



VICINITY MAP  
N.T.S

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES AND STANDARDS HAVING JURISDICTION. IF THERE ARE ANY QUESTIONS OR CONFLICTS CONCERNING COMPLIANCE WITH SUCH CODES, ORDINANCES, OR STANDARDS, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION. ALL NECESSARY PERMITS, LICENSES, CERTIFICATES, TESTS, ETC. SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR (OR OWNER IF HE DESIGNATES) REFER TO SPECIFICATION "GENERAL CONDITIONS" SECTION FOR CLARIFICATION ON FEE RESPONSIBILITIES.
2. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
3. THE CONTRACTOR SHALL CERTIFY SIZE AND LOCATION OF ALL REQUIRED OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK AND EQUIPMENT WITH TRADES INVOLVED.
4. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING EXISTING CONDITIONS AT THE JOB SITE BEFORE SUBMITTING PROPOSALS. SUBMISSION OF PROPOSALS SHALL BE TAKEN AS EVIDENCE THAT SUCH INSPECTIONS HAVE BEEN MADE. CLAIMS FOR EXTRA COMPENSATION FOR WORK THAT COULD HAVE BEEN FORESEEN BY SUCH INSPECTION, WHETHER SHOWN ON CONTRACT DOCUMENTS OR NOT, SHALL NOT BE ACCEPTED OR PAID.
5. ALL MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE NEW UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF (1) YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION OR ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT HIS OWN EXPENSE WHEN ORDERED TO DO SO, ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIAL OR WORKMANSHIP WITHIN SAID PERIOD TIME.
6. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR SERVICE INTENDED. THE INSTALLATION OF ALL EQUIPMENT SHALL BE MADE BY EXPERIENCED CRAFTSMEN IN A NEAT, WORKMANLIKE MANNER. ALL MATERIALS, TOOLS, COSTS, AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE PROVIDED BY THE CONTRACTOR.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY ADJACENT, WITH WHICH WORK COMES IN CONTACT, OR OVER OR UNDER WHICH HE MAY TRANSPORT, HOIST, OR MOVE MATERIALS, EQUIPMENT, DEBRIS, ETC., AND SHALL REPAIR SATISFACTORILY ALL DAMAGES CAUSED BY HIM DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZES, LOCATIONS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER, OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION IS BEGUN.
9. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT CONFIRMATIONS OF ORDERS, INCLUDING DELIVERY DATES, FOR ALL MATERIALS AND EQUIPMENT WHOSE TIMELY DELIVERY IS REQUIRED TO AVOID CHANGES IN THE CONSTRUCTION DOCUMENTS OR IN THE CONSTRUCTION SCHEDULE.

DRAWING PERMIT LIST

- A0 GENERAL NOTES / SITE  
A0.0 GENERAL NOTES  
A0.1 SITE PLAN  
A0.2 CRZ AND STAGING AREA

CONSTRUCTION PLAN BLDG 01

- CH A1.0 DEMO AND ROOF PLAN BLDG 01  
CH A1.1 FLOOR PLAN BLDG 01  
CH A1.2 FLOOR PLAN BLDG 01  
CH A2.0 EXTERIOR ELEVATIONS BLDG 01  
CH A2.1 EXTERIOR ELEVATIONS BLDG 01  
CH A7.0 WINDOW SCHEDULES BLDG 01  
CH A7.1 DOORS SCHEDULES BLDG 01

CONSTRUCTION PLAN BLDG 02

- PH A1.0 DEMO AND ROOF PLAN BLDG 02  
PH A1.1 FLOOR PLAN BLDG 02  
PH A2.0 EXTERIOR ELEVATIONS BLDG 02  
PH A2.1 EXTERIOR ELEVATIONS BLDG 02  
PH A7.0 WINDOW SCHEDULES BLDG 02  
PH A7.1 DOORS SCHEDULES BLDG 02

10. THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OR ASSEMBLY, FOR PERFORMING THE WORK IN A SAFE MANNER, AND FOR ADHERING TO ALL APPLICABLE CODES AND STANDARDS.
11. LOCATION OF ALL CEILING MOUNTED ITEMS ON THE ARCHITECTURAL DRAWINGS HAVE PRECEDENCE OVER MEP DRAWINGS. ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
12. IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE A MECHANICAL, ELECTRICAL, AND PLUMBING INSTALLATION THAT IS COMPLETE. ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLY INCIDENTAL, OR CUSTOMARILY INCLUDED, EVEN THOUGH EACH ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN IN THE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED.
13. ALL MEP RELATED ITEMS SHOULD BE REVIEWED BY THE ENGINEER IF APPLICABLE AND MAY BE ADJUSTED PENDING NOTICE TO AND APPROVAL OF THE ARCHITECT.
14. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE. DO NOT SCALE DIMENSIONS. IF NO DIMENSION IS LISTED, CONTACT ARCHITECT FOR CLARIFICATION.
15. ALL WORK NOTED "N.I.C." OR "NOT IN THE CONTRACT" IS TO BE ACCOMPLISHED BY A PARTY FORESEEN BY SUCH INSPECTION, WHETHER SHOWN ON CONTRACT DOCUMENTS OR NOT, SHALL NOT BE ACCEPTED OR PAID.
16. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
17. "TYPICAL" OR "TYP." AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
18. "SIMILAR" OR "SIM." AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SIMILAR TO A CONDITION DETAILED FOR ANOTHER LOCATION.
19. THE CONTRACTOR SHALL PROVIDE UPDATED RECORD DOCUMENTS OF AS-BUILT CONDITIONS ON-SITE WHEN DIFFERENT FROM CONSTRUCTION DOCUMENTS AND SHALL PROVIDE SAID DOCUMENTATION TO ARCHITECT UPON COMPLETION OF CONSTRUCTION.
20. THIS COVER SHEET IS A MASTER INDEX. NOT ALL SYMBOLS/ITEMS WILL BE INCLUDED IN DRAWINGS.
21. DO NOT DISASSEMBLE THIS SET OR DISTRIBUTE PARTIAL SETS TO SUBCONTRACTORS. COVER SHEET CONTAINS DATA PERTINENT TO ALL SHEETS.

PROJECT DATA

PROJECT ADDRESS:  
1711 NEWTON STREET  
AUSTIN, TX 78704

ZONED: SF-3  
LEGAL DESCRIPTION: LOT 7 BLK 28 SWSHR ADDN  
LOT AREA (sq ft): 6,961.59

AREA TABULATIONS

GROSS FLOOR AREAS

	EXISTING	NEW	APPLIED EXEMPTION	TOTAL
1ST FLOOR	2,380.48	245.50	0 SF	2,625.98 SF
BASEMENT	746.12	0	746.12 SF	0 SF
SUBTOTAL*				2,625.98 SF
F.A.R	= (TOTAL GROSS FLOOR AREA / LOT AREA) x 100			
	= (2,625.98 SF / 6,961.59) x 100			
	= 37.7			

COVERAGE CALCULATIONS

EXISTING LOT AREA	6,961.59 SF
BUILDING COVERAGE	
ALLOWABLE BUILDING COVERAGE @ 40%	2,784.6 SF
TOTAL BUILDING COVERAGE ON LOT	2,745.98 SF
PERCENTAGE IMPERVIOUS COVERAGE	39.40 %
IMPERVIOUS COVERAGE	
ALLOWABLE IMPERVIOUS COVERAGE @ 45%	3,132.70 SF
TOTAL IMPERVIOUS COVERAGE ON LOT	3,069.98 SF
PERCENTAGE IMPERVIOUS COVERAGE	44.10 %

PARKING

SPACES PROVIDED	2
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SUBMITTAL INFORMATION

GENERAL NOTE: THE FOLLOWING IS A LIST OF REQUIREMENTS THAT DIG: A EXPECTS FROM THE CONTRACTOR ON THIS JOB. REFERENCE BOOK OF SPECIFICATIONS FOR FURTHER DETAIL REGARDING GENERAL CONDITIONS. THIS IS WORKING DOCUMENT THAT IS MEANT TO BE DISCUSSED AND FINALIZED WITH THE CONTRACTOR PRIOR TO THE ASSIGNMENT OF THE CONSTRUCTION CONTRACT.

CONSTRUCTION SCHEDULE: A COMPREHENSIVE, FULLY DEVELOPED, HORIZONTAL BAR-CHART-TYPE, CONTRACTOR'S CRITICAL PATH CONSTRUCTION SCHEDULE.

- SUBMIT THE SCHEDULE WITHIN 7 DAYS AFTER SIGNING THE CONTRACT.
- PROVIDE A SEPARATE TIME BAR FOR EACH SIGNIFICANT CONSTRUCTION ACTIVITY AS INDICATED IN THE SCHEDULE OF VALUES. PROVIDE A CONTINUOUS VERTICAL LINE TO IDENTIFY THE FIRST WORKING DAY OF EACH WEEK.
- WITHIN EACH TIME BAR, INDICATE ESTIMATED COMPLETION PERCENTAGE IN 10 PERCENT INCREMENTS. AS WORK PROGRESSES, PLACE A CONTRASTING MARK IN EACH BAR TO INDICATE ACTUAL COMPLETION PERCENTAGE.
- PREPARE THE SCHEDULE ON A SHEET, OR SERIES OF SHEETS OF SUFFICIENT WIDTH TO SHOW DATA FOR THE ENTIRE CONSTRUCTION PERIOD.
- COORDINATE THE CONTRACTOR'S CONSTRUCTION SCHEDULE WITH THE SCHEDULE OF VALUES, LIST OF SUBCONTRACTS, SUBMITTALS, PROGRESS REPORTS, PAYMENT REQUESTS, AND REPORTS.
- INDICATE COMPLETION IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION. INDICATE SUBSTANTIAL COMPLETION ON THE SCHEDULE TO ALLOW TIME FOR THE ARCHITECT'S ADMINISTRATIVE PROCEDURES NECESSARY FOR CERTIFICATION OF SUBSTANTIAL COMPLETION.

SCHEDULE OF VALUES: PROVIDE AT LEAST ONE LINE ITEM FOR EACH MAJOR COMPONENT OF CONSTRUCTION AS IDENTIFIED IN THE CONSTRUCTION SCHEDULE.

- PROVIDE A SEPARATE LINE ITEM IN THE SCHEDULE OF VALUES FOR EACH PART OF THE WORK WHERE APPLICATIONS FOR PAYMENT MAY INCLUDE MATERIALS OR EQUIPMENT PURCHASED OR FABRICATED AND STORED, BUT NOT YET INSTALLED.
- INCLUDE TOTAL COST AND PROPORTIONATE SHARE OF GENERAL OVERHEAD AND PROFIT FOR EACH ITEM.

TEMPORARY FACILITIES AND OTHER MAJOR COST ITEMS THAT ARE NOT DIRECT COST OF ACTUAL WORK-IN-PLACE MAY BE SHOWN EITHER AS SEPARATE LINE ITEMS IN THE SCHEDULE OF VALUES OR DISTRIBUTED AS GENERAL OVERHEAD EXPENSE, AT CONTRACTOR'S OPTION.

3. INCLUDE THE FOLLOWING PROJECT IDENTIFICATION ON THE SCHEDULE OF VALUES:

- PROJECT NAME AND LOCATION.
- NAME OF OWNER.
- CONTRACTOR'S NAME AND ADDRESS.
- DATE OF SUBMITTAL.

4. UPDATE AND RESUBMIT THE SCHEDULE OF VALUES BEFORE THE NEXT APPLICATIONS FOR PAYMENT WHEN CHANGE ORDERS OR CONSTRUCTION CHANGE DIRECTIVES RESULT IN A CHANGE IN THE CONTRACT SUM.
5. ARRANGE THE SCHEDULE OF VALUES IN TABULAR FORM WITH SEPARATE COLUMNS TO INDICATE THE FOLLOWING FOR EACH ITEM LISTED:

- RELATED SPECIFICATION SECTION OR DIVISION, IF APPLICABLE.
- DESCRIPTION OF THE WORK.
- NAME OF SUBCONTRACTOR.
- NAME OF MANUFACTURER OR FABRICATOR.
- NAME OF SUPPLIER.
- CHANGE ORDERS (NUMBERS) THAT AFFECT VALUE.
- DOLLAR VALUE (ROUND AMOUNTS TO NEAREST WHOLE DOLLAR); TOTAL OF ALL ITEMS SHALL EQUAL THE CONTRACT SUM.
- PERCENTAGE OF THE CONTRACT SUM TO NEAREST ONE-HUNDRETH PERCENT; TOTAL OF ALL ITEMS SHALL EQUAL 100%.

6. SUBMIT THE SCHEDULE OF VALUES TO THE ARCHITECT AT EARLIEST POSSIBLE DATE BUT NO LATER THAN FOURTEEN DAYS BEFORE THE DATE SCHEDULED FOR SUBMITTAL OF INITIAL APPLICATIONS FOR PAYMENT.

LIST OF SUBCONTRACTS: PROVIDE A COMPLETE LIST OF ALL SUBCONTRACTS ASSOCIATED WITH THE JOB, INCLUDING THE WORK INVOLVED WITH SAID SUBCONTRACT, AND THE SUBCONTRACTORS: NAME, PRIMARY CONTACT, ADDRESS, TELEPHONE, AND FAX.

SUBMITTAL SCHEDULE AND SUBMITTALS/SHOP DRAWINGS/SAMPLES: ONCE THE CONSTRUCTION SCHEDULE IS APPROVED, THE CONTRACTOR SHALL PROVIDE A LIST OF ALL SUBMITTALS/SHOP DRAWINGS/SAMPLES THEY INTEND TO SUBMIT FOR THE JOB AND THEIR ASSOCIATED SUBMITTAL DATES. IN ADDITION, THE CONTRACTOR SHALL IDENTIFY ALL OWNER SUPPLIED SUBMITTALS (FF&E) THAT WILL BE REQUIRED AND THE DEADLINE FOR THESE SUBMITTALS.

- COORDINATE THE SUBMITTAL DATES WITH THE CONSTRUCTION SCHEDULE AND ALLOW ENOUGH TIME FOR A (2) WEEK REVIEW PERIOD AND THE NEED FOR RESUBMITTING IF NOT INITIALLY ACCEPTED.
- COLLECT INFORMATION INTO A SINGLE SUBMITTAL FOR EACH ELEMENT OF CONSTRUCTION AND TYPE OF PRODUCT OR EQUIPMENT INCLUDING BUT NOT LIMITED TO ROOFING, WATERPROOFING, DOORS AND DOOR HARDWARE, WINDOW SYSTEMS, FINISHES (INTERIOR AND EXTERIOR), MILLWORK, TOILET PARTITIONS, WINDOW TREATMENTS, ALL MECHANICAL EQUIPMENT AND AIR DEVICES, ALL LIGHT FIXTURES AND CONTROL DEVICES, ALL PLUMBING FIXTURES. PROVIDE (5) COPIES OF EACH SUBMITTAL, OR (1) DIGITAL COPY, INCLUDING THE FOLLOWING INFORMATION WITH EACH SUBMITTAL (AS APPLICABLE):

- DATE OF SUBMITTAL
- MANUFACTURER'S WRITTEN RECOMMENDATIONS
- MANUFACTURER'S PRODUCT SPECIFICATIONS.
- MANUFACTURER'S INSTALLATION INSTRUCTION.
- STANDARD COLOR/FINISH CHARTS.
- MANUFACTURER'S CATALOG CUT SHEETS.
- STANDARD OPERATING AND MAINTENANCE MANUALS.
- COMPLIANCE WITH RECOGNIZED TRADE ASSOCIATION STANDARDS.
- COMPLIANCE WITH RECOGNIZED TESTING AGENCY STANDARDS.
- WARRANTY INFORMATION

- PREPARE PROJECT-SPECIFIC SHOP-DRAWINGS SHOWING ALL RELEVANT INFORMATION, DRAWN ACCURATELY TO SCALE WITH FIELD-VERIFIED DIMENSIONS. SHOP-DRAWINGS SHALL BE PRODUCED FOR ALL COMPONENTS OF THE WORK REQUIRING ASSEMBLY INCLUDED, BUT NOT LIMITED TO METAL FABRICATIONS (STRUCTURAL STEEL, STAIRS, GUARDRAILS, HANDRAILS, GATES, AWNINGS, ETC.), WOOD FABRICATIONS (MILLWORK, WOOD PANELING, FIXED SEATING, SCREEN WALLS, ETC.), ELEVATORS OR PLATFORM LIFTS, ETC.

- DO NOT BASE SHOP DRAWINGS ON REPRODUCTIONS OF THE CONTRACT DOCUMENTS.
- VERIFY ALL DIMENSIONS IN FIELD.
- SUBMIT 5 COPIES ON SHEETS BETWEEN 8-1/2" X 11" AND 24" X 36", EXCEPT FOR FULL-SIZE TEMPLATES, PATTERNS, OR OTHER SIMILAR DRAWINGS.

4. IN ADDITION TO THE SUBMITTALS AND SHOP DRAWINGS DESCRIBED ABOVE, THE CONTRACTOR SHALL PROVIDE SAMPLES/MOCK-UPS OF THE FOLLOWING:

- WINDOW SYSTEM, INCLUDING GLAZING.
- SUSPENDED CEILING SYSTEMS.
- MILLWORK, SHOWING A TYPICAL CORNER AND CABINET FACE.
- ALL FINISHES: GWB WITH TEXTURE, TILES (WITH GROUT CHOICES), WALL PANELING WITH ASSOCIATED FINISHES, COUNTERTOPS INCLUDING EDGE CONDITION, WALLPAPER, PAINT COLORS, FLOOR STAINS/SEALERS, CARPET, ETC.
- MASONRY UNIT WALLS, SHOWING PATTERN.
- FIXED SEATING.
- SCREEN WALLS, SHOWING ALL JOINTS AND METHOD OF ATTACHMENT.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW EACH SUBMITTAL BEFORE GIVING IT TO DIG: A. IF A SUBMITTAL IS NOT STAMPED OR OTHERWISE INDICATED AS REVIEWED BY THE CONTRACTOR, DIG: A WILL RETURN IT TO THE CONTRACTOR WITHOUT REVIEWING IT.
6. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR INSTALLED WORK THAT DOES NOT MEET CODE. IT IS NOT THE RESPONSIBILITY OF THE OWNER OR ANY OF THEIR CONSULTANTS, INCLUDING DIG: A TO VERIFY THAT INSTALLED WORK MEETS ALL APPLICABLE CODES.

PROGRESS REPORTS

ON A MONTHLY BASIS, THE CONTRACTOR SHALL PREPARE A PROGRESS REPORT FOR THE OWNER THAT SHALL CONTAIN THE INFORMATION DESCRIBED BELOW.

- DATE OF PROGRESS REPORT.
- ANY OUTSTANDING ITEMS FROM THE PREVIOUS PROGRESS REPORT.
- THE STATUS OF ALL WORK, IN ACCORDANCE WITH THE SCHEDULE OF VALUES, ASSOCIATED WITH THE JOB, INCLUDING ITEMS TO COMMENCE PRIOR TO THE NEXT PROGRESS REPORT.
- ALL ISSUES WITH THE WORK AS PLANNED.
- ALL OUTSTANDING DECISIONS/ACTION ITEMS/SUBMITTALS FROM THE CONTRACTOR AND ITS SUBCONTRACTORS.
- ALL OUTSTANDING DECISIONS/ACTION ITEMS FROM THE OWNER.
- ALL OUTSTANDING DECISIONS/SUBMITTAL REVIEWS/ACTION ITEMS FROM DIG: A.
- ANY CHANGES TO THE CONSTRUCTION SCHEDULE, INCLUDING IDEAS TO MAKE-UP TIME (IF NEEDED) AND MAINTAIN THE CONSTRUCTION SCHEDULE.

PAYMENT REQUESTS: EACH APPLICATION FOR PAYMENT SHALL BE CONSISTENT WITH PREVIOUS APPLICATIONS AND PAYMENTS AS CERTIFIED BY ARCHITECT AND PAID FOR BY OWNER. INITIAL APPLICATION FOR PAYMENT, APPLICATION FOR PAYMENT AT TIME OF SUBSTANTIAL COMPLETION, AND FINAL APPLICATION FOR PAYMENT INVOLVE ADDITIONAL REQUIREMENTS.

