



**CODE ANALYSIS**

**PROJECT INFORMATION**  
 PROJECT NAME: HANNIG ROW WINDOW REPLACEMENT  
 PROJECT NUMBER: 17-012  
 LOCATION: 200 E. 6TH ST. AUSTIN, TX 78701  
 BUILDING COMPONENTS: SOUTH ELEVATION

**APPLICABLE CODES & ORDINANCES:**  
 LOCAL BUILDING CODE EDITION: 2012 IBC - WITH COA AMMENDMENTS  
 CITY OF AUSTIN  
 BUILDING DEPARTMENT: 505 BARTON SPRINGS RD. 2ND FLR  
 ADDRESS: AUSTIN, TX 78704  
 PHONE: 512.974.2384  
 ZONING: COA, LAND DEVELOPMENT CODE, TITLE 25  
 FIRE CODE: 2015 IFC - WITH COA AMENDMENTS  
 ENERGY CODE: 2015 IECC  
 OTHER CODES: 2017 NEC - WITH COA AMENDMENTS  
 2015 UMC - WITH COA AMENDMENTS  
 2015 UPC - WITH COA AMENDMENTS

**REQUIREMENTS BASED ON OCCUPANCY**  
 OCCUPANCY GROUPS: B (BUSINESS)  
 TYPE OF CONSTRUCTION: TYPE III-B (TABLE 503) SPRINKLERED  
 MIXED OCCUPANCY SEPARATION: 19,000 (TABLE 503)  
 ALLOWABLE FLOOR AREAS: Street frontage on two sides, alley frontage on one side.  
 ALLOWABLE AREA INCREASE: 180' W/SPRINKLER  
 MAX HEIGHT IN FEET: 3 STORIES W/ SPRINKLER  
 MAX HEIGHT IN STORIES: 3 STORIES  
 ACTUAL HEIGHT (FEET & STORIES): EXISTING 3 STORIES

**REQUIREMENTS BASED ON OCCUPANCY**  
 FIRE RESISTIVE REQUIREMENTS: Table 601 - Type III-B  
 EXTERIOR BEARING WALLS: 2 HR  
 INTERIOR BEARING WALLS: 0 HR  
 EXTERIOR NON-BEARING WALLS: 0 HR  
 STRUCTURAL FRAME: 0 HR  
 PERMANENT PARTITIONS: 0 HR  
 SHAFT ENCLOSURES: 0 HR  
 FLOORS: 0 HR  
 ROOFS: 0 HR  
 OPENINGS IN EXTERIOR WALLS: AS REQUIRED BY TABLE 705.8 - NO LIMIT WITH SEPARATION GREATER THAN 25'-0" AND SPRINKLER SYSTEM  
 PARAPETS: NOT REQUIRED  
 DRAFT STOPS: NOT REQUIRED  
 ATRIUMS: NONE  
 SMOKE CONTROL SYSTEM: NA  
 ENCLOSURE: NA  
 STANDBY POWER: NA  
 HEIGHT IN STORIES: NA  
 MAX. CLEAR OPENING: NA  
 MAX. AREA: NA

**EXIT REQUIREMENTS**  
 OCCUPANT LOAD: EXISTING/ NA  
 FLOOR AREA:  
 OCCUPANT LOAD FACTOR:  
 NO. OF OCCUPANTS :  
**EXITS REQUIRED:**  
 MIN. NUMBER OF EXITS: 2 EXITS PER FLOOR / 1 EXIT PER SUITE  
 MIN. WIDTH OF EXITS: 44" MINIMUM EXIT WIDTH  
 MIN. SEPARATION OF EXITS: NOT LESS THAN 1/2 DIAGONAL DISTANCE (EXISTING)  
 MAX. DISTANCE OF TRAVEL: 75'-0"

**FIRE CONTROL SYSTEMS**  
 FIRE ALARM & DETECTION SYSTEMS: NOT REQUIRED PER SECTION 907.2.2  
 AUTOMATIC SPRINKLER SYSTEM: PROVIDED  
 STANDPIPES: PROVIDED  
 FIRE EXTING. SIZE & TRAVEL DIST.: 3000 S.F./UNIT OF A 75' MAX TRAVEL DISTANCE TO A FIRE EXTINGUISHER (IFC TABLE 906.3(1))

**PLUMBING CALCULATIONS**

MALE	EXISTING
LAVATORIES:	1
WATER CLOSETS:	2
URINALS:	2
<b>FEMALE</b>	
LAVATORIES:	2
WATER CLOSETS:	2
<b>UNISEX</b>	
LAVATORIES:	1
WATER CLOSETS:	1
DRINKING FOUNTAINS:	1

