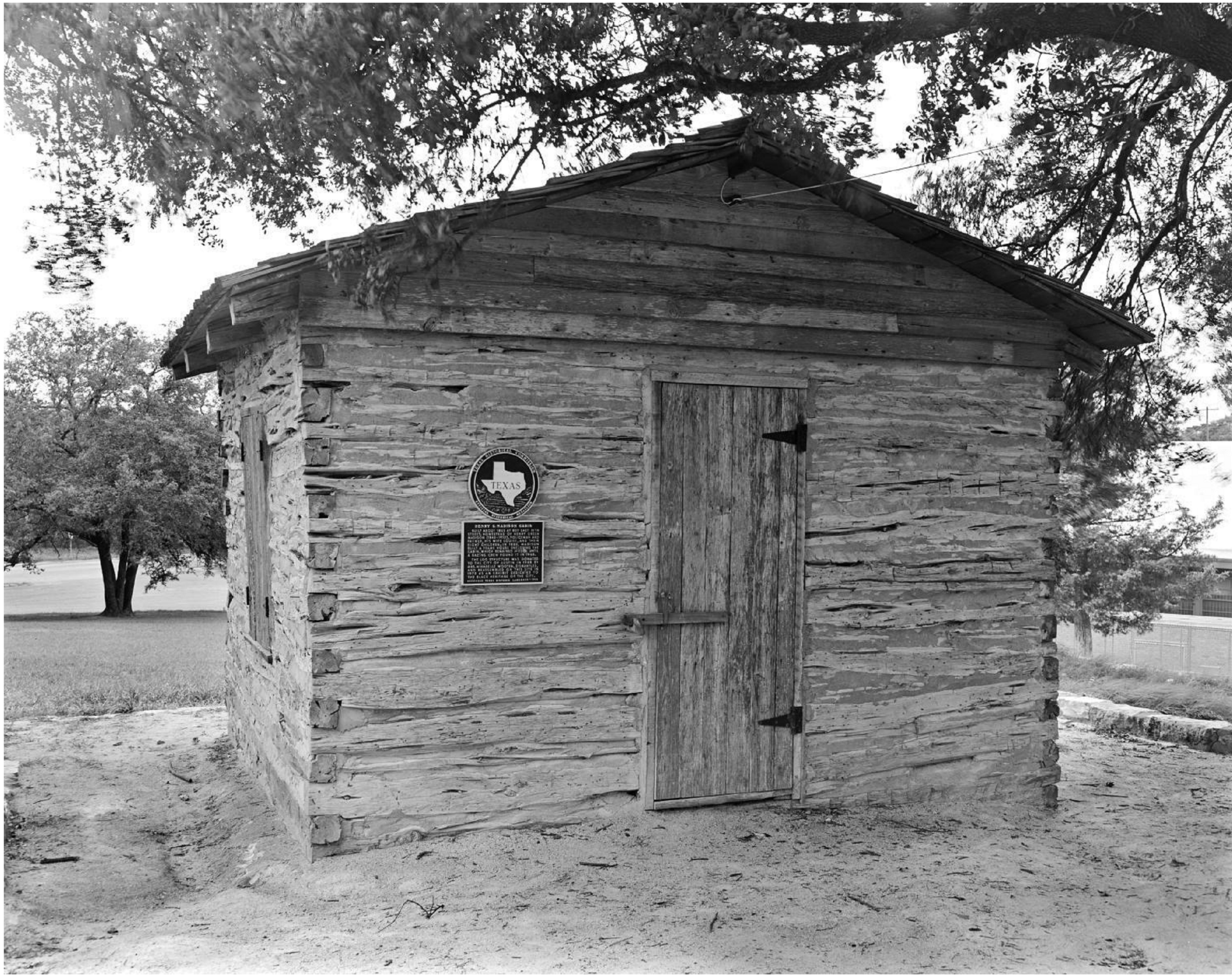


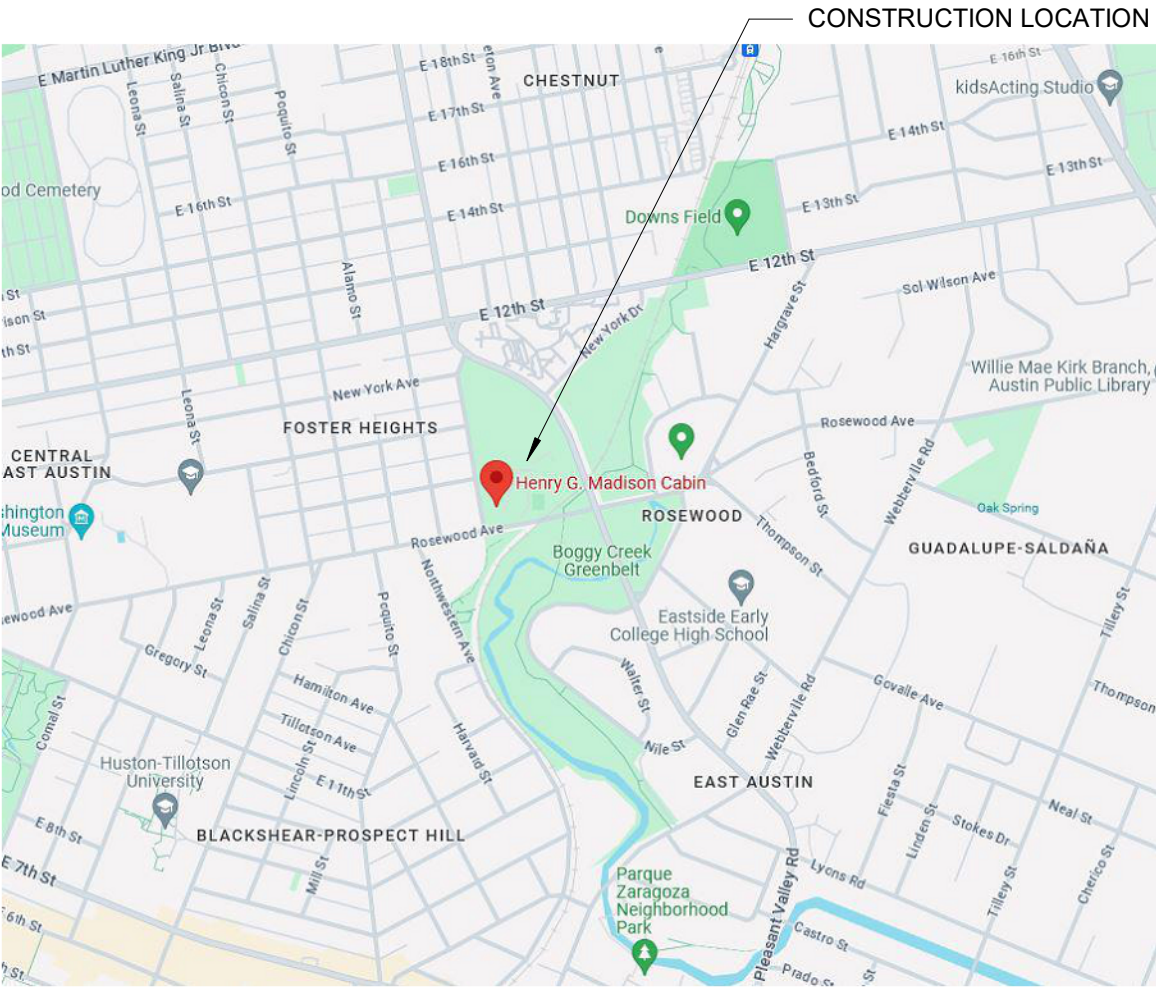
HENRY G. MADISON CABIN RESTORATION



PROJECT ADDRESS:
2300 ROSEWOOD AVE
AUSTIN, TEXAS 78702

PROJECT NUMBER:
202212
PROJECT ISSUE DATE:
9 NOV 2023

LOCATION MAP



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PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR
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PERMIT, OR CONSTRUCTION.

DONNA CARTER
TEXAS REGISTRATION NUMBER #8207

REVISIONS:		
NO	REFERENCE	ISSUED

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ARCHITECTURE PLANNING PRESERVATION

STRUCTURAL ENGINEER

ADDRESS
AUSTIN, TEXAS 7XXXX
TEL.
FAX.

CIVIL ENGINEER

ADDRESS
AUSTIN, TEXAS 7XXXX
TEL.
FAX.

ABBREVIATIONS		
@	AT	EWC
@/F.F., @F	AT FINISHED FLOOR	EXH
ABV.	ABOVE	EXP.
ACOUST.	ACOUSTICAL	EXT.
A/C	AIR CONDITIONING	EXTING.
ADA	AMERICANS WITH DISABILITIES ACT	FEC
ADMIN	ADMINISTRATION	F.F. (E.)
A/P/F/S.	AMPS/POLES/FUSE SIZE/STARTER SIZE	FH., F.H.
A.F.F., AFF	ABOVE FINISH FLOOR	FHC
ALUM.	ALUMINUM	FIN.
ARCH(L).	ARCHITECT, ARCHITECTURAL	FIX.
ASST.	ASSISTANT	FLR.
A-V	AUDIO-VISUAL	FLUOR.
BD.	BOARD	F.O.C.
BET.	BETWEEN	FT.
BHL	BOREHOLE	FURR.
BLDG.	BUILDING	FXD.
BLK	BLOCK	G.C.
BLKG	BLOCKING	G.
BM(S).	BEAM(S)	GALV.
B.O.C.	BACK OF CURB	GFI.
BOT.	BOTTOM	GLZ.
BSMT.	BASEMENT	G.P.M.
BTWN.	BETWEEN	GR.
CL	CENTER LINE	GRND.
C.	CONDUIT	GYP.
C.J., CJ	CONTROL JOINT	H.C.; H/C
C.O.A.	CITY OF AUSTIN	HORIZ.
CAB.	CABINET	HR.
CAL.	CALIPER	HRDW.
CCTS.	CIRCUITS	HT.
CHAN.	CHANNEL	IN.
CLG.	CEILING	INFO
CMU, C.M.U.	CONCRETE MASONRY UNIT	INSULA.; INSUL.
COL.	COLUMN	INT.
COM.	COMMUNICATION	JAN.
CONC.	CONCRETE	JOIST
CONN.	CONNECTION	JT., JNT
CONST.	CONSTRUCTION	LAM.
CONT.	CONTINUOUS	LAV.
COORD	COORDINATION	LBS.
CORR.	CORRIDOR	LF, L.F.
CTR(D).	CENTER(ED)	LT
CJ.	COPPER	MAX.
CVR.	COVER	MANUF.
DET.	DETAIL	MECH.
DIAG.	DIAGONAL(LY)	M.E.P.
DIA.	DIAMETER	MFR.
DISP.	DISPENSER	MGR.
DIV.	DIVISION	MH.
DOWN	DOWN	MIN.
DORM.	DORMITORY	MISC.
DP.	DEEP	M.O.
D.S.	DOWNSPOUT	MTD.
DW.	DISHWASHER	MTL.
DWG.	DRAWING	N.
DWLS.	DOWELS	NIC
E.	EAST	N.T.S.
EA.	EACH	NF.
E.J., E.J.	EXPANSION JOINT	NO.
ELEV.	ELEVATION	O.C.
ENGR.	ENGINEER	O.H.
EQ.	EQUAL	OPNG.
ESMT.	EASEMENT	OPP.

