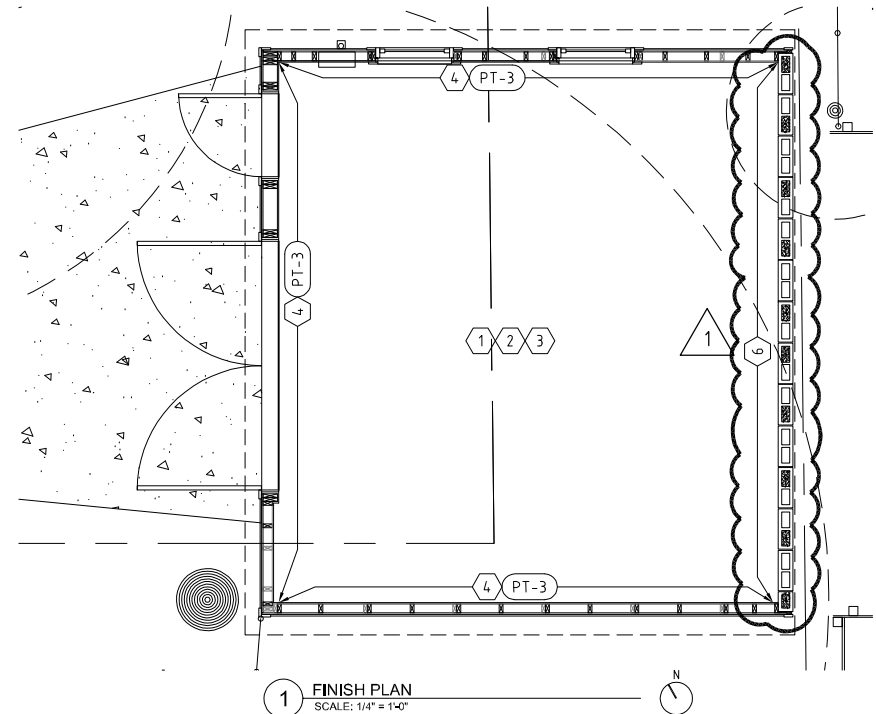


D-3/37-PRESENTATION

FINISH PLAN GENERAL NOTES

- 1 NO APPLIED FLOOR FINISH OVER EXISTING CONCRETE FLOOR
- 2 NO APPLIED CEILING FINISH. ROOF FRAMING AND UNDERSIDE OF ROOF DECKING TO BE EXPOSED TO VIEW
- 3 ALL BASE AND CASING TRIM TO BE PAINT GRADE WOOD 1x4, POPLAR OR PINE
- 4 PROVIDE INTERIOR DRYWALL UP TO TOP PLATE OF ALL WALLS. PROVIDE CASING BEAD AT TOP EDGE OF DRYWALL.
- 5 PROVIDE 1x4 WOOD BASE, TYP., PAINTED PT-3. REFER TO A-501 & A-502 FOR WINDOW AND DOOR TRIM
- 6 NO APPLIED FINISH ON CMU BLOCK WALL



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REVISION HISTORY

REV.	DESCRIPTION	DATE
1	REVISION 01	10/26/2020

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GARAGE RENOVATION

Bielamowicz Residence
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Austin, Texas 78704



10/26/2020

FINISH PLAN AND FINISH LEGEND

A-601

PROJECT SPECIFICATIONS**DIVISION 1 - GENERAL REQUIREMENTS**

1. CODES: ALL WORK SHALL COMPLY WITH THE TECHNICAL CODES ADOPTED BY THE CITY OF AUSTIN, INCLUDING LOCAL AMENDMENTS.
2. NO SUBSTITUTIONS WITHOUT WRITTEN APPROVAL OF ARCHITECT.

DIVISION 2 - SITEWORK

1. PROVIDE TREE PROTECTION AS REQUIRED BY CITY OF AUSTIN
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND APPROPRIATE DISPOSAL OF ALL DEMOLISHED MATERIALS

DIVISION 3 - CONCRETE

NOT USED

DIVISION 6 - WOOD AND PLASTICS**06100 ROUGH CARPENTRY**

1. FRAMING MEMBERS TO BE MIN. NO. 2 GRADE, SYP., S4S
2. USE MOISTURE RESISTANT, PRESERVATIVE TREATED WHERE INDICATED, YELLA WOOD OR EQUAL
3. PROVIDE 2x BLOCKING AS NEEDED AT CEILING AND WALL HUNG FIXTURES AND DEVICES