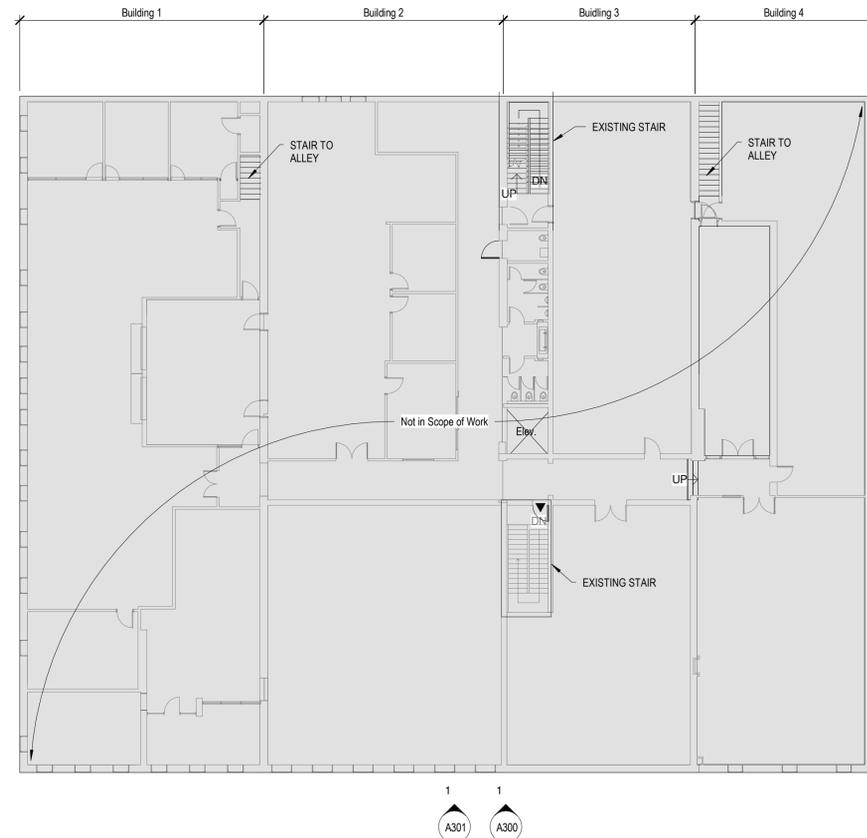
DRINKING WATER PROVIDED BY KITCHENETTE WATER DISPENSER

**PARKING REQUIREMENTS**  
 SPACES REQUIRED: NA  
 SPACES PROVIDED: NA  
 H.C. PARKING SPACES REQ.: NA  
 SIZE OF PARKING STALL: NA  
 MIN. DRIVE ISLE: NA  
 OFF STREET LOADING REQ.: NA