- THE DATE FOR EACH PROGRESS PAYMENT IS THE 25TH DAY OF EACH MONTH. THE PERIOD COVERED BY EACH APPLICATION FOR PAYMENT STARTS ON THE DAY FOLLOWING THE END OF THE PRECEDING PERIOD AND ENDS ON THE 25TH DAY OF THE MONTH FOR EACH PROGRESS PAYMENT.
- USE AIA DOCUMENT G702 AND AIA DOCUMENT G703 CONTINUATION SHEETS AS FORM FOR APPLICATIONS FOR PAYMENT.
- COMPLETE EVERY ENTRY ON FORM. NOTARIZE AND EXECUTE BY A PERSON AUTHORIZED TO SIGN LEGAL DOCUMENTS ON BEHALF OF CONTRACTOR. THE ARCHITECT WILL RETURN INCOMPLETE APPLICATIONS WITHOUT ACTION.
- ENTRIES SHALL MATCH DATA ON THE SCHEDULE OF VALUES AND CONTRACTOR'S CONSTRUCTION SCHEDULE. USE UPDATED SCHEDULES IF REVISIONS WERE MADE.
- INCLUDE AMOUNTS OF CHANGE ORDERS AND CONSTRUCTION CHANGE DIRECTIVES ISSUED BEFORE LAST DAY OF CONSTRUCTION PERIOD COVERED BY APPLICATION.
- SUBMIT 4 SIGNED AND NOTARIZED ORIGINAL COPIES OF EACH APPLICATION FOR PAYMENT TO OWNER (DIG: A) BY A METHOD ENSURING RECEIPT WITHIN 24 HOURS. ONE COPY SHALL INCLUDE WAIVERS OF LIEN AND SIMILAR ATTACHMENTS IF REQUIRED. INCLUDE ITEMIZED RECEIPTS FOR ANY MATERIAL STORED OFF-SITE FOR WHICH PAYMENT IS BEING REQUESTED. TRANSMIT EACH COPY WITH A TRANSMITTAL FORM LISTING ATTACHMENTS AND RECORDING APPROPRIATE INFO. ABOUT APPLICATION.
- SUBMIT PARTIAL WAIVERS ON EACH ITEM FOR AMOUNT REQUESTED, BEFORE DEDUCTION FOR RETAINAGE, ON EACH ITEM.
- WHEN AN APPLICATION SHOWS COMPLETION OF AN ITEM, SUBMIT FINAL OR FULL WAIVERS.
- ADMINISTRATIVE ACTIONS AND SUBMITTALS THAT MUST PRECEDE OR COINCIDE WITH SUBMITTAL OF FIRST APPLICATION FOR PAYMENT INCLUDE THE FOLLOWING:

- CONTRACTOR'S CONSTRUCTION SCHEDULE.
- SCHEDULE OF VALUES.
- LIST OF SUBCONTRACTS.
- SUBMITTAL SCHEDULE (PRELIMINARY IF NOT FINAL).
- LIST OF CONTRACTOR'S STAFF ASSIGNMENTS.
- COPIES OF BUILDING PERMITS.
- COPIES OF AUTHORIZATIONS AND LICENSES FROM AUTHORITIES HAVING JURISDICTION FOR PERFORMANCE OF THE WORK.
- INITIAL PROGRESS REPORT.
- REPORT OF PRE-CONSTRUCTION CONFERENCE.
- CERTIFICATES OF INSURANCE AND INSURANCE POLICIES.
- PERFORMANCE AND PAYMENT BONDS RECORDED IN TRAVIS COUNTY BY THE GENERAL CONTRACTOR.
- DATA NEEDED TO ACQUIRE OWNER'S INSURANCE.

- AFTER ISSUING THE CERTIFICATE OF SUBSTANTIAL COMPLETION, APPLY FOR PAYMENT SHOWING 100% COMPLETION OF THE PORTION OF THE WORK CLAIMED AS SUBSTANTIALLY COMPLETE.
- SUBMIT FINAL APPLICATION FOR PAYMENT WITH SUBMIT FINAL APPLICATION FOR PAYMENT WITH RELEASES AND SUPPORTING DOCUMENTATION NOT PREVIOUSLY SUBMITTED AND ACCEPTED, INCLUDING, BUT NOT LIMITED, TO THE FOLLOWING:

- EVIDENCE OF COMPLETION OF PROJECT CLOSEOUT REQUIREMENTS.
- INSURANCE CERTIFICATES FOR PRODUCTS AND COMPLETED OPERATIONS WHERE REQUIRED AND PROOF THAT TAXES, FEES, AND SIMILAR OBLIGATIONS WERE PAID.
- UPDATED FINAL STATEMENT, ACCOUNTING FOR FINAL CHANGES TO THE CONTRACT SUM.
- AIA DOCUMENT G706, "CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS."
- AIA DOCUMENT G706A, "CONTRACTOR'S AFFIDAVIT OF RELEASE OF LIENS."
- AIA DOCUMENT G707, "CONSENT OF SURETY TO FINAL PAYMENT."
- EVIDENCE THAT CLAIMS HAVE BEEN SETTLED, IF APPLICABLE.
- FINAL METER READINGS FOR UTILITIES, AND SIMILAR DATA AS OF DATE OF SUBSTANTIAL COMPLETION OR WHEN OWNER TOOK POSSESSION OF AND ASSUMED RESPONSIBILITY FOR CORRESPONDING ELEMENTS OF THE WORK.
- FINAL WAIVERS FROM EVERY ENTITY INVOLVED WITH PERFORMANCE OF THE WORK COVERED BY THE APPLICATION WHO IS LAWFULLY ENTITLED TO A LIEN.
- TESTING REPORTS, RECORD DRAWINGS, AND OWNER AND MAINTENANCE MANUALS.

TESTING REPORTS: IMMEDIATELY UPON RECEIPT, THE CONTRACTOR SHALL SUBMIT ALL TESTING REPORTS TO DIG: A. ALL TESTING SHALL BE DONE BY AN INDEPENDENT TESTING AGENCY.

RECORD DRAWINGS: CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS SHOWING 'AS-BUILT' CONDITIONS THAT VARY FROM THE CONSTRUCTION DOCUMENTS. UPON COMPLETION OF THE JOB, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH (1) COMPLETE SET OF SAID DRAWINGS.

OWNER AND MAINTENANCE MANUALS: THE CONTRACTOR SHALL COMPILE A BINDER FOR THE OWNER OF ALL EQUIPMENT, PRODUCTS/FINISHES, ETC. USED ON THE JOB.

1. THE BINDER SHALL CONTAIN:

- TABLE OF CONTENTS, THE BINDER SHALL BE ORGANIZED INTO SECTIONS ASSOCIATED WITH THE SCHEDULE OF VALUES
- LIST OF SUBCONTRACTS
- ALL INFORMATION FOR THE PROPER MAINTENANCE AND OPERATION FOR THE ENTIRE PROJECT
- ALL WARRANTIES, INCLUDING THE WARRANTY FROM THE CONTRACTOR.

2. WITHIN (14) DAYS OF RECEIVING THIS INFORMATION, THE OWNER MAY REQUEST A MEETING ON-SITE WITH THE CONTRACTOR TO REVIEW THE INFORMATION.

PROJECT:

NEWTON

1711 NEWTON

AUSTIN, TX

STAMP:

NOTE: THE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF DIG:A AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF DIG:A. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

NUMBER:

DATE:

ISSUED:

1

-NOV.2023

-PERMIT SET

OWNER:

DIXIE DOG LLC

1711 NEWTON ST

AUSTIN, TEXAS 78704

ENGINEER:

FORT STRUCTURES, Inc.

SAM COVEY

2120 E 7th St, Ste 200

AUSTIN, TEXAS 78702

TBPE FIRM # 18034

DESIGNER:

DIG:A

Craig Hoverman

414 West Annie Street

AUSTIN, TEXAS 78704

(512) 586-8652

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JOB No:

1064

START DATE:

DRAWN BY:

CH/AV/MS

TOTAL SHEET SETS:

DRAWING: GENERAL NOTES

A0.0



VICINITY MAP  
N.T.S

COVERAGE CALCULATIONS

EXISTING LOT AREA	6,961.59 SF
BUILDING COVERAGE	
ALLOWABLE BUILDING COVERAGE @ 40%	2,784.6 SF
TOTAL BUILDING COVERAGE ON LOT	2,745.98 SF
PERCENTAGE IMPERVIOUS COVERAGE	39.40 %
IMPERVIOUS COVERAGE	
ALLOWABLE IMPERVIOUS COVERAGE @ 45%	3,132.70 SF
TOTAL IMPERVIOUS COVERAGE ON LOT	3,069.98 SF
PERCENTAGE IMPERVIOUS COVERAGE	44.10 %
PARKING	
SPACES PROVIDED	2

AREA TABULATIONS

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BASEMENT		746.12	0	746.12 SF	0 SF
SUBTOTAL*					2,625.98 SF
F.A.R	=	[TOTAL GROSS FLOOR AREA / LOT AREA] x 100			
	=	(2,625.98 SF / 6,961.59) x 100			
	=	37.7			

ADJACENT NATURAL GRADE VERIFY IN FIELD

HOUSE BUILDING 01

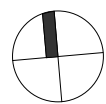
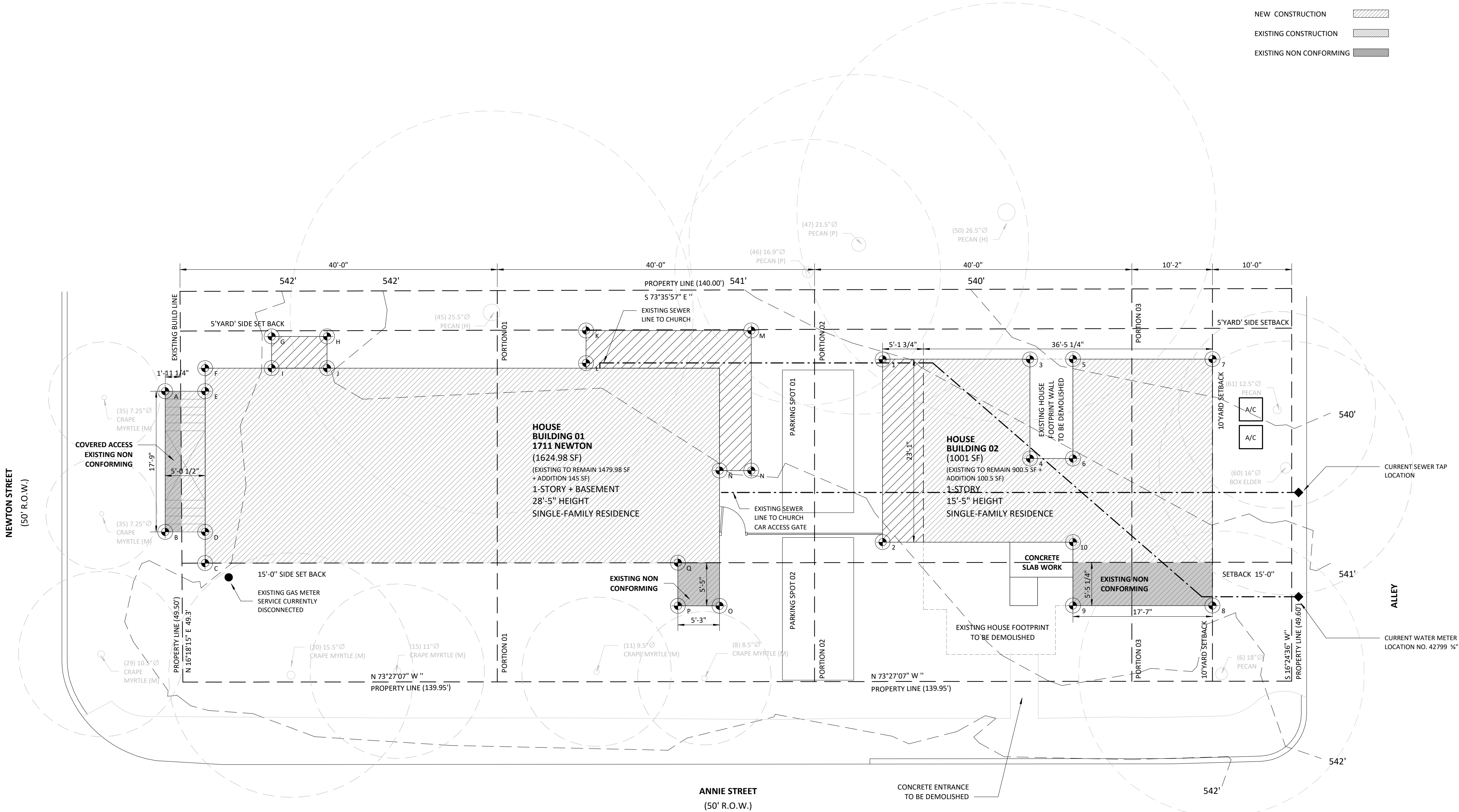
- A 541' - 0 1/2"  
B 542' - 7 1/4"  
C 542' - 9"  
D 542' - 9"  
E 542' - 4 1/4"  
F 542' - 3 1/2"  
G 542' - 9"  
H 542' - 9"  
I 542' - 9"  
J 542' - 9"  
K 542' - 6 1/2"  
L 542' - 8"  
M 541' - 11"  
N 542' - 9"  
O 542' - 9"  
P 542' - 9"  
Q 542' - 9"

HOUSE BUILDING 02

- 1 541' - 9 1/2"  
2 542' - 9"  
3 540' - 10 1/2"  
4 541' - 10 1/4"  
5 540' - 8 1/4"  
6 541' - 9"  
7 540' - 6 1/2"  
8 542' - 7"  
9 542' - 5 3/4"  
10 542' - 2 1/2"

SITE REGION TYPES

- NEW CONSTRUCTION   
EXISTING CONSTRUCTION   
EXISTING NON CONFORMING



SITE PLAN 01  
SCALE 1/8" = 1'-0"

PROJECT:

NEWTON  
1711 NEWTON  
AUSTIN, TX

STAMP:



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NUMBER:	DATE:	ISSUED:
1	-NOV.2023	-PERMIT SET

OWNER:  
**DIXIE DOG LLC**  
1711 NEWTON ST  
AUSTIN, TEXAS 78704

ENGINEER:  
**FORT STRUCTURES, Inc.**  
SAM COVEY  
2120 E 7th St, Ste 200  
AUSTIN, TEXAS 78702  
TBPE FIRM # 18034

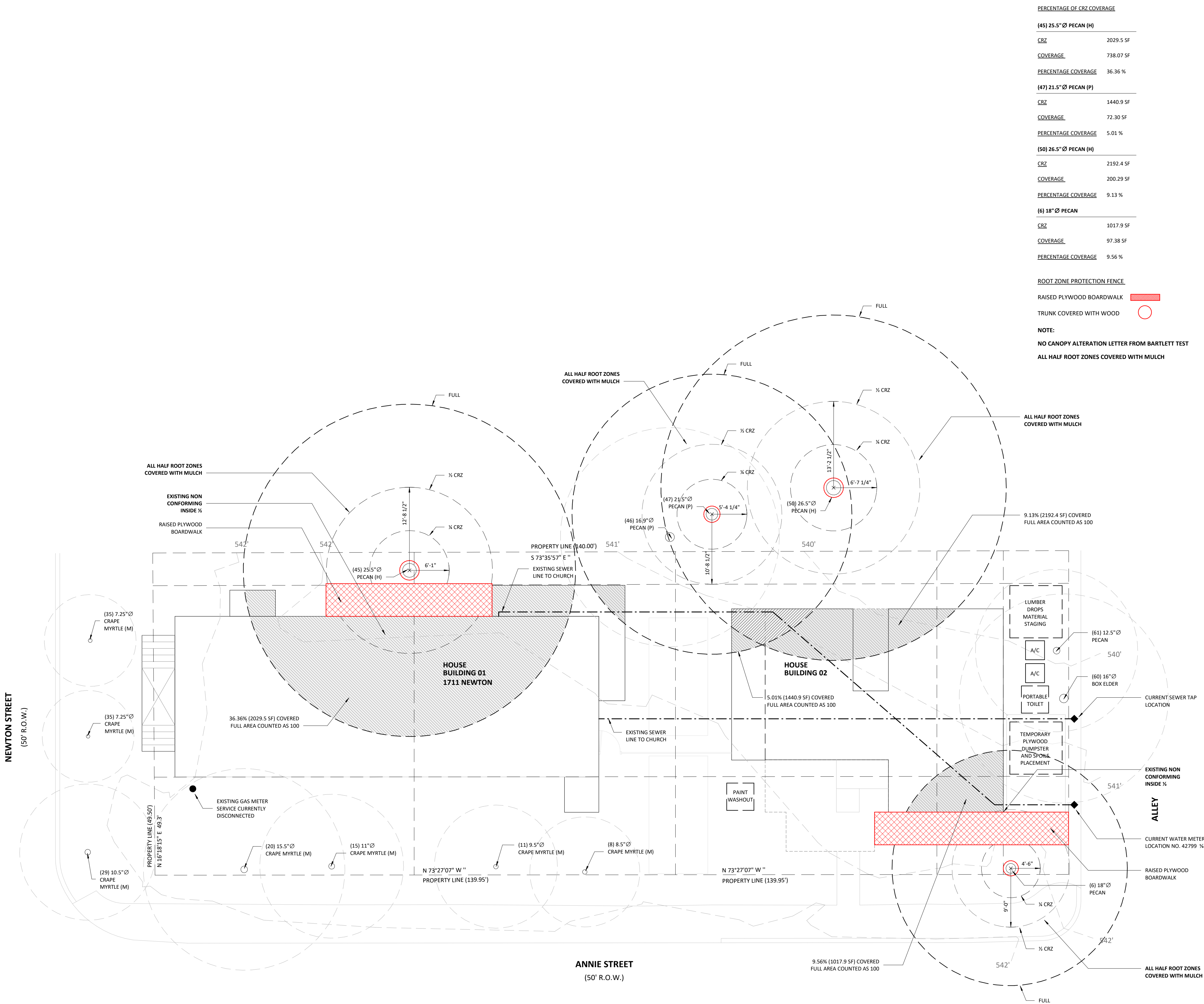
DESIGNER:  
**DIG:A**  
Craig Hoverman  
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AUSTIN, TEXAS 78704  
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JOB No:	1064	START DATE:
DRAWN BY:	CH/AV/MS	TOTAL SHEET SETS:

DRAWING: SITE PLAN

A0.1





PERCENTAGE OF CRZ COVERAGE	
(45) 25.5" Ø PECAN (H)	
CRZ	2029.5 SF
COVERAGE	738.07 SF
PERCENTAGE COVERAGE	36.36 %
(47) 21.5" Ø PECAN (P)	
CRZ	1440.9 SF
COVERAGE	72.30 SF
PERCENTAGE COVERAGE	5.01 %
(50) 26.5" Ø PECAN (H)	
CRZ	2192.4 SF
COVERAGE	200.29 SF
PERCENTAGE COVERAGE	9.13 %
(6) 18" Ø PECAN	
CRZ	1017.9 SF
COVERAGE	97.38 SF
PERCENTAGE COVERAGE	9.56 %

ROOT ZONE PROTECTION FENCE

RAISED PLYWOOD BOARDWALK

TRUNK COVERED WITH WOOD

NOTE:

NO CANOPY ALTERATION LETTER FROM BARTLETT TEST

ALL HALF ROOT ZONES COVERED WITH MULCH

PROJECT:

NEWTON  
1711 NEWTON  
AUSTIN, TX

STAMP:

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DESIGNER:

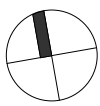
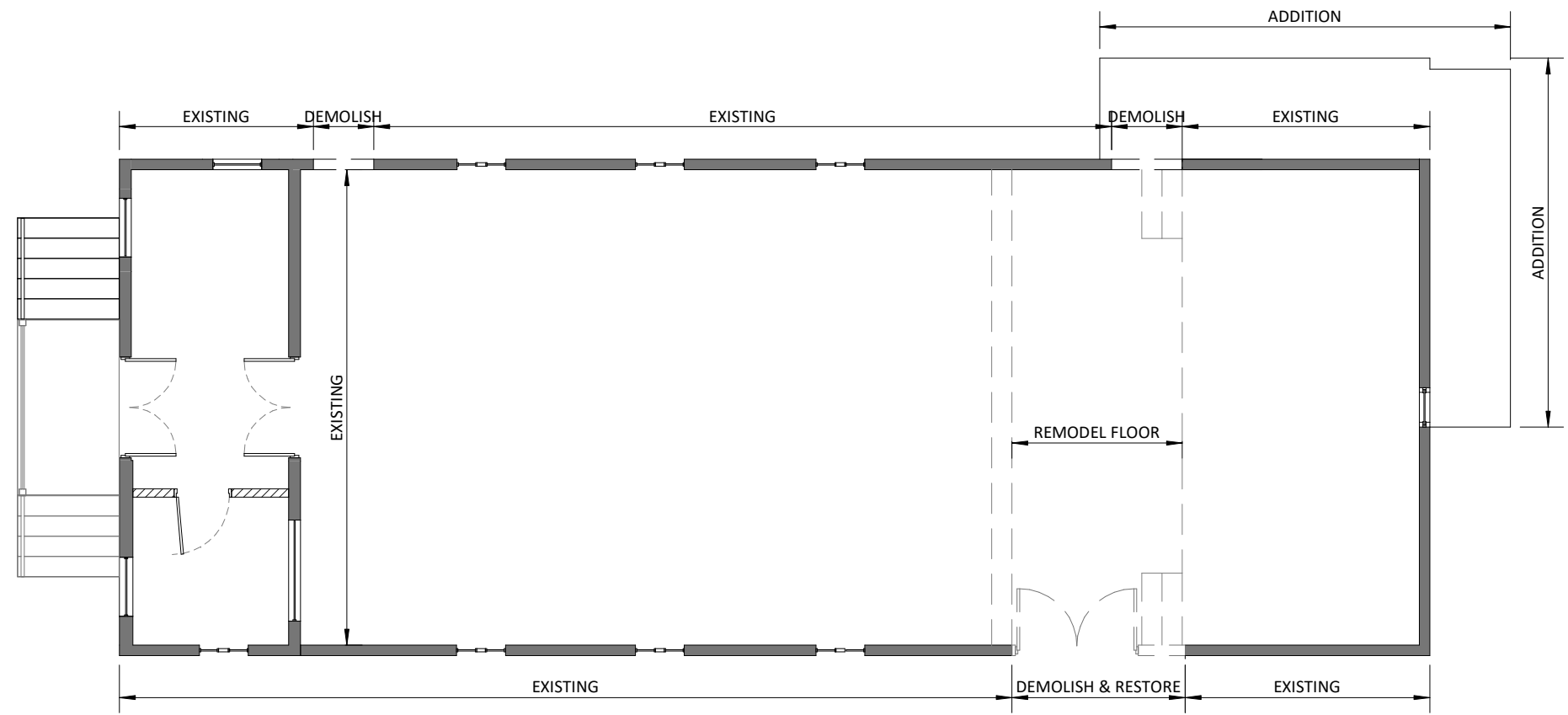
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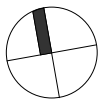
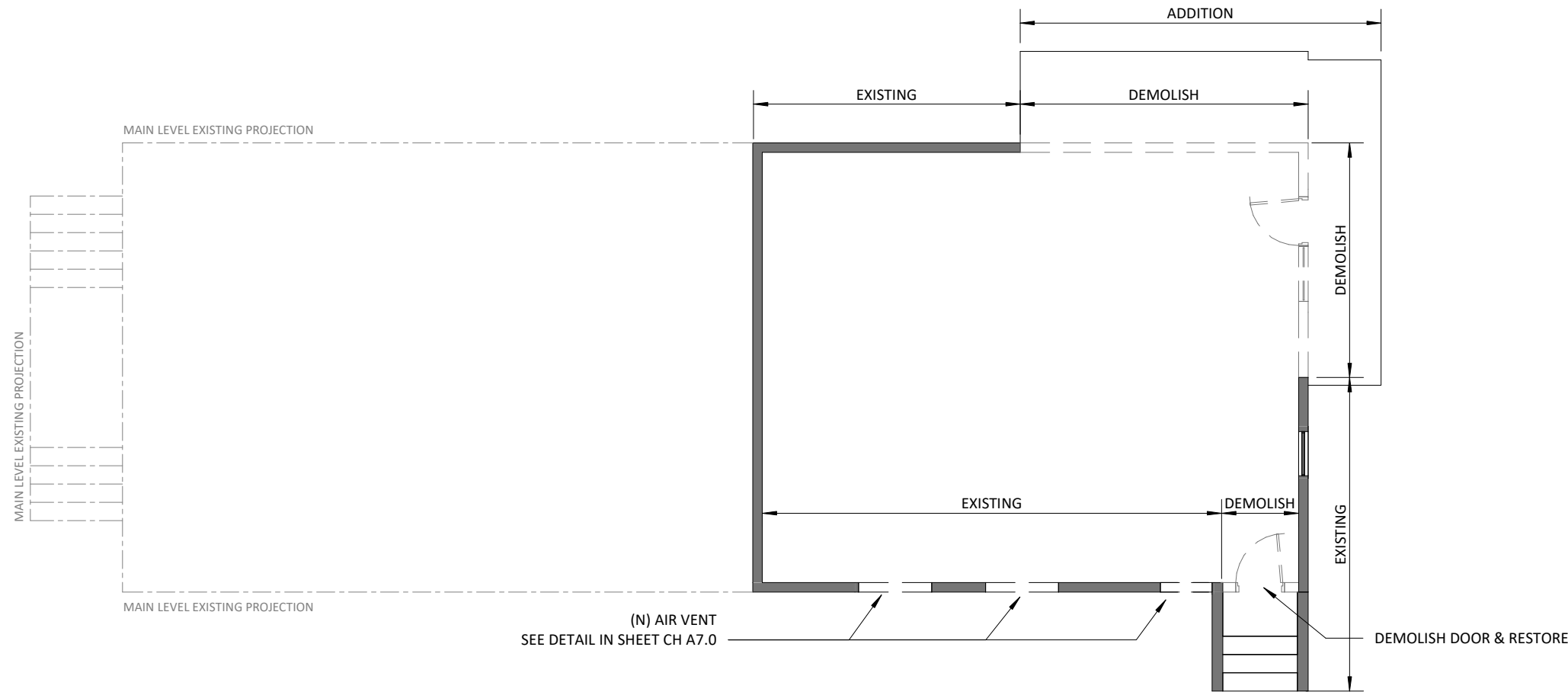
DRAWING: CRZ AND STAGING AREA

