - EXISTING	
2,168.9 SF + 0.0 SF + 171.0 SF =	2,339.9 SF

PROPOSED REVISIONS	
- 1ST FLR REMOVAL OF EX EQUIP RM @ HOUSE	(30.8 SF)
- 1ST FLR REMOVAL OF EX GARAGE	(0.0 SF)
- 1ST FLR GAR >10FT FR HSE ABOVE 450SF (@ 440.6SF)	0.0 SF
- 1ST FLR NEW OFFICE	106.4 SF
- 2ND FLR NEW PLAY ROOM SUITE	440.6 SF

TOTAL GROSS AREA - PROPOSED	
2,339.9 SF + (30.8 SF) + 106.4 SF + 440.6 SF=	2,856.1 SF

F.A.R. CALCULATION

LOT AREA	7,307.0 SF
ALLOWABLE FAR (GROSS AREA AT 40%)	2,922.8 SF

2,856.1 SF / 7,307 SF = 39.1%  
2,856.1 SF < 2,922.8 SF; COMPLIES

IMPERVIOUS COVER CALCULATION

YARD AREA PER SURVEY	7,307.0 SF
IMPERVIOUS COVER ALLOWED (45%) 7307.0 x 0.45 =	3,286.2 SF

EXISTING IMPERVIOUS COVER:

EX MAIN HOUSE - 1ST FLOOR	2,168.9 SF
EX GARAGE	399.8 SF
EX PLASTIC SHED	55.4 SF
EX EXPOSED EDGE DECK UNDER SHED (6.2SF/2)	3.1 SF
EX WD PLANTER WALLS	10.3 SF
EX FRNT COVERED CONC PATIO & STEP (145.7+12.3)	158.0 SF
EX REAR MASONRY STEPS	40.1 SF
EX FRNT MASONRY WALLS	8.3 SF
EX WD DECK STEPS OVER CONC SLAB	64.8 SF
EX STONE CURB (8.0 SF + 22.5SF)	30.5 SF
EX AC PADS (9.0SF + 6.3SF)	15.3 SF
EX FRONT STONE PAVER WALK	80.4 SF
EX CONCRETE DRIVEWAY	232.1 SF
TOTAL	3,267.0 SF

3,267.0 SF / 7,307.0 SF = 44.7%  
3,267.0 SF < 3,286.0 SF; COMPLIES

PROPOSED IMPERVIOUS COVER:

EX MAIN HOUSE - 1ST FLOOR	2,168.9 SF
REMOVE EQUIP RM - MAIN HOUSE	(30.8) SF
NEW GARAGE/OFFICE - 1ST FLR	547.0 SF
NEW BURIED GRADE BEAM BELOW DECK ABOVE	0.0 SF
NEW 8 IN DIA PIER ON BURIED GRADE BEAM	0.4 SF
NEW 8 IN DIA PIERS FOR STAIR (3 @ 0.35 SF)	1.1 SF
NEW CONC LND'G AT BOT/STAIR	23.5 SF
NEW EXT STAIR TO 2ND FLR AT GAR (71.2 SF @ 50%)	35.6 SF
NEW 2ND FLR DECK OPEN BELOW (52.5 SF @ 50%)	26.3 SF
REMOVE PORTION OF STEP - NEW PORCH AT HOUSE	(0.8) SF
NEW PIER AT POST - NEW PORCH AT HOUSE	1.0 SF
NEW PORCH ROOF - OVER EX HOUSE REAR STEPS	0.0 SF
EX PLASTIC SHED - (REMOVED)	0.0 SF
EX WD DECK UNDER SHED - (REMOVED)	0.0 SF
EX WD PLANTER WALLS - (REMOVED)	0.0 SF
EX FRNT COVERED CONC PATIO & STEP	158.0 SF
EX REAR MASONRY STEPS	40.1 SF
EX FRNT MASONRY WALLS	8.3 SF
EX WD DECKS STEPS W/ CONC BELOW	64.8 SF
EX STONE CURB	30.5 SF
EX AC PADS	15.3 SF
NEW AC PAD AT GARAGE	6.3 SF
EX FRT ST WALK TO GRAVEL (REMOVED 80.4 SF)	0.0 S
NEW CONC DRIVE & APRON W/ 3FT GRAVEL STRIPS	168.3 SF
TOTAL	3,263.8 SF

3,263.8 SF / 7,307.0 SF = 44.7%  
3,263.8 SF < 3,286.0 SF; COMPLIES (UNDER BY 24.2 SF)