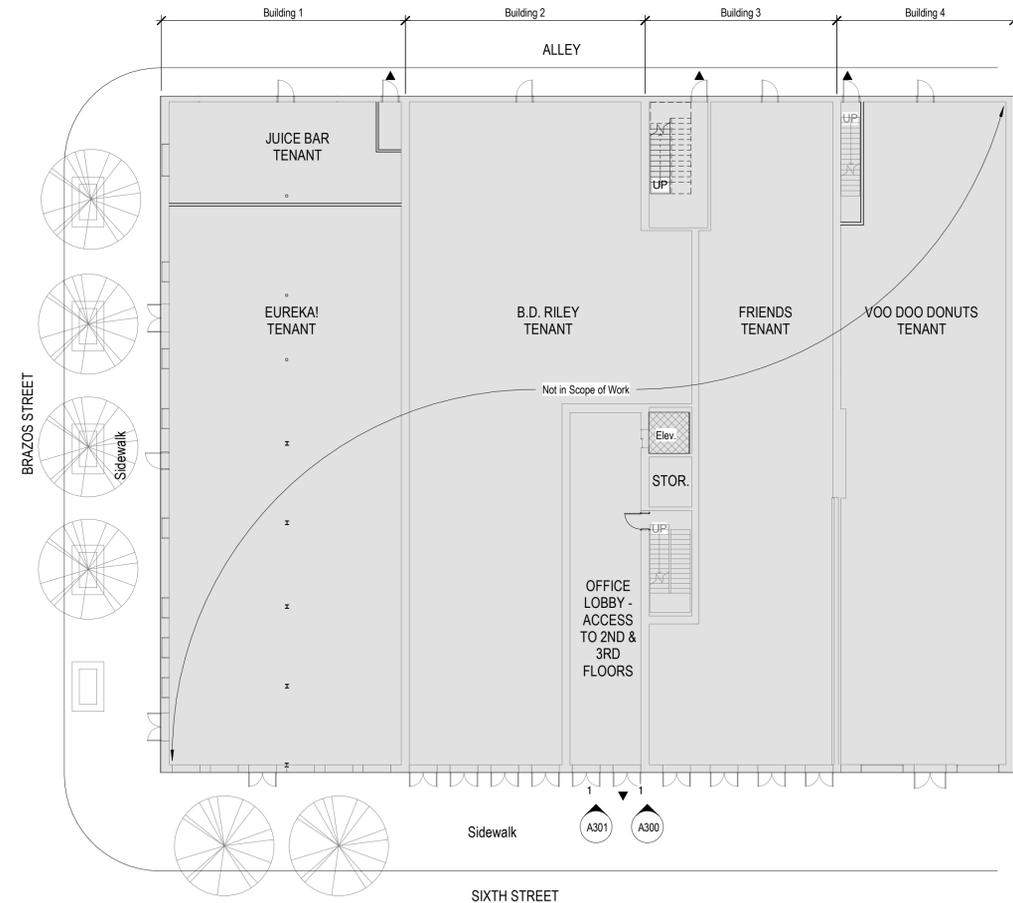
ACCESSIBILITY REQUIREMENTS  
 ACCESSIBLE ROUT REQUIREMENTS: PER 2012 TAS

**CODE LEGEND**

- AREA NOT IN SCOPE
- CPT COMMON PATH OF TRAVEL
- EATD EXIT ACCESS PATH OF TRAVEL
- POINT OF ORIGIN / TERMINATION
- COMMON PATH OF TRAVEL
- EXIT ACCESS PATH OF TRAVEL
- FEC TRAVEL DISTANCE
- ACCESSIBLE BUILDING EXITS
- FIRE EXTINGUISHER CABINET
- OCCUPANT LOAD
- OCCUPANT LOAD AT EGRESS
- EMERGENCY EXIT SIGN



**2 CODE PLAN - LEVEL 2**  
 1/16" = 1'-0"



**1 CODE PLAN - LEVEL 1**  
 1/16" = 1'-0"

INCOMPLETE DOCUMENTS FOR INTERIM REVIEW ONLY. NOT FOR APPROVAL, PRICING, PERMIT OR CONSTRUCTION.

03/21/2018

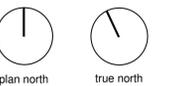
architect  
 office for local architecture  
 201 East Fifth Street #104  
 Austin, TX 78701  
 Contact: Megan Slattery  
 512.553.1711

**HANNIG ROW WINDOW REPLACEMENT**

200 E. 6TH ST. AUSTIN, TX 78701

03/21/2018

owner  
 Colina West  
 804 Congress Ave. Suite 300  
 Austin, TX 78701  
 Contact: Sean O'Brien  
 512.565.4477



tag:      date:      submission:


**CODE INFORMATION**

issue:

03/21/2018

project no:

18-011

**A001**

















## DEMOLITION

1. It is the intent of the demolition to remove all existing construction which conflicts with the intent of new construction. Every demolition detail may not necessarily be covered on these documents. Prior to bid, the contractor shall review the existing conditions and shall include all demolition work required to accommodate new work, even if not specifically called for.

2. Where existing walls or ceilings are damaged by the contractor for access to services, and new construction is not scheduled or shown on the drawings, the contractor shall be responsible for repairing materials and finishes to match original conditions.

3. Restore exposed finishes of patched areas and extend restoration into adjoining construction in a manner that eliminates evidence of patching and refinishing.

4. Do not cut and patch elements in a manner that could change their load-carrying capacity, load-deflection ratio, or that results in increased maintenance or decreased operational life or safety.

5. If materials suspected of containing hazardous materials are encountered, do not disturb. Suspend work immediately and notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract

### METAL FABRICATIONS

1. See drawings for details of all fabrications, unless noted otherwise.

2. All structural steel items shown or noted shall be ASTM A36 Grade, unless noted otherwise.

3. All bolted connections shall be made using ASTM A325 bolts of the size noted or best suited for the intended purpose.

4. All required welding shall be performed by welders qualified per AWS requirements. At exposed connections, finish exposed welds and surfaces smooth and blended so no roughness shows after finishing and contour of welded surface matches that of adjacent surface.

5. Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left as exposed joints but cannot be shop welded because of shipping size limitations.

6.

### ROUGH CARPENTRY

1. Provide preservative treatment by pressure process in accordance with AWPAC2 and AWPAC9 for rough carpentry at the following locations:

- A. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
- B. Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.
- C. Wood floor plates that are installed over concrete slabs directly in contact with earth.

Provide fire-retardant-treated materials that comply with performance requirements in AWPAC20 and AWPAC27 where indicated or required by local building codes.

Telephone and electrical equipment backing panels shall be DOC PS 1, exposure 1, C-D plugged, fire-retardant treated, in thickness indicated or, if not indicated, not less than 3/4" thick.

6. Provide fasteners of size and type appropriate for installation. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A153/A.

### INTERIOR ARCHITECTURAL WOODWORK

1. Submit shop drawings showing location of each item, dimensioned plans and elevations, large-scale details, location of plastic laminate seams, attachment devices and other components.

- Wood cabinets for transparent finish:
  - Wood species, cut, and grain matching as indicated in the finish schedule
  - Shop Finished: AWI finish system

- Plastic laminate cabinets:
  - Horizontal surfaces, vertical surfaces, and edges to be HG5 high-pressure decorative laminate.
  - Postformed surfaces to be HGP high-pressure decorative laminate.

4. Countertop substrate shall be water resistant plywood for a minimum of 24 inches each side of all sink locations.

5. Install woodwork to comply with AWI section 1700 for the same grade specified.

6. Install standing and running trim with minimum number of joints possible, using full-length pieces from maximum length of lumber available to greatest extent possible. Do not use pieces less than 36 inches long. Scarf running joints and stogger in adjacent and related members. Exposed end returns to be mitered or profiled. Any miters over 4' long shall be splined or doweled and glued.

### STEEL DOORS AND FRAMES

1. Provide steel doors and frames where scheduled, complying with ANSI A250.8 and NFPA 80 for fire-rated assemblies.

2. Exterior door construction: Level 3 (16 gauge) and physical performance level A (extra heavy duty), Model 2 (seamless). Close top and bottom edges of doors flush with galvanized .053 inch thick steel channels, seal watertight.

3. Interior door and frame construction: Level 3 (16 gauge) and physical performance level A (extra heavy duty), Model 2 (seamless).

4. Fabricate frames of .053 inch thick steel with mitered or coped and continuously welded corners. Knock-down frames are not acceptable.

At exterior locations and elsewhere as shown or scheduled, provide doors fabricated as thermal-insulating door and frame assemblies of galvanized steel with a minimum R-value of 11.

7. Where shown or scheduled, provide door and frame assemblies fabricated as sound-reducing type with STC sound rating of 33 or better.

### INTERIOR ALUMINUM FRAMES

1. Provide extruded aluminum components of not less than .062 inch thick material. Comply with NFPA 80 for fire-rated assemblies.

2. Fabricate frames for drywall slip-on type with throat size as required for scheduled partition type thickness.

3. Install ceiling track and trim in longest possible lengths with no section less than 48 inches long. Use concealed installation clips to ensure that splices and connections are tightly butted and properly aligned.

4. ~~Contractor shall provide all components that are not covered in this specification. Installation will be uniform in finish and color.~~

### URETHANE TOPCOAT SEAMLESS FLOORING SYSTEM

#### 1.FLOORING

- Dur-A-Flex, Inc., Poly-Crete MDB (self leveling broadcast quartz), Urethane topcoat seamless flooring system.

- System Materials:
  - Topping: Dur-A-Flex, Inc., Poly-Crete MD resin, hardener and aggregate.
  - The aggregate shall be Dur-A-Flex, Inc. flintshot quartz aggregate.
  - Topcoat: Dur-A-Flex, Inc., Poly-Crete Color-Fast resin, hardener and powder aggregate.

- Patch Materials
  - Shallow Fill and Patching: Use Dur-A-Flex, Inc. Poly-Crete MD (up to ¼ inch).
  - Deep Fill and Slating Material (over ¼ inch): Use Dur-A-Flex, Inc. Poly-Crete WR.

#### 2. MANUFACTURER

- Dur-A-Flex, Inc., 95 Goodwin Street, East Hartford, CT 06108, Phone: (860) 528-9838, Fax: (860) 528-2802
- Manufacturer of Approved System shall be single source and made in the USA.