APPLICABLE CODES:	
THE FOLLOWING CODES AND THE ASSOCIATED LOCAL AMENDMENTS TO EACH APPLY TO THE PROJECT.	
INTERNATIONAL BUILDING CODE (IBC)	2021
INTERNATIONAL EXISTING BUILDING CODE (IEBC)	2021
UNIFORM PLUMBING CODE (UPC)	2021
UNIFORM MECHANICAL CODE (UMC)	2021
NATIONAL ELECTRICAL CODE (NEC)	2020
INTERNATIONAL FIRE CODE (IFC)	2021
INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	2021
INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (IWUIC)	2015
FLOOD HAZARD AREAS (CHAPTER 25-12, ARTICLE 3)	

ELECTRIC WATER COOLER	P.P., PP	POWER POLE
EXHAUST	P.S.F.	POUNDS PER SQ. FT.
EXPANSION	P.U.E.	PUBLIC UTILITY EASEMENT
EXTERIOR	PC.	PHOTO CELL
EXTINGUISHER	PG.	PAGE
FIRE EXTINGUISHER CABINET	PL.	PLATE
FINISHED FLOOR (ELEVATION)	PLAS.	PLASTIC
FIRE HYDRANT	PLUM.	PLUMBING
FIRE HOSE CABINET	PLYWD.	PLYWOOD
FINISH	PNT	PAINT
FIXTURE	PREFAB.	PREFABRICATED
FLOOR	PRO.	PROTECTION
FLUORESCENT	PVC.	POLYVINYL CHLORIDE
FACE OF CURB	R.	REFRIGERATOR
FOOT, FEET	R.O.W.	RIGHT OF WAY
FURRING	ROP., ALL LOCAL BUILDING, MECHANICAL, AND PLUMBING CODE, NATIONAL ELECTRICAL CODE, OSHA, AND REGULATIONS OF ALL GOVERNING BODIES AS THEY APPLY TO THIS PROJECT.	REINFORCED CONCRETE PIPE
FIXED	R.D.	ROOF DRAIN
GENERAL CONTRACTOR	RECOM.	RECOMMENDATION
GAUGE	REF.	REFER TO
GALVANIZED	REINF.	REINFORCED; REINFORCEMENT
GROUND FAULT INTERRUPT	REQD.	REQUIRED
GLAZING	RM.	ROOM
GALLONS PER MINUTE	R.R.	RESTROOM
GRADE	S.	SOUTH
GROUND	S.B.L.	SETBACK LINE
GYPSUM	SAN.	SANITARY
HANDICAPPED	SC.	SCALE
HORIZONTAL	SCHED.	SCHEDULED
HOOR	SF.	SQUARE FEET
HARDWOOD	SHT.	SHEET
HEIGHT	SHWR.	SHOWER
INCHES	SIM.	SIMILAR
INFORMATION	SN.	SOLID NEUTRAL
INSULATION	S.O.S.	SIMILAR OPPOSITE SIDE
INTERIOR	SQ.	SQUARE
JANITOR	STD.	STANDARD
JOIST	STGT.	SEALTIGHT
JOINT	STIFF.	STIFFENER
LAMINATE	STL.	STEEL
LAVATORY	STOR.	STORAGE
POUNDS	STRUCT.	STRUCTURAL
LINEAR FEET	SUSP.	SUSPENDED
LIGHT	SW.	SWITCH
MAXIMUM	SWR	SEWER
MANUFACTURER	TEL.	TELEPHONE
MECHANICAL	TL	TWIST LOCK
MECHANICAL, ELECTRICAL, PLUMBING	T.O.B.(M.)	TOP OF BEAM
MANUFACTURER	T.O.S.	TOP OF STEEL
MANAGER	TOT.	TOTAL
MANHOLE	TS	TUBE STEEL
MINIMUM	TW.	TOP OF WALL
MISCELLANEOUS	TYP.	TYPICAL
MASONRY OPENING	UL	UNDERWRITER'S LABORATORY
MOUNTED	U.N.O., UNO	UNLESS NOTED OTHERWISE
METAL	VCT	VINYL COMPOSITE TILE
NORTH	VERT.	VERTICAL
NOT IN CONTRACT	W/	WITH
NOT TO SCALE	W	WEST
NON-FUSED	W.R.	WATER RESISTANT
NUMBER	W.W.F.	WOVEN WIRE FABRIC
ON CENTER	WD.	WOOD
OVERHEAD	WP.	WEATHER PROOF
OPENING	WT.	WEIGHT
OPPOSITE		

SYMBOLS	
	DRAWING TITLE
	NORTH ARROWS
	ELEVATION IDENTIFIER
	CEILING HEIGHT IDENTIFIER
	ELEVATION MARKERS
	SECTION CUT MARKER
	DETAIL CALL-OUT MARKER
	COLUMN GRID IDENTIFIER
	FLOOR PLAN ROOM IDENTIFIER
	RCP ROOM IDENTIFIER
	DOOR IDENTIFIER
	WINDOW IDENTIFIER
	WALL CONSTRUCTION IDENTIFIER
	SLOPE ARROW

- THE ARCHITECT, ENGINEER OR OWNER SHALL NOT BE RESPONSIBLE FOR, OR HAVE CONTROL OF, OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, NOR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT, ENGINEER OR OWNER SHALL NOT BE RESPONSIBLE NOR HAVE CONTROL OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
- WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES HAVING THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS. IN THIS LOCALITY, COMPLY WITH ALL RECOMMENDED PRACTICES AS SET FORTH BY THE FOLLOWING, BUT NOT LIMITED TO: EPA, ASME, SMACNA, ASHRAE, NFPA, ALL LOCAL BUILDING, MECHANICAL, AND PLUMBING CODE, NATIONAL ELECTRICAL CODE, OSHA, AND REGULATIONS OF ALL GOVERNING BODIES AS THEY APPLY TO THIS PROJECT.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. INTERRUPTION OF UTILITY SERVICES IS NOT PERMITTED WITHOUT FULL COORDINATION WITH OWNER. SOME AREAS MAY REQUIRE WORK ON WEEKENDS OR OFF HOURS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY SERVICE AND COORDINATE HIS WORK ACCORDINGLY.
- THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH PROJECT REQUIREMENTS, CONTRACTOR SHALL NOTIFY OWNER SO THE CONFLICT MAY BE RESOLVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING PROPERTY BY HIS STAFF OR SUBCONTRACTORS.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- THE DESIGN AND PROVISION OF ALL TEMPORARY SUPPORTS SUCH AS BUYING BRACES, FALSEWORK, SUPPORTS AND ANCHORS FOR SAFETY LINES, CURBBING, SHORING, OR ANY OTHER TEMPORARY ELEMENTS REQUIRED FOR THE EXECUTION OF THE CONTRACT ARE NOT INCLUDED IN THESE DRAWINGS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY SUPPORTS SHALL NOT RESULT IN THE OVERSTRESS OR DAMAGE OF THE ELEMENTS TO BE BRACED NOR ANY ELEMENTS USED AS BRACE SUPPORTS.
- CONTRACTOR SHALL MEET ALL LOCAL NOISE ORDINANCES.

PROJECT NOTES

- MADISON LOG CABIN IS DESIGNATED AS A LOCAL AND STATE HISTORIC STRUCTURE. AS SUCH, ALL WORK SHALL MEET THE REQUIREMENTS OF THE SECRETARY OF THE INTERIORS STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.
- IT IS THE INTENT OF THE PROJECT TO RETAIN THE HISTORIC AND "WEATHERED" LOOK OF THE CABIN, RETAINING AS MUCH HISTORIC AND EXISTING MATERIAL AS POSSIBLE.
- RETAIN, REPAIR, AND/OR CONSOLIDATE EXISTING WOOD AS A PRIORITY OVER REPLACEMENT.
- IF MATERIAL DOES REQUIRE REPLACEMENT, REPLACEMENT TO BE VISUALLY WEATHERED, BUT OF SOLID CONDITION.
- IT IS THE INTENT OF THESE DOCUMENTS TO SECURE THE CABIN IN A CLOSED MANNER THAT PREVENTS ENTRY FROM THE PUBLIC. ENTRY SHALL BE POSSIBLE BY OWNER FOR MAINTENANCE ONLY. THE PUBLIC WILL VIEW INTO THE CABIN ONLY, THEREFORE AN ACCESSIBLE PATH SHALL BE PROVIDED.
- THE CABIN WILL NOT BE INHABITED AND IS INTENDED AS VIEW "EXHIBIT ONLY".
- WORK SHALL MEET THE REQUIREMENTS OF THE IBC AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.
- THE CABIN WILL BE PUT ON A NEW FOUNDATION PER 'S' SHEETS IN DOCUMENTS, STRAP BUILDING AS NEEDED FOR THIS PROCESS. ENSURE STRAPS DO NOT DAMAGE WOOD. INSTALL NEW PERMANENT NON VISIBLE BRACING AS DIRECTED OR AGREED TO BY ARCHITECT AND ENGINEER.
- THE DESIGN INTENT OF THE NEW FOUNDATION IS TO GIVE THE IMPRESSION WHEN VIEWED FROM A DISTANCE THAT THE CABIN IS SITTING VERY CLOSE TO THE GROUND AS RESEARCH HAS SUGGESTED; HOWEVER AS ONE APPROACHES IT, THE CABIN ITSELF, THE FOUNDATION AREA WILL SLOPE TO DRAIN AND BE FILLED COVERING THE NEW DRAINAGE PLANE
- IT IS THE DESIGN INTENT FOR THE ROOF TO BE WATER TIGHT.
- IT IS THE DESIGN INTENT TO PROVIDE A SLOPING SIDEWALK PATH THAT CONNECTS TO THE EXISTING SITE AND PROVIDES AN ACCESSIBLE ROUTE FOR VISITORS.

HISTORIC PROJECT NOTES

- CAREFULLY REMOVE ALL VEGETATION, WASP NESTS, MUD DAUBER NESTS, COB WEBS AND OTHER ORGANIC MATERIAL PRIOR TO START OF WORK. EXAMINE AREAS FOR DAMAGE THEY MAY HAVE CAUSED. REPAIR DAMAGE AS NOTED OR CONTACT ARCHITECT FOR CLARIFICATION AS NEEDED.
- ACTUAL FIELD CONDITIONS MAY VARY. PRIOR TO DEMOLITION OR START OF NEW WORK, VERIFY THE CONDITION OF EXISTING ELEMENTS TO BE AFFECTED, CONTACT ARCHITECT PRIOR TO START OF WORK, OR CONTINUING WORK IF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DOCUMENTS ARE ENCOUNTERED.
- THE CABIN SHALL BE TREATED FOR TERMITES, BORATE TREATMENT. DO NOT DRILL HOLES IN OR DAMAGE EXISTING WOOD AS A RESULT OF TREATMENT.
- TO THE EXTENT POSSIBLE IT IS PREFERRED FOR EXISTING WOOD TO REMAIN IN PLACE. ROOFING SHALL BE REMOVED/REPLACE PROVIDING ACCESS TO FRAMING. REPORT TO ARCHITECT AND ENGINEER WILL WANT TO SEE THE FRAMING ONCE ROOFING IS REMOVED. EXAMINE CONDITION OF WOOD FRAME. REPLACE DAMAGED WOOD CONFIRM WITH ARCHITECT. ADD NEW NON VISIBLE BRACING AS DIRECTED AND NEEDED.
- REMOVE PIECES OF WINDOW AND DOOR FRAMES. EXAMINE STRUCTURE BEHIND FOR DAMAGE. PRESERVATIVE TREAT AND REINSTALL IN SAME LOCATION IF SOUND MATERIAL. COORDINATE WITH WINDOW SASHES AND DOOR REPAIR TO ENSURE PROPER FIT.