FRONT YARD IMPERVIOUS COVER CALCULATION

FRT YD AREA TO FRONT 25 FT SETBACK LINE	1,249.7 SF
FRT YD IMPERV COVER ALLOW (40% FRT YD) 1,249.7 x 0.40	= 499.9 SF

- PER PLAN	
FRONT WALK CHANGE TO GRAVEL (80.4 SF)	0.0 SF
% OF STONE WALL IN SETBACK (8.0SF + 12.0SF)	20.0 SF
% OF BRICK WALLS IN SETBACK	8.3 SF
% OF CVRD CONC PATIO IN SETBACK	49.7 SF
% OF CONC STEPS IN SETBACK	12.3 SF
TOTAL	90.3 SF

90.3 SF / 1,249.7 SF = 7.2%  
90.3 SF < 499.9 SF; COMPLIES

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01 ISSUE FOR PERMIT 08 DEC 2017

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SCALE 3/32" = 1'-0"

Proposed Plot Plan  
Impervious Cover Summary  
F.A.R. Summary

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SCALE  $3/32" = 1'-0"$

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**AVERAGE ADJACENT GRADE (A.A.G) CALCULATION:**

**MAXIMUM BUILDING HEIGHT (35'-0" ABOVE A.A.G.)**  
 $101'-0" + 35'-0" [(REF) 1'-0" + 35'-0"] = EL 136'-0" (REF) 36'-0"$

**AVERAGE BUILDING HEIGHTS (REF COMPLIANCE ELEVATION SHEETS)**

- PROPOSED GARAGE MAIN ROOF FRONT = EL 117'-3" (REF) 17'-3"  
[16'-3" ABOVE A.A.G.]
- PROPOSED GARAGE MAIN ROOF REAR = EL 121'-11 1/4" (REF) 21'-11 1/4"  
[20'-11 1/4" ABOVE A.A.G.]
- PROPOSED GARAGE DORMER = EL 119'-2 1/4" (REF) 19'-2 1/4"  
[18'-2 1/4" ABOVE A.A.G.]
- PROPOSED T/ TRELLIS = EL 110'-9 3/4" (REF) 10'-9 3/4"  
[9'-9 3/4" ABOVE A.A.G.]
- EX HOUSE MAIN ROOF = EL 116'-9 3/4" V/F (REF) 16'-9 3/4" V/F  
[15'-9 3/4" ABOVE A.A.G.]

**SET-BACK PLANE REQUIREMENTS**

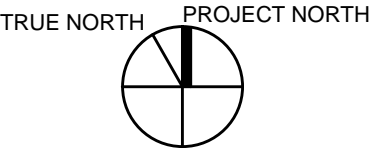
- SIDE: AT PROPERTY LINE, 45 DEG INWARD AT 15'-0" ABOVE HP PER 40'-0" PORTION (OR REMAINING DEPTH)
- REAR: AT PROPERTY LINE, 45 DEG INWARD AT 15'-0" ABOVE HP PER 40'-0" PORTION
- REFERENCE COMPLIANCE PLANE AND ELEVATIONS FOR PLANE LAYOUT

**EXCEPTIONS TO SET-BACK PLANES**  
- NONE TAKEN

**SIDEWALL ARTICULATION:**  
 - REQ'MTS: IF LESS THAN 9 FT FROM PROPERTY LINE AND 15 FT OR GREATER HEIGHT, MAX 36" LENGTH WITH MIN. OF 10 FT LENGTH X 4 FT SEPARATION  
 - PROPOSED NEW GARAGE & 2nd FLOOR > 9'-0" FROM PROPERTY LINE; N.A.