#### 3.PRODUCT REQUIREMENTS

- Topping Poly-Crete MD
  - Percent Reactive 100%
  - VOC 0 g/L
  - Bond Strength to Concrete ASTM D 4541 400 psi, substrates fails
  - Compressive Strength, ASTM C 579 7,400 psi
  - Tensile Strength, ASTM D 438 1,800 psi
  - Impact Resistance @ 125 mils, MIL D-3134, >160 inch lbs
    - No visible damage or deterioration

- Topcoat Poly-Crete Color-Fast
  - Percent Solids 100%
  - VOC 0 g/L
  - Compressive Strength, ASTM C 579 7,800 psi
  - Tensile Strength, ASTM D 438 4,200 psi
  - Flexural Strength, ASTM D 790 1,000 psi
  - Abrasion Resistance, ASTM D 4060 30 mg loss
    - CS-17 wheel, 1,000gm load, 1,000 cycles
  - Impact Resistance, ASTM D 1709 160 in.lbs
  - Shore D Hardness, ASTM D 2240 65
  - Gloss, ASTM D 523, 600 Semi-gloss appearance

### FLUSH WOOD DOORS

1. Fire-rated wood doors shall comply with NFPA 80 and shall be listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction for fire ratings indicated.

2. Provide warranty on manufacturer's standard form, signed by Manufacturer, Installer, and Contractor, in which Manufacturer agrees to repair or replace doors that are defective in materials or workmanship. Warranty shall be in effect from date of Substantial Completion for life of installation.

3. Construct doors with five plies with stiles and rails banded to core, then entire unit abrasive planed before faces and crossbands are applied. Door cores to be particleboard complying with ANSI A208.1, Grade LD-2. Provide manufacturer's standard mineral-core construction as needed to achieve fire rating indicated. Provide blocking in doors as required to eliminate through-balling hardware.

- Door facing as indicated in door schedule shall be as follows:
  - Wood veneer (WV):
    - Grade: AWI Premium, with Grade A faces
    - Species: Cut and grain matching as indicated in door schedule
    - Stiles: Same species as faces
    - Finish: Primum grade, AWI system
  - Plastic-Laminate (PL):
    - Grade: AWI Premium
    - Laminate Faces: High-pressure decorative laminates complying with NEMA LD 3, Grade HGS
    - Colors, Patterns, and Finishes: As indicated in door schedule
    - Stiles: Hardwood edges for painting

5. Provide manufacturer's standard wood beads for life openings in non-rated wood doors of same species as door faces. At 20 minute, fire-rated, wood-core doors, provide wood beads and metal glazing clips approved for such use. Provide manufacturer's standard metal frame formed of 0.0478-inch thick, cold-rolled steel sheet, factory primed and approved for use in doors of fire rating indicated.

### GLAZING

1. Glass thickness indicated are minimums and are for detailing only. Confirm glass thickness by analyzing project loads and in-service conditions. Provide glass lites for various size openings in nominal thickness indicated, but not less than thickness and in strengths (annealed or heat treated) required to meet or exceed ASTM E 1300.

2. Comply with NFPA 80 for glazing in fire-rated door and window assemblies.

3. Provide Kind HS (heat strengthened) and Kind FT (fully tempered) as indicated or required by local code and Federal Safety Glazing Standards.

4. Glazing schedule:
GL.1 Float glass: ASTM C1036, Type I (transparent glass, flat) Quality q3 (glazing select), Class 1 (clear) unless noted otherwise.

GL.2 Wire Glass: ASTM C 1036, Type II, Class 1 (clear), Quality q8 (glazing), Form 1 (wire polished both sides), Mesh m2 (square).

GL.3 Patterned Glass: ASTM C 1036, Type II, Class 1 (clear) Form 3 (patterned), Quality q8 (glazing), Finish 11 (pattern on side).

5. Unframed mirrors (Framed mirrors are scheduled with Toilet Accessories); Annealed Float Glass, ASTM C 1048, Type 1, Class 1 (clear), Quality q3 (float) with maximum custom dimension per EC EN 14181, with polished surface. Designate substrate and install glass in

### GYPSUM BOARD ASSEMBLIES

1. Install metal studs, framing and gypsum board in accordance with ASTM C840, GA-201, GA-214, GA-216 and GA-400.

2. Contractor shall determine size and gauge of studs based on the stud manufacturer's limiting height tables for the application. Studs shall be installed in full lengths unless height exceeds manufacturer's maximum length in which case contractor shall submit stud splice details designed by stud manufacturer.

3. Penetrations in demising and sound insulated partitions above finished ceiling shall be effectively sealed to prevent sound leakage.

4. Screws or any other mechanical fasteners shall not attach partitions abutting window mullions. Provide soundproof closure strips at partition terminations at windows.