HISTORIC GENERAL NOTES

- THIS PROJECT IS CONTRIBUTING TO NATIONAL REGISTER HISTORIC DISTRICT, INDIVIDUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES, STATE OF TEXAS LANDMARK AND/OR LOCAL LANDMARK. THIS REQUIRES THAT WORK MEET THE STANDARDS AND GUIDELINES OF THE "SECRETARY OF THE INTERIOR STANDARDS" AS PUBLISHED BY THE NATIONAL PARK SERVICE, AND THE DISTRICT ORDINANCES.
- HISTORIC PROTECTION - PROTECT THE HISTORIC MATERIALS AND "FABRIC" OF THIS HISTORIC SITE AND BUILDING DURING THE WORK OF THIS CONTRACT. USE HAND METHODS AND SMALL HAND TOOLS AS NECESSARY TO PROTECT HISTORIC MATERIALS. IF HISTORIC MATERIALS ARE ENCOUNTERED IN THE COURSE OF REMOVALS, NOTIFY THE ARCHITECT IMMEDIATELY. THE ARCHITECT WILL DETERMINE IF THE MATERIAL SHOULD BE REMOVED AND IF SO, IF THE MATERIAL WILL BE SALVAGED, IF ARTIFACTS OR STRUCTURES ARE ENCOUNTERED DURING ANY EXCAVATIONS, STOP WORK IN THAT AREA AND NOTIFY THE SITE MANAGER IMMEDIATELY.
- EXISTING CONSTRUCTION OR EXISTING MATERIALS AND ELEMENTS ARE SO DESIGNATED, THE TERMS "RESTORE", "REPAIR", "REFINISH", "REPOLISH", AND "REPLACE" DESIGNATE WORK TO MATERIALS, ELEMENTS AND CONSTRUCTION THAT ARE EXISTING. WORK NOT DESIGNATED AS EXISTING SHALL BE PRESUMED TO BE NEW WORK.
- EXISTING CONDITIONS - INFORMATION CONTAINED WITHIN THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS DOES NOT RELEASE THE CONTRACTOR FROM RESPONSIBILITY TO VERIFY EXISTING FIELD CONDITIONS PRIOR TO THE EXECUTION OF WORK. EXISTING CONDITIONS INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, LIFE SAFETY DEVICES AND ANY OTHER REQUIRED ITEMS.
- NON-CONFORMING EXISTING CONDITIONS NOTIFICATION - IF CONDITIONS ARE ENCOUNTERED THAT DIFFER FROM THOSE CONTAINED IN THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY, PROVIDING SKETCHES AND PHOTOGRAPHS. THE CONTRACTOR SHALL GENERALLY ASSIST THE ARCHITECT BY PROVIDING PROMPT AND ACCURATE INFORMATION ABOUT THE DIFFERING EXISTING CONDITIONS ENCOUNTERED. THE CONTRACTOR WILL NOT BE REIMBURSED FOR WORK DONE WITHOUT THE CONSENT OF THE ARCHITECT AND OWNER.
- SELECTIVE DEMOLITION - PROTECT THE EXISTING MATERIALS TO REMAIN DURING THE WORK OF THIS CONTRACT. SELECTIVE DEMOLITION WORK AND REMOVALS WILL BE UNDERTAKEN USING THE LEAST DAMAGING MEANS AND METHODS POSSIBLE. THE INTENT TO SALVAGE EXISTING MATERIALS FOR REUSE, WHERE INDICATED, OR FOR DELIVERY TO THE OWNER. THE ARCHITECT HAS ENDEAVORED TO PROVIDE AS MUCH INFORMATION AS POSSIBLE ABOUT THE EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING THE DEMOLITION WORK THAT IS NECESSARY TO ACCOMPLISH THE WORK. THIS INFORMATION IS NOT INTENDED TO MEAN THAT DEMOLITION IS LIMITED ONLY TO THOSE AREAS INDICATED. THE CONTRACTOR WILL INCLUDE DEMOLITION WORK AS REQUIRED TO EXECUTE THE WORK.
- SALVAGED MATERIALS - SALVAGE MATERIALS SHALL INCLUDE THE CAREFUL REMOVAL, CATALOGUING, AND TAGGING, DOCUMENTATION OF ORIGINAL LOCATION, PACKAGING AND CRATING WITH DOCUMENTATION ENCLOSED FOR LONG-TERM STORAGE AND DELIVERY TO OWNER.
- SALVAGE FOR RE-USE SHALL INCLUDE THE CAREFUL REMOVAL, CATALOGUING, AND TAGGING, DOCUMENTATION OF ORIGINAL LOCATION, PACKAGING AND CRATING FOR REINSTALLATION AT A LATER POINT DURING THE WORK.
- CUTTING & PATCHING - PATCH AND REPAIR EXISTING MATERIALS SHOWN TO REMAIN AFTER DEMOLITION OR REMOVALS TO MATCH EXISTING OR ADJACENT SURFACES TO A CHANGE IN PLANE. CUTTING AND PATCHING WORK NECESSARY TO COMPLETE THE WORK SHALL BE PROVIDED, AS REQUIRED.
- FIELD VERIFICATION - SHALL BE UNDERTAKEN BY THE CONTRACTOR AND IDENTIFIED ON SUBMITTALS PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS, PRODUCTS AND SAMPLES. SUBMITTALS WITHOUT FIELD VERIFICATION WILL BE RETURNED AS INCOMPLETE.
- SUBMITTALS - PROJECT SUBMITTALS WILL BE MADE USING THE ARCHITECT'S STANDARD SPECIFICATIONS. THE PROCEDURES INCLUDE PROVISION OF AND DISTRIBUTION OF COPIES BY THE CONTRACTOR OF SUBMITTALS BEFORE AND AFTER REVIEW BY THE ARCHITECT.
- TEMPORARY FENCING - TEMPORARY FENCING OR OTHER FORMS OF SECURING THE PROJECT SITE ARE THE RESPONSIBILITY OF THE CONTRACTOR. WHERE CONSTRUCTION FENCING IS SHOWN ON THE DRAWINGS, IT IS INTENDED AS A GUIDE TO DESCRIBE LIMITATIONS THAT MAY BE PLACED UPON THE CONTRACTOR WITH RESPECT TO THE WORK AREA, UTILITY, HARDSCAPE OR LANDSCAPE WORK MAY NEED TO BE PERFORMED OUTSIDE OF THE FENCED AREA.
- BLOCKING AND FRAMING NEEDED TO PERFORM THE WORK SHALL BE PROVIDED AS REQUIRED.
- SHORING, SCAFFOLDING AND ACCESS TO THE WORK - REQUIRED DURING RESTORATION, NEW CONSTRUCTION OR SELECTIVE DEMOLITION IS CONSIDERED THE CONTRACTOR'S MEANS AND METHODS AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
- MANUFACTURER'S RECOMMENDATIONS - MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDED SPECIFICATIONS, INSTRUCTION AND REQUIREMENTS.
- SECURITY, TEMPORARY PARTITIONS & DUST SCREENS- OR OTHER FORMS OF SECURING THE PROJECT SITE ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PLACE AND MAINTAIN AN APPROPRIATE AIR TIGHT AND DUST PROOF SCREEN BETWEEN WORK AREAS AND HISTORICALLY SIGNIFICANT AREAS OR ADJACENT AREAS NOT SCHEDULED TO RECEIVE WORK.
- PROPOSED CHANGES AND CHANGES- NO DEVIATIONS FROM THE CONTRACT DOCUMENTS ARE TO BE MADE WITHOUT PROPOSING CHANGES TO THE ARCHITECT AND OWNER. PROPOSED CHANGES WITH COST OR SCHEDULE IMPACTS SHALL BE SUBMITTED TO THE OWNER AND ARCHITECT BY THE CONTRACTOR. PROPOSED CHANGES AGREED UPON BY THE 3 PARTIES SHALL BE FORMALIZED AS WRITTEN CHANGES AND MUST BE SIGNED & DATED BEFORE PROCEEDING WITH THE WORK.
- MAINTAIN EXTERIOR ENVELOPE WEATHERTIGHTNESS DURING DEMOLITION, RESTORATION, AND NEW CONSTRUCTION.
- TO MATCH EXISTING - TO MATCH EXISTING IS DEFINED TO MEAN TO MATCH HISTORIC ELEMENT WITH RESPECT TO MATERIAL, STRENGTH, COLOR, TEXTURE, APPEARANCE, SIZE AND CONFIGURATION.
- CLEAN-UP & SAFETY- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A CLEAN AND SAFE WORK ENVIRONMENT REMOVING TRASH FROM THE BUILDING OR SITE DAILY.
- THE BUILDING IS, FOR THE PURPOSES OF APPLICABLE CODES AND STANDARDS, "HISTORIC".
- NPS REVIEW- IF LISTED ON THE NATIONAL REGISTER, CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED BY THE OWNER FOR REVIEW BY THE NATIONAL PARK SERVICE. NECESSARY REVISIONS AND APPROVAL MUST BE RECEIVED PRIOR TO WORK. FIELD CHANGES, SUPPLEMENTAL AGREEMENTS, OR REVISIONS TO THE PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE NPS FOR REVIEW AND APPROVAL PRIOR TO WORK.

GENERAL NOTES

- WRITTEN DIMENSIONS GOVERN, DO NOT SCALE DRAWINGS.
- THE DETAILS DESIGNATED AS "TYPICAL DETAILS" APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS.
- ALL DRAWING ELEMENTS AND TEXT SHOWN IN GRAYSCALE ARE ALL KNOWN / AVAILABLE EXISTING ELEMENTS, EITHER PROVIDED BY OWNER, OR OBTAINED THROUGH FIELD OBSERVATIONS WHERE POSSIBLE, AND ARE USED FOR BACKGROUND AND REFERENCE PURPOSES. FOR CLARITY, NOT ALL EQUIPMENT, DUCTWORK, PIPING, PANELS, CONDUIT, ETC. MAY BE SHOWN IN EACH VIEW.
- ACTUAL FIELD CONDITIONS MAY VARY. PRIOR TO DEMOLITION OR START OF NEW WORK, THE CONTRACTOR SHALL VISIT THE SITE AND PERFORM AN INSPECTION TO BECOME FAMILIAR WITH EXISTING FACILITIES AND AREAS SCHEDULED FOR WORK AND DETERMINE THE CONDITION OF EXISTING ELEMENTS TO BE AFFECTED AND/OR TO REMAIN. OTHER FIELD INVESTIGATIONS, AND/OR MINOR ADJUSTMENTS MAY BE REQUIRED TO COMPLETE WORK.
- SHOULD THE CONTRACTOR ENCOUNTER ANY QUESTIONS OR CONFLICTS BETWEEN GRAYSCALE OBJECTS, EXISTING ELEMENTS TO REMAIN, NEW RENOVATIONS, THE PLANS AND/OR SPECIFICATIONS EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, THE CONTRACTOR SHALL BRING THESE CONFLICTS TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR SHALL SEEK CLARIFICATION IN WRITING PRIOR TO START OF WORK, AND SHALL NOT PROCEED WITH THE WORK IF THERE ARE DISCREPANCIES OR CONFLICTS UNTIL ALL SUCH HAVE BEEN RESOLVED.
- ANY QUESTIONS RELATED TO THE PROJECT SCOPE OF DEMOLITION AND NEW WORK, WORKING CONDITIONS SUCH AS STARTING TIME, NOISE AND VIBRATION LIMITATIONS, SHUTDOWN OF ELECTRICAL POWER OR MECHANICAL SERVICES SHOULD BE ADDRESSED TO THE OWNER FOR CLARIFICATION PRIOR TO START OF WORK. ALL WORK TO BE COORDINATED AND SCHEDULED THROUGH OWNER.
- ALL WORK TO BE COMPLETED AND COORDINATED WITH OWNER'S FACILITIES OPERATION STAFF AS DIRECTED, WITH SPECIAL ATTENTION TO AREAS OR SYSTEMS THAT MUST REMAIN IN OPERATION.
- THE CONTRACTOR SHALL ACQUIRE A "HOT WORK PERMIT" DAILY OR AS DIRECTED BY CMR AND/OR OWNER PRIOR TO DOING ANY CUTTING/BURNING WORK OR OTHER SIMILAR WORK. CONTRACTOR SHALL ALSO PROVIDE LOCKS TO BE USED WITH THE OWNER'S LOCK-OUT/TAG-OUT SAFETY PROGRAM.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING PROPERTY BY HIS STAFF OR SUBCONTRACTORS.
- CONTRACTOR SHALL PROTECT AREAS AND SURFACES ADJACENT TO THE CONSTRUCTION AREA FROM DAMAGE AND DEBRIS. ALL AREAS TO BE CLEAN AND SERVICEABLE AT THE COMPLETION OF DEMOLITION, PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. INTERRUPTION OF UTILITY SERVICES IS NOT PERMITTED WITHOUT FULL COORDINATION WITH OWNER. SOME AREAS MAY REQUIRE WORK ON WEEKENDS OR SPECIAL SHUTDOWNS AS DIRECTED AND SEQUENCED BY OWNER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY SERVICE AND COORDINATE HIS WORK ACCORDINGLY. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH PROJECT REQUIREMENTS, CONTRACTOR SHALL NOTIFY OWNER SO THE CONFLICT MAY BE RESOLVED.
- WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES HAVING THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS. IN THIS LOCALITY, COMPLY WITH ALL RECOMMENDED PRACTICES AS SET FORTH BY THE FOLLOWING, BUT NOT LIMITED TO: ASME, SMACNA, ASHRAE, NFPA, ALL LOCAL BUILDING, MECHANICAL, AND PLUMBING CODE, NATIONAL ELECTRICAL CODE, OSHA, AND REGULATIONS OF ALL GOVERNING BODIES AS THEY APPLY TO THIS PROJECT.
- THE ARCHITECT, ENGINEER OR OWNER'S REPRESENTATIVE SHALL NOT BE RESPONSIBLE FOR, OR HAVE CONTROL OF, OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, NOR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT, ENGINEER OR OWNER'S REPRESENTATIVE SHALL NOT BE RESPONSIBLE. NOR HAVE CONTROL OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
- ANY REFERENCE TO SPECIFIC MANUFACTURER'S PRODUCTS IS FOR THE PURPOSE OF ESTABLISHING A STANDARD FOR PERFORMANCE, PATTERNS, COLORS AND TEXTURES. IT IS NOT INTENDED TO LIMIT SELECTIONS OF EQUAL PRODUCTS FROM OTHER MANUFACTURERS.
- THE DESIGN AND PROVISION OF ALL TEMPORARY SUPPORTS SUCH AS BUYING BRACES, FALSEWORK, SUPPORTS AND ANCHORS FOR SAFETY LINES, CURBBING, SHORING, OR ANY OTHER TEMPORARY ELEMENTS REQUIRED FOR THE EXECUTION OF THE CONTRACT ARE NOT INCLUDED IN THESE DRAWINGS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY SUPPORTS SHALL NOT RESULT IN THE OVERSTRESS OR DAMAGE OF THE ELEMENTS TO BE BRACED NOR ANY ELEMENTS USED AS BRACE SUPPORTS.