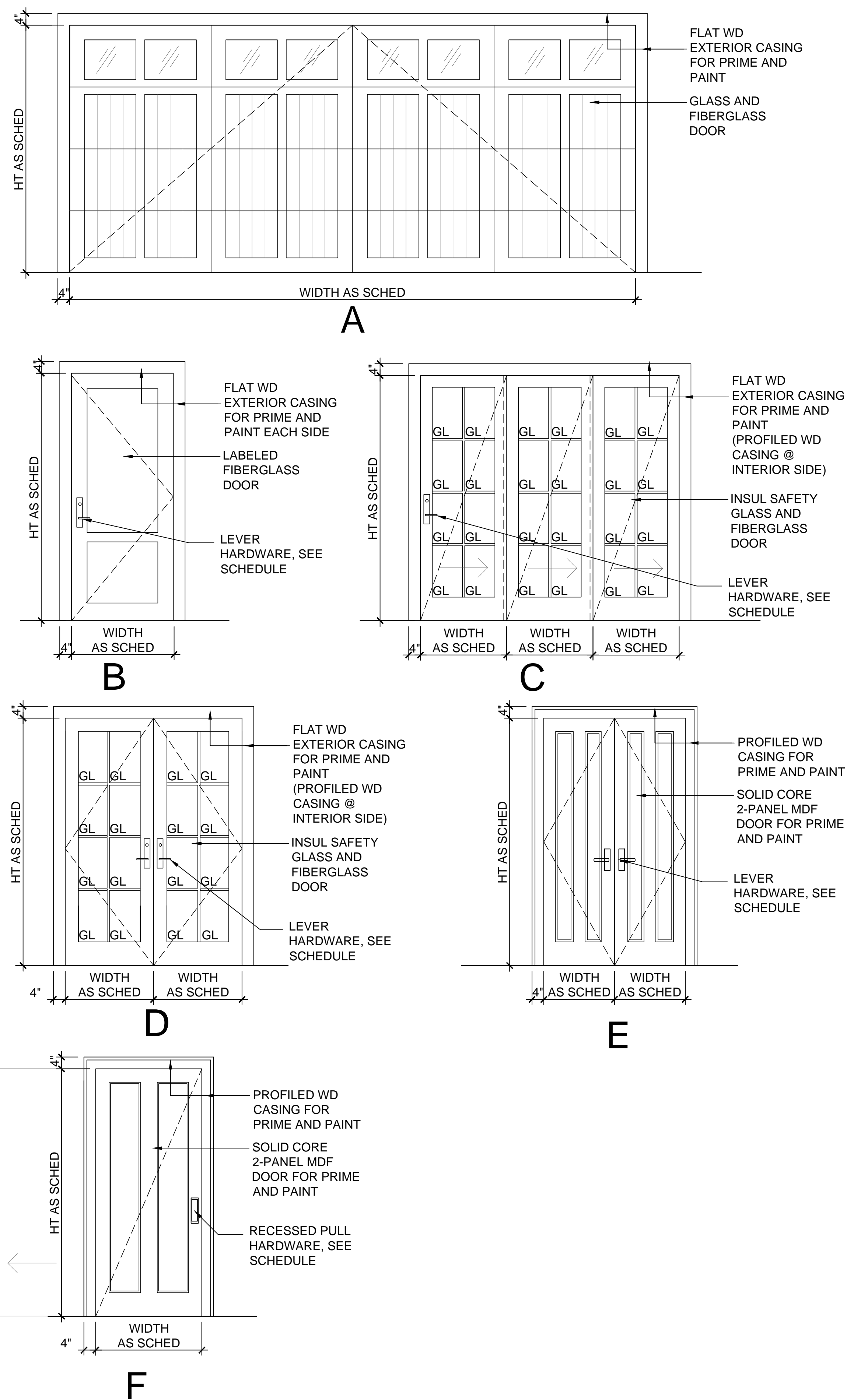
**SETBACK LINES (PARALLEL TO PROPERTY LINES)**

- FRONT YARD	= 25'-0"
- SIDE YARD (WEST)	= 5'-0"
- SIDE YARD (EAST) FACING STREET	= 15'-0"
- REAR YARD	= 10'-0"





## Door Types



## Door Opening Schedule

TAG	ROOM NAME	TYPE	NOMINAL SIZE W x H x TH	DETAILS				DOOR		FRAME		HDWR SET	REMARKS
				HEAD	JAMB (INSIDE)	JAMB (OUTSIDE)	SILL	MATERIAL	FINISH	MATERIAL	FINISH		
101	GARAGE	A	16'-0" x 7'-0" x 1 3/4"					FIBER/GL	STAIN	WD	PT	03	-
102	GARAGE	B	2'-8" x 7'-0" x 1 3/4"					FIBER	PT	WD	PT	04A	20 MIN SELF-CLOSING DOOR
103	OFFICE	C	(3) 2'-6" x 7'-0" x 1 3/4"					FIBER/GL	PT	WD	PT	05	INSULATED SAFETY GLASS
104	PLAYROOM	D	(2) 2'-6" x 7'-0" x 1 3/4"					WD/GL	PT	WD	PT	04B	INSULATED SAFETY GLASS
105	CLOSET	E	(2) 2'-0" x 7'-0" x 1 3/4"					WD	PT	WD	PT	02	-
106	STUDY	F	2'-8" x 7'-0" x 1 3/4"					WD	PT	WD	PT	01	-
107	STUDY	F	2'-8" x 7'-0" x 1 3/4"					WD	PT	WD	PT	01	-
108	BATH 3	F	2'-8" x 7'-0" x 1 3/4"					WD	PT	WD	PT	06	-