A0.2

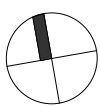
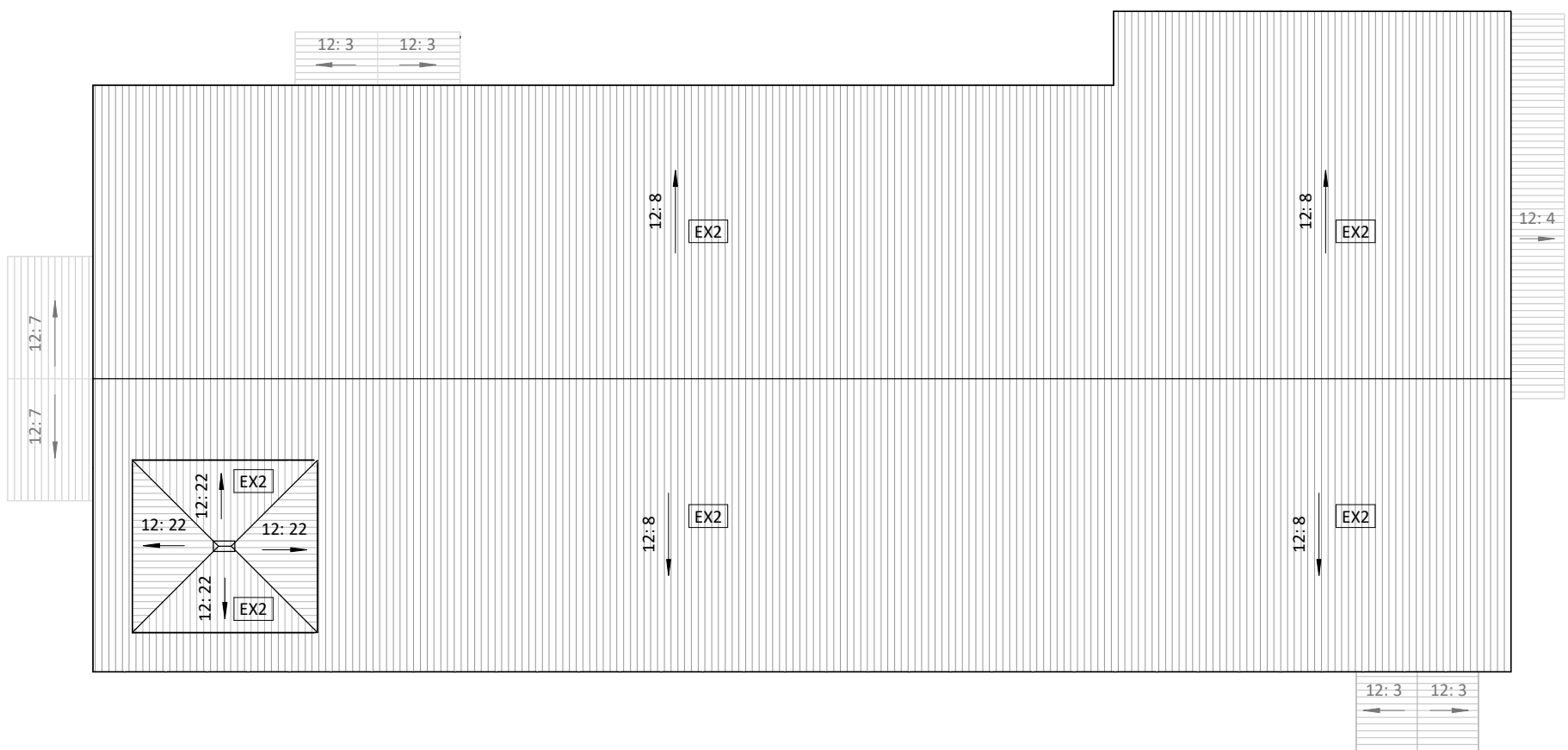
1064\_1711\_Peter House RVT23\_detached.rvt



MAIN FLOOR DEMO PLAN 01  
SCALE 1/8" = 1'-0"



BASEMENT DEMO PLAN 02  
SCALE 1/8" = 1'-0"



ROOF PLAN 03  
SCALE 1/8" = 1'-0"

DEMOLITION NOTES

- PROTECT AREAS ADJACENT TO DEMOLITION ZONES.
- SEAL OFF AREAS OF DEMOLITION FROM MAIN STRUCTURE.
- CAREFULLY STORE ALL MATERIALS NOTED FOR RE-USE.
- REMOVE ALL DEBRIS FROM SITE.
- PROTECT AREAS EXPOSED BY DEMOLITION FROM WEATHER IMPACT.
- REMOVE ALL PLUMBING FIXTURES
- REMOVE ALL DUCTING
- REMOVE ALL DOORS - INTERIOR AND EXTERIOR
- REMOVE ALL WINDOWS
- REMOVE ALL FLOORING THROUGHOUT - WOOD & TILE
- LOCATE ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, PLUMBING, HVAC AND SECURITY SYSTEM - IDENTIFY UTILITIES COORDINATION PRIOR TO CONSTRUCTION
- REMOVE ROOFING MATERIAL AND ROOF JOISTS. BRACE AS NEEDED
- REMOVE WALL WHERE NOTED TO ACCOMMODATE NEW WINDOWS AND DOORS AS SHOWN

DEMOLITION PARTITION TYPES

- EXISTING WALL
- NEW WALL
- DEMOLITION WALL

FINISH SCHEDULE ROOF

- | TYPE | DESCRIPTION         |
|------|---------------------|
| EX2  | STANDING SEAM METAL |

PROJECT:

NEWTON  
1711 NEWTON  
AUSTIN, TX

STAMP:

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AUSTIN, TEXAS 78704

ENGINEER:

FORT STRUCTURES  
SAM COVEY  
2120 E 7th St, Ste 200  
AUSTIN, TEXAS 78702  
TBPE FIRM # 18034

DESIGNER:

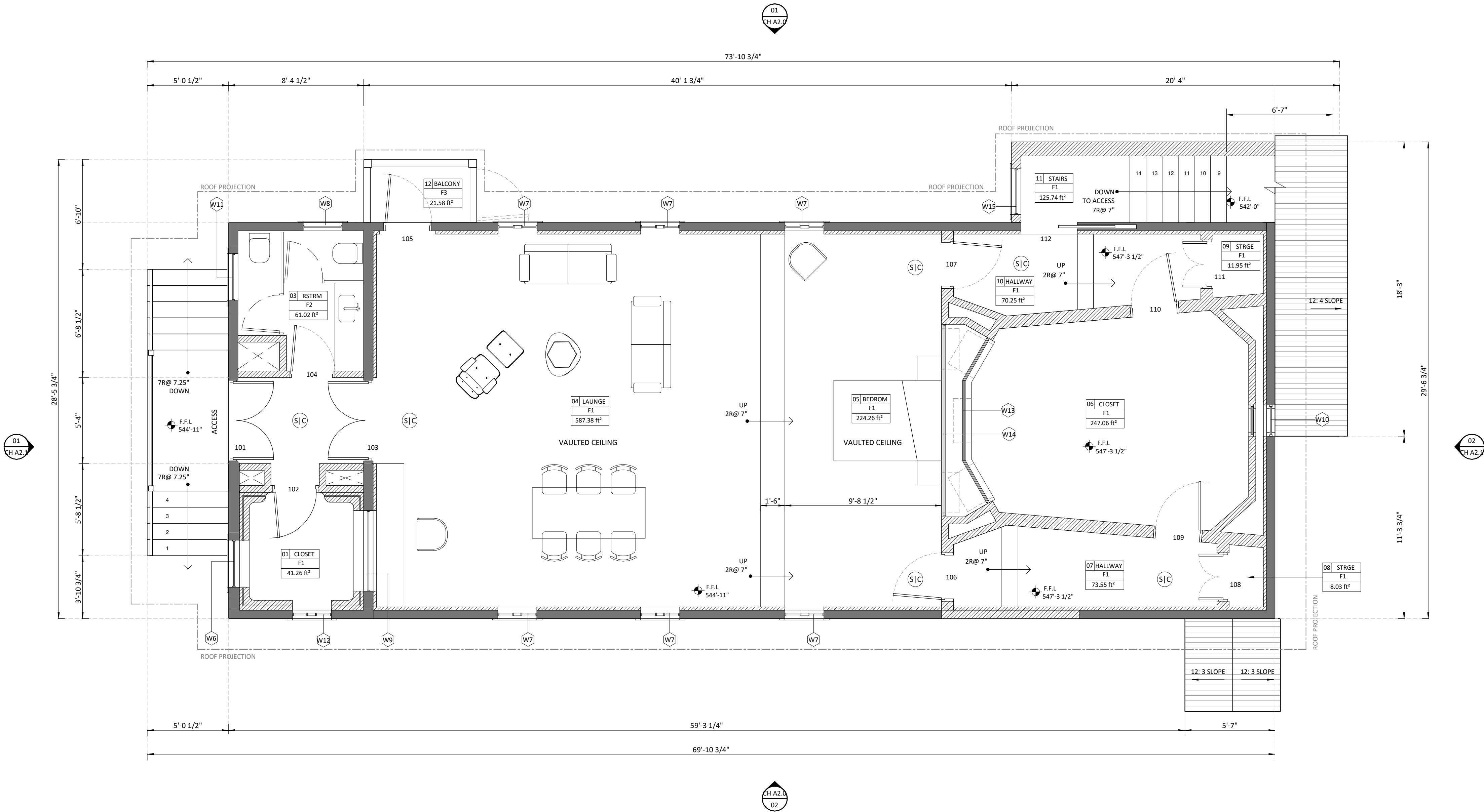
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DRAWING: DEMO AND ROOF PLAN BLDG 01

CH A1.0





MAIN FLOOR PLAN 01  
SCALE 1/4" = 1'-0"

- ARCHITECTURAL SYMBOLS
- ALL DIMENSIONS RELEVANT TO FRAMING ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
- DOORS INDICATED THUS: XXX  
REFER DOOR SCHEDULE
- DOOR SWINGS AS INDICATED ON PLAN
- WINDOWS INDICATED THUS: XX  
REFER FOR WINDOW SCHEDULE
- ROOM FINISH INDICATED THUS: XXX  
SCHEDULE THIS PAGE
- SMOKE AND CARBON DETECTORS S/C
- ALL FLOOR MATERIAL DIFFERENTIALS TO BE 1/2" MAX
- FINISH SCHEDULE NOTES
- OWNER AND ARCHITECT TO REVIEW COLOR & MATERIAL SAMPLES PRIOR TO FINAL INSTALL
- DETAIL NUMBER  
SHEET NUMBER 00 A.00
- SECTION NUMBER  
SHEET NUMBER 00 A.00
- LEVEL NUMBER XXXX FIN FL 00' 00"
- SHEET NUMBER  
ELEVATION NUMBER A.00 00
- ROOM NUMBER  
FINISH FLOOR  
FOOT SQUARE

- FINISH SCHEDULE WALLS
- TYPE DESCRIPTION  
EX1 WOODEN SIDING (EXISTING) AND MATCH EXISTING  
EX3 EXTERIOR CONCRETE EXPOSED  
W1 PAINT WHITE  
W3 WOONDEN DOUGLAS FIR 3/4" THICKNESS  
W4 WOONDEN DOUGLAS FIR 3/4" THICKNESS  
W5 PAINT WHITE DRYWALL  
W6 WOONDEN DOUGLAS FIR 3/4" THICKNESS
- FINISH SCHEDULE CEILING
- TYPE DESCRIPTION  
CL1 DRYWALL DROPPED 1/2" THICKNESS  
C21 WOONDEN DOUGLAS FIR 3/4" THICKNESS

- FINISH SCHEDULE FLOOR
- TYPE DESCRIPTION  
F1 WOODEN FLOOR 3/4" THINKNESS  
F2 TILE 6X6"  
F3 CONCRETE SLAB  
F4 CONCRETE EXPOSED
- FINISH SCHEDULE ROOF
- TYPE DESCRIPTION  
EX2 STANDING SEAM METAL

PROJECT:

NEWTON  
1711 NEWTON  
AUSTIN, TX

STAMP:

REGISTERED ARCHITECT  
CRAIG R. HOVERMAN  
28109  
STATE OF TEXAS

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DIXIE DOG LLC  
1711 NEWTON ST  
AUSTIN, TEXAS 78704

ENGINEER:

FORT STRUCTURES

SAM COVEY  
2120 E 7th St, Ste 200  
AUSTIN, TEXAS 78702  
TBPE FIRM # 18034

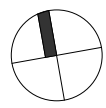
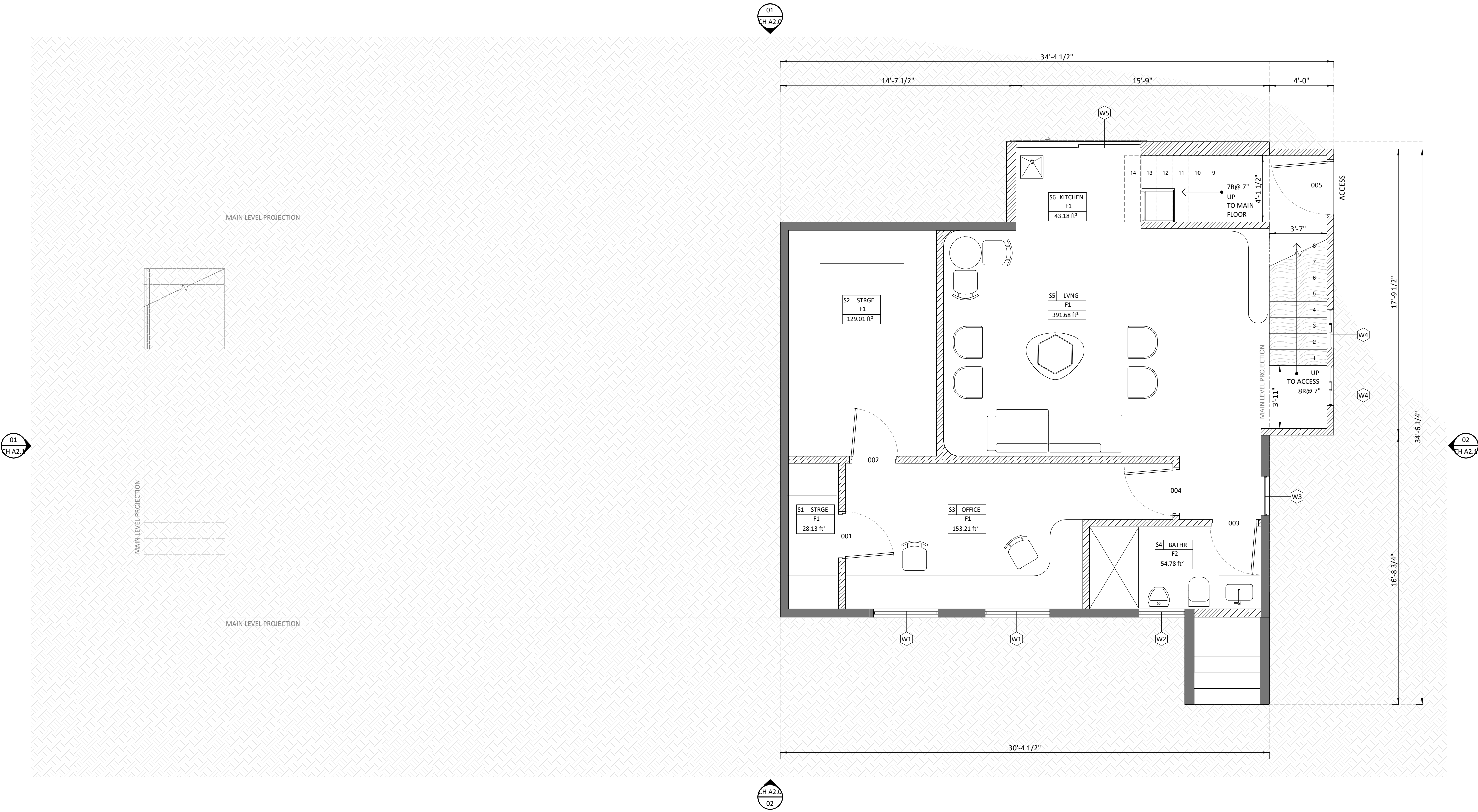
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DRAWING: FLOOR PLAN BLDG 01

CH A1.1



BASEMENT FLOOR PLAN 01

SCALE 1/4" = 1'-0"

ARCHITECTURAL SYMBOLS

ALL DIMENSIONS RELEVANT TO FRAMING ARE TO FACE OF STUD UNLESS NOTED OTHERWISE

DOORS INDICATED THUS: XXX REFER DOOR SCHEDULE

DOOR SWINGS AS INDICATED ON PLAN

WINDOWS INDICATED THUS: XX REFER FOR WINDOW SCHEDULE

ROOM FINISH INDICATED THUS: XXX SCHEDULE THIS PAGE

SMOKE AND CARBON DETECTORS S/C

ALL FLOOR MATERIAL DIFFERENTIALS TO BE 1/2" MAX

FINISH SCHEDULE NOTES

OWNER AND ARCHITECT TO REVIEW COLOR & MATERIAL SAMPLES PRIOR TO FINAL INSTALL

DETAIL NUMBER SHEET NUMBER 00 A.00

SECTION NUMBER SHEET NUMBER 00 A.00

LEVEL NUMBER XXXX FIN FL 00' 00"

SHEET NUMBER ELEVATION NUMBER A.00 00

#	ROOM
F	FL2

FINISH SCHEDULE WALLS

TYPE	DESCRIPTION
EX1	WOODEN SIDING (EXISTING) AND MATCH EXISTING
EX3	EXTERIOR CONCRETE EXPOSED
W1	PAINT WHITE
W3	WOODEN DOUGLAS FIR 3/4" THICKNESS
W4	WOODEN DOUGLAS FIR 3/4" THICKNESS
W5	PAINT WHITE DRYWALL
W6	WOODEN DOUGLAS FIR 3/4" THICKNESS

FINISH SCHEDULE CEILING

TYPE	DESCRIPTION
CL1	DRYWALL DROPPED 1/2" THICKNESS
C2.1	WOODEN DOUGLAS FIR 3/4" THICKNESS

FINISH SCHEDULE FLOOR

TYPE	DESCRIPTION
F1	WOODEN FLOOR 3/4" THINKNESS
F2	TILE 6X6"
F3	CONCRETE SLAB
F4	CONCRETE EXPOSED

FINISH SCHEDULE ROOF

TYPE	DESCRIPTION
EX2	STANDING SEAM METAL

PROJECT:

NEWTON  
1711 NEWTON  
AUSTIN, TX

STAMP:

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AUSTIN, TEXAS 78704

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FORT STRUCTURES  
SAM COVEY  
2120 E 7th St, Ste 200  
AUSTIN, TEXAS 78702  
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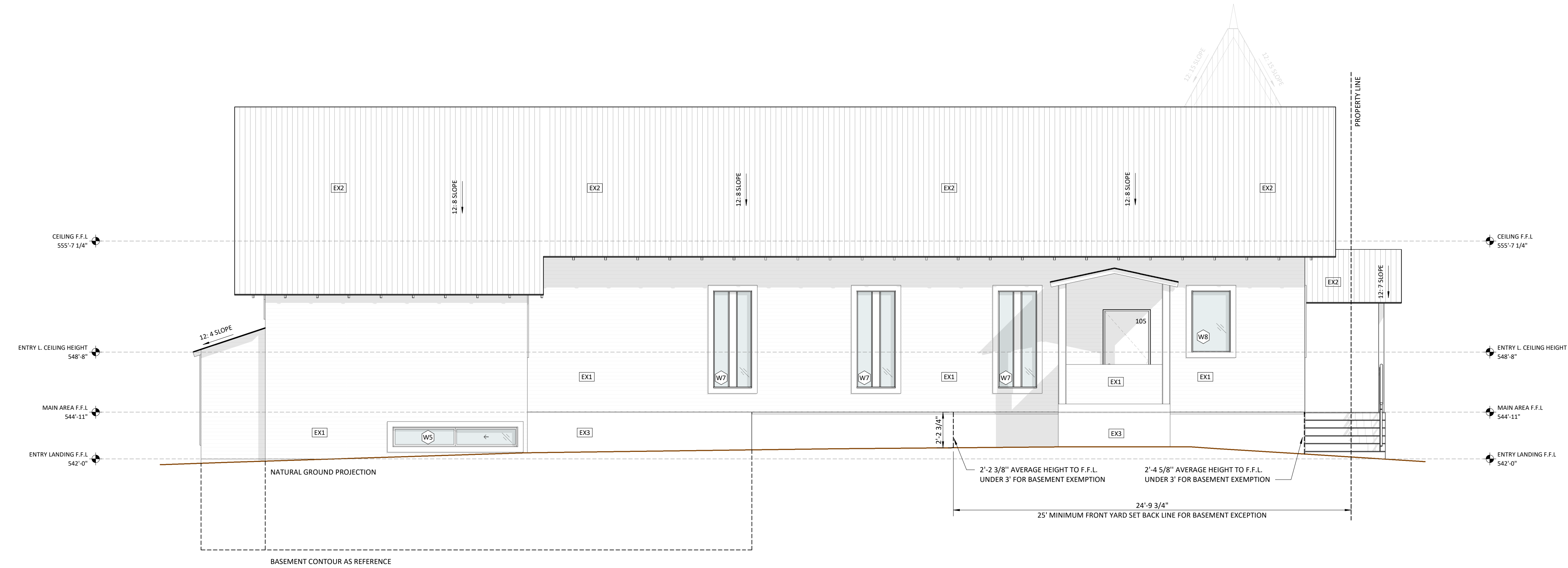
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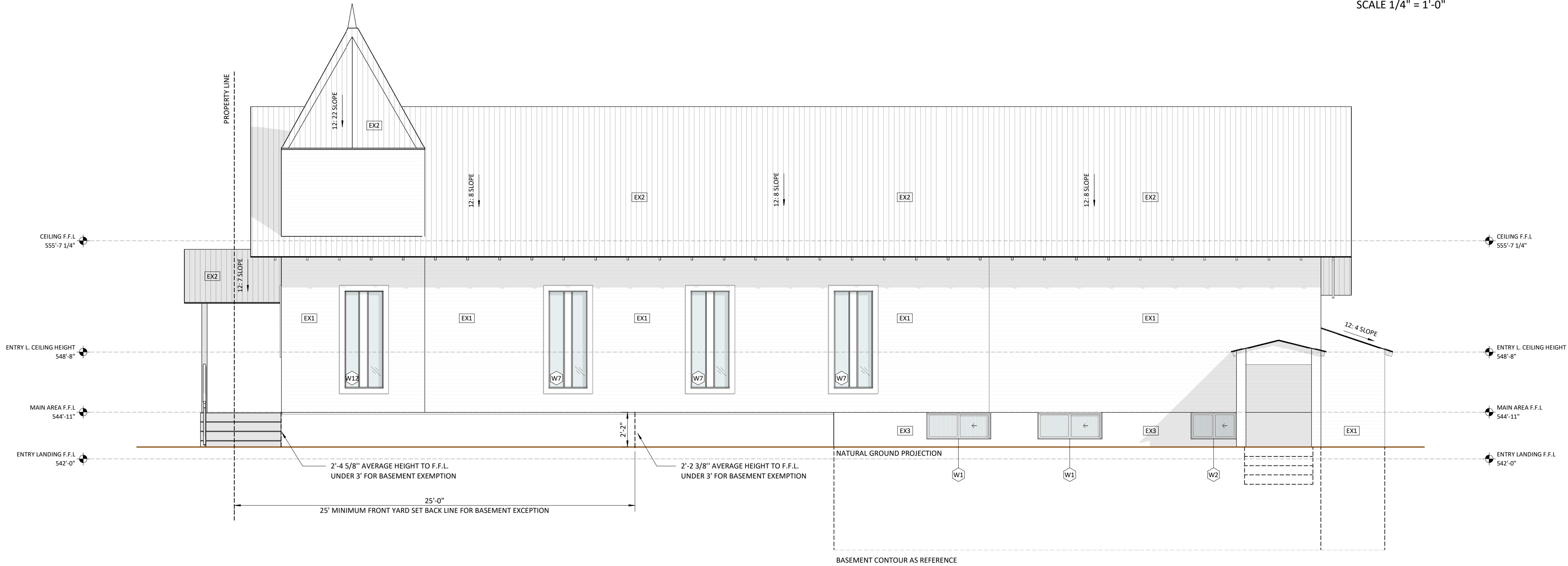
DRAWING: FLOOR PLAN BLDG 01

CH A1.2



## NORTH ELEVATION 01

SCALE 1/4" = 1'-0"



## SOUTH ELEVATION 02

SCALE 1/4" = 1'-0"

### ARCHITECTURAL SYMBOLS

ALL DIMENSIONS RELEVANT TO FRAMING ARE TO FACE OF STUD UNLESS NOTED OTHERWISE

DOORS INDICATED THUS: XXX  
REFER DOOR SCHEDULE

DOOR SWINGS AS INDICATED ON PLAN

WINDOWS INDICATED THUS: XX  
REFER FOR WINDOW SCHEDULE

ROOM FINISH INDICATED THUS: XXX  
SCHEDULE THIS PAGE

SMOKE AND CARBON DETECTORS S/C

ALL FLOOR MATERIAL DIFFERENTIALS TO BE 1/2" MAX

### FINISH SCHEDULE NOTES

OWNER AND ARCHITECT TO REVIEW COLOR & MATERIAL SAMPLES PRIOR TO FINAL INSTALL

DETAIL NUMBER 00  
SHEET NUMBER A.00

SECTION NUMBER 00  
SHEET NUMBER A.00

LEVEL NUMBER XXXX FIN FL  
00' 00"

SHEET NUMBER A.00  
ELEVATION NUMBER 00

ROOM NUMBER # ROOM  
FINISH FLOOR F  
FOOT SQUARE ft2

### FINISH SCHEDULE WALLS

TYPE DESCRIPTION  
EX1 WOODEN SIDING (EXISTING) AND MATCH EXISTING  
EX3 EXTERIOR CONCRETE EXPOSED  
W1 PAINT WHITE  
W3 WOODEN DOUGLAS FIR 3/4" THICKNESS  
W4 WOODEN DOUGLAS FIR 3/4" THICKNESS  
W5 PAINT WHITE DRYWALL  
W6 WOODEN DOUGLAS FIR 3/4" THICKNESS

### FINISH SCHEDULE CEILING

TYPE DESCRIPTION  
C1.1 DRYWALL DROPPED 1/2" THICKNESS  
C2.1 WOODEN DOUGLAS FIR 3/4" THICKNESS

### FINISH SCHEDULE FLOOR

TYPE DESCRIPTION  
F1 WOODEN FLOOR 3/4" THICKNESS  
F2 TILE 6X6"  
F3 CONCRETE SLAB  
F4 CONCRETE EXPOSED

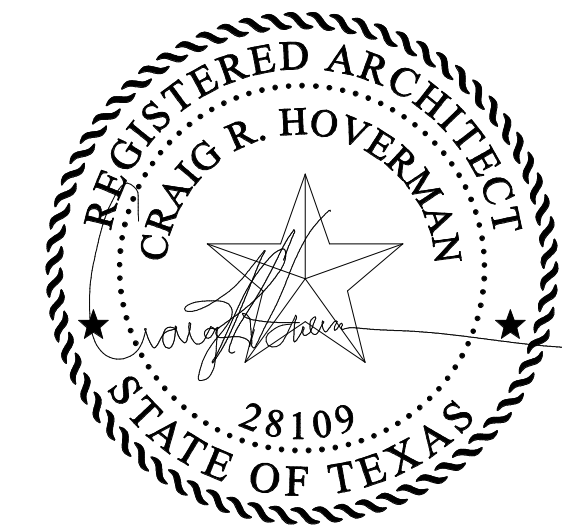
### FINISH SCHEDULE ROOF

TYPE DESCRIPTION  
EX2 STANDING SEAM METAL

### PROJECT:

NEWTON  
1711 NEWTON  
AUSTIN, TX

### STAMP:



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AUSTIN, TEXAS 78704

### ENGINEER:

### FORT STRUCTURES

**SAM COVEY**  
2120 E 7th St, Ste 200  
AUSTIN, TEXAS 78702  
TBPE FIRM # 18034

### DESIGNER:

### DIG:A

**Craig Hoveman**  
414 West Annie Street  
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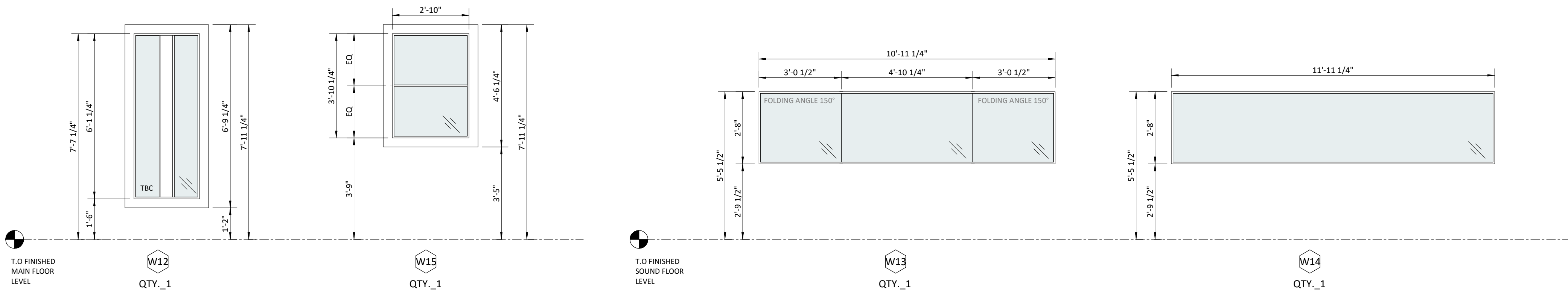
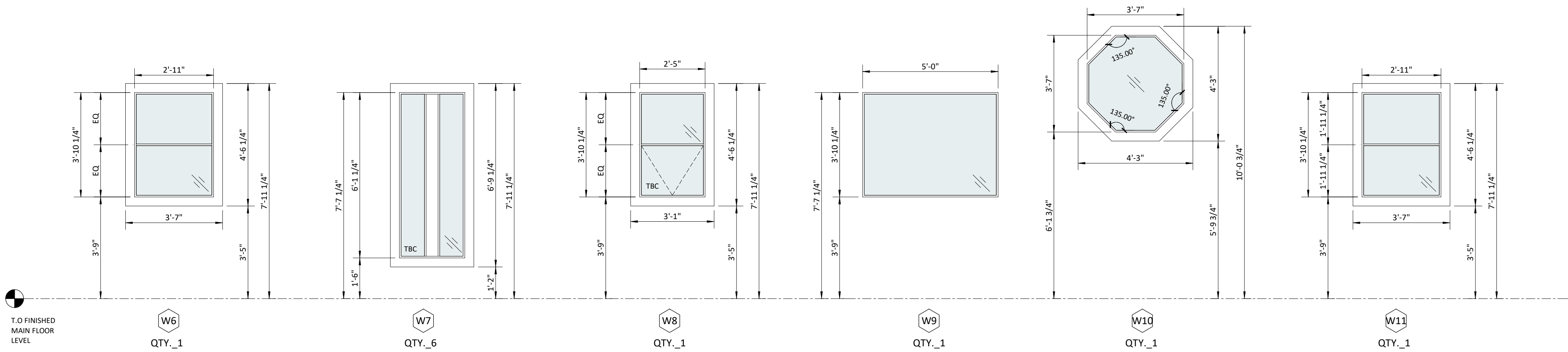
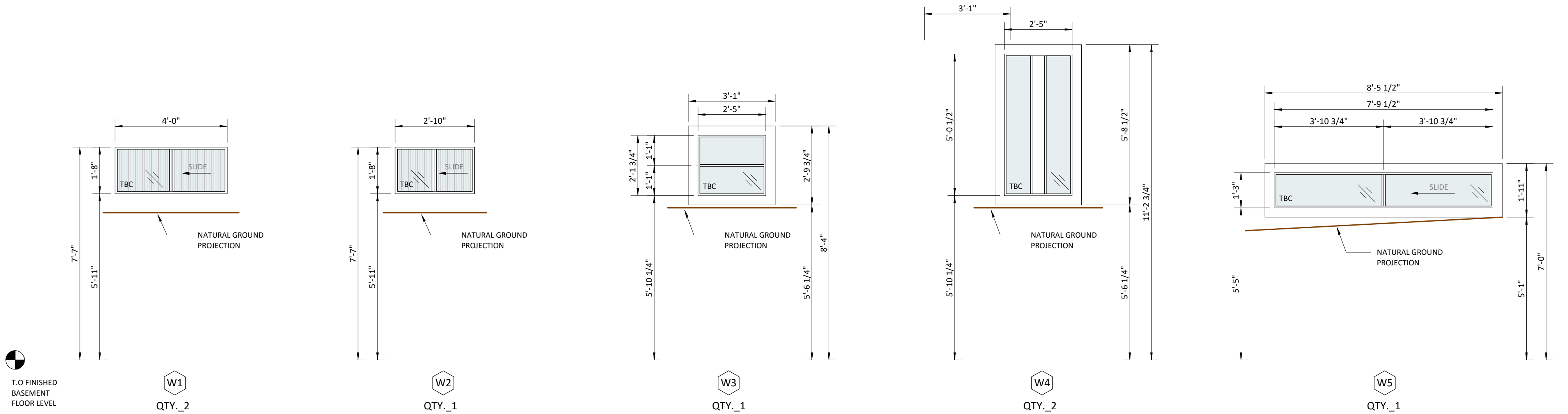
DRAWING: EXTERIOR ELEVATIONS BLDG 01

CH A2.0





# CH A2.1



WINDOW SCHEDULE														
TYPE	AMOUNT	WIDTH	HEIGHT	TYPE WINDOW	GLAZING	FRAME	COLOR	MFGR	U-FACTOR	SHGC	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	NOTES
W1	2	4'-0"	1'-8"	SLIDING	DUAL GLAZED	ALUMINIUM	BLACK ANODIZED	FLEETWOOD & MILGARD	XX/XX	XX/XX	XX/XX	XX/XX	XX/XX	(1) PANEL OPERABLE (1) PANEL FIXED W/ METAL BARS. TEMPERED PER CODE. REEDED GLAZED
W2	1	2'-10"	1'-8"	SLIDING	DUAL GLAZED	ALUMINIUM	BLACK ANODIZED	FLEETWOOD & MILGARD	XX/XX	XX/XX	XX/XX	XX/XX	XX/XX	(1) PANEL OPERABLE (1) PANEL FIXED W/ METAL BARS. TEMPERED PER CODE. REEDED GLAZED
W3	1	2'-5"	2'-1 3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	XX/XX	XX/XX	XX/XX	XX/XX	XX/XX	EXISTING WINDOW TO BE REFURBISH. TEMPERED PER CODE.
W4	2	2'-5"	5'-0 1/2"	FIXED	DUAL GLAZED	ALUMINIUM	BLACK ANODIZED	FLEETWOOD & MILGARD	XX/XX	XX/XX	XX/XX	XX/XX	XX/XX	(2) PANEL FIXED. TEMPERED PER CODE.
W5	1	7'-9 1/2"	1'-3"	SLIDING	DUAL GLAZED	ALUMINIUM	BLACK ANODIZED	FLEETWOOD & MILGARD	XX/XX	XX/XX	XX/XX	XX/XX	XX/XX	(1) PANEL OPERABLE. TEMPERED PER CODE.
W6	1	2'-11"	3'-10 1/4"	EXISTING	ACCUSTIC DOUBLE GLASS	EXISTING	EXISTING	EXISTING	XX/XX	XX/XX	XX/XX	XX/XX	XX/XX	EXISTING WINDOW TO BE REFURBISH. ACCUSTIC SPEC
W7	6	2'-5"	6'-1 1/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	XX/XX	XX/XX	XX/XX	XX/XX	XX/XX	EXISTING WINDOW TO BE REFURBISH. TEMPERED PER CODE.
W8	1	2'-5"	3'-10 1/4"	CASEMENT	DUAL GLAZED	ALUMINIUM	BLACK ANODIZED	FLEETWOOD & MILGARD	XX/XX	XX/XX	XX/XX	XX/XX	XX/XX	(1) PANEL OPERABLE (1) PANEL FIXED. TEMPERED PER CODE.
W9	1	5'-0"	3'-10 1/4"	FIXED	ACCUSTIC DOUBLE GLASS	ALUMINIUM	BLACK ANODIZED	FLEETWOOD & MILGARD	XX/XX	XX/XX	XX/XX	XX/XX	XX/XX	(1) PANEL FIXED. ACCUSTIC SPEC
W10	1	3'-7"	3'-7"	FIXED	ACCUSTIC DOUBLE GLASS	ALUMINIUM	BLACK ANODIZED	FLEETWOOD & MILGARD	XX/XX	XX/XX	XX/XX	XX/XX	XX/XX	(1) PANEL FIXED. ACCUSTIC SPEC
W11	1	2'-11"	3'-10 1/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	XX/XX	XX/XX	XX/XX	XX/XX	XX/XX	EXISTING WINDOW TO BE REFURBISH. TEMPERED PER CODE.
W12	1	2'-5"	6'-1 1/4"	EXISTING	ACCUSTIC DOUBLE GLASS	EXISTING	EXISTING	EXISTING	XX/XX	XX/XX	XX/XX	XX/XX	XX/XX	EXISTING WINDOW TO BE REFURBISH. ACCUSTIC SPEC
W13	1	10'-11 1/4"	2'-8"	FIXED	ACCUSTIC DOUBLE GLASS	ALUMINIUM	BLACK ANODIZED	FLEETWOOD & MILGARD	XX/XX	XX/XX	XX/XX	XX/XX	XX/XX	(1) PANEL FIXED
W14	1	11'-11 1/4"	2'-8"	FIXED	ACCUSTIC DOUBLE GLASS	ALUMINIUM	BLACK ANODIZED	FLEETWOOD & MILGARD	XX/XX	XX/XX	XX/XX	XX/XX	XX/XX	(1) PANEL FIXED
W15	1	2'-10"	3'-10 1/4"	FIXED	DUAL GLAZED	ALUMINIUM	BLACK ANODIZED	FLEETWOOD & MILGARD	XX/XX	XX/XX	XX/XX	XX/XX	XX/XX	(1) PANEL FIXED

NOTES WINDOW SCHEDULE

FIELD VERIFY ALL WINDOW DIMENSIONS

ALL ALUMINUM FRAMES TO BE ACCORDING TO SCHEDULE SPEC.  
DOOR SWINGS AS INDICATED ON PLAN

ALL OPERABLE WINDOWS TO HAVE SCREENS

ALL INSULATED GLASS TO BE LOW-E

FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

- A. FIXED AND OPERABLE PANELS OF SWINGING SLIDING AND BIFOLD DOOR ASSEMBLIES
- B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
- C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS
- EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
  - BOTTOM EDGE LESS THAN 18" ABOVE FLOOR
  - TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
  - ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.

D. GLAZING IN RAILS

E. GLAZING IN ENCLOSURES FOR OR FACING HOT TUBS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE TO BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

F. GLAZING IN FENCES AND WALLS ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE AND WITHIN 60" MEASURED HORIZONTALLY MEASURED IN A STRAIGHT LINE OF THE WATERS EDGE.

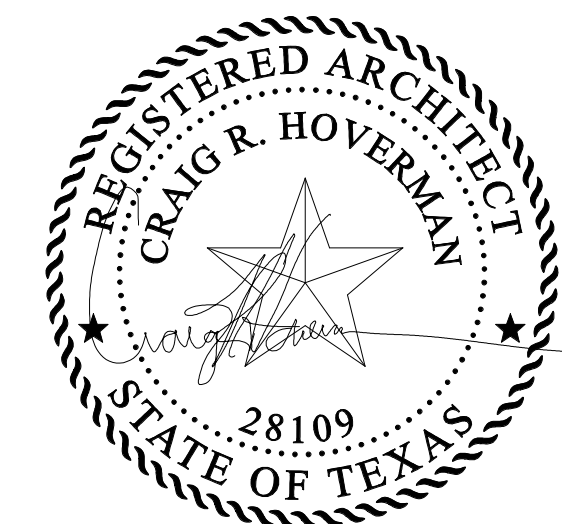
G. GLAZING ADJACENT TO STAIRWAYS LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE ADJACENT WALKING SURFACE

H. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.