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GENERAL NOTES & ABBREVIATIONS

G1

LOG CABIN RESTORATION SPECIFICATION

- PART 1 - GENERAL
- 1.1 TBD
- PART 2 - PRODUCTS
- 2.1 LOG REPAIR AND RESTORATION
- A. FOR BIDDING PURPOSES, ASSUME APPROXIMATELY 1/3 OF THE LOGS NEED REPAIR OR REPLACEMENT. REPLACEMENT IS TREATMENT OF LAST RESORT. PROVIDE ANGLED SPLICED REPAIR FOR WHOLE LOGS THAT HAVE SEVERELY DETERIORATED OR MISSING PIECES. (APPROXIMATELY 1/3 OF THE LOGS IN DISREPAIR). THE LOGS ARE MOST LIKELY AN INDIGENOUS CEDAR AND SHALL BE REPLACED TO MATCH SPECIES, GRAIN AND APPEARANCE OF ADJACENT LOGS. ONLY FULLY SEASONED LOGS ARE TO BE USED. NOTCHING METHOD SEEMS TO BE A SHALLOW SQUARE CORNER NOTCH
- B. REMOVE DAUBING FROM ALL LOGS AND CAREFULLY CLEAN THE LOGS OF DAUB, INSECT DEBRIS AND LOOSE DIRT. MARK LOGS WITH DAMAGE FOUND – FUNGAL, INSECT, UV DRYING/CHECKING. SPECIFICATIONS FOR MAJOR REPAIRS MAY DIFFER DEPENDING ON CAUSE OF DAMAGE. CLEAN INTERIOR OF THE LOGS OF DIRT, INSECT DEBRIS, DRIED CEDAR BARK. CONFIRM THAT EXTERIOR LOGS THAT ARE FOUND TO BE SOUND, ARE NOT COMPROMISED ON THE INSIDE SURFACE. ALL DIRT AND DEBRIS TO BE REMOVED.
- C. REMOVE MODERN NAILS THAT HAVE BEEN USED TO HOLD LOGS AND USED IN LIEU OF CHINKING. THERE WILL BE HISTORIC NAILS DRIVEN INTO THE LOGS AND REPRESENT HISTORIC EVIDENCE OF THE LOG CABIN'S HAVING BEEN BUILT AROUND AND SUBSUMED WITHIN LATER WOODEN STRUCTURES.
- D. PROBE EACH LOG TO DETERMINE DEPTH OF ANY DECAY OR WEAKNESS. ALL DECAYED WOOD SHALL BE REMOVED. FOR SMALL REPAIRS WITH SOLID SURROUNDING LOG, PROVIDE A SPLICED REPAIR, WITH ANGLED CUT, AND CONCEALED CONNECTION ON TOP OF THE REPAIRED LOG. EPOXY REPAIR (ABATRON OR EQUAL) SHOULD BE USED FOR REPAIRS AND CONSOLIDATION.
- E. SATURATE THE ROT-AFFECTED CAVITY AND SURFACE OF THE LOG OR LOG END WITH LIQUID EPOXY BY REPEATED BRUSHING, OR BY SOAKING IT IN A PLASTIC BAG FILLED WITH EPOXY THAT IS ATTACHED TO THE LOG. APPLY EPOXY PUTTY FILLER, COLOR MATCHED TO LOG. EXACT MATCH IS NOT NECESSARY, IS THIS BECOMES THE RECORD OF REPAIRS.
- 2.2 LOG REPLACEMENT
- A. FOR LARGE SECTIONS OF LOG TO BE REPLACED OR WHOLE LOG REPLACEMENT, PROVIDE NEW LOG. IF A PARTIAL REPLACEMENT IS REQUIRED, SPLICE IN NEW LOG WITH SQUARE CUT, HALF LAP JOINT. ANY ANCHORING SHALL BE DONE ON TOP SIDE OF LOG TO BE HIDDEN BY CHINKING AND DAUB.
- 2.3 CHINKING AND DAUBING REPAIR
- A. CHINKING AND DAUBING MATERIALS: CDA IS STILL RESEARCHING ACCEPTABLE DAUBING MATERIALS. AS A STARTING POINT ASSUME THE FOLLOWING AS THESE ARE THE MATERIALS THE CITY HAS USED IN THE PAST. CDA'S RESEARCH WILL VET CLAY, LIME AND SAND PROPORTIONS* BASED ON LOCAL AUSTIN MATERIALS. ONLY IF A SUITABLE CLAY/LIME MIXTURE CANNOT BE DETERMINED, WILL THE DESIGN TEAM CONSIDER THE USE OF CEMENTS.
1. SAND
2. GRAY MASONRY CEMENT*
3. WHITE PORTLAND CEMENT*
4. RED SANDY LOAM
5. GALVANIZED NAILS
6. LIMESTONE PIECES
- B. CHINKING AND DAUB. AFTER ALL REPAIRS, REPLACEMENTS AND CLEANING HAVE BEEN PERFORMED, IDENTIFY AREAS FOR PROPOSED MOCK-UPS. START WORK ONLY AFTER APPROVAL OF MOCK UP.
1. INSTALL LIMESTONE CHINKING. SHOULD LOGS REQUIRE ADDITIONAL ANCHORING, USED GALVANIZED NAILS FROM TOPSIDE OF LOG. ALL GALVANIZED NAILS SHALL BE HIDDEN BY AT LEAST 1 INCH OF DAUBING.
2. SHIELD WALL FROM DIRECT SUN PRIOR TO DAUBING WORK. OBSERVE TEMPERATURE AND OTHER WEATHER CONDITIONS PRIOR TO COMMENCING THE PROCESS.
3. WET LOGS PRIOR TO START OF DAUBING. WET ONLY AS MUCH WALL AS CAN BE WORKED AT A TIME
4. MIX DAUB TO A PASTE TO BE TROWELLED OVER CHINKING COVER GAPS BETWEEN LOGS. TROWEL SMOOTH. DO NOT OVER COVER LOGS OR USE DAUBING TO FILL IN GAPS WITHIN LOGS. IF THE AREA TO BE FILLED IS DEEP, APPLY IN LIFTS/SCRATCH COAT LAYERS. AVOID WICKING, SAGGING AND QUICK DRYING AND OTHER CAUSING POOR ADHESION TO AND SHRINKAGE FROM LOGS
- 2.4 FOUNDATION
- A. HAND DIG FOUNDATION TO EXPOSE ALL SILL LOGS. IT IS ASSUMED THAT MOST ARE DETERIORATED, SPLIT AND/OR DISPLACED.
- B. A GENERAL APPROACH TO SUPPORT THE CABIN AND CONTINUE TO DIG THE SAND OUT OF THE FOUNDATION TO EXPOSE NATURAL SOIL AND SET CABIN ON ENGINEERED FOUNDATION.
- C. A NEW FOUNDATION WILL BE DESIGNED TO PROVIDE A SUB-STRUCTURE THAT WILL SUPPORT THE CABIN AND BE SHIELDED FROM VIEW. THE NEW FOUNDATION WILL INCLUDE A DRAINAGE PLAN CONSISTING OF:
1. POROUS FILL OF WASHED #57 RIVER ROCK
2. NON-WOVEN GEO FILTER FABRIC
3. PERFORATED DRAINAGE PIPE