NOTES		DOOR SPECS		DOOR SPECS	
1.	GO TO VERIFY ALL EXISTING OPENINGS AND NOTIFY ARCHITECT IN WRITING OF FINDINGS.	EXTERIOR DOOR (TYPE B, C AND D )	FIBERGLASS DOOR XX X FUNCTION: DOUBLE INSWING FRENCH DOOR EXTERIOR CASING: FLAT EXTERIOR FINISH: PRIMED FOR PAINT INTERIOR FINISH: PRIMED FOR PAINT HARDWARE: SEE BELOW	EXTERIOR DOOR (TYPE B )	BUFFLEEN STYLE: 6510 EXTERIOR CASING: FLAT EXTERIOR FINISH: PRIMED FOR PAINT INTERIOR FINISH: PRIMED FOR PAINT HARDWARE: SEE BELOW
2.	REFER TO PLANS FOR LOCATIONS OF SCHEDULED DOOR OPENINGS	INTERIOR DOOR (TYPES E AND F)	TRUSTILE MDF DOOR STYLE: TS2000-A-OGITRUSTILE MDF FRAME PROFILE: RECESSED RAISED PANEL PANEL PROFILE: 2 PANEL		

## Hardware Schedule

TAG	DESCRIPTION	MANUFACTURER	MODEL No./STYLE	FINISH/ COLOR	REMARKS
01	POCKET - PASSAGE				
	(1) SET SLIDING DOOR KIT INCLUDING FRAMING, TRACK, BOT GUIDE, BUMPERS				
	(2) RECESSED PULLS W/ LOCKSET	ACCURATE	#CS2002B RECTANGULAR FLUSH PULL	US14	
	(1) EDGE PULL	ACCURATE	#2000 EDGE PULL	US14	
02	DUMMY PAIR- CLOSET				
	HINGES (QTY:03 PER LEAF)	EMTEK	4" x 4" SQUARE HINGE	US14	
	(1SET) LEVER AND ROSE	EMTEK	BRASS HELIOS LEVER #5057 W/ STRETTO ROSETTE #5007		
	(2) OVERHEAD ROLLER LATCH				
	(1 SET) SILENCERS @ HEAD				
03	GARAGE DOOR				
04A	SINGLE- ENTRY				
	HINGES - SIZE, QTY, TYPE PER MFGR RECOMMENDATIONS				
	SPRING HINGES - SIZE, QTY, TYPE PER MFGR RECOMMENDATIONS				PROVIDE AND INSTALL AS REQ'D FOR SELF-CLOSING OPERATION
	(1SET) CUSTOM PULLS W/ MORTISE ENTRY LOCKSET & STRIKE	SCHLAGE	CENTURY STYLE ONE-SIDED KEYED W/ ACCENT LEVER; #F60 CEN 625 ACC	POL NICKEL	
	(1 SET) HEAD & JAMB SEALS				
	(1) THRESHOLD & SEAL				
04B	DOUBLE- ENTRY				
	HINGES - SIZE, QTY, TYPE PER MFGR RECOMMENDATIONS				
	(1SET) CUSTOM PULLS W/ MORTISE ENTRY LOCKSET & STRIKE	SCHLAGE	CENTURY STYLE ONE-SIDED KEYED W/ ACCENT LEVER; #F60 CEN 625 ACC	POL NICKEL	
	(1 SET) FLUSHBOLTS, TOP & BOTTOM				
	(1 SET) HEAD & JAMB SEALS				
	(1) THRESHOLD & SEAL				
05	THREE PANEL SLIDING DOOR				
	EXTERIOR SLIDING DOOR SYSTEM & LOCK PER SLIDING DOOR MFGR				OPERABLE LOCKING HARDWARE TO BE SELECTED FROM MFGR STD PRODUCTS
06	POCKET - PRIVACY				
	(1) SET SLIDING DOOR KIT INCLUDING FRAMING, TRACK, BOT GUIDE, BUMPERS				
	(2) RECESSED PULLS	ACCURATE	#CS2002E RECTANGULAR FLUSH PULL W/ LOCK	US14	
	(1) LOCK AND EDGE PULL	ACCURATE	#2002CPDL-5 POCKET DOOR LOCK AND EDGE PULL	US14	