06160 SHEATHING

1. EXTERIOR WALL SHEATHING SHALL BE 5/8", TYPE-X, GLASS-MAT FACED, AS LISTED IN UL DESIGN NO. W307
ACCEPTABLE MANUFACTURERS:
 - CERTAINTEED GYPSUM
 - AMERICAN GYPSUM
 - GEORGIA PACIFIC
 - NATIONAL GYPSUM
 - USG
2. ROOF DECKING SHALL BE 5/8" CDX EXTERIOR GRADE PLYWOOD
NO ADDED UREA FORMALDEHYDE

06200 FINISH CARPENTRY

1. INT. BASE AND CASING TRIM TO BE PAINT GRADE WOOD 1X4.
PINE OR POPLAR

DIVISION 7 - THERMAL AND MOISTURE PROTECTION**07270 WEATHER BARRIERS**

1. WEATHER BARRIER TO BE DUPONT TYVEK HOMEWRAP
 - MECH. FASTEN PER MFR'S INSTRUCTIONS, TAPE ALL SEAMS
2. TAPE/FLASHING IS TO BE DUPONT TYVEK FLEX WRAP
 - WRAP SILLS, JAMBS AND HEADS OF ALL ROUGH OPENINGS
3. METAL FLASHINGS AND DRIP EDGES TO BE GALVANIZED OR STAINLESS STEEL, MINIMUM 25 GAUGE.
 - INSTALL METAL Z-FLASHING AT HEADS OF ALL EXT. WINDOWS AND DOORS, AND AT TRANSITION BETWEEN SIDING AND STUCCO SKIRT

07310 ROOFING

1. STANDING SEAM METAL ROOFING
 - PROVIDE PRO-SNAP 100 BY CENTRAL TEXAS METAL ROOFING SUPPLY, OR ARCHITECT APPROVED EQUAL
 - 12" WIDE, 24 GA. PANELS
 - FINISH: KYNAR 500 PVDF RESIN W/ 30-YR WARRANTY
 - COLOR: STONE WHITE
 - PROVIDE CONTINUOUS DRIP EDGES, AND SEALED RIDGE
2. UNDERLAYMENT, #30 NON-BITUMEN SYNTHETIC, PER ASTM D226, TYPE 2

07460 CEMENT BOARD LAP SIDING

1. CEMENT BOARD SIDING TO BE HARDI-PLANK LAP SIDING
 - SMOOTH SURFACE (NO TEXTURE)
 - 5/16" THICK, 5-1/4" (4" EXPOSURE)
 - FACTORY PRIMED. FIELD APPLY PRIMER ON ANY FIELD CUTS
 - BLIND NAIL, WITH STARTER STRIPS AT FIRST PLANK
 - PROVIDE METAL FLASHING AT BUTT SEAMS BETWEEN BOARDS
 - INSTALL PER MFR'S HZ-10 INSTALLATION INSTRUCTIONS
2. EXTERIOR TRIM BOARDS TO BE HARDI-TRIM CEMENT BOARD
 - NOMINAL 5/4" SIZES AS PER DRAWINGS
 - FACTORY PRIMED. FIELD APPLY PRIMER ON ANY FIELD CUTS
 - INSTALL PER MFR'S HZ-10 INSTALLATION INSTRUCTIONS

City of Austin
REVIEWED FOR CODE COMPLIANCE

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REVISION HISTORY

REV.	DESCRIPTION	DATE

**GARAGE
RENOVATION**

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**PROJECT
SPECIFICATIONS****A-701**

DIVISION 7 - THERMAL AND MOISTURE PROTECTION (CONTINUED)

07900 JOINT SEALANTS

1. EXTERIOR CAULK/SEALANT: DAP "ALEX PLUS" ALL PURPOSE SILICON LATEX SEALANT, WHITE COLOR, PAINTABLE

DIVISION 8 - DOORS AND WINDOWS

08210 WOOD STILE AND RAIL PANEL DOORS

1. EXTERIOR WOOD STILE AND RAIL PANEL DOORS
 - SIMPSON DOORS: STYLE AND SIZES AS NOTED IN DWGS
 - DOOR THICKNESS: 1-3/4"
 - FLAT PANELS WITH SQUARE STICKING (SHAKER STYLE)
 - GLAZING TO BE INSULATED GLASS, MIN. 5/8" THICKNESS
 - PREFINISHED, WITH MANUFACTURER'S FINISH WARRANTY
 - REFER TO A-502 FOR SIZES, PANEL DESIGN, AND FINISH