LOG CABIN RESTORATION SPECIFICATION

4. 4" LIMESTONE
5. OPTIONAL - DRAINAGE CHANNEL, UNDERGROUND DISPERSAL DOWNHILL (SOUTH)
- D. ASSUMED AN EARTH FORMED CONCRETE GRADE BEAM WITH SLEEPER LUG FOR STONE FLOOR SUPPORT. THIS MAY CHANGE TO LIMESTONE SILL AND FOUNDATION.
- 2.5 ROOFING
- A. REMOVE AND PROPERLY RECYCLE ALL WOOD SHINGLES, METAL FLASHING, FASTENERS, ATTACHMENTS AND OTHER ROOFING MATERIALS TO EXPOSE THE PLANK DECKING.
- B. INSPECT CEDAR DECKING EXPOSED WHEN THE CEDAR WOOD SHINGLES ARE REMOVED. REMOVE DECKING THAT IS DECAYED, HAS MISSING AREAS OR IS OTHERWISE UNSERVICEABLE. SALVAGE INTACT PLANKS THAT ARE IN GOOD CONDITION. REINSTALL SALVAGE CEDAR WITHOUT GAPS OR OTHER IRREGULARITIES. IF ADDITIONAL PLANKS ARE NEEDED, PROVIDE CEDAR PLANKS THAT MATCH THE SIZE AND GRAIN OF THE EXISTING, TO COMPLETE THE ROOF DECK WITHOUT GAPS OR BUCKLES.
- C. THE ROOF ASSEMBLE APPEARS TO BE A COMBINATION OF RECONSTRUCTION MATERIALS AND ORIGINAL STRUCTURE. BASED PM ENGINEERING RECOMMENDATION, AN ADDITIONAL PAIR OF CEDAR LOG GABLE RAFTER MAY BE NEEDED, ALLOWING THE MILLED LUMBER STRUCTURE TO BE REMOVED.
- D. PROVIDE NEW CEDAR RIDGE BEAM. GIVEN THE DETERIORATION OF THE EXISTING BEAM (WHICH DOES NOT APPEAR TO BE ORIGINAL) THE ENGINEER MAY SUGGEST THE USE OF DOUGLAS FIR.
- E. PROVIDE UNDERLAYMENT, VENTILATION MATRIX, ROOFING FELT AND FIRE RETARDANT, GRADED NO.1 CEDAR SHAKES TO MATCH THE EXISTING IN SIZE AND TEXTURE, OVER PLANK DECK. INSTALLATION IN ACCORDANCE AND TO COMPLY WITH REQUIREMENTS OF THE CEDAR SHAKE AND SHINGLE BUREAU (CSSB).
- F. PROVIDE RIDGE VENT COVERED WITH SHAKES AT RIDGE.
- 2.6 WINDOWS AND DOORS
- A. IT IS NOT KNOWN IF THE WINDOWS AND DOORS ARE ORIGINAL TO THE CABIN OR REBUILT WHEN THE CABIN WAS RELOCATED TO ROSEWOOD PARK. DUE TO THE AGE OF THE RECONSTRUCTION, THE DOORS AND WINDOWS WILL BE TREATED AS HISTORIC AND REPAIR AND RECONSTRUCTION MUST FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.
- B. REMOVE METAL WINDOW GUARDS AND RETURN TO OWNER.
- C. CAREFULLY REMOVE THE DOORS, WINDOWS AND FRAMES FORM THE LOG STRUCTURE. IT IS EXPECTED THE WINDOWS AND DOORS WILL COME OUT IN PIECES. DOCUMENT ORIGINAL CONSTRUCTION AND LOCATION. NUMBER OR OTHERWISE DOCUMENT COMPONENTS AS THEY ARE REMOVED, SO THEY CAN BE REINSTALLED IN THEIR ORIGINAL LOCATION.
- D. SALVAGE ALL WOOD, GLASS, AND HARDWARE FOR USE, IF NEEDED IN THE RESTORATION. THE DOORS, FRAMES AND THE WINDOWS APPEAR TO BE SOUTHERN YELLOW PINE. THIS WOOD WILL BE EVALUATED FOR SUITABILITY AND LONGEVITY. CLEAN ALL WOOD. OPTIONAL BASED ON ADDITIONAL OBSERVATION OF EXISTING MATERIALS: TREAT WITH WOOD PRESERVATIVE. (MINERAL SPIRITS, LINSEED OIL, PARAFFIN WAX?)
- E. REBUILD WINDOWS, DOORS AND SHUTTERS TO SERVICEABLE CONDITION, USING SAME CONSTRUCTION AS ORIGINAL. NO EXPOSED NEW CONNECTORS FOR WOOD STYLES, RAILS AND BOARDS SHALL BE VISIBLE IN THE FINAL CONSTRUCTION.
- F. REGLAZE THE WINDOWS. PROVIDE HISTORIC GLASS AND REGLAZE OPENINGS.
1. POTENTIAL SECURITY UPGRADE INCLUDES HIDDEN METAL IN THE WINDOW FRAME AND SECURITY FILM OVER THE INTERIOR OF THE WINDOWS AND FRAME.
- 2.7 HARDWARE
- A. REMOVE HINGES, HASPS, KEEPS AND MISCELLANEOUS HARDWARE AND ATTACHMENTS. PHOTOGRAPH AND DOCUMENT LOCATION AND INSTALLATION DETAILS FOR REINSTALLATION. CLEAN HARDWARE WITH THE GENTLEST MEANS TO ACHIEVE THE DESIRED EFFECT. WHEN CLEAN, OIL THE HARDWARE PRIOR TO REINSTALLATION. IF THE HARDWARE CANNOT BE REINSTALLED, REPLACE WITH NEW TO MATCH THE EXISTING.
- 2.8 GABLE END SIDING
- A. INSPECT GABLE BOARDS FOR INSECT AND FUNGAL DECAY.
- B. REPLACE PORTIONS BOARDS THAT DECAYED. DO NOT REINSTALL BOARDS THAT ARE LESS THAN 42" IN LENGTH.
- C. REPLACE BOARDS THAT ARE TOO DECAYED TO BE REUSED WITH SMOOTH SAWN CEDAR TO MATCH THE EXISTING IN SPECIES, SIZE AND GRAIN.
- 2.9 ELECTRICAL
- A. RECONNECT CABIN TO ELECTRICAL SERVICE. SERVICE CONNECTION SHOULD BE HIDDEN IN THE NEW FOUNDATION AND FED FROM UNDERGROUND.
- B. PROVIDE 2700 K LED LIGHTING. FURTHER OBSERVATION OF INTERIOR REQUIRED TO SEE IF THERE IS ANY EVIDENCE OF HISTORIC LIGHTING. BARRING NO ADDITIONAL EVIDENCE, PROVIDE FOR 4 LOW LEVEL POINT SOURCE LOW VOLTAGE LIGHTING. HIDE SOURCE AND WIRING AS DIRECTED BY ARCHITECT.
- C. PROVIDE SECURITY AS REQUIRED AND SPECIFIED BY OWNER AND INSTALL AS DIRECTED BY ARCHITECT.
- PART 3 - EXECUTION
- 3.1 TBD

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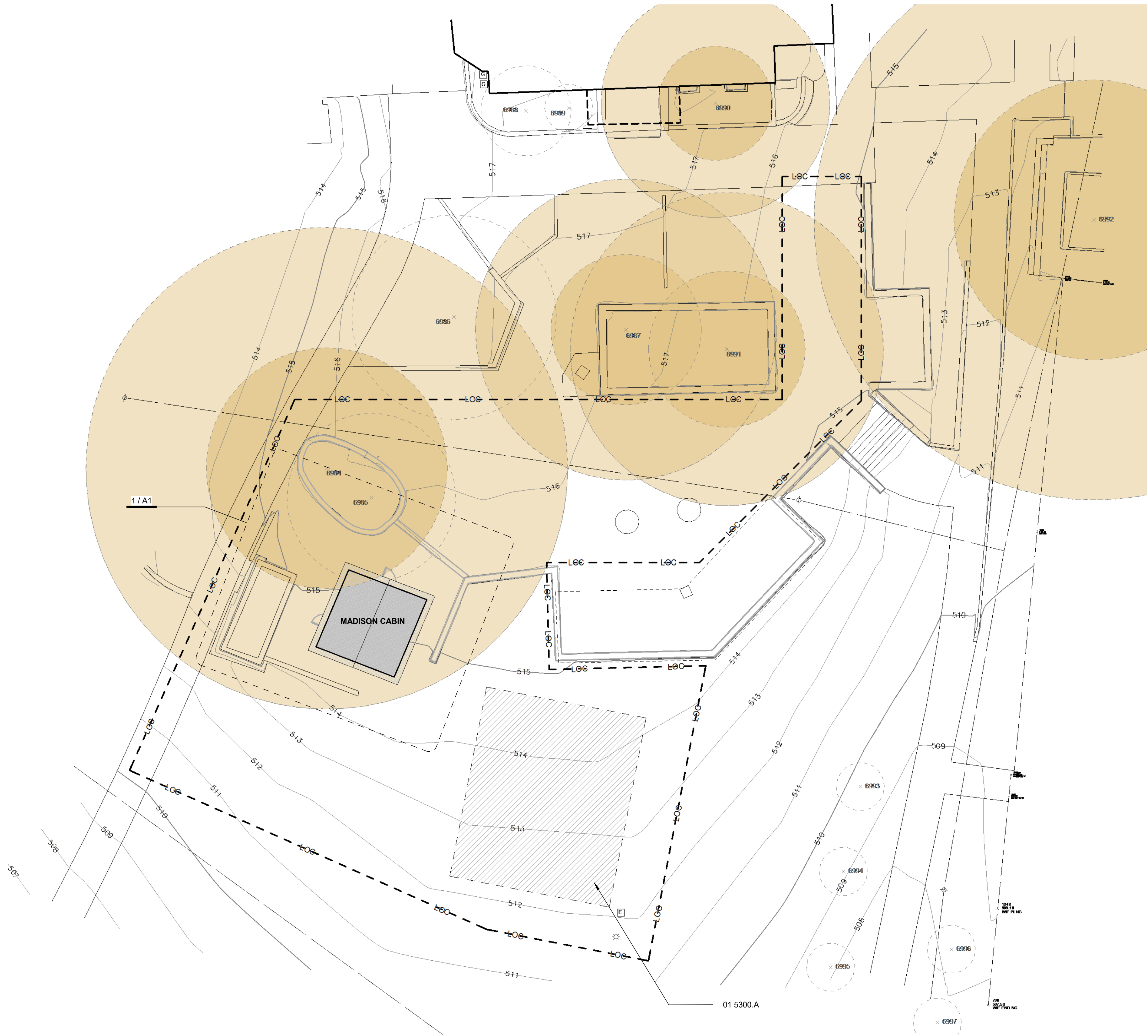
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SPECIFICATIONS

G2



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

TREE PROTECTION NOTES

- BEFORE CONSTRUCTION
 - ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED PER ECM 3.6.1.
 - TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK, INCLUDING DEMOLITION OR SITE PREPARATION. REFER TO ECM 3.6.1.A.
 - FENCING FOR TREE PROTECTION SHALL BE CHAIN-LINK MESH WITH A MINIMUM HEIGHT OF 5 FEET AND SHALL BE INSTALLED AROUND OR BEYOND THE CRITICAL ROOT ZONE EXCEPT AS ALLOWED IN ECM 3.6.1.B.4.
 - UNFENCED SECTIONS OF THE CRITICAL ROOT ZONE SHALL BE COVERED WITH MULCH AT A MINIMUM DEPTH OF 8 INCHES AND A MAXIMUM DEPTH OF 12 INCHES PER ECM 3.6.1.C.
 - WHERE FENCING IS LOCATED 5 FEET OR LESS FROM THE TRUNK OF A PRESERVED TREE, TRUNK WRAPPING SHALL BE INSTALLED PER ECM 3.6.1.D.
 - EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AND MAINTAINED SO AS NOT TO CAUSE IMPACTS THAT EXCEED PRESERVATION CRITERIA LISTED IN ECM 3.5.3.D.
- DURING CONSTRUCTION
 - TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER THAT DOES NOT EXCEED PRESERVATION CRITERIA FOR THE TREES TO REMAIN. REFER TO ECM 3.5.2.A.
 - FENCING MAY NOT BE TEMPORARILY MOVED OR REMOVED DURING DEVELOPMENT WITHOUT PRIOR AUTHORIZATION. THE FENCED CRITICAL ROOT ZONE SHALL NOT BE USED FOR TOOL OR MATERIAL STORAGE OF ANY KIND AND SHALL BE KEPT FREE OF LITTER. REFER TO ECM 3.6.1.B.3.
 - PRUNING SHALL BE IN COMPLIANCE WITH THE CURRENT ANSI A300 STANDARD FOR TREE CARE.
- AFTER CONSTRUCTION
 - TREE PROTECTION SHALL BE REMOVED AT THE END OF THE PROJECT AFTER ALL CONSTRUCTION AND FINAL GRADING IS COMPLETE, BUT BEFORE FINAL INSPECTION. REFER TO ECM 3.6.1.A.
 - LANDSCAPE INSTALLATION WITHIN THE CRZ OF PRESERVED TREES, INCLUDING IRRIGATION, SOIL AND PLANTINGS, SHALL NOT EXCEED PRESERVATION CRITERIA LISTED IN ECM 3.5.2.
 - DOCUMENTATION OF TREE WORK PERFORMED MUST BE PROVIDED TO INSPECTOR PER ECM APPENDIX P-6.
 - THIS LIST IS NOT EXHAUSTIVE. REFER TO APPROPRIATE ECM SECTIONS FOR FULL REQUIREMENTS.