# The Georgoff Residence

1500 Northwood Road  
Austin, TX 78703

McWALTERS  
COLLABORATIVE  
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03 ISSUE FOR PERMIT 08 DEC 2017

02 ISSUE FOR OWNER REVIEW 30 NOV 2017

01 ISSUE FOR PRICING 24 JUL 2017

DRAWING ISSUE	DATE
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PN	GRGF
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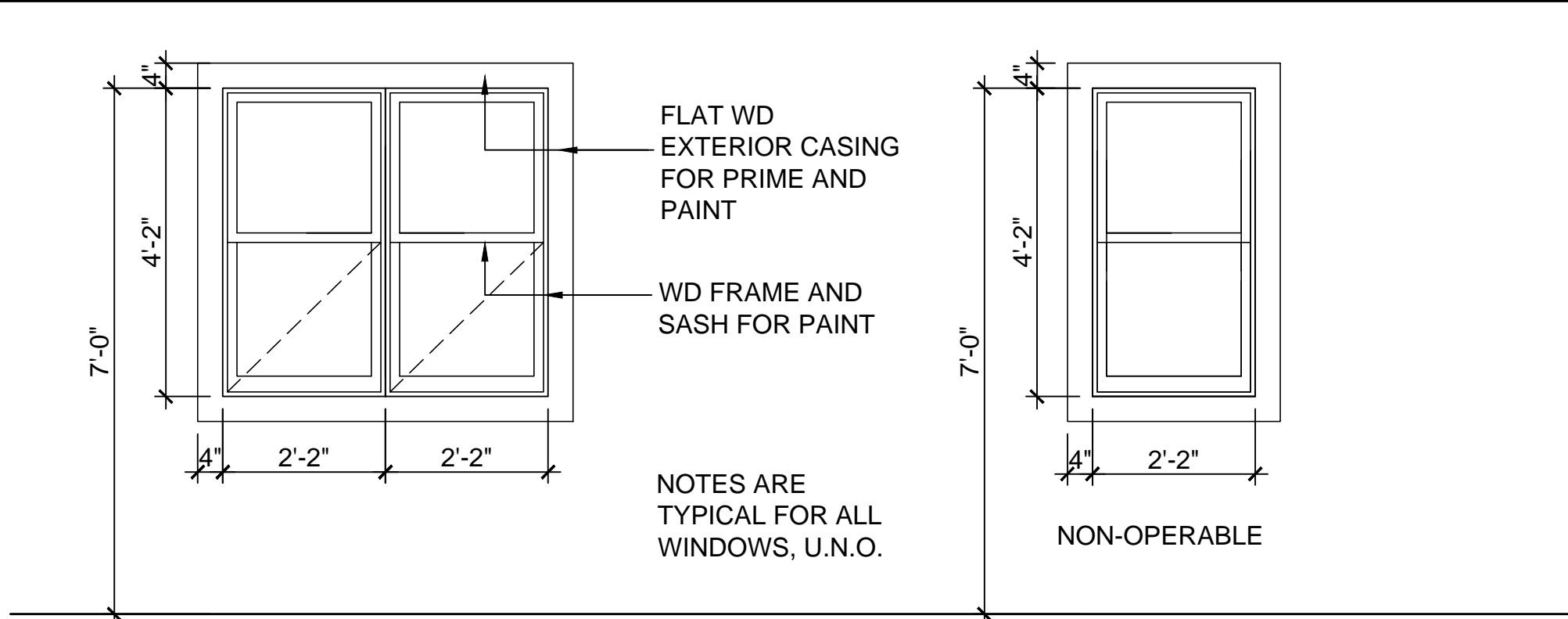
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SCALE  $1/2" = 1'-0"$