08590 WINDOWS

1. ANDERSEN WINDOWS, 100 SERIES, MODEL 100SHS2626. RE: A-501

08700 DOOR HARDWARE

1. REFER TO HARDWARE SETS AS SPECIFIED ON SHEET A-502

DIVISION 9 - FINISHES

09200 CEMENT PLASTER STUCCO

1. INTENT IS TO MATCH STUCCO SKIRT OF THE HOUSE
2. PROVIDE PORTLAND CEMENT BASED, FACTORY PRE-MIXED, PRE-SANDED, ACRYLIC FIBER REINFORCED PLASTER STUCCO
3. INSTALL USING 3 COATS:
 - SCRATCH COAT - MIN. 3/8", FULLY BED IN METAL LATH
 - BROWN COAT - MIN. 3/8" THICK
 - FINISH COAT - MIN. 1/8" THICK
4. FINISH TO BE SMOOTH TROWEL FINISH
5. COLOR IS TO MATCH EXISTING GREY CEMENT COLOR ON HOUSE
6. METAL LATH TO BE GALVANIZED DIAMOND MESH
MIN. WEIGHT OF 3.4 LB PER SQ. YD.

DIVISION 9 - FINISHES (CONTINUED)

09250 INTERIOR DRYWALL

1. ACCEPTABLE MANUFACTURERS:

- CERTAINTEED GYPSUM
- AMERICAN GYPSUM
- GEORGIA PACIFIC
- NATIONAL GYPSUM
- USG

2. 5/8" THICK, TYPE-X DRYWALL PANELS, W/ TAPERED EDGES, AS LISTED IN UL DESIGN NO. W307

- USE TYPE W, 1-1/4" BUGLE-HEAD SCREWS, MIN. 8" O.C.
- TAPE AND FLOAT ALL JOINTS AND SCREW HOLES
- PROVIDE METAL CORNER BEADS AT ALL OUTSIDE CORNERS
- ALL PAINTED SURFACES TO BE TAPED & FLOATED TO SMOOTH LEVEL 4 FINISH, NO TEXTURE

09910 PAINT

1. EXTERIOR PAINT

- SHERWIN WILLIAMS - DURATION EXTERIOR ACRYLIC LATEX
- COLOR AND SHEEN PER FINISH SCHEDULE ON A-601
- MIN. TWO FINISH COATS OVER PRIMED SURFACES

2. INTERIOR PAINT

- SHERWIN WILLIAMS - HARMONY ZERO-VOC ACRYLIC LATEX
- COLOR AND SHEEN PER FINISH SCHEDULE ON A-601
- ONE COAT HARMONY LATEX PRIMER, W/ MIN. 2 FINISH COATS

09930 WOOD STAIN (FOR EXTERIOR WOOD DOORS)

- INTENT IS FOR GARAGE DOORS TO MATCH DOORS ON HOUSE
- STAIN: MINWAX OIL-BASED STAIN, COLOR: ENGLISH CHESTNUT
- EXTERIOR PROTECTIVE FINISH: MINWAX CLEAR SATIN SPAR-URETHANE, 3-COATS, SANDING BETWEEN COATS

City of Austin
REVIEWED FOR CODE COMPLIANCE

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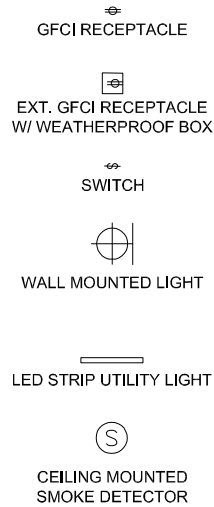


6/19/2020

**PROJECT
SPECIFICATIONS**

A-702

SYMBOL LEGEND



ELECTRICAL FIXTURE SCHEDULE

TAG	DESCRIPTION	MFR	MODEL	TRIM/COLOR	COMMENTS
LT01	STRIP LED UTILITY LIGHT	LITHONIA	MNSL L48 2LL MVOLT GZN 40K 80CRI M6	WHITE	120V, 50 WATT
LT02	OUTDOOR WALL SCNCE	Y DECOR	LORA 1-LIGHT EL0523SG	SILVER TONE	120V
DR01	AUTOMATIC DOOR OPENER	FREEMONT	ADCM W PUSH RODS, 3/4 HP	N/A	120V AC (RE: REAL CARRAIGE DOOR CD.)
EV01	ELEC VEHICLE CHARGE STATION	TESLA	TESLA WALL CONNECTOR	SILVER	240V AC 8.5' CABLE