TREE LIST

- 6984 LIVE OAK 40" (HERITAGE)
6985 LIVE OAK 14"
6986 LIVE OAK 17"
6987 LIVE OAK 25" (HERITAGE)
6990 CHINESE TALLOW 19" (PROTECTED)
6991 LIVE OAK 26" (HERITAGE)
6992 LIVE OAK 34" + 25" (46.5") (HERITAGE)

LEGEND

- EXISTING BUILDING TO REMAIN
- CRITICAL ROOT ZONES OF PROTECTED TREES
- 1/2 AND 1/4 CRITICAL ROOT ZONES OF PROTECTED TREES
- 572.3' NEW TOPO LINE
- 572.3' EXISTING TOPO
- LOE LIMITS OF CONSTRUCTION

KEYNOTES

- 01 5300.A TEMPORARY STAGING AREA

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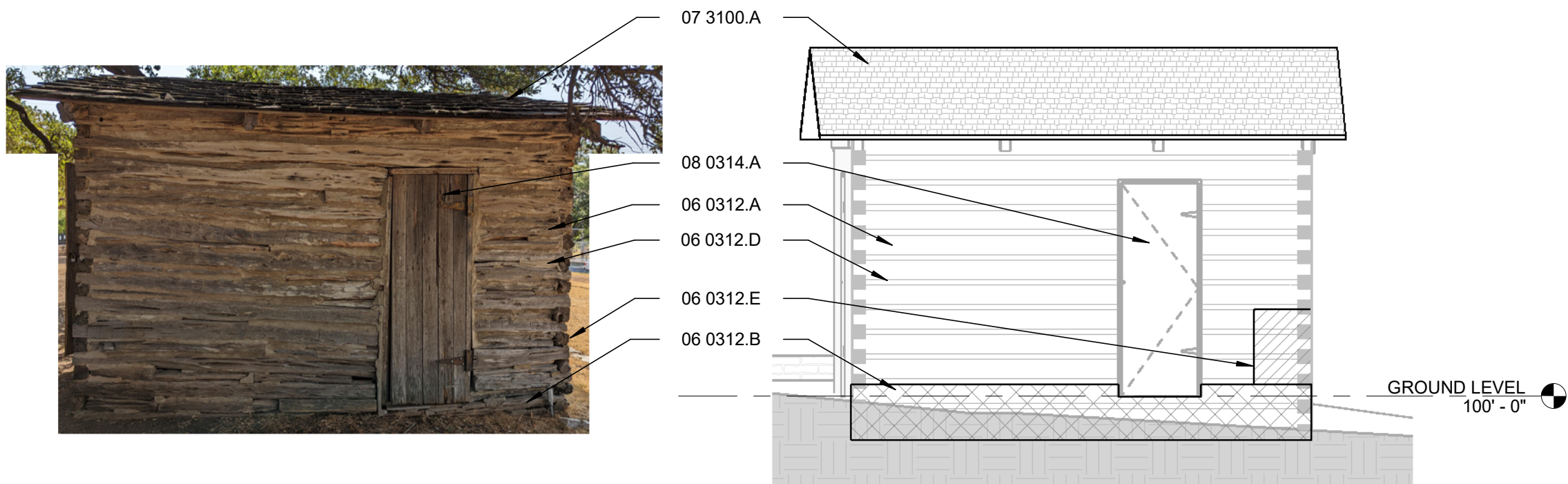
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SITE PLAN

AS1

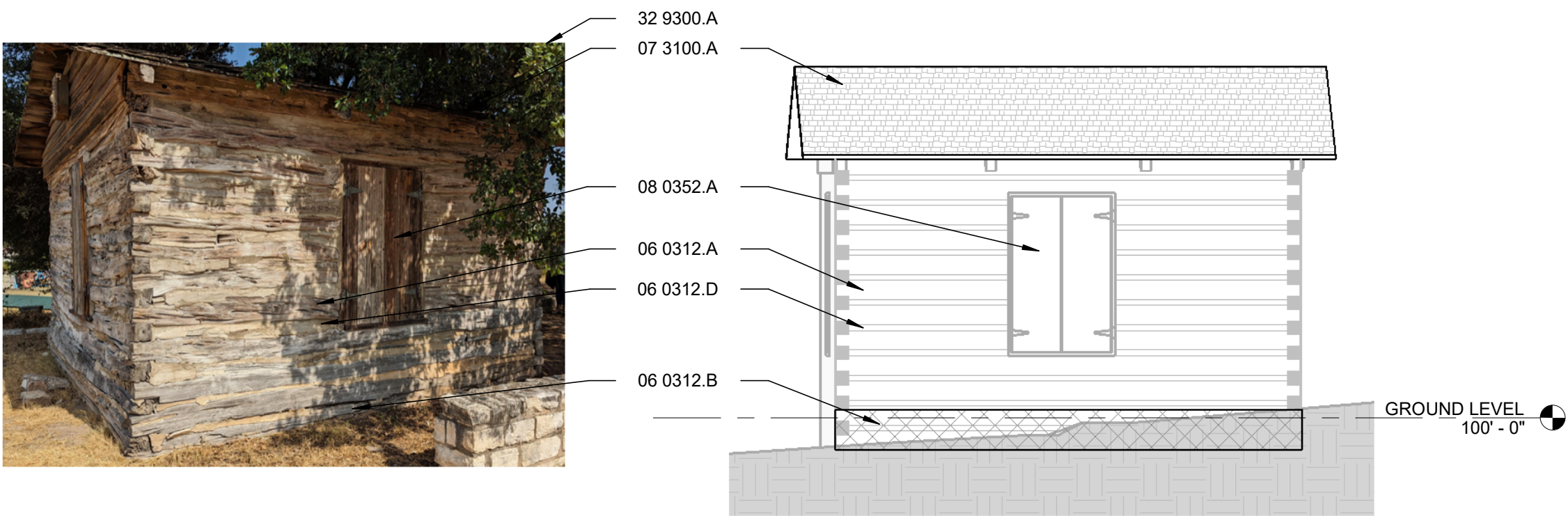
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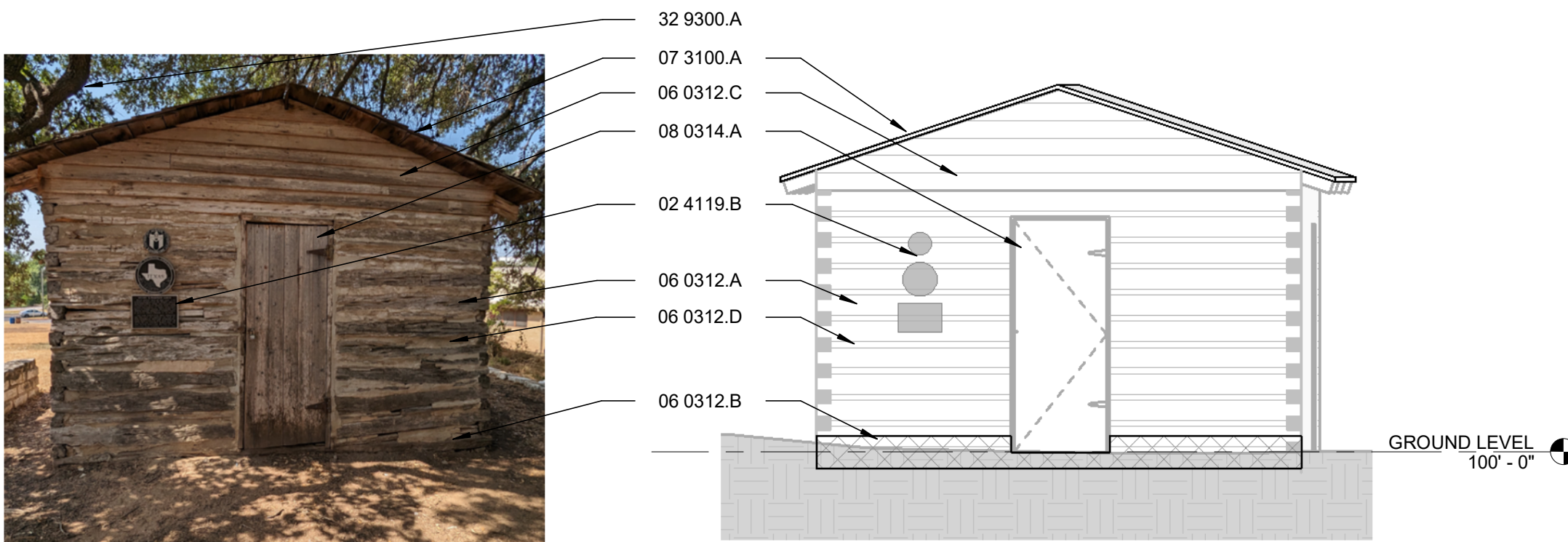
6 WEST ELEVATION
1/4" = 1'-0"



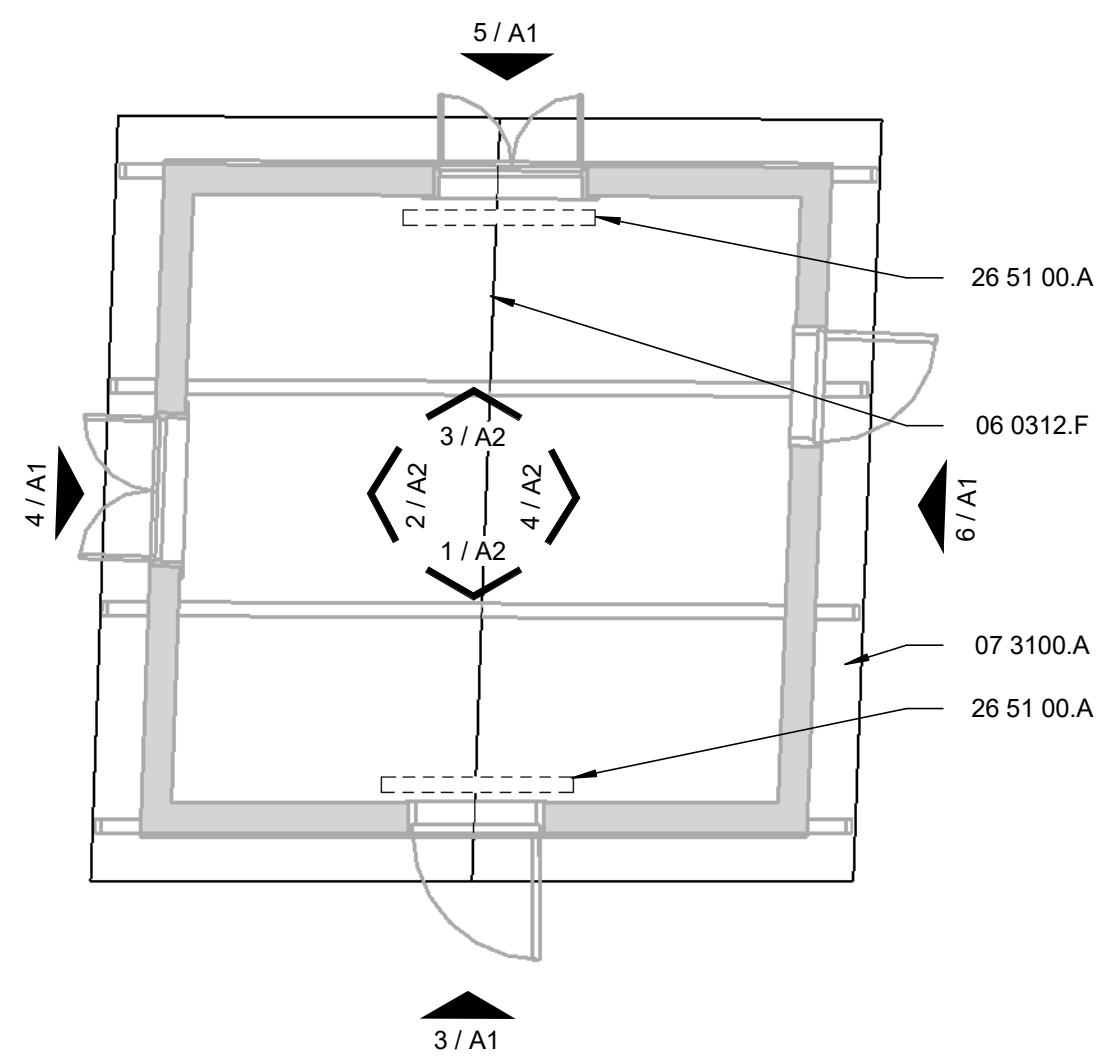
5 SOUTH ELEVATION
1/4" = 1'-0"