5. All partition returns shall have metal corner beads floor to ceiling. All exposed gypsum board edges shall have J bead floor to ceiling.

6. All gypsum board is to be 5/8" type X fire rated unless noted otherwise.

7. Install 5/8" cement board at all shower stalls and other wet locations. Install ASTM C-630, 5/8" type X moisture resistant gypsum board at all other locations that are subject to moisture exposure.

8. Install control joints according to ASTM C840, GA-216 and in specific locations approved by Architect for visual effect.

9. All partitions identified as demising or sound insulated to be min. of 48 STC. No back-to-back wall boxes. Separate boxes a minimum 24".

10. Finish gypsum board in accordance with ASTM C840 to levels indicated below:

Level 1: Embed tape at joints above finished ceiling areas concealed from view unless a higher level of finish is required for fire-resistance or sound-rated assemblies.

Level 2: Embed tape and apply separate first coat of joint compound to tape, fasteners, and trim flanges where panels are substrate for tile and where light to medium weight wallcoverings are scheduled.

Level 3: Embed tape and apply separate first and fill coats of joint compound to tape, fasteners, and trim flanges where indicated.

Level 4: Embed tape and apply separate first, fill and finish coats of joint compound to tape, fasteners, and trim flanges at panel surfaces that will be exposed to view. Apply full coat of drywall primer.

Embed tape and apply separate first, fill and finish coats of joint compound to tape, fasteners, and trim flanges at panel surfaces that will be exposed to view. Apply skim coat of joint compound and full coat of drywall primer to entire surface.

### CERAMIC AND STONE TILE

1. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions, unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments. When tile patterns are given in the drawings, inform the Architect if field conditions will prevent the specified pattern from being installed as shown. Where possible, always lay out tile and stone from centerlines to avoid edge pieces of less than half tile or unit unless noted otherwise.

2. Submit shop drawings showing stone tile sizes, dimensions of tiled areas, joint patterns, bedding, and details showing relationship of tile units to adjacent work.

3. For tile installed on walking surfaces, provide products with the following static coefficient of friction values as determined by testing identical products per ASTM C 1028:
Level surfaces: Minimum 0.6
Step treads: Minimum 0.6
Ramp surfaces: Minimum 0.8

4. Provide setting and grouting materials that are compatible with stone products specified and that will not discolor the stone materials.

5. Seal stone and grout materials with colorless, slip and stain resistant sealer which will not affect color, appearance, or physical properties of stone surfaces as recommended by stone tile manufacturer for application indicated.

6. Tile installation schedule according to Tile Council of America (TCA) systems:
Interior floor installation on concrete:
Interior wall installation over gypsum board on metal studs:
Interior wall installation over water-resistant gypsum backer board:

Where showers are indicated on the drawings, provide and install York Copper Fabric Shower Pans (5 oz.) unless noted otherwise. Pans to be factory fabricated to required size including minimum 6" upturn all around

### FRP (FIBERGLASS REINFORCED PANELS)

1. Thickness: 0.090 inch.

2. USDA approved.

3. Burn rate: < 200 (Class C) per ASTM D435-88.

4. Smoke Development: < 450 per ASTM E84-91a.

5. **Acceptable Products**
**a. b. c. d. Construction Specialties, 4000 Series Wall Panel**
**Kalwall Corp., Kal-Lite wall panel**
**Kemlite Company, Inc., Glasbord-P wall panel**
**Sequentia, Inc., Structoglas Standard wall panel**
**Color: as selected by the Architect from the manufacturer's full range of available colors.**

6. **Fasteners and Adhesives:** as recommended by plastic sheet manufacturer; adhesive VOC content shall be 50 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).

7. **Accessories:**
Division Bars, Corner Trim, Curbing; panel manufacturer's standard single length extruded vinyl pieces; longest length possible to eliminate end joints.
2.Fasteners: non-corrosive, non-metallic drive rivets.

### ACOUSTIC TILE CEILING

1. Measure each ceiling area and establish layout of acoustical tiles to balance border widths at opposite edges of each ceiling. Avoid using less than half width tiles at borders.

2. Suspend ceiling hangers from building's structural members, plumb and free from contact with insulation or other objects within ceiling plenum. Splay hangers only where required to miss obstructions; offset resulting horizontal forces by bracing, counter-splaying, or other equally effective means. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with location of hangers, use trapezes or equivalent devices.

3. Locate light fixtures, fire detection devices and alarms, and other ceiling mounted electrical devices centered in ceiling tile. Locate sprinkler heads on equal distance in two directions from tile edges but not less than 2" from tile edge.