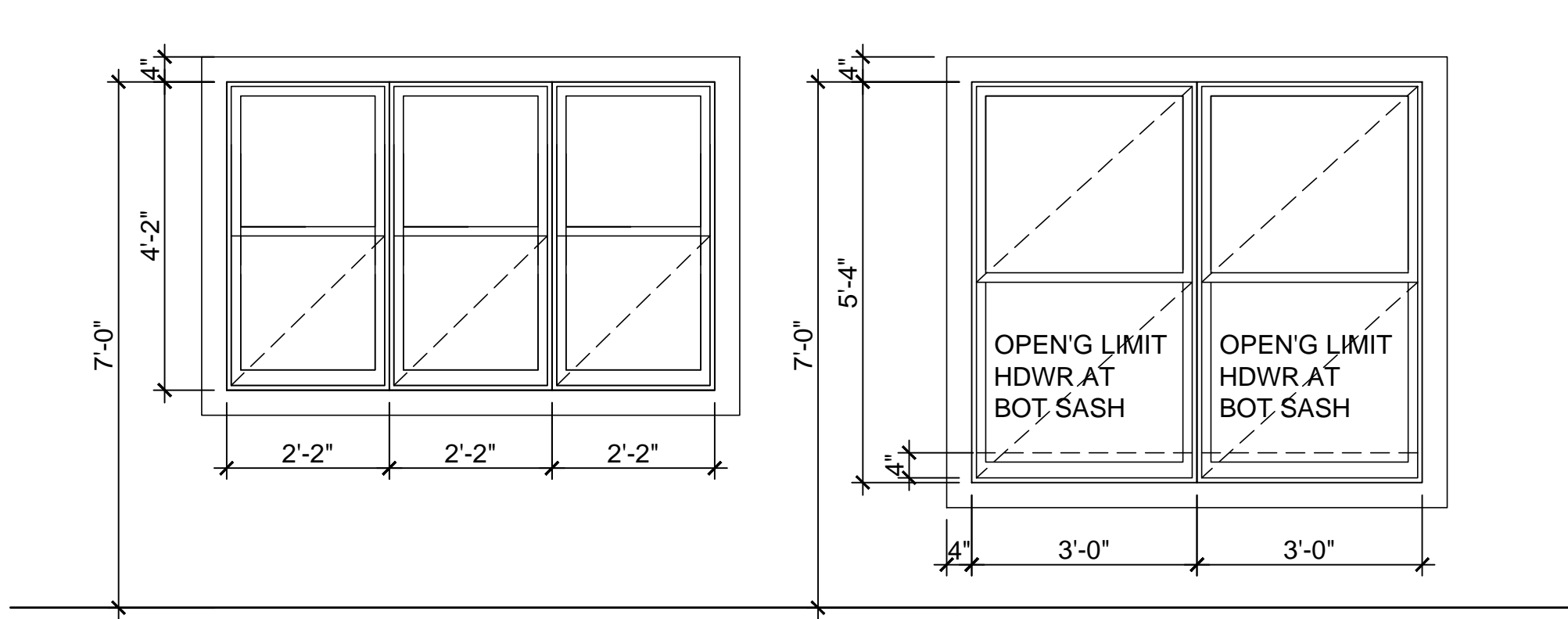
## Door Opening Schedule, Hardware Schedule & Door Types