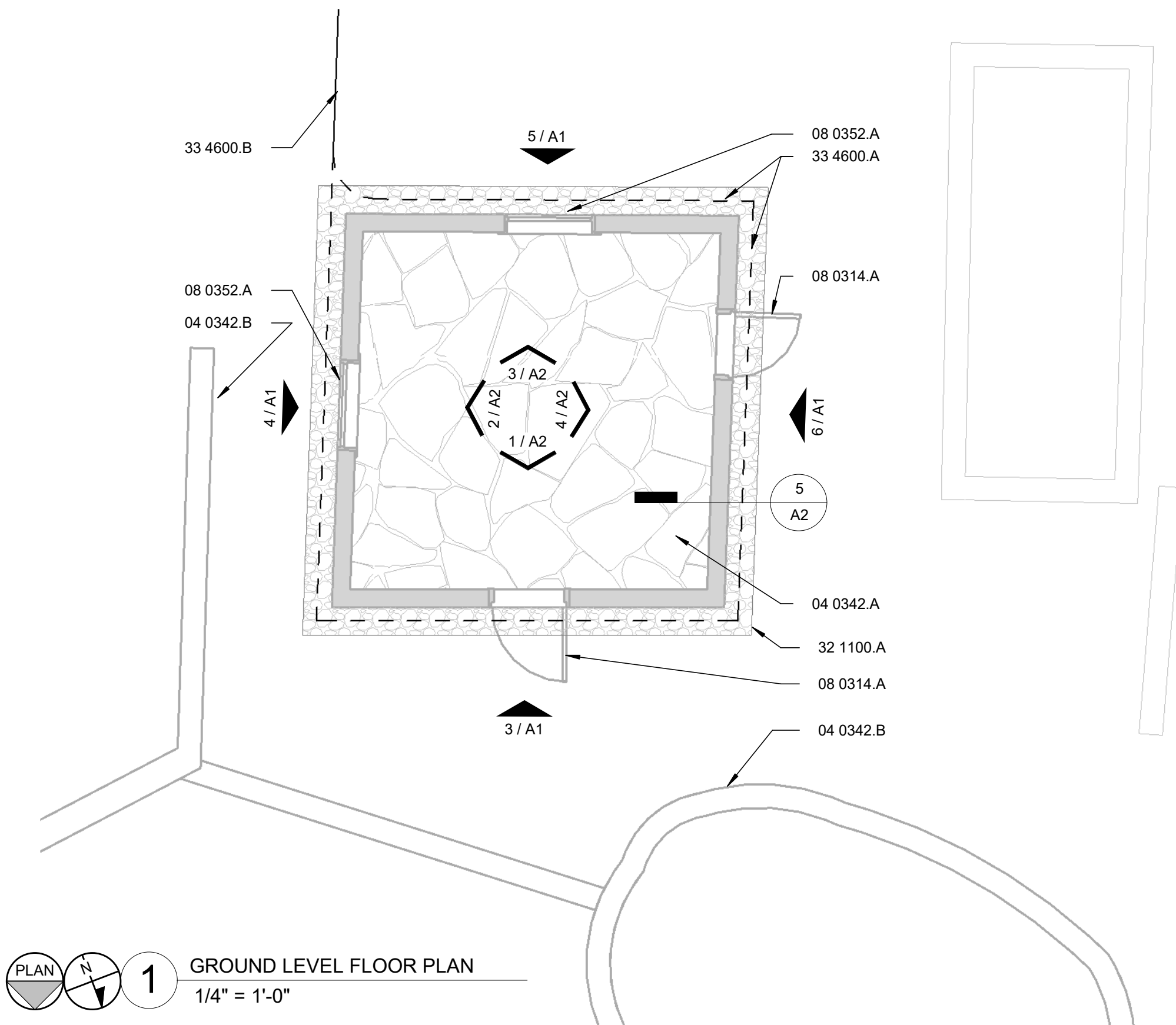
4 EAST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



2 GROUND LEVEL RCP
1/4" = 1'-0"



1 GROUND LEVEL FLOOR PLAN
1/4" = 1'-0"

KEYNOTES

- 02 4119.B REMOVE AND SALVAGE SIGNAGE FOR REINSTALLATION . REINSTALL IN SAME LOCATION AFTER COMPLETION OF RESTORATION.
- 04 0342.A REMOVE AND SALVAGE FLAGSTONE FOR REINSTALLATION. DOCUMENT AND NUMBER EXISTING FLAGSTONE LOCATIONS PRIOR TO REMOVAL. (SPEC 2.4)
- 04 0342.B REPAIR STONE PLANTER WALLS.
- 06 0312.A RESTORE EXISTING LOGS (SPEC 2.1)
- 06 0312.B INVESTIGATE LOGS FOR SEVERE DETERIORATION AND ROT. IF DETERIORATED BEYOND REPAIR, PROVIDE REPLACEMENT LOGS. (SPEC 2.2)
- 06 0312.C INVESTIGATE LAP SIDING FOR SEVERE DETERIORATION AND ROT. IF DETERIORATED BEYOND REPAIR, PROVIDE REPLACEMENT SIDING. (SPEC 2.8)
- 06 0312.D AFTER REMOVAL OF DAUBING, INVESTIGATE THE CONDITION OF THE WOOD CHINKING. REPLACE CHINKING ONLY IF SEVERELY DETERIORATED. IF PORTIONS OF SALVAGED DAMAGED LOGS ARE IN ACCEPTABLE CONDITION, PROVIDE AS REPLACEMENT CHINKING. DAUB OVER CHINKING BETWEEN LOGS. DAUBING MIXED PER SPECIFICATIONS. (SPEC 2.3)
- 06 0312.E STABILIZE AND REPAIR PORTION OF WALL THAT IS COLLAPSING AT SOUTH WALL OF CABIN. (SPEC 2.1)
- 06 0312.F REPLACE DAMAGED RIDGE BEAM TO MATCH EXISTING.
- 07 3100.A PROVIDE CEDAR SHINGLE ROOF. INVESTIGATE 1X ROOF SHEATHING FOR SEVERE DETERIORATION AND ROT. TO THE EXTENT POSSIBLE, MAINTAIN EXISTING 1X DECK SHEATHING. IF DETERIORATED BEYOND REPAIR, PROVIDE REPLACEMENT 1X SHEATHING. (SPEC 2.5)
- 08 0314.A RESTORE WOOD DOORS (SPEC 2.6-2.7)
- 08 0352.A RESTORE WOOD WINDOW (SPEC 2.6-2.7)
- 26 51 00.A REPLACE EXISTING LIGHTING WITH LED STRIP UP LIGHTING AND MOUNT ON TOP SIDE OF HORIZONTAL ROOF STRUCTURE. (SPEC 2.9)
- 32 1100.A PROVIDE 12" OF GRAVEL AROUND BUILDING PERIMETER (SPEC 2.4)
- 32 9300.A PRUNE TREE LIMB AWAY FROM ROOF.
- 33 4600.A 4" PERFORATED CORRUGATED FRENCH DRAIN PIPE WRAPPED IN FILTER FABRIC.
- 33 4600.B 4" SOLID CORRUGATED FRENCH DRAIN PIPE. DAYLIGHT APPROXIMATELY 20 FT DOWN HILL OF CABIN.

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FLOOR PLANS AND
EXTERIOR
ELEVATIONS

A1

KEYNOTES

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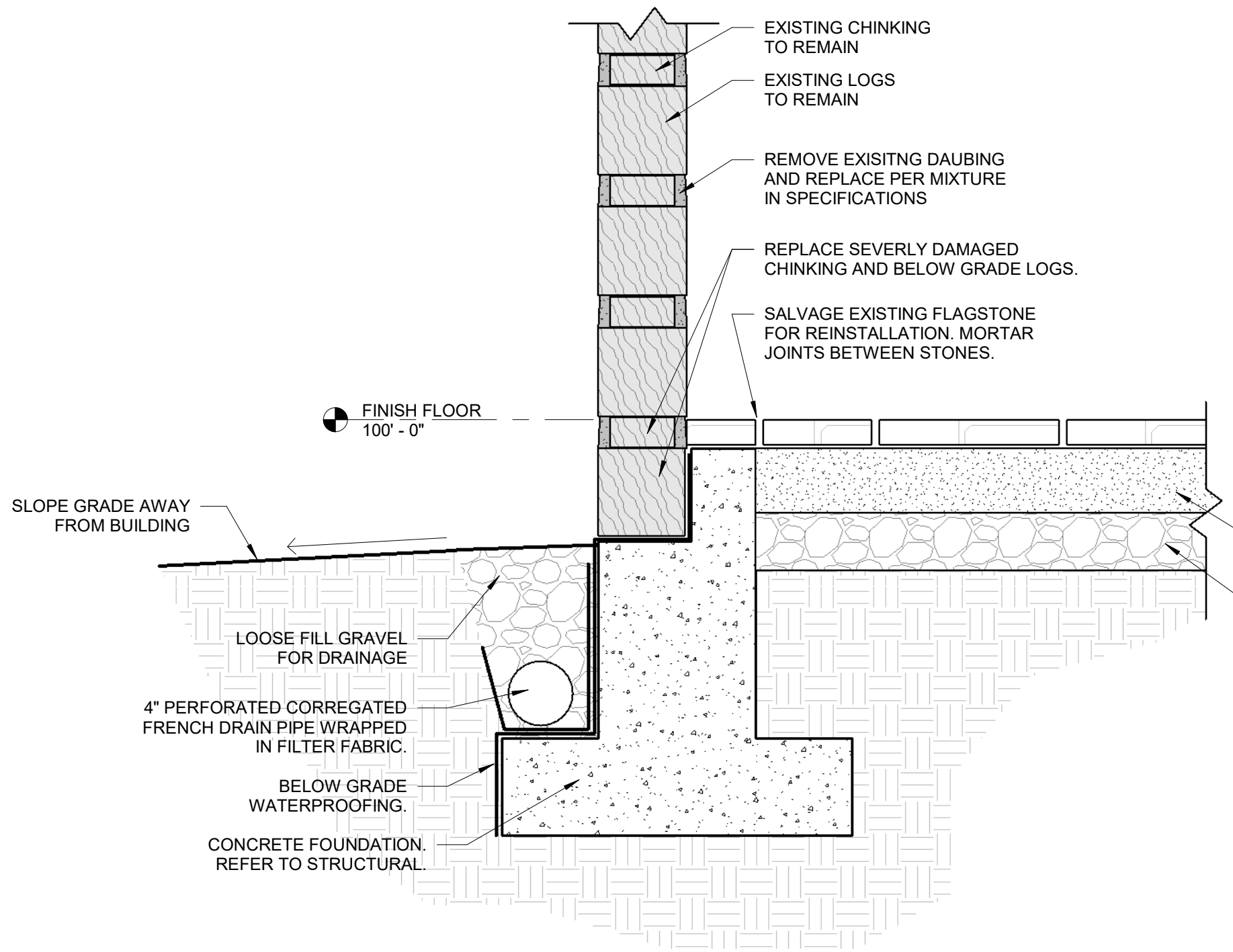
DESIGN DEVELOPMENT