PROJECT:

NEWTON  
1711 NEWTON  
AUSTIN, TX

STAMP:



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NUMBER:	DATE:	ISSUED:
1	-NOV.2023	-PERMIT SET

OWNER:

**DIXIE DOG LLC**  
1711 NEWTON ST  
AUSTIN, TEXAS 78704

ENGINEER:

**FORT STRUCTURES**

SAM COVEY  
2120 E 7th St, Ste 200  
AUSTIN, TEXAS 78702  
TBPE FIRM # 18034

DESIGNER:

**DIG:A**

Craig Hoveman  
414 West Annie Street  
AUSTIN, TEXAS 78704  
(512) 586-8652

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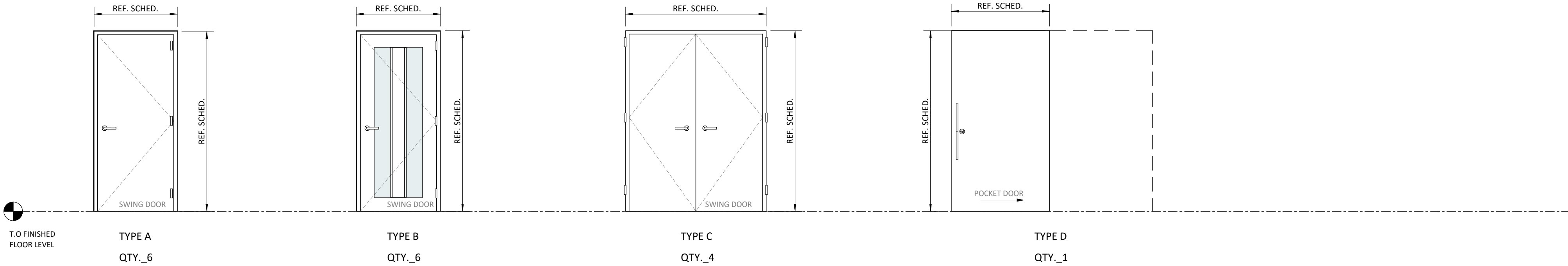
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JOB No:	1076	START DATE:
DRAWN BY:	CH/AV/MS	TOTAL SHEET SETS:

DRAWING: WINDOW SCHEDULES BLDG 01

CH A7.0





DOOR SCHEDULE													
NUMBER	TYPE DOOR	WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	FRAME MATERIAL	HARDWARE SET	HINGES	DOOR STOP	HEAD DETAIL	DOOR HANDED	SILL DETAIL	NOTES
001	A	3'-0"	6'-8"	0'-1 3/4"	SINGLE HINGED DOOR SOLID CORE WOOD	WOOD	BY OWNER	N/A	N/A	N/A	RIGHT HANDED	N/A	SINGLE HINGED DOOR
002	A	3'-0"	6'-8"	0'-1 3/4"	SINGLE HINGED DOOR SOLID CORE WOOD	WOOD	BY OWNER	N/A	N/A	N/A	LEFT HANDED	N/A	SINGLE HINGED DOOR
003	A	3'-0"	6'-5"	0'-1 3/4"	SINGLE HINGED DOOR SOLID CORE WOOD	WOOD	BY OWNER	N/A	N/A	N/A	LEFT HANDED	N/A	SINGLE HINGED DOOR
004	A	3'-0"	6'-8"	0'-1 3/4"	SINGLE HINGED DOOR SOLID CORE WOOD	WOOD	BY OWNER	N/A	N/A	N/A	RIGHT HANDED	N/A	SINGLE HINGED DOOR
005	B	3'-6"	6'-8"	0'-0 1/2"	SINGLE HINGED DOOR GLASS	WOOD/GLASS	BY OWNER	N/A	N/A	N/A	RIGHT HANDED	N/A	SINGLE HINGED GLASS TEMPERED PER CODE & WOOD DOOR
101	C	5'-0"	6'-5"	0'-1 3/4"	DOUBLE HINGED DOOR SOLID CORE WOOD	WOOD	BY OWNER	N/A	N/A	N/A	DOUBLE HANDED	N/A	DOUBLE HINGED DOOR
102	R	2'-10"	6'-5"	0'-1 3/4"	SINGLE HINGED DOOR GLASS	WOOD/GLASS	BY OWNER	N/A	N/A	N/A	RIGHT HANDED	N/A	SINGLE HINGED GLASS & WOOD DOOR
103	C	5'-0"	6'-5"	0'-1 3/4"	DOUBLE HINGED DOOR SOLID CORE WOOD	WOOD	BY OWNER	N/A	N/A	N/A	DOUBLE HANDED	N/A	DOUBLE HINGED DOOR
104	Q	2'-10"	6'-5"	0'-1 3/4"	SINGLE HINGED DOOR SOLID CORE WOOD	WOOD	BY OWNER	N/A	N/A	N/A	LEFT HANDED	N/A	SINGLE HINGED DOOR
105	A	3'-0"	6'-5"	0'-1 3/4"	SINGLE HINGED DOOR SOLID CORE WOOD	WOOD	BY OWNER	N/A	N/A	N/A	RIGHT HANDED	N/A	SINGLE HINGED DOOR
106	O	3'-0"	6'-8"	0'-1 3/4"	SINGLE HINGED DOOR GLASS	WOOD/GLASS	BY OWNER	N/A	N/A	N/A	RIGHT HANDED	N/A	SINGLE HINGED GLASS & WOOD DOOR
107	O	3'-0"	6'-8"	0'-1 3/4"	SINGLE HINGED DOOR GLASS	WOOD/GLASS	BY OWNER	N/A	N/A	N/A	LEFT HANDED	N/A	SINGLE HINGED GLASS & WOOD DOOR
108	C	3'-0"	6'-8"	0'-1 3/4"	DOUBLE HINGED DOOR SOLID CORE WOOD	WOOD	BY OWNER	N/A	N/A	N/A	DOUBLE HANDED	N/A	DOUBLE HINGED DOOR
109	B	3'-0"	6'-8"	0'-0 1/2"	SINGLE HINGED DOOR GLASS	WOOD/GLASS	BY OWNER	N/A	N/A	N/A	RIGHT HANDED	N/A	SINGLE HINGED GLASS & WOOD DOOR
110	B	3'-0"	6'-8"	0'-0 1/2"	SINGLE HINGED DOOR GLASS	WOOD/GLASS	BY OWNER	N/A	N/A	N/A	RIGHT HANDED	N/A	SINGLE HINGED GLASS & WOOD DOOR
111	C	3'-0"	6'-8"	0'-1 3/4"	DOUBLE HINGED DOOR SOLID CORE WOOD	WOOD	BY OWNER	N/A	N/A	N/A	DOUBLE HANDED	N/A	DOUBLE HINGED DOOR
112	D	3'-6"	6'-5"	0'-1 3/4"	POCKET DOOR SOLID CORE WOOD	WOOD	BY OWNER	N/A	N/A	N/A	SLIDER	N/A	CONCEALED SLIDING DOOR

NOTES DOOR SCHEDULE

NOTES: REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING- TYPICAL

ALL ACCESSIBLE DOORS TO BE 32" MIN WIDTH

DOORS BETWEEN GARAGE AND DWELLING UNIT SHALL BE SELF CLOSING AND SELF LATCHING, SOLID WOOD OR SOLID HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8" THICK OR HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES.

FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

A. FIXED AND OPERABLE PANELS OF SWINGING SLIDING AN BIFOLD DOOR ASSEMBLIES FIXED AND OPERABLE PANELS OF SWINGING SLIDING AN BIFOLD DOOR ASSEMBLIES

B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE. THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.

C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

1.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.

1.2. BOTTOM EDGE LESS THAT 18" ABOVE FLOOR. BOTTOM EDGE LESS THAT 18" ABOVE FLOOR.

1.3. TOP EDGE GREATER THAN 36" ABOVE THE FLOOR. TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.

1.4. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.

D. GLAZING IN RAILS GLAZING IN RAILS

E. GLAZING IN ENCLOSURES FOR OR FACING HOT TUBS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE TO BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. GLAZING IN ENCLOSURES FOR OR FACING HOT TUBS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE TO BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

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PROJECT:

NEWTON

1711 NEWTON

AUSTIN, TX

STAMP:

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NUMBER:1

DATE:-NOV.2023

ISSUED:-PERMIT SET

OWNER:

DIXIE DOG LLC  
1711 NEWTON ST  
AUSTIN, TEXAS 78704

ENGINEER:

FORT STRUCTURES  
SAM COVEY  
2120 E 7th St, Ste 200  
AUSTIN, TEXAS 78702  
TBPE FIRM # 18034

DESIGNER:

DIG:A  
Craig Hoverman  
414 West Annie Street  
AUSTIN, TEXAS 78704  
(512) 586-8652  
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JOB No:1076

START DATE:

DRAWN BY:CH/AV/MS

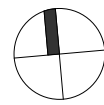
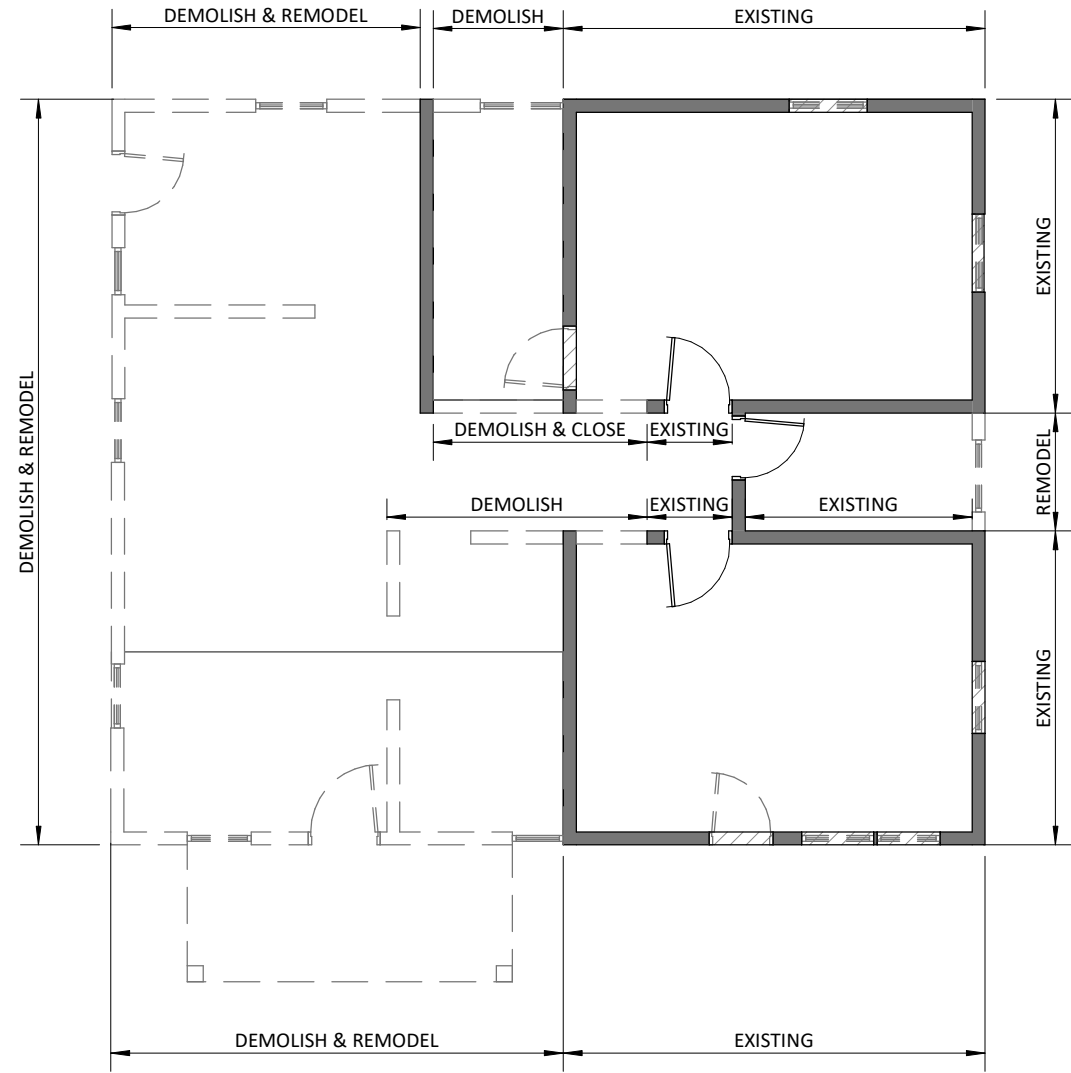
TOTAL SHEET SETS:

DRAWING: DOORS SCHEDULES BLDG 01

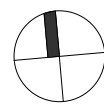
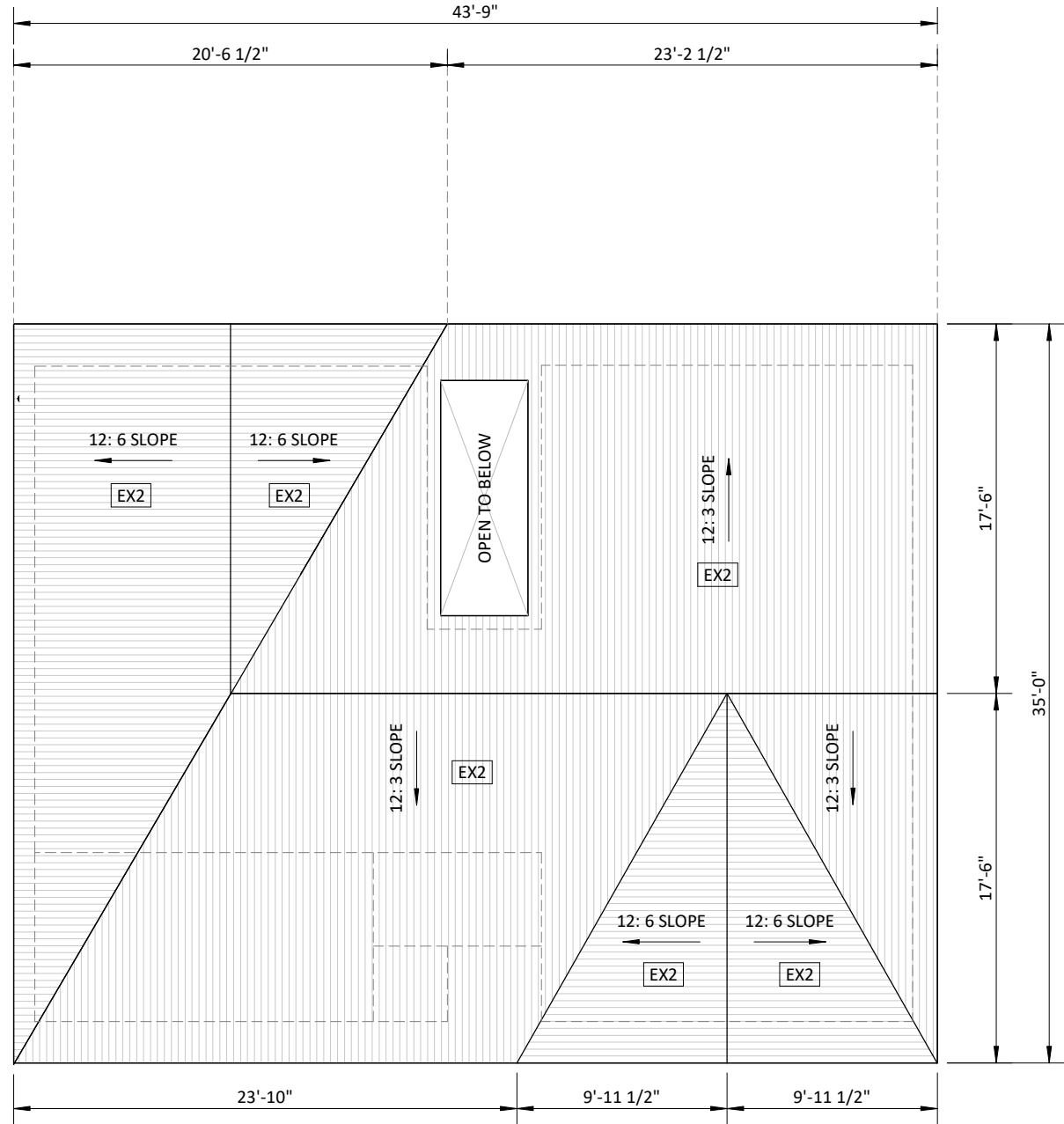
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DEMO PLAN 02  
SCALE 1/8" = 1'-0"



ROOF PLAN 01  
SCALE 1/8" = 1'-0"

DEMOLITION NOTES

- PROTECT AREAS ADJACENT TO DEMOLITION ZONES.
- SEAL OFF AREAS OF DEMOLITION FROM MAIN STRUCTURE.
- CAREFULLY STORE ALL MATERIALS NOTED FOR RE-USE.
- REMOVE ALL DEBRIS FROM SITE.
- PROTECT AREAS EXPOSED BY DEMOLITION FROM WEATHER IMPACT.
- REMOVE ALL PLUMBING FIXTURES
- REMOVE ALL DUCTING
- REMOVE ALL DOORS - INTERIOR AND EXTERIOR
- REMOVE ALL WINDOWS
- REMOVE ALL FLOORING THROUGHOUT - WOOD & TILE
- LOCATE ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, PLUMBING, HVAC AND SECURITY SYSTEM - IDENTIFY UTILITIES COORDINATION PRIOR TO CONSTRUCTION
- REMOVE ROOFING MATERIAL AND ROOF JOISTS. BRACE AS NEEDED
- REMOVE WALL WHERE NOTED TO ACCOMMODATE NEW WINDOWS AND DOORS AS SHOWN

DEMOLITION PARTITION TYPES

- EXISTING WALL
- NEW WALL
- DEMOLITION WALL

FINISH SCHEDULE ROOF

- | TYPE | DESCRIPTION         |
|------|---------------------|
| EX2  | STANDING SEAM METAL |

PROJECT:

NEWTON  
1711 NEWTON  
AUSTIN, TX

STAMP:

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2120 E 7th St, Ste 200  
AUSTIN, TEXAS 78702  
TBPE FIRM # 18034

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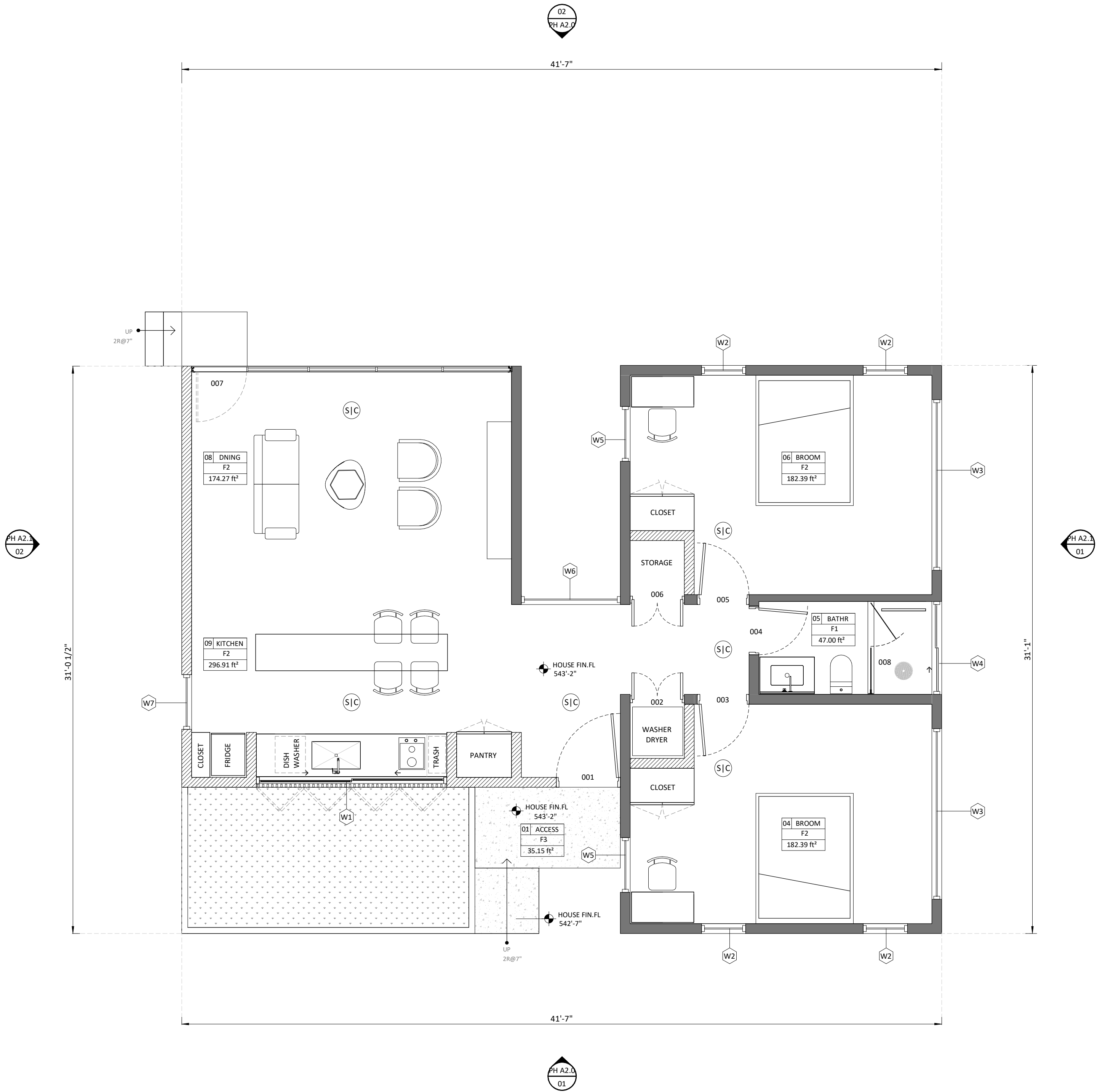
**DIG:A**  
Craig Hoverman  
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AUSTIN, TEXAS 78704  
(512) 586-8652  
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JOB No:	1064	START DATE:
DRAWN BY:	CH/AV/MS	TOTAL SHEET SETS:

DRAWING: DEMO AND ROOF PLAN BLDG 02

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FLOOR PLAN 01

SCALE 1/4" = 1'-0"

ARCHITECTURAL SYMBOLS

ALL DIMENSIONS RELEVANT TO FRAMING ARE TO FACE OF STUD UNLESS NOTED OTHERWISE

DOORS INDICATED THUS: XXX  
REFER DOOR SCHEDULE

DOOR SWINGS AS INDICATED ON PLAN

WINDOWS INDICATED THUS: XX  
REFER FOR WINDOW SCHEDULE

ROOM FINISH INDICATED THUS: XXX  
SCHEDULE THIS PAGE

SMOKE AND CARBON DETECTORS S/C

ALL FLOOR MATERIAL DIFFERENTIALS TO BE 1/2" MAX

FINISH SCHEDULE NOTES

OWNER AND ARCHITECT TO REVIEW COLOR & MATERIAL SAMPLES PRIOR TO FINAL INSTALL

DETAIL NUMBER 00  
SHEET NUMBER A.00

SECTION NUMBER 00  
SHEET NUMBER A.00

LEVEL NUMBER XXXX FIN. FL  
00' 00"

SHEET NUMBER A.00  
ELEVATION NUMBER 00

#	ROOM
F	FL

WALL SCHEDULE TYPES

TYPE	DESCRIPTION
001	WOOD STUD 2x6" AND TRACK
002	WOOD STUD 2x4" AND TRACK
003	CONCRETE WALL THICKNESS 4"
004	CONCRETE WALL THICKNESS 1 3/4"
005	WIRE METAL MESH
006	VERTICAL WOOD LOUVERS 2x1" @ 3"

FINISH SCHEDULE WALLS

TYPE	DESCRIPTION
EX1	WOODEN SIDING (EXISTING) AND MATCH EXISTING
EX3	EXTERIOR CONCRETE EXPOSED
W1	DRYWALL WHITE
W2	TILE
W3	WOOD 3/4" THICKNESS
W4	WOOD 3/4" THICKNESS
W5	TILE

FINISH SCHEDULE CEILING

TYPE	DESCRIPTION
C1	DRYWALL DROPPED 1/2" THICKNESS
C2	WOODEN DOUGLAS FIR 3/4" THICKNESS
C3	WOODEN DOUGLAS FIR 3/4" THICKNESS
C4	LONGLEAVE W/ EXPOSED STRUCTURE 3/4" THICKNESS

FINISH SCHEDULE FLOOR

TYPE	DESCRIPTION
F1	TILE
F2	WOODEN FLOOR THICKNESS 3/4"
F3	DECK
F4	CONCRETE SLAB EXPOSED

FINISH SCHEDULE ROOF

TYPE	DESCRIPTION
EX2	STANDING SEAM METAL

PROJECT:

NEWTON  
1711 NEWTON  
AUSTIN, TX

STAMP:



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ENGINEER:

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TBPE FIRM # 18034

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**DIG:A**

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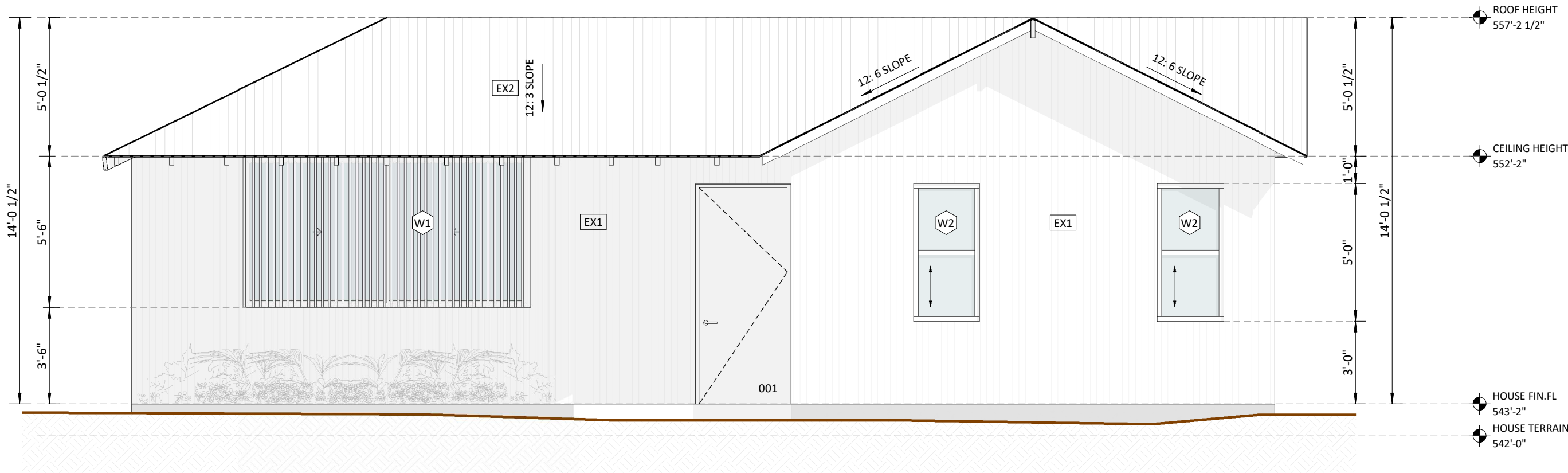
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DRAWN BY:	CH/AV/MS	TOTAL SHEET SETS:

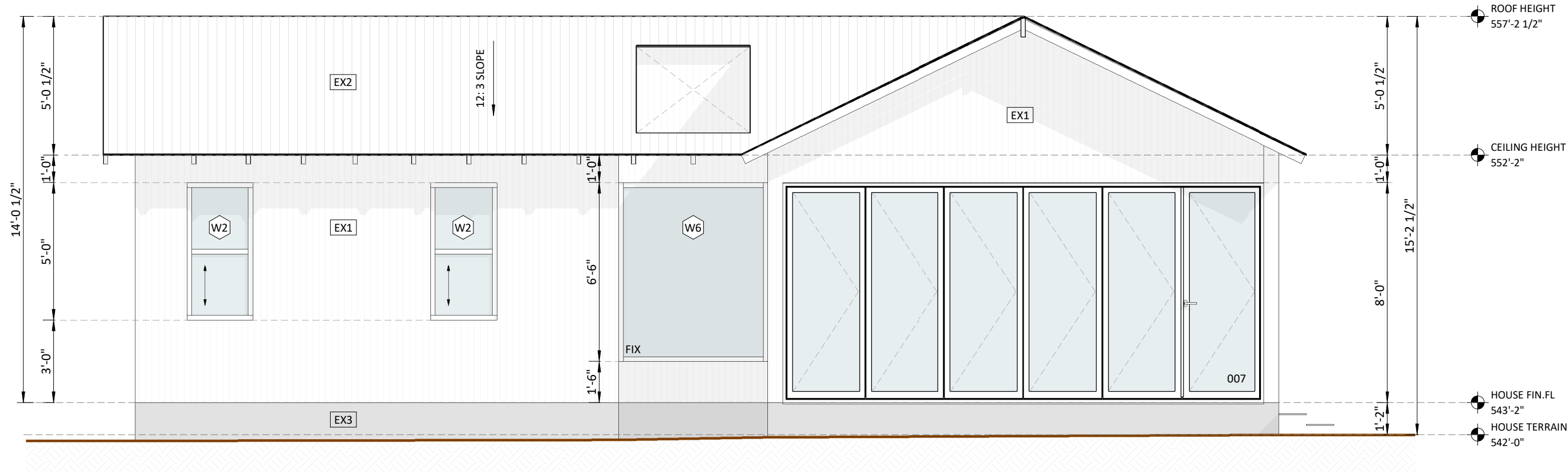
DRAWING: FLOOR PLAN BLDG 02

PH A1.1



## FRONT ELEVATION 01

SCALE 1/4" = 1'-0"



## BACK ELEVATION 02

SCALE 1/4" = 1'-0"

### ARCHITECTURAL SYMBOLS

ALL DIMENSIONS RELEVANT TO FRAMING ARE TO FACE OF STUD UNLESS NOTED OTHERWISE

DOORS INDICATED THUS: XXX  
REFER DOOR SCHEDULE

DOOR SWINGS AS INDICATED ON PLAN

WINDOWS INDICATED THUS: XX  
REFER FOR WINDOW SCHEDULE

ROOM FINISH INDICATED THUS: XXX  
SCHEDULE THIS PAGE

SMOKE AND CARBON DETECTORS S/C

ALL FLOOR MATERIAL DIFFERENTIALS TO BE 1/2" MAX

### FINISH SCHEDULE NOTES

OWNER AND ARCHITECT TO REVIEW COLOR & MATERIAL SAMPLES PRIOR TO FINAL INSTALL

DETAIL NUMBER 00  
SHEET NUMBER A.00

SECTION NUMBER 00  
SHEET NUMBER A.00

LEVEL NUMBER XXXX FIN.FL  
00' 00"

SHEET NUMBER A.00  
ELEVATION NUMBER 00

ROOM NUMBER  
FINISH FLOOR  
FOOT SQUARE

### WALL SCHEDULE TYPES

TYPE DESCRIPTION  
001 WOOD STUD 2x6" AND TRACK  
002 WOOD STUD 2x4" AND TRACK  
003 CONCRETE WALL THICKNESS 4"  
004 CONCRETE WALL THICKNESS 1 3/4"  
005 WIRE METAL MESH  
006 VERTICAL WOOD LOUVERS 2x1" @ 3"

### FINISH SCHEDULE WALLS

TYPE DESCRIPTION  
EX1 WOODEN SIDING (EXISTING) AND MATCH EXISTING  
EX3 EXTERIOR CONCRETE EXPOSED  
W1 DRYWALL WHITE  
W2 TILE  
W3 WOOD 3/4" THICKNESS  
W4 WOOD 3/4" THICKNESS  
W5 TILE

### FINISH SCHEDULE CEILING

TYPE DESCRIPTION  
C1 DRYWALL DROPPED 1/2" THICKNESS  
C2 WOODEN DOUGLAS FIR 3/4" THICKNESS  
C3 WOODEN DOUGLAS FIR 3/4" THICKNESS  
C4 LONGLEAVE W/ EXPOSED STRUCTURE 3/4" THICKNESS

### FINISH SCHEDULE FLOOR

TYPE DESCRIPTION  
F1 TILE  
F2 WOODEN FLOOR THICKNESS 3/4"  
F3 DECK  
F4 CONCRETE SLAB EXPOSED

### FINISH SCHEDULE ROOF

TYPE DESCRIPTION  
EX2 STANDING SEAM METAL

### PROJECT:

NEWTON  
1711 NEWTON  
AUSTIN, TX

### STAMP:



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AUSTIN, TEXAS 78704

### ENGINEER:

### FORT STRUCTURES, Inc.

SAM COVEY  
2120 E 7th St, Ste 200  
AUSTIN, TEXAS 78702  
TBPE FIRM # 18034

### DESIGNER:

### DIG:A

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(512) 586-8652

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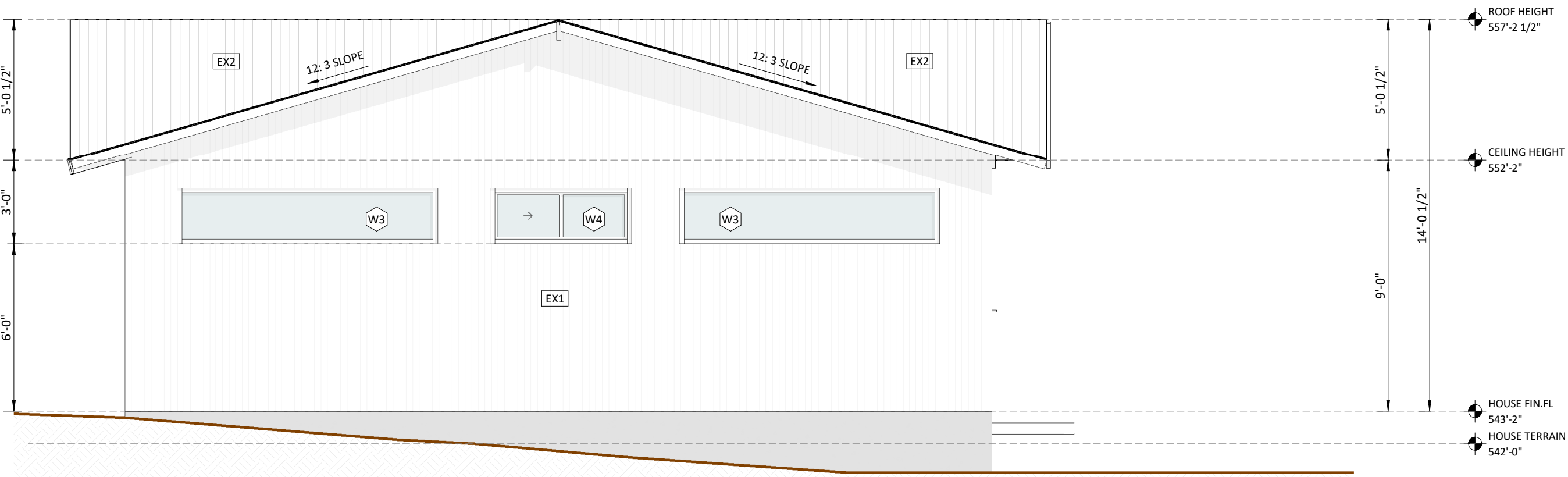
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DRAWN BY:	CH/AV/MS	TOTAL SHEET SETS:

DRAWING: EXTERIOR ELEVATIONS BLDG 02

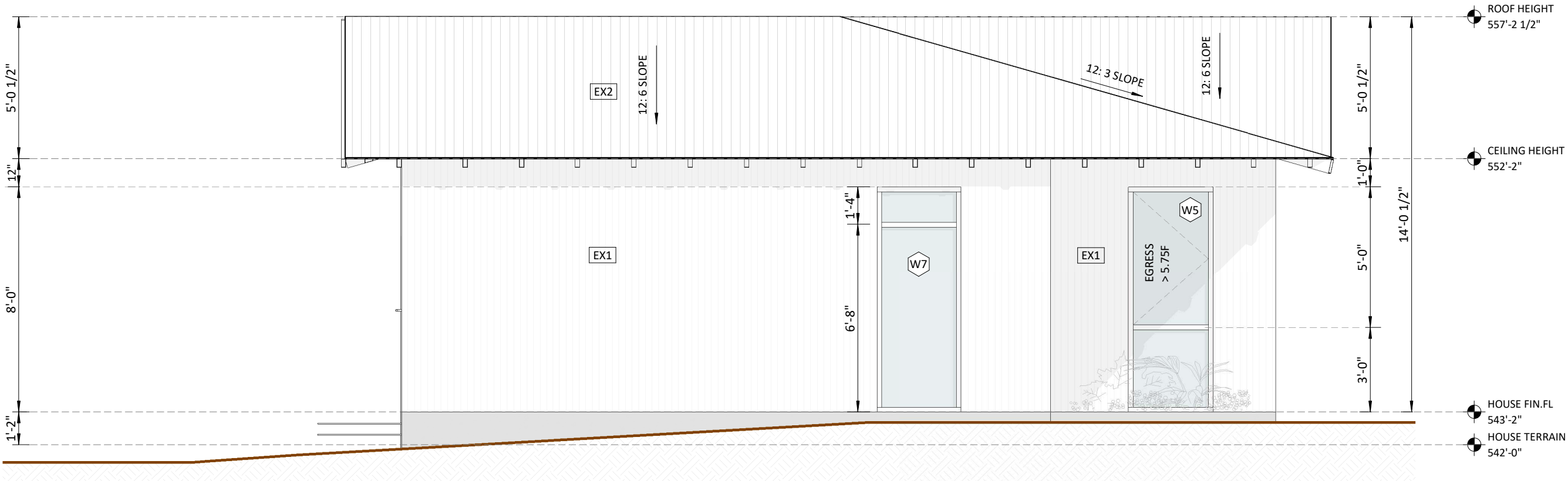
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LEFT ELEVATION 01

SCALE 1/4" = 1'-0"



RIGHT ELEVATION 02

SCALE 1/4" = 1'-0"

ARCHITECTURAL SYMBOLS

ALL DIMENSIONS RELEVANT TO FRAMING ARE TO FACE OF STUD UNLESS NOTED OTHERWISE

DOORS INDICATED THUS: XXX  
REFER DOOR SCHEDULE

DOOR SWINGS AS INDICATED ON PLAN

WINDOWS INDICATED THUS: XX  
REFER FOR WINDOW SCHEDULE

ROOM FINISH INDICATED THUS: XXX  
SCHEDULE THIS PAGE

SMOKE AND CARBON DETECTORS S/C

ALL FLOOR MATERIAL DIFFERENTIALS TO BE 1/2" MAX

FINISH SCHEDULE NOTES

OWNER AND ARCHITECT TO REVIEW COLOR & MATERIAL SAMPLES PRIOR TO FINAL INSTALL

DETAIL NUMBER 00  
SHEET NUMBER A.00

SECTION NUMBER 00  
SHEET NUMBER A.00

LEVEL NUMBER XXXX FIN.FL  
00' 00"

SHEET NUMBER A.00  
ELEVATION NUMBER 00

ROOM NUMBER  
FINISH FLOOR F  
FOOT SQUARE ft2

WALL SCHEDULE TYPES

TYPE DESCRIPTION  
001 WOOD STUD 2x6" AND TRACK  
002 WOOD STUD 2x4" AND TRACK  
003 CONCRETE WALL THICKNESS 4"  
004 CONCRETE WALL THICKNESS 1 3/4"  
005 WIRE METAL MESH  
006 VERTICAL WOOD LOUVERS 2x1" @ 3"

FINISH SCHEDULE WALLS

TYPE DESCRIPTION  
EX1 WOODEN SIDING (EXISTING) AND MATCH EXISTING  
EX3 EXTERIOR CONCRETE EXPOSED  
W1 DRYWALL WHITE  
W2 TILE  
W3 WOOD 3/4" THICKNESS  
W4 WOOD 3/4" THICKNESS  
W5 TILE

FINISH SCHEDULE CEILING

TYPE DESCRIPTION  
C1 DRYWALL DROPPED 1/2" THICKNESS  
C2 WOODEN DOUGLAS FIR 3/4" THICKNESS  
C3 WOODEN DOUGLAS FIR 3/4" THICKNESS  
C4 LONGLEAVE W/ EXPOSED STRUCTURE 3/4" THICKNESS

FINISH SCHEDULE FLOOR

TYPE DESCRIPTION  
F1 TILE  
F2 WOODEN FLOOR THICKNESS 3/4"  
F3 DECK  
F4 CONCRETE SLAB EXPOSED

FINISH SCHEDULE ROOF

TYPE DESCRIPTION  
EX2 STANDING SEAM METAL

PROJECT:

NEWTON  
1711 NEWTON  
AUSTIN, TX

STAMP:



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NUMBER:	DATE:	ISSUED:
1	-NOV.2023	-PERMIT SET

OWNER:

**DIXIE DOG LLC**  
1711 NEWTON ST  
AUSTIN, TEXAS 78704

ENGINEER:

**FORT STRUCTURES, Inc.**

SAM COVEY  
2120 E 7th St, Ste 200  
AUSTIN, TEXAS 78702  
TBPE FIRM # 18034

DESIGNER:

**DIG:A**

Craig Hoverman  
414 West Annie Street  
AUSTIN, TEXAS 78704  
(512) 586-8652

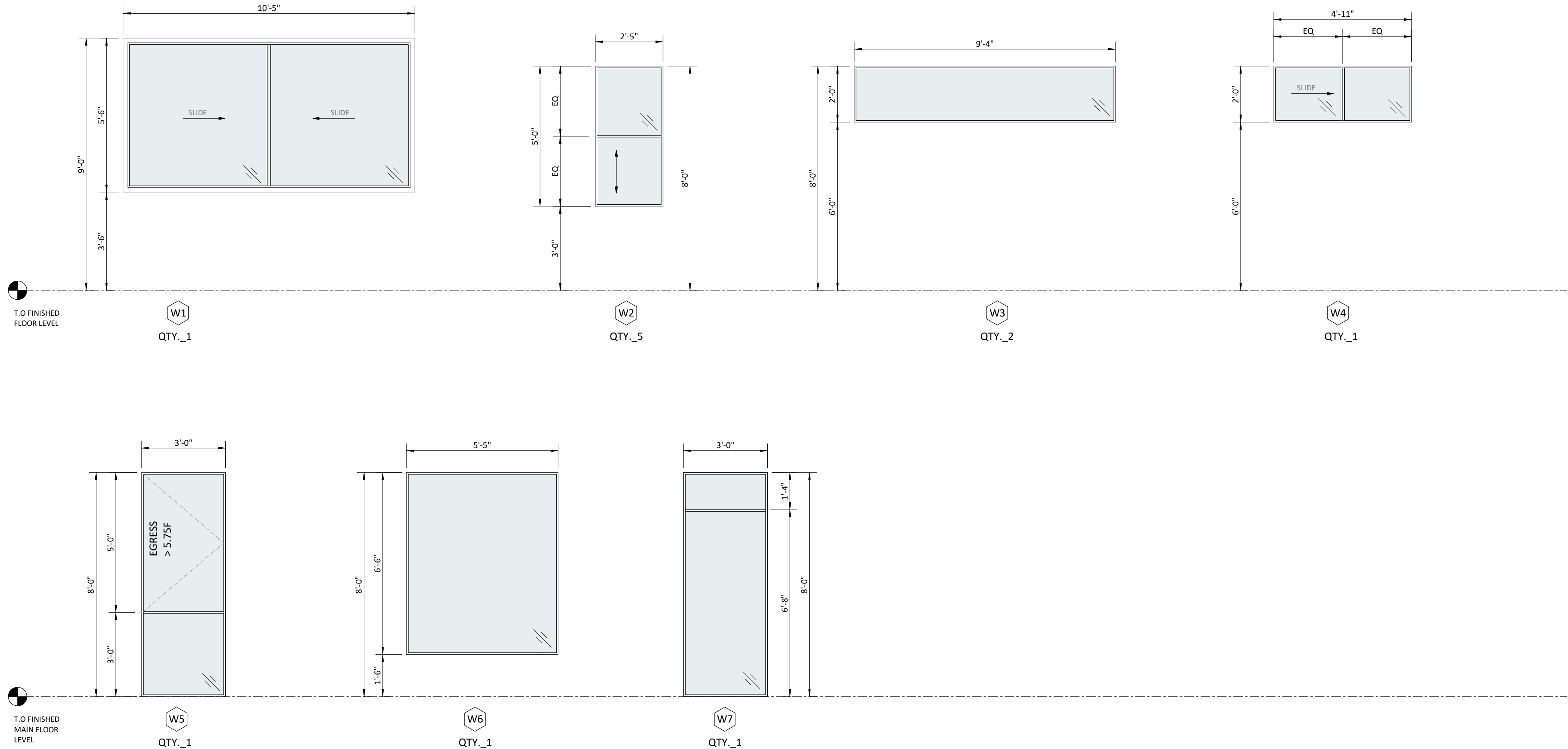
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JOB No:	1064	START DATE:
DRAWN BY:	CH/AV/MS	TOTAL SHEET SETS:

DRAWING: EXTERIOR ELEVATIONS BLDG 02

PH A2.1



NOTES WINDOW SCHEDULE

FIELD VERIFY ALL WINDOW DIMENSIONS

ALL ALUMINUM FRAMES TO BE ACCORDING TO SCHEDULE SPEC.  
DOOR SWINGS AS INDICATED ON PLAN

ALL OPERABLE WINDOWS TO HAVE SCREENS

ALL INSULATED GLASS TO BE LOW-E

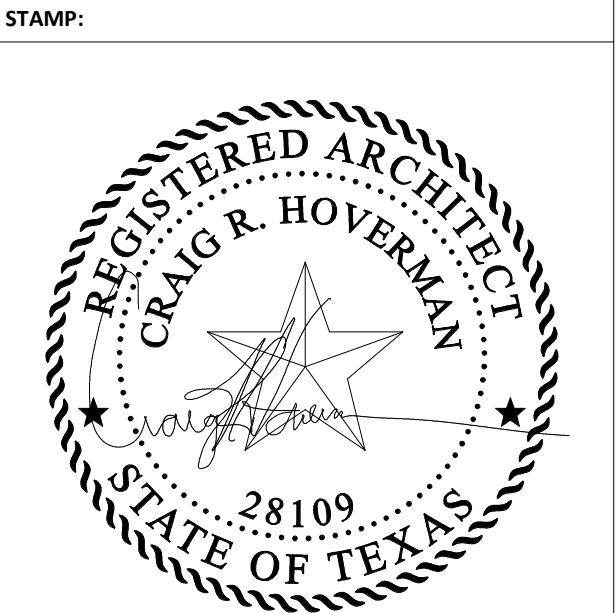
FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

- A. FIXED AND OPERABLE PANELS OF SWINGING SLIDING AND BIFOLD DOOR ASSEMBLIES
- B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
- C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS
  - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
  - BOTTOM EDGE LESS THAN 18" ABOVE FLOOR
  - TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
  - ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
- D. GLAZING IN RAILS
- E. GLAZING IN ENCLOSURES FOR OR FACING HOT TUBS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE TO BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- F. GLAZING IN FENCES AND WALLS ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE AND WITHIN 60" MEASURED HORIZONTALLY MEASURED IN A STRAIGHT LINE OF THE WATERS EDGE.
- G. GLAZING ADJACENT TO STAIRWAYS LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE ADJACENT WALKING SURFACE
- H. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.

PROJECT:

NEWTON  
1711 NEWTON  
AUSTIN, TX



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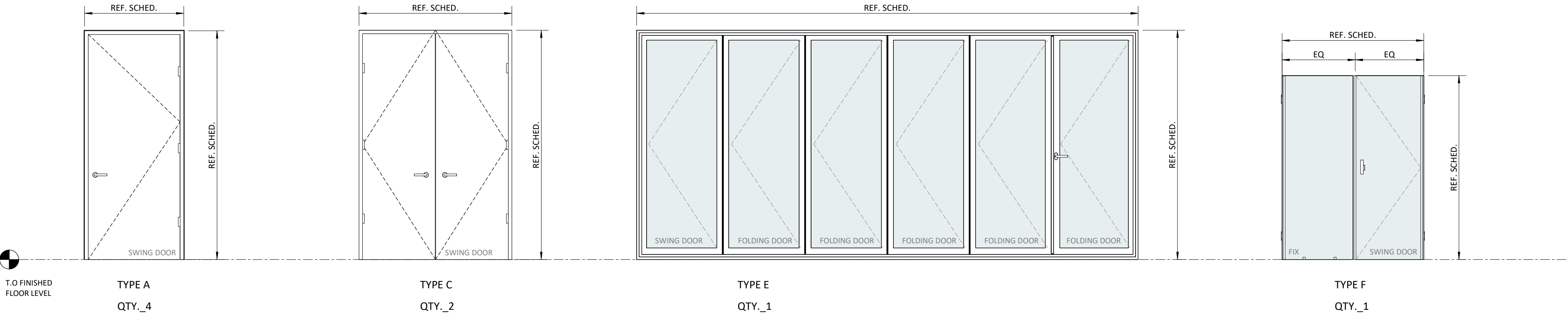
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JOB No:	1064	START DATE:
DRAWN BY:	CH/AV/MS	TOTAL SHEET SETS:

DRAWING: WINDOW SCHEDULES BLDG 02

PH A7.0

WINDOW SCHEDULE														
TYPE	AMOUNT	WIDTH	HEIGHT	TYPE WINDOW	GLAZING	FRAME	COLOR	MFGR	U-FACTOR	SHGC	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	NOTES
W1	1	10'-5"	5'-6"	SLIDING	DUAL GLAZED	ALUMINUM	BLACK ANODIZED	FLEETWOOD & MILGARD	.5	.25	XX/XX	XX/XX	XX/XX	(2) PANEL OPERABLE SLIDING
W2	4	2'-5"	5'-0"	FIXED / CASEMENT	DUAL GLAZED	ALUMINUM	BLACK ANODIZED	FLEETWOOD & MILGARD	.5	.25	XX/XX	XX/XX	XX/XX	(1) PANEL FIXED (1) OPERABLE PANEL
W3	2	9'-4"	2'-0"	FIXED	DUAL GLAZED	ALUMINUM	BLACK ANODIZED	FLEETWOOD & MILGARD	.5	.25	XX/XX	XX/XX	XX/XX	(1) PANEL FIXED
W4	1	5'-1"	2'-0"	SLIDING	DUAL GLAZED	ALUMINUM	BLACK ANODIZED	FLEETWOOD & MILGARD	.5	.25	XX/XX	XX/XX	XX/XX	(1) PANEL FIXED (1) OPERABLE PANEL SLIDING
W5	2	3'-0"	8'-0"	FIXED / CASEMENT	DUAL GLAZED	ALUMINUM	BLACK ANODIZED	FLEETWOOD & MILGARD	.5	.25	XX/XX	XX/XX	XX/XX	(2) PANEL FIXED (1) OPERABLE PANEL EGRESS TO EXTERIOR
W6	1	5'-5"	6'-6"	FIXED	DUAL GLAZED	ALUMINUM	BLACK ANODIZED	FLEETWOOD & MILGARD	.5	.25	XX/XX	XX/XX	XX/XX	(1) PANEL FIXED
W7	1	3'-0"	8'-0"	SLIDING	DUAL GLAZED	ALUMINUM	BLACK ANODIZED	FLEETWOOD & MILGARD	.5		XX/XX	XX/XX	XX/XX	(2) PANEL OPERABLE SLIDING



DOOR SCHEDULE													
NUMBER	TYPE DOOR	WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	FRAME MATERIAL	HARDWARE SET	HINGES	DOOR STOP	HEAD DETAIL	DOOR HANDED	SILL DETAIL	NOTES
001	A	3'-6"	8'-0"	0'-1 3/4"	SINGLE HINGED DOOR SOLID CORE WOOD	WOOD	BY OWNER	N/A	N/A	N/A	RIGHT HANDED	N/A	SINGLE HINGED DOOR TO MAIN ENTRANCE
002	C	2'-11 1/2"	8'-0"	0'-1 3/4"	DOUBLE HINGED DOOR SOLID CORE WOOD	WOOD	BY OWNER	N/A	N/A	N/A	DOUBLE HANDED	N/A	DOUBLE HINGED DOOR TO CLOSET
003	A	2'-10"	8'-0"	0'-1 3/4"	SINGLE HINGED DOOR SOLID CORE WOOD	WOOD	BY OWNER	N/A	N/A	N/A	RIGHT HANDED	N/A	SINGLE HINGED DOOR TO BEDROOM
004	A	2'-8"	8'-0"	0'-1 3/4"	SINGLE HINGED DOOR SOLID CORE WOOD	WOOD	BY OWNER	N/A	N/A	N/A	LEFT HANDED	N/A	SINGLE HINGED DOOR TO BATHROOM
005	A	2'-10"	8'-0"	0'-1 3/4"	SINGLE HINGED DOOR SOLID CORE WOOD	WOOD	BY OWNER	N/A	N/A	N/A	LEFT HANDED	N/A	SINGLE HINGED DOOR TO BEDROOM
006	C	2'-11 1/2"	8'-0"	0'-1 3/4"	DOUBLE HINGED DOOR SOLID CORE WOOD	WOOD	BY OWNER	N/A	N/A	N/A	DOUBLE HANDED	N/A	DOUBLE HINGED DOOR TO CLOSET
007	O	17'-6"	8'-0"	0'-0 1/2"	(6 PANELS) FOLDING GLASS DOOR, LEFT OPENING	ANODIZED BLACK	BY OWNER	N/A	N/A	N/A	RIGHT HANDED	N/A	FOLDING DOOR
008	F	5'-0"	6'-5"	0'-0 1/2"	TEMPERED GLASS SHOWER DOOR	-	BY OWNER	N/A	N/A	N/A	LEFT HANDED	N/A	TEMPERED GLASS SHOWER DOOR - SITE MEASURE

NOTES DOOR SCHEDULE

NOTES: REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING- TYPICAL

ALL ACCESSIBLE DOORS TO BE 32" MIN WIDTH

DOORS BETWEEN GARAGE AND DWELLING UNIT SHALL BE SELF CLOSING AND SELF LATCHING, SOLID WOOD OR SOLID HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8" THICK OR HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES.

FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS

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1.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.

1.2. BOTTOM EDGE LESS THAT 18" ABOVE FLOOR. BOTTOM EDGE LESS THAT 18" ABOVE FLOOR.

1.3. TOP EDGE GREATER THAN 36" ABOVE THE FLOOR. TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.

1.4. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.

D. GLAZING IN RAILS GLAZING IN RAILS

E. GLAZING IN ENCLOSURES FOR OR FACING HOT TUBS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE TO BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. GLAZING IN ENCLOSURES FOR OR FACING HOT TUBS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE TO BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

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PROJECT:

NEWTON

1711 NEWTON

AUSTIN, TX

STAMP:

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NUMBER:1

DATE:-NOV.2023

ISSUED:-PERMIT SET

OWNER:

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1711 NEWTON ST  
AUSTIN, TEXAS 78704

ENGINEER:

FORT STRUCTURES, Inc.  
  
SAM COVEY  
2120 E 7th St, Ste 200  
AUSTIN, TEXAS 78702  
TBPE FIRM # 18034

DESIGNER:

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JOB No:1064

START DATE:

DRAWN BY:CH/AV/MS

TOTAL SHEET SETS:

DRAWING: DOORS SCHEDULES BLDG 02

PH A7.1

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GENERAL

- Dimensions refer to rough surfaces. The contractor must verify all dimensions and elevations prior to start of construction. The engineer shall be notified of any discrepancies or inconsistencies.
- All drawings are considered part of the contract documents. The contractor shall be responsible for review and coordination of all drawings and specifications prior to start of construction. Any discrepancies that occur shall be brought to the attention of the engineer prior to the start of construction so that clarifications can be issued. Any work in conflict with contract documents or any code requirements shall be corrected by the contractor at his own expense and at no expense to the owner or structural engineer.
- All work shall conform to the minimum standards of the building code as well as any other regulating authority over any portion of the work including those additional codes and standards listed in the structural notes and specifications.
- The engineer shall not control and shall not be responsible for construction means, methods, techniques, sequences, or procedures; for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractor, or for any persons performing the work, or for the failure of any of them to carry out the work in accordance with the contract documents.
- Site observations by field representatives of the engineer are solely for the purpose of determining if the work of the contractor is proceeding in accordance with the structural contract drawings. This limited site observation should not be construed as exhaustive or continuous to check the quality of the work, but rather an effort to guard the owner against defects or deficiencies in the work of the contractor.
- All structures require periodic maintenance to extend life span and to ensure structural integrity from exposure to the environment. A planned program of maintenance shall be established by the building owner. This program shall include items such as painting of structural steel, protective coating for concrete, sealants, caulked joints, expansion joints, control joints, spalls, and cracks in concrete.
- Refer to Architectural, Mechanical, Electrical and Plumbing drawings for additional information not shown in the structural drawings. Notify engineer of any discrepancies.
- Contractor shall coordinate the requirements for building equipment supported on or from the structure. Submittals identify all equipment supported on or from the structure. Submittals identify all equipment including size, dimensions, clearances, accessibility, weights, and reactions. Any deviations from specified equipment shall be noted on the submittals.
- Shop drawings shall be prepared for all structural items and submitted for review by the Engineer. Contract Drawings shall not be reproduced and used as shop drawings. All items deviating from the Contract Drawings or from previously submitted shop drawings shall be noted.
- The details designated as "Typical Details" apply generally to the Drawings in all areas where conditions are similar to those shown in the details.
- The design and provision of all temporary supports required for the execution of the contract such as guys, braces, shores, reshores, falsework, supports and anchors are not included in these drawings and shall be the responsibility of the Contractor. Temporary supports shall not result in the overstress or damage to the structure.

REQUIRED SUBMITTALS

- CONCRETE REBAR SHOP DRAWINGS
- CAST-IN-PLACE HOLD DOWN ANCHORS
- STEEL STRUCTURAL EMBEDS
- STEEL STRUCTURAL SHOP DRAWINGS

REQUIRED OBSERVATIONS BY ENGINEER OF RECORD

The structural engineer of record, or his designate, shall provide structural observation of the structural system for general conformance to the approved plans and specifications at significant construction stages:

- PREPOUR OF FOUNDATION
- STEEL FRAMING
- WOOD FRAMING, PRIOR TO BUILDING WRAP

The structural observation is an integral component of the oversight of the construction of the project. If the observations are not performed by the engineer of record, the owner or contractor does not address the issues raised by the engineer of record at the structural observation, the engineer of record is released of any claims regarding the structural design.

SUBSTITUTIONS

All requests for substitutions of materials or details shown in the contract documents shall be submitted for approval during the bidding period. Once bids are accepted, proposed substitutions will be considered only when they are officially submitted with an identified savings to be deducted from the contract.

BEYOND SCOPE OF STRUCTURAL ENGINEER

The following items are beyond the scope of the structural engineer and are therefore the responsibility of others. The client is responsible for arranging for the design of these systems. Any mention of these items on these drawings is for information purposes only and does not relieve the client of these responsibilities.

- Drainage systems including surface drainage, any area inlets, grate drains, french drains, and subgrade drain pipes.
- Waterproofing systems including vapor barriers, roofing, flashing, waterproofing, and drip edges.
- Ventilation of crawlspace and attic
- Giazing design and attachment

CODES

All work shall be performed in accordance with applicable sections of the 2021 edition of the International Residential Code (IRC 2021), all local amendments to the Code per City of Austin, and all referenced codes, specifications, and standards listed below.

- Structural Concrete: ACI 318-19 "Building Code Requirements for Reinforced Concrete"; American Concrete Institute
- Structural Steel: ANSI/AISC 360-16" Specification for Structural Steel Buildings", as published in the Manual of Steel Construction 15th Edition; American Institute of Steel Construction.
- Wood Framing: ANSI/AWC NDS-2018 "National Design Specification for Wood Construction with 2018 Supplement"; American Forest and Paper Association.

LOADS

- Live Loads – Main Wind Force Resisting System:

Wind Load Design Variables	Value
Basic Wind Speed (3 second gust, mph)	108
Exposure Category	B
Internal Pressure Coefficient, Cpi	+/- 0.18
Topographic Factor, Kzt	1.0

- Earthquake Loads – Seismic design lateral Loads on structural frames are based on the following:
  - Seismic Importance Factor.....1.0
  - Mapped Spectral Response Accelerations
    - S/S.....0.064g
    - S/1.....0.032g
  - Site Class.....D
  - Spectral Response Coefficients
    - S/DS.....0.068
    - S/D1.....0.052
  - Seismic Design Category.....A
- Live Loads – Single Family

Location/Element	Live Load (psf)	Remarks & Footnotes (c)
Handrails & Pedestrian Guardrails	50 plf or 200 lb	(a)
Residential	40	
Balconies & Decks	---	1.5 times the live load for area served. Not req'd to exceed 100 psf.
Stairs & Exits – one + two family dwellings only	40 psf or 300 lb	Stair treads per note (b)
Roofs	20 psf or 300 lb	Area load is reducible. Point load per note (b). See below for Snow Load
Roof Decks/Gardens/Assembly	100	Live load (Reducible) is separate from landscape materials.

- Top rail shall be designed to resist 50 PLF line load or 200 lb point load applied in any direction at any point. Intermediate rails (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 LB on an area not to exceed 1 ft square. These three loads are to be considered separately with worst case used for design.
- Place 300 lb concentrated load over 2"x2" area at any point to produce maximum stress. Area load and concentrated load are to be considered separately with worst case used for design.
- Unless otherwise noted, point loads to be distributed over a 2.5ft x 2.5ft area and located to produce maximum load effects on structural members.

- Dead Loads:

Location/Element	Dead Load (psf)	Remarks
Roof	20	
Floor Dead (Finish)	25	

- Snow Loads:

Snow Load Design Variables	Value
Flat Roof Snow Load, psf	20
Ground Snow Load, psf	5
Snow Importance Factor	1.0

BUILDING PAD

- Prior to excavating for building pads or placing any fill soils, all organic materials, existing pavements, and otherwise unsuitable materials shall be removed from planned building areas to a depth of 6" below grade. Site stripping shall include the limits of any proposed building and abutting sidewalks or flatwork, plus a horizontal distance of 3 feet beyond.
- Bottom of exterior grade beams shall be founded on 30" BELOW GRADE.
- Bottom of grade beams shall have a slope less than or equal to 1 in 10. Under no circumstances shall concrete beams be placed on sloping grade greater than 1 in 10. Bottom of grade beams shall be free of loose deleterious fill material including topsoil, loose rocks, crushed rock, base material, water, or moist soil.
- Place imported select fill in approximately 8-inch loose lifts, watered as required and compacted to 95 percent of maximum dry density (as defined in ASTM D 698) at a moisture content within -3 to +3 percent of optimum moisture content. Compacted thickness of each lift should not exceed 6 inches.
- Grade adjustments within the building limits shall be accomplished with select fill soils meeting TxDOT standard specifications Item 247, Type A, Grade 4 (Crushed Limestone Base Material). All structural fill shall be placed on prepared surfaces in lifts not to exceed eight inches loose measure with compacted thickness not to exceed six inches. The fill shall be compacted to at least 95 percent of the ASTM 698 maximum dry density at a moisture content ranging between -2 and +3 percent of optimum moisture content.
- Structural fill shall be hard durable particles of gravel or crushed stone, with no organic material.
- Where not covered by concrete flatwork or pavements, provide 2-foot-thick clay caps at overbuild areas along the perimeters of slabs-on-grade over building pads, to protect from moisture intrusion. Caps shall slope away from buildings.
- Provide a 10-mil vapor barrier placed according to manufacturer's recommendations between the bottom of slab and the top of the select fill. Moisture barrier shall not be draped continuous across the bottom of grade beams.
- Foundation slab concrete should be placed within 2 weeks of the completion of trench excavations and the moisture barrier should be installed before any notable rainfall event. If the bearing soils are softened by surface water intrusion or disturbance, the softened soils must be removed from the foundation excavation bottom prior to concrete placement. Exposure to the environment may weaken the soils at the grade beam bearing level if the foundation excavations remain open for an extended duration.

CONCRETE FOOTINGS

- Foundations have been designed based on IRC Presumptive Load-Bearing Values of Foundation Materials (Table R401.4.).
- Concrete footing design is based on the following allowable net bearing capacities:
  - Bearing 6" minimum into sedimentary and foliated rock.....4,000 psf
- Bearing stratum shown on the footing details is 24" minimum embedment into existing grade.
- Footings not specifically located on the plan shall be located on centerline of plaster or column above.
- Where no plaster or column occurs, locate on centerline of wall or beam.
- Elevation of top of footings, unless noted otherwise on drawings, is at the bottom of the deepest intersecting beam or wall supported by the footing.
- Footing excavations shall be to neat lines and shall be free of loose or wet materials.
- Concrete should be placed within 2 weeks of the completion of footing excavations and the moisture barrier should be installed before any notable rainfall event. If the bearing soils are softened by surface water intrusion or disturbance, the softened soils must be removed from the foundation excavation bottom prior to concrete placement. Exposure to the environment may weaken the soils at the grade beam bearing level if the foundation excavations remain open for an extended duration.
- See plans and schedules for footing sizes, reinforcing and depths.
- All footings shall be inspected by a representative of Fort Structures in order to ensure that the proposed bearing material has been reached in accordance with the plans and that the footing has been constructed to specified size, with detailed reinforcing, and to specified tolerances.

CAST-IN PLACE CONCRETE

- Comply with the provisions of the following latest codes, specifications, and standards, except as otherwise shown or specified:
  - ACI 301 "Specifications for Structural Concrete for Buildings".
  - ACI 311 "Recommended Practice for Concrete Inspection".
  - ACI 318 "Building Code Requirements for Reinforced Concrete".
  - ACI 347 "Recommended Practice for Concrete Formwork".
  - ACI 304 "Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete".
  - Concrete Reinforcing Steel Institute, "Manual of Standard Practice".
- Cast in place concrete shall meet the following requirements:

Use/Location	Strength f'c (psi)	Testing Age (days)	Max Aggregate Size	Exposure Class	Type	Slump
Footings	3000	28	1"	-	C33	3"-5"
Slabs on Grade	3000	28	1"	A	C33	3"-5"
Basement Walls	3000	28	1"	A	C33	3"-5"
Site Retaining Walls	3000	28	1"	A	C33	3"-5"

- Provide 3 percent plus or minus 1 ½ percent of entrained air in concrete permanently exposed to the weather.
- Contractor shall develop and submit a hot weather concreting plan for approval. Follow ACI 305 recommendations in developing hot weather concreting plan.
- Proper consolidation shall be achieved through externally vibrating the forms, vibrating the wet concrete or by other appropriate means.
- Embedded conduits, pipes, and sleeves shall meet the requirements of ACI 318-19, Section 6.3, including the following:
  - Conduits and pipes embedded within a slab, wall, or beam (other than those passing through) shall not be larger in outside dimension than 1/3 the overall thickness of the slab, wall, or beam in which they are embedded.
  - Conduits, pipes, and sleeves shall not be spaced closer than three diameters on center.
- Concrete pours shall not exceed 8000 square feet or 100 linear feet on each side without prior approval by the Architect for each pour or noted on plan.
- Submittal: Submit proposed mix designs in accordance with ACI 301, chapter 3.9. Each proposed mix design shall be accompanied by a record of past performance based on at least 30 consecutive strength tests, or by three laboratory trial mixtures with confirmation tests.
- Contractor shall coordinate all exposed concrete with architectural finish and specifications. Contractor shall submit concrete curing procedure for all architecturally exposed concrete.
- The contractor is responsible for correction of concrete work which does not conform to the specified requirements, including strength, tolerances, and finishes. Correct deficient concrete as directed by the architect.

CONCRETE REINFORCEMENT

- Reinforcing steel shall be deformed new billet steel bars in accordance with ASTM A615 Grade 60.
- Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual.
- All hooks and bends in reinforcing bars shall conform to ACI detailing standards unless shown otherwise.
- Provide reinforcing bars in accordance with the bar bending diagram if bar types are specified. In unsched-uled beams, slabs, columns, and walls detail reinforcing as follows:
  - Lap top reinforcing bars at mid span.
  - Lap bottom reinforcing bars at the supports.
  - Lap vertical bars in columns and walls only at floor lines, unless noted otherwise.
  - Refer to lap splice schedule for splice length requirement.
  - Reinforcement labeled as continuous shall be lap spliced 38 bar diameters as a minimum, unless otherwise noted.
  - Provide standard hooks in top bars at cantilever and discontinuous ends of beams, walls, and slabs.
  - Provide corner bars for all horizontal bars at the inside and outside faces of intersecting beams or walls. Corner bars are not required if top, bottom, or horizontal bars are hooked.
- Welding of reinforcing steel will not be permitted.
- Heat shall not be used in the fabrication or installation of reinforcement.
- Reinforcing steel clear cover shall be as follows:
  - Concrete cast against earth.....3"
  - Concrete exposed to earth or weather.....2"
  - Ties in columns and beams.....1 ½"
  - Bars in slabs.....¾"
  - Bars in walls.....¾"
- Submittal: Submit shop drawings for fabrication, bending, and placement of concrete reinforcement. Comply with ACI 315 "Details and Detailing of Concrete Reinforcement". Do not reproduce the Contract Drawings for use as shop drawings.

STRUCTURAL STEEL

- Structural Steel shall conform to ASTM A992 or A572, grade 50 except where A36 is noted on plan, except that miscellaneous plates, angles, and channels may be A572, grade 50 or A36. Steel pipe shall conform to ASTM Specification A 501 or ASTM A 53, Type E or S, Grade B. Steel tube shall conform to ASTM Specification A 500, Grade B, Fy 46 ksi.
- Anchor bolts shall conform to ASTM F1554 grade 36 ksi.
- Column base plates shall be grouted with a non-shrink, high strength nonmetallic grout conforming to ASTM C827, and shall have a compressive strength at 28 days of 5000 psi. Pre-grouting of base plates will not be permitted.
- Studs shall be Nelson stud type S3L (Fu=65 ksi) or acceptable equal. Studs shall be made from cold drawn steel conforming to ASTM A108.
- Deformed bar anchors shall be Nelson D2L or KSM deformed bar anchors (or acceptable equal) and shall be made from cold drawn wire per STM A490 conforming to ASTM A108 with minimum yield strength of 70 ksi. Anchors shall be automatically welded with suitable welding equipment in the shop or in the field. Welding shall be in accordance with the recommendations of Nelson Stud Company or KSM Welding Company.
- Structural steel detailing, fabrication, and erection shall conform to the AISC "Specification for Steel Buildings" and the AISC "Code of Standard Practice for Steel Buildings and Bridges" except that paragraph 4.2.1 "the owner's acceptance of all responsibility for the design adequacy of any connections designed by the fabricator" is deleted. Typical connection details are indicated in the drawings. The fabricator shall prepare drawings based on these details. If alternate connection designs are used, the fabricator shall have a registered professional engineer prepare the connection designs. Such connection shall bear the engineer's seal and shall be submitted with shop drawings.
- Splicing of structural steel members is prohibited without prior approval of the Engineer as to location and type of splice to be made. Any member having splice not shown and detailed on shop drawings will be rejected.
- All welds denoted as moment connection or full penetration weld shall be ultrasonically or x-ray certified by an independent testing agency.
- Contractor shall coordinate structural steel fireproofing requirements. All interior structural steel, including steel joists, scheduled, or indicated to receive spray applied fireproofing shall be delivered to the project site unprimed. Steel exposed to corrosive conditions after installation shall be primed with a protective coating which does not diminish the bond between the spray applied fireproofing, and the steel substrate. Any primer, and/or coating applied to structural steel shall be approved for use in the applicable U.L. Fire Resistance Assembly used on the project. Contractor shall protect any unprimed structural steel from detrimental effects of corrosion, as required, until the steel is enclosed and protected by the new construction.
- Shop painting: Paint structural steel with one coat of manufacturer's standard red oxide primer applied at a rate to provide a uniform dry film thickness of 2.5 mils. Ref. Arch for Finish Coat
- Submittal: Provide drawings showing details for fabrication and shop assembly of members, erection plans and details. Include details of connections, camber, weld profiles and sizes and spacing. Shop and erection drawings shall not be made using reproductions of the contract drawings.
- Contractor must fabricate and erect steel in accordance with OSHA Safety requirements, 29 CF part 1926 Safety for Steel Erection, Final Rule.

STRUCTURAL STEEL CONNECTIONS

- Welding shall conform to ANSI/AWS D1.1, latest edition.
- Bolts conform to ASTM A325. Bolts shall be designed using values for bearing type bolts with thread allowed in the shear plane.
- For connections not specifically addressed by these notes or the Drawings, provide field welds at all contact surfaces sufficient to develop the tensile strength of the smaller member of the joint.
- Moment connections indicated on Drawings as "MC" shall be welded to develop the full capacity of the member on both sides of supporting member.
- Roof edges angles shall be continuous and shall be spliced only at supports. Splices shall be butt-welded to develop full capacity of the member.
- Fillet welds with no size specified shall be 3/16", or minimum size required by AISC, whichever is larger.

WOOD FRAMING

- All sawn lumber and pre-manufactured wood products shall be identified by the grade mark or a certificate of inspection issued by the certifying agency.
- Unless otherwise noted, all structural framing lumber shall be clearly marked No. 2 grade Southern Yellow Pine (SYP), except that non-load-bearing interior walls may be stud grade SYP, Douglas Fir-Larch (Dou Fir), or Spruce-Pine-Fir (SPF).
- All wood stud walls shall be full height without intermediate plate line. Exterior, load-bearing wood stud walls shall be 2x6 studs at 16 inches on center.
- Finger Jointed Studs are acceptable at interior, non-load bearing stud walls only.
- All load bearing walls greater than 10'-0" in height shall have solid 2x blocking at 4'-0" o.c. maximum vertically. End nail with 2-16d nails or side toenail with 2-16d nails.
- Provide double studs at all wall corners and on each side of all openings, unless noted or detailed otherwise.
- Place a single plate at the bottom and a double plate at the top of all stud walls. Exterior sill plates shall be bolted to the foundation with 12" anchor bolts with a minimum embedment of 8" spaced at 4'-0" on center. Provide a minimum of two bolts per plate segment. Sill plates in contact with concrete or masonry shall be pressure treated with a preservative.
- Where shown, wood connectors shall be Simpson Strong-tie as specified in the latest catalog. Connectors by other manufacturers may be substituted provided such connectors have the current ICC approval for equal or greater load capacities and is submitted for approval by the Engineer of Record. Connectors shall be installed per the manufacturer's directions.
  - Where connectors are used in exposed or exterior applications, and when connectors are in contact with preservative treated (PT) lumber, connectors are to be hot dipped galvanized (HDG), mechanically galvanized (ASTM B695, Class 40 or greater) stainless steel, or zinc galvanizing equal or greater to ZMAX Simpson finish.
- Fasteners shall conform to IRC 602 "Fastener Schedule" unless otherwise noted. Nail according to IRC. Nails shall be common. Alternate nails may be used upon review and approval by structural engineer of record. Staples for the nailing or rated sheathing is subject to review and approval by the structural engineer of record.
- Moisture content of all sawn lumber shall have a maximum of 19%, with the exception of pressure treated wood sill plates. Moisture content can be lower than 19%. Refer to architect's drawings and project specifications and with cladding installer for maximum recommended moisture content.
- Preservative Treated (PT) wood materials are to be used per IRC. "Decay and Termite Protection" shall conform to the appropriate standards of the American Wood Preservers Association (AWPA) for sawn lumber. Fasteners, anchors, and connectors touching treated wood shall be either stainless steel or hot-dipped galvanized.
- Refer to the architectural drawings for additional wood framing members. Provide additional wood framing members shown on the architectural drawings even though they may not be shown on the structural drawings.

WOOD STRUCTURAL PANEL SHEATHING

- Floor sheathing: 1 1/8" APA-rated, tongue and groove plywood Sturd-I-Floor sheathing with an Exposure 1 rating. Floor sheathing shall be glued to the wood support members with a wet use adhesive, in addition to being nailed to the supports per wood framing typical details. Stagger joints in sheathing.
- Roof sheathing: 5/8" APA-rated sheathing with an exposure 1 rating. Panels shall be continuous over two or more spans with the long dimension oriented perpendicular to the framing members. Nail with 8d common nails at 6" on center at supported edges and 12" on center at intermediate supports. Stagger joints in sheathing.
- Wall sheathing: All exterior wall framing shall be braced by 4'-0" wide x 1/2" thick panels of APA rated sheathing with an exposure 1 rating extending from the top plate to the sill plate. Where wall is taller than 8'-0", provide multiple panels as required to extend from sill plate to top plate. Provide 2x blocking as required to support all panel edges. Nail with 10d common nails at 6" on center at supported edges and 12" on center at intermediate supports. REFER TO WALL BRACING PLAN FOR ADDITIONAL INFORMATION.

COMPOSITE WOOD MEMBERS

- Engineered lumber shall have the following minimum design properties:

	Fb (psi)	Fy (psi)	E (psi)
Microllam (LVL)	2600	285	2,000,000
SYP GlueLam (24F-1.8)	2400	200	1,800,000
Parallam (PSL)	2900	290	2,000,000
- Do not notch joists or beams. Drill holes through webs of engineered wood members for mechanical, electrical, or plumbing services in accordance with the recommendations of the engineered wood product manufacturer.
- Multiple wood beams up to three members thick shall be nailed together with three rows of 16d nails at 12" on center. Four or more multiple wood beams and any multiple wood beams utilizing beams thicker than 13/4" shall be bolted together with 1/2" diameter bolts top and bottom at supports and ends of the beam, then at 24" on center, staggered top and bottom for the full length of the beam OR (4)-SDS25600 (1/4" x 6") Simpson screws @ 16" o.c.
- Where multiples of two 13/4" Microllam LVL beams are noted on the drawings, contractor may provide single 31/2" beams in lieu of double 13/4" beams.

ADHESIVE ANCHORS

- Adhesive anchors shall only be used where specified on the drawings. The Contractor shall obtain approval from the engineer of record prior to using the anchors for missing or misplaced cast-in-place anchors.
- Unless otherwise noted, size and depth of the adhesive anchors specified on the drawings are based on HAS rods and the following epoxy systems:
  - CONCRETE EPOXY
    - Hilti HIT RE-500 V3
    - DeWalt PurePro 110+
    - Simpson Set-3G
  - MASONRY EPOXY
    - Hilti HIT-HY 270
- Substitution of expansion anchor products with similar capacities shall be submitted to the engineer of record for approval.
- Adhesive anchors of the size and embedment shown on the Drawings shall be installed in accordance with the Contract Documents, the manufacturer's recommendations, and the manufacturer's current ICBO report for the anchor. If conflicts exist between these referenced documents, the most stringent requirements shall govern.
- Contractor shall locate all existing reinforcing steel and other embedded items contained in the concrete using non-destructive methods and shall position anchor locations to avoid conflicts with existing embedded items. Anchor locations can be adjusted by a maximum of 1 inch from detailed locations to avoid conflicts, unless noted otherwise.
- Based on field verified locations of reinforcing steel and embedded items, the Contractor shall create templates for each anchor group. Submit template dimensions for review prior to fabrication of connection plates. Holes for anchors shall be drilled in a continuous operation using the bit type and size recommended by the anchor manufacturer. Holes shall be drilled perpendicular to the concrete surface and shall not be enlarged or redirected at any point along its length. All debris shall be blown out of the holes with compressed air after drilling.
- All abandoned holes shall be filled with non-shrink grout.
- Holes in connection plates shall be no more than 1/16" larger than the anchor diameter. If larger holes are required for erection purposes, Contractor shall provide 1/4" x 3" x 3" plate washers sufficiently welded to the connection plate to transfer the specified load.
- Installation of adhesive anchors shall be continuously inspected by the testing agency to ensure that holes are of specified size, and that bolts are properly installed.

EXISTING CONDITIONS

- Existing conditions of the existing structure are unknown, and the contractor is advised to verify all the existing structure including, but not limited to size and location of all existing foundation and framing elements and verify all dimensions. Notify engineer of any discrepancies or substandard construction. Contractor to repair and/or replace any damaged or substandard construction.
- In as much as the remodeling and/or rehabilitation of an existing structures requires that certain assumptions be made by the Engineer regarding existing conditions, and because some of these assumptions may not be verifiable without the Client's expending substantial sums of money or destroying otherwise adequate or serviceable portions of the structure, the Client has agreed to bear all costs, losses, and expenses, including the costs of Engineer's Additional Services, arising from the discovery of concealed or unknown conditions in the existing structure and foundation.
- Engineer did not design nor construct the existing structure, foundation, and framing, and therefore does not guarantee or warranty the existing construction and/or design. The existing structure should have no issue carrying the remodeled structure if the original structure is performing in accordance with the original design of the engineer of record. Future performance of the existing structure is expected to be similar to its current performance. Owner agrees to indemnify and hold harmless the Engineer from and against all actions, suits, liabilities, losses, costs, damages, settlements, judgments, and claims of every type arising out of the existing structural performance.

CITY OF AUSTIN - TREE IMPACT NOTES

- Contractor to review all City of Austin Arborist tree protection recommendations prior to construction.
- No impacts shall be allowed within the 1/4 critical root zone (CRZ).
- Within the 1/2 CRZ a maximum of 4" of cutting into existing grade or adding of uncompacted fill is allowed. No cutting/fill is permitted within the 1/4 CRZ.
- Exposed roots at protected trees shall be safeguarded per City of Austin Arborist recommendations during construction. The roots must not be severed during the excavation of foundation elements. The contractor must consult the designated tree inspector prior to the pouring of piers or slabs.
- Site stripping, grading, and drainage shall be performed in a manner which does not impact the 1/4 and 1/2 CRZ.
- All trees and natural areas shown on plans to be preserved shall be protected during construction with temporary fencing. Protective fences shall be erected according to City of Austin Standards for Tree Protection.
- A minimum of 50 percent of the critical root zone must be preserved at natural grade, with natural ground cover.



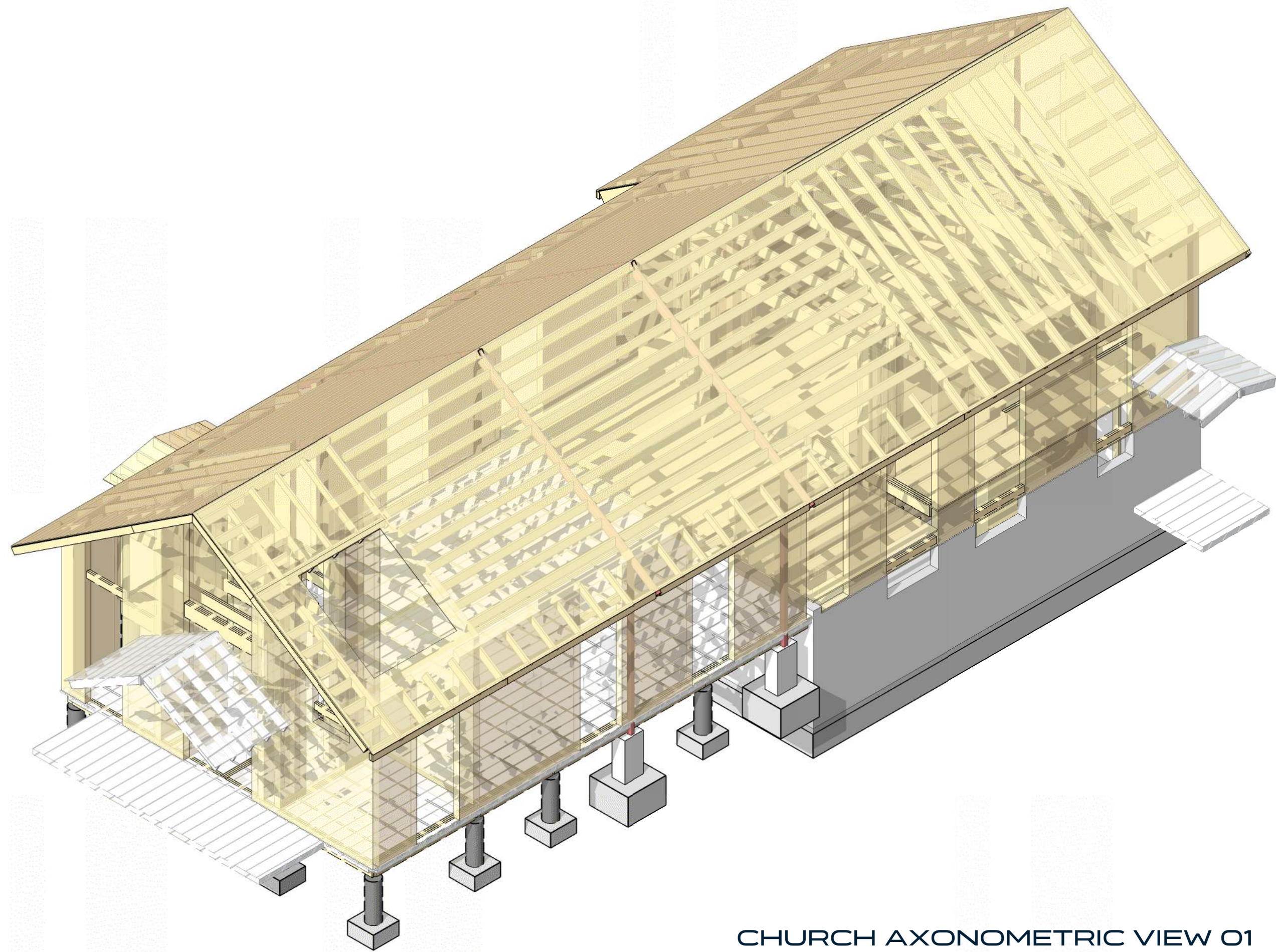
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