# A6-01-GAR

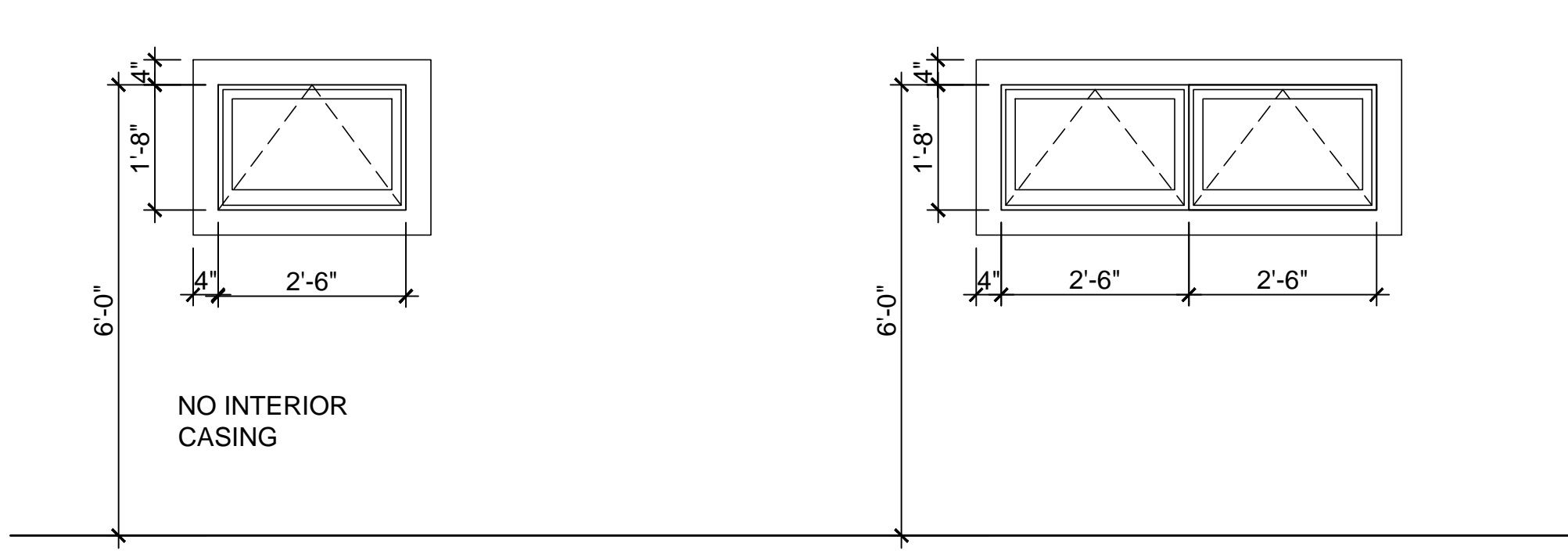
Window Types
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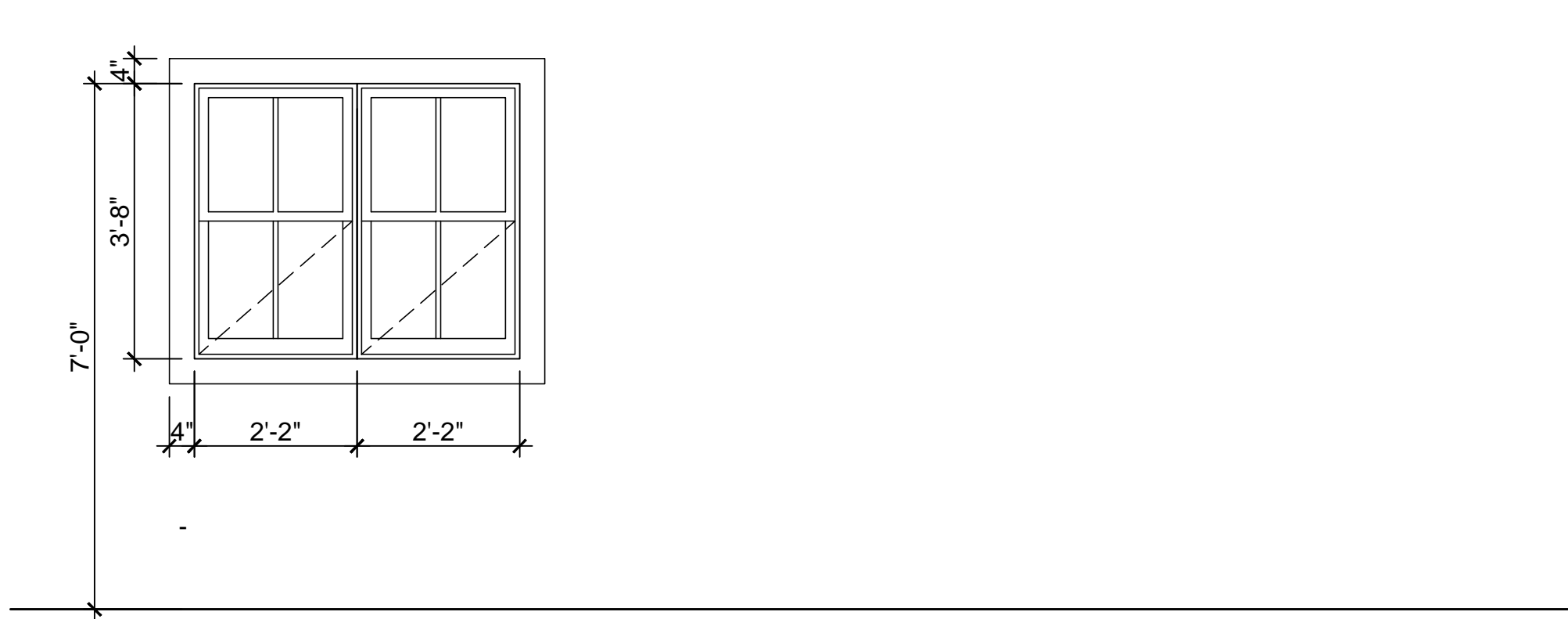
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04



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07 + 08

Window Opening Schedule	
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[illegible]