HENRY G. MADISON
CABIN RESTORATION

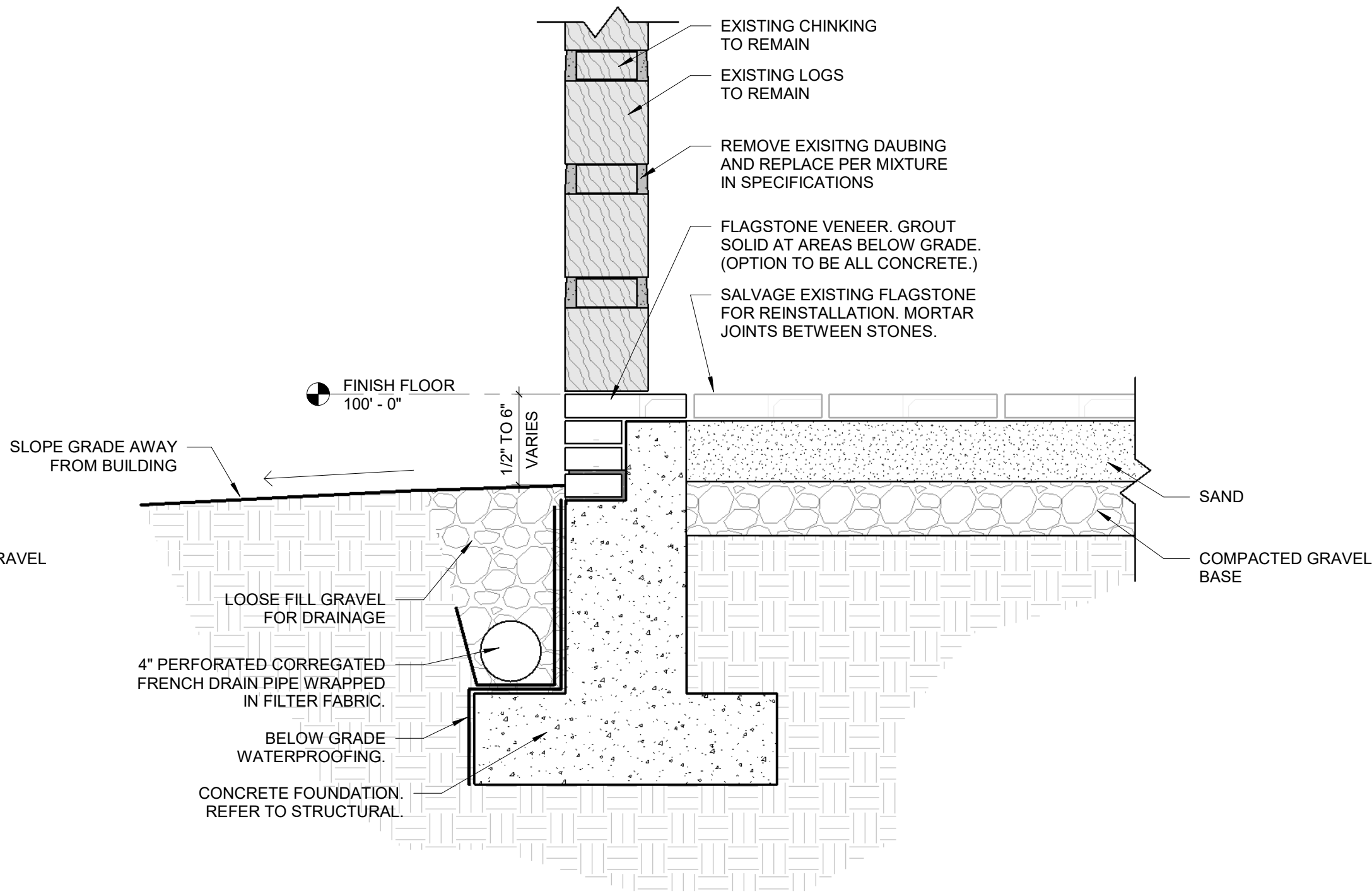
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INTERIOR
ELEVATIONS AND
FOUNDATION
DETAILS

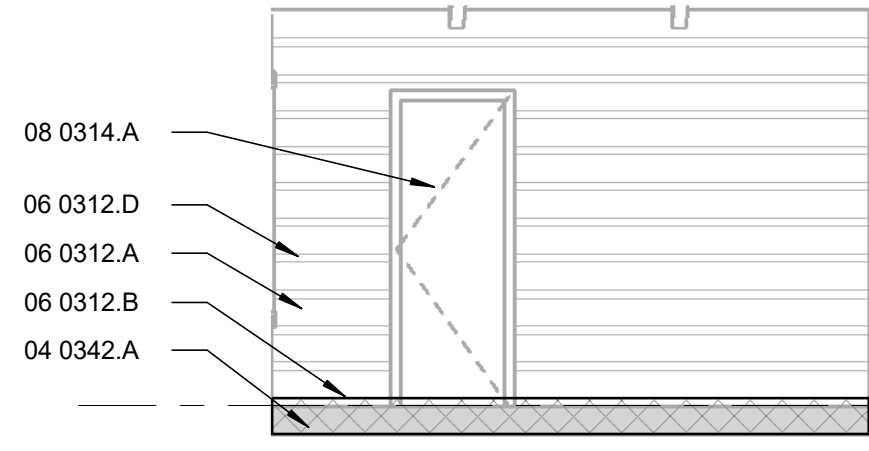
A2



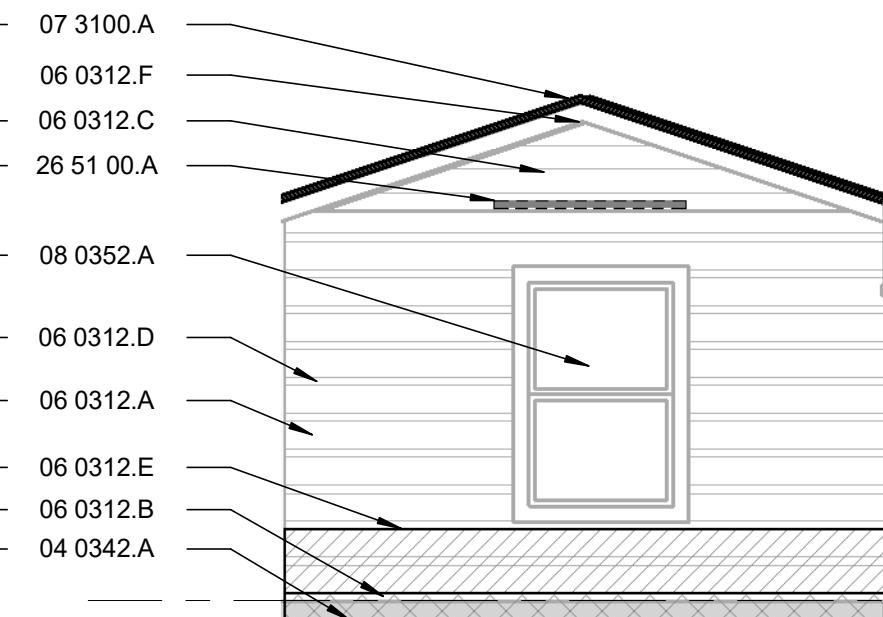
6 FOUNDATION DETAIL ALTERNATE
1 1/2" = 1'-0"



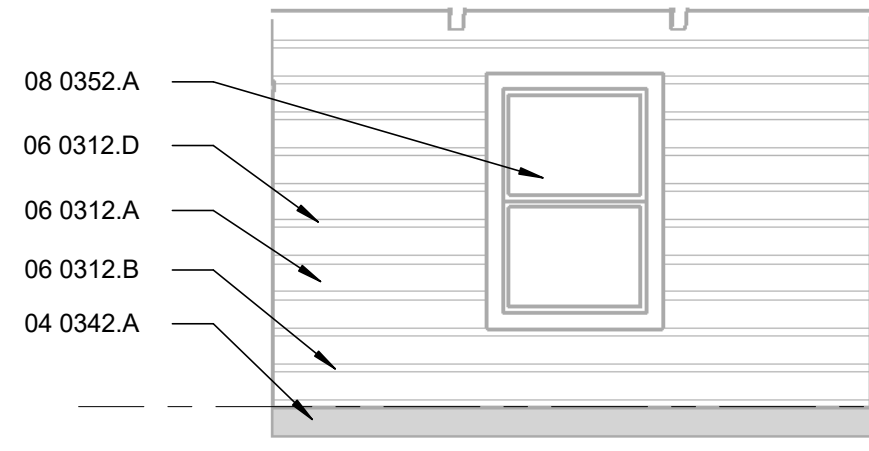
5 FOUNDATION DETAIL
1 1/2" = 1'-0"



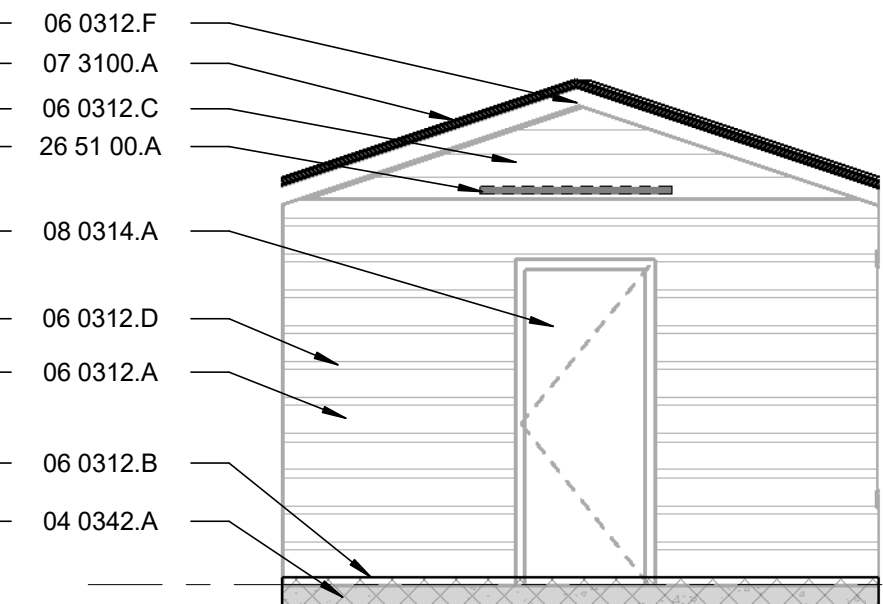
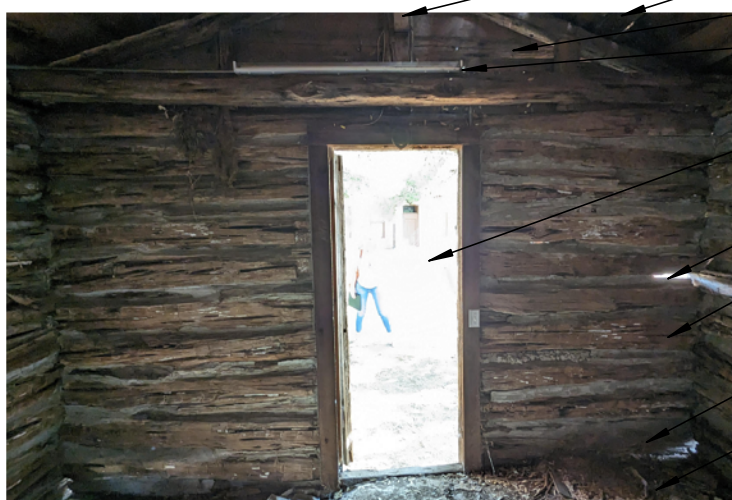
4 WEST INTERIOR ELEVATION
1/4" = 1'-0"



3 SOUTH INTERIOR ELEVATION
1/4" = 1'-0"



2 EAST INTERIOR ELEVATION
1/4" = 1'-0"



1 NORTH INTERIOR ELEVATION
1/4" = 1'-0"