PANEL "B" GARAGE SUB-PANEL - 100 AMP

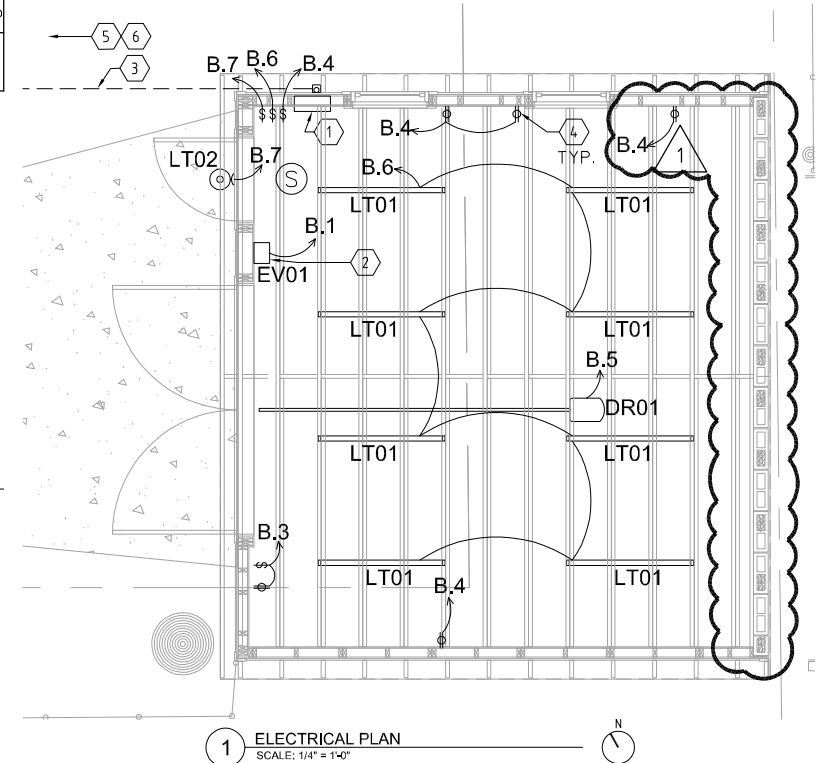
#	AMPS	VOLTAGE	USE / DESCRIPTION
B.1	60	240	TESLA WALL CONNECTOR VEHICLE CHARGER
B.2			
B.3	20	120	TABLE SAW RECEPTACLE
B.4	20	120	GENERAL RECEPTACLES
B.5	20	120	AUTOMATIC DOOR OPENER
B.6	20	120	INTERIOR LIGHTS
B.7	20	120	EXTERIOR LIGHTS
B.8	20	120	SPARE

ELECTRICAL GENERAL NOTES

- ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN, AND SHALL MEET ADOPTED CODES
- ALL DEVICES SHALL BE LISTED AND LABELED, IN ACCORDANCE WITH IRC E3403.3
- ALL CONDUCTORS SHALL BE COPPER, SIZED TO MEET IRC TABLE E3705.1 FOR AMPACITIES SHOWN
- ALL RECEPTACLES SHALL BE GFCI RECEPTACLES.
- ALL CIRCUITS TO BE PROPERLY LABELED IN PANEL BOXES.
- ELECTRICAL BOXES RECESSED INTO MEMBRANES OF FIRE-RATED PORTIONS OF EXTERIOR WALLS TO BE STEEL BOXES, LIMITED TO 16 SQ. INCHES EACH, AND NO MORE THAN 100 SQ. INCHES IN ANY 100 SF OF WALL, APPROPRIATELY SEPARATED, MEETING THE REQUIREMENTS OF IRC R302.4.2 EXCEPTION 1.

ELECTRICAL PLAN KEYED NOTES

- ① INSTALL NEW SUB-PANEL (PANEL B) 100-AMP, 20-SPACE, RECESSED PANEL
- ② TESLA CHARGER (O.F.C.I.)
- ③ CONFIRM CONDUCTOR SIZE BETWEEN HOUSE AND NEW GARAGE PANEL "B". UPGRADE CONDUCTOR AS REQ'D. RE: A-001 FOR MAIN PANEL LOCATION
- ④ CENTER GFCI RECEPTACLES 42" A.F.F.
- ⑤ MAIN BREAKER IN MAIN PANEL AT HOUSE TO BE UPGRADED TO 200-AMP. RE: A-001 FOR MAIN PANEL LOCATION
- ⑥ UPGRADE BREAKER IN MAIN PANEL FEEDING GARAGE TO 100-AMP BREAKER RE: A-001 FOR MAIN PANEL LOCATION



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10/26/2020

ELECTRICAL PLAN AND SCHEDULES

E-101

EXHIBIT

"J"

**Photos of Fence Constructed by Neighbor
Behind Garage Structure**

D-3/42-PRESENTATION



Photos of fence constructed by neighbor behind the garage