1. OPENING SIZES ARE NOMINAL. G.C. TO REVIEW W/ MFRGR FOR EACH PRODUCT FOR SIZES THAT BEST MATCH SCHEDULED NOMINAL OPENINGS. SUBMIT SHOP DRAWINGS AND SCHEDULE TO ARCHITECT FOR REVIEW PRIOR TO ANY ORDERS. WHERE UNITS OCCUR IN THE SAME ELEVATION, COORDINATE SIZES TO HAVE UNITS OF ONE TYPE OR OPERATION MATCH SIZE OF ADJACENT UNITS OF A DIFFERENT OPERATION. PROVIDE CUSTOM UNITS AS REQ'D (E.G. SINGLE HUNG UNIT STD SIZE ADJACENT TO A FIXED CASEMENT OF CUSTOM SIZE, IF REQ'D)
2. REFER TO PLANS FOR LOCATIONS OF SCHEDULED WINDOW OPENINGS
3. REFER TO ELEVATIONS FOR LOCATION | DIRECTION OF OPENINGS
4. MARVIN INTEGRITY OPTIONS AND FINISHES FOR ALL SINGLE HUNG, DOUBLE HUNG, CASEMENT AND AWNING WINDOWS:

-WOOD|ULTIMATE ASSEMBLY  
INTERIOR FINISH: WOOD, PRIMED FOR PAINT  
EXTERIOR FINISH: FIBERGLASS, WHITE  
INTERIOR HARDWARE: FIRST FLOOR: TO BE SELECTED  
SECOND FLOOR: TO BE SELECTED

PROVIDE SCREENS FOR ALL OPERABLE WINDOWS MARVIN TO MULL ALL WINDOWS WITH-IN A NUMBERED ASSEMBLY MARVIN TO PROVIDE ACCESSORY NAILING FLANGE TRIM
---

- |    |   |
|----|---|
| 5. | AS ALTERNATE: PROVIDE PRICING FOR MARVIN ALL-ULTREX SERIES FOR ALL UNITS. |
|----|---|

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SCALE  $1/2" = 1'-0"$

## Window Opening Schedule & Window Types

A6-02-GAR



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- |    |   |
|----|---|
| 1  | NEW PTD COMPOSITE MATERIAL SIDING. EXPOSED FACE SIZE TO MATCH EX HOUSE                                      |
| 2  | NEW PTD COMPOSITE MATERIAL CORNER TRIM. SIZE TO MATCH EX HOUSE  |
| 3  | NEW SCHED WINDOW UNIT(S) W/ NEW PTD COMPOSITE MATERIAL WINDOW TRIM. TRIM SIZE & DETAILS TO MATCH EX HOUSE   |
| 4  | NEW PTD EXPOSED RAFTERS & UNDERSIDE OF EAVE. MATCH EXISTING DETAILS FROM MAIN HOUSE                         |
| 5  | NEW FLASHING AT TOPS OF RAFTER EXTENSIONS AND COMPOSITE CLAD BEAM   |
| 6  | NEW PTD COMPOSITE CLAD POST AND FASCIA  |
| 7  | NEW SCHED DOOR UNIT   |
| 8  | NEW PTD COMPOSITE MATERIAL CLAD BEAM AT TRELLIS FRAME W/ PTD WOOD CROSS PURLINS                             |
| 9  | NEW ASPHALT SHINGLE ROOF TO MATCH EX HOUSE  |
| 10 | PROPOSED METAL SEAM ROOF EXTENSION TO MATCH EX HOUSE  |
| 11 | NEW PTD WOOD POST& RAIL AND MTL BALUSTRADE AT STAIR W/ SEALED WD TREADS                                     |
| 12 | NEW CONC BOTTOM LANDING   |
| 13 | NEW PTD GUARDRAIL CAP RAIL W/ FINISHED MTL GRID INFILL PANEL.   |
| 14 | NEW SCHED EXTERIOR RATED LIGHT FIXTURE  |
| 15 | PROPOSED LOCATION OF REWORKED YARD FENCE  |
| 16 | PROPOSED REWORK OF EX BOTTOM BRICK CLAD STEP FOR NEW POST FOOTING   |
| 17 | PROPOSED SHORTENED EAVE EXTENSION AND CUT RAFTER AT EX HOUSE. CUT RAFTER END TO MATCH EX RAFTER END RADIUS. |
| 18 | PROPOSED NEW PTD PANEL AT REMOVED SCIENCE   |
| 19 | NEW PTD MEDALLION & LOUVER TO MATCH EX HOUSE SOUTH ELEVATION MEDALLION.                                     |
| 20 | NEW PTD COMPOSITE MATERIAL CLAD BEAM EXTENSION  |

## Exterior Elevations & Building Sections

A7-02-GAR