4. Provide attic stock for each type of acoustical tile equal to 1 to 2% of the total of each type used, unless noted otherwise in the

### RESILIENT FLOORING

1. Prepare substrates according to manufacturer's written recommendations to ensure adhesion of resilient products.

2. Lay out tiles from center marks established with principal walls, discounting minor offsets, so tiles at opposite edges of room are of equal width. Adjust as necessary to avoid using cut widths that equal less than one-half tile at perimeter.

3. Scribe, cut, and fit tiles to butt neatly and tightly to vertical surfaces and permanent fixtures including built-in furniture, cabinets, pipes, outlets, edgings, door frames, thresholds, and nosings. Extend tiles into toe spaces, door reveals, closets and similar openings.

4. Adhere tiles to flooring substrates using a full spread of adhesive applied to substrate to produce a completed installation without open cracks, voids, raising and puckering at joints, telegraphing of adhesive spreader marks, and other surface imperfections.

5. Install base on solid backing bonded tightly to wall and floor surfaces. Miter internal corners; at external corners, "V" cut back of base strip to 2/3 of its thickness and fold. At exposed ends, use premoiled units.

6. When tile patterns are given in the drawings, inform the Architect if field conditions will prevent the specified pattern from being installed as shown. Where possible, always lay out tile from centerlines to avoid edge pieces of less than one half tile unless noted otherwise.

### CARPET

1. Maintain uniformity of carpet direction and lay of pile. At doorways, center seams under door in closed position. Bind or seal cut edges as recommended by carpet manufacturer.

2. Refer to Finish Key for specific carpet products.

3. Do not install carpet over concrete slabs until slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by manufacturer.

4. Comply with Carpet and Rug Institute (CRI) 104.

5. Provide carpet warranty in which manufacturer agrees to replace carpet that fails within 10 years from date of Substantial Completion. Failures include, but are not limited to, more than 10 percent loss of face fiber, edge raveling, snags, runs, and delamination.

Recycle used carpet under the DuPont Carpet Reclamation Program. Reclamation agency and carpet remover shall certify in writing the used carpet was removed and recycled in accordance with the DuPont Carpet Reclamation Program.

### PAINTING

1. Provide a full-coat mockup finish sample of at least 12'x12' minimum for each type of coating and substrate required. Final approval of colors will be determined by Architect from mockup samples. Provide additional samples if requested on the finish schedule.

2. Furnish Owner with 1 gallon of extra paint of each color, type and surface texture utilized. Label each container with color, type, texture and locations in addition to manufacturer's label.

3. Provide block fillers, primers, and finish-coat materials that are compatible with one another and with the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.

4. Apply paint according to manufacturer's written instructions. Use applicators and techniques best suited for substrate and type of material being applied.

5. The term "exposed surfaces" includes areas visible when permanent or built-in fixtures, grilles, covers or similar components are in place. Extend coatings in these areas, as required, to maintain system integrity and provide desired protection.

6. Paint surfaces behind movable equipment and furniture the same as similar exposed surfaces.

7. Paint surfaces of ducts with a flat, nonconspicuous black paint where visible through registers or grilles.

### HARDWARE

1. Quality standard for hardware shall be BHMA Grade 1 for corridor doors and Grade 2 for all other doors.

2. Hardware components are noted on the drawings.

3. Match building hardware standard, unless noted otherwise.

4. Key all locks to building grand master system. Provide construction cores during construction phase. General contractor is responsible for changing out construction cores prior to beneficial occupancy.

5. Adjust door closures to comply with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.). Maximum door opening force for interior doors shall not exceed 5 lbs.

HW1 (HARDWARE SET 1)
2 PR HINGES 881279 - 4 1/2" X 4 1/2"
3 SILENCER BY FRAME SUPPLIER
1 FLOOR STOP DSG3225U1S-BRUSHED NICKEL (OR EQUAL)
1 DOUBLE SIDED PULL SGS-SQ1875-US1S-SATIN NICKEL (OR EQUAL)
1 ROLLER LATCH RCA430U1S-BRUSHED NICKEL (OR EQUAL)

### TOILET COMPARTMENTS

1. Locations and types of compartments and screens are indicated on the Drawings. Unless noted otherwise, match building standard.

2. Provide shop drawings for each type and style of toilet compartment and screen indicated. Include details of construction relative to materials, fabrication and installation. Include details of anchors, hardware and fasteners. Include plans, elevations, sections, details and attachments to other work. Show locations of reinforcement and cutouts for compartment-mounted toilet accessories.

Verify dimensions in areas of installation by field measurements before fabrication and indicate measurements on shop drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

Comply with manufacturer's written installation instructions. Install units rigid, straight, plumb and level. Provide clearances of not more than ½ inch between pilasters and panels and not more than 1 inch between panels and walls. Secure units in position with manufacturer's recommended anchoring devices.

6. Secure panels to walls and other panels with not less than 2 stir-up brackets attached near top and bottom of panel. Locate wall brackets so holes for wall anchors occur in masonry or tile joints. Align brackets of pilasters with brackets at walls.

7. Attach urinal screens with anchoring devices according to manufacturer's written instructions and to suit supporting structure. Set units level and plumb and to resist lateral impact.

8. All installations shall be in compliance with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.).

9. Adjust and lubricate hardware according to manufacturer's written instructions for proper operation. Set hinges on in-

### SIGNS

1. Unless noted otherwise, match existing building sign standards.

2. Submit shop drawings for all sign types. Indicate location for each sign. Show all pertinent details and information relating to fabrication and installation, including mounting method, location, height, reinforcement, accessories, electrical requirements and other installation details.

3. Verify that items provided under other sections of work are sized and located to accommodate signs.

4. Examine supporting members to ensure that surfaces are at elevations indicated or required to comply with authorities having jurisdiction and are free from dirt and other deleterious matter. Proceed with installation only after unsatisfactory conditions have been corrected.

5. Install signs level, plumb and at heights indicated or otherwise required using methods described in manufacturer's written instructions.

6.

### FIRE PROTECTION SPECIALTIES

1. Unless otherwise indicated, match building standard fire extinguisher cabinets at all locations.

2. Verify required quantities and locations of fire extinguishers and cabinets with local fire department officials prior to installation.

3. Coordinate sizes of cabinets with type and capacity of fire extinguishers required, or provided by Tenant/Owner.

4. At locations indicated "ECC", provide a cabinet and a fire extinguisher. At locations indicated "EE", provide a fire extinguisher mounted on a bracket.

5. All installations shall be in compliance with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.).

6. Provide rated cabinets where cabinets are located in rated partitions. Rating shall match the rating of the partition in which the cabinet is installed.

7.

### TOILET AND BATH ACCESSORIES

1. Toilet room accessories are scheduled on the Drawings.

2. Provide scheduled manufacturer's accessories, unless substitutions are authorized in writing prior to installation.

3. Confirm that recessed accessories have sufficient depth for installation in locations indicated prior to installation.

4. Install accessories according to manufacturer's written instructions, using fasteners appropriate to the substrate indicated and recommended by the accessory manufacturer. Install units level, plumb and firmly anchored in locations and heights indicated. All installations shall be in compliance with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.).

5. Secure framed mirrors to walls in concealed, tamper-resistant manner with special hangers, toggle bolts or screws. Set units level, plumb and square at locations indicated, according to manufacturer's written instructions for substrate indicated.

6.

7. Install grab bars to withstand a downward load of at least 250 lbf when tested according to method in ASTM F 446.

Adjust accessories for unencumbered, smooth operation and verify that mechanisms function properly. Replace damaged or defective items.

### APPLIANCES

1. Appliances are scheduled on the Drawings. Appliances noted "N.J.C." are furnished and installed by others.

2. Examine rough-in for plumbing, mechanical, and electrical services, with Installer present, to verify actual locations of services before appliance installation.

3. Install appliances in accordance with manufacturer's written instructions. Provide all components required for a complete installation and as required by local codes.

4. Built-in Equipment: Securely anchor units to supporting cabinets or countertops with concealed fasteners. Verify that clearances are adequate for proper functioning and rough openings are completely concealed.

5. Freestanding Equipment: Place units in final locations after finishes have been completed in each area. Verify that clearances are adequate to properly operate equipment.

### SUSTAINABILITY

The South Shore Apartments, located at Arena Drive and Towncreek Drive, Austin, Texas, will achieve an Austin Energy Green Building (AEGB) Multifamily Rating. South Shore Apartments has been designed and built with environmental features to make it healthy and sustainable. As a tenant, this project is required to meet the same standards for any improvements to the leased space. Austin Energy Green Building Rating criteria includes those quantifiable measures that improve indoor air quality, decrease utility costs and impact on the environment, and increase customer and employee health and comfort.

#### CONSTRUCTION WASTE MANAGEMENT

The purpose of Construction Waste Management is to reduce the amount of landfill material produced by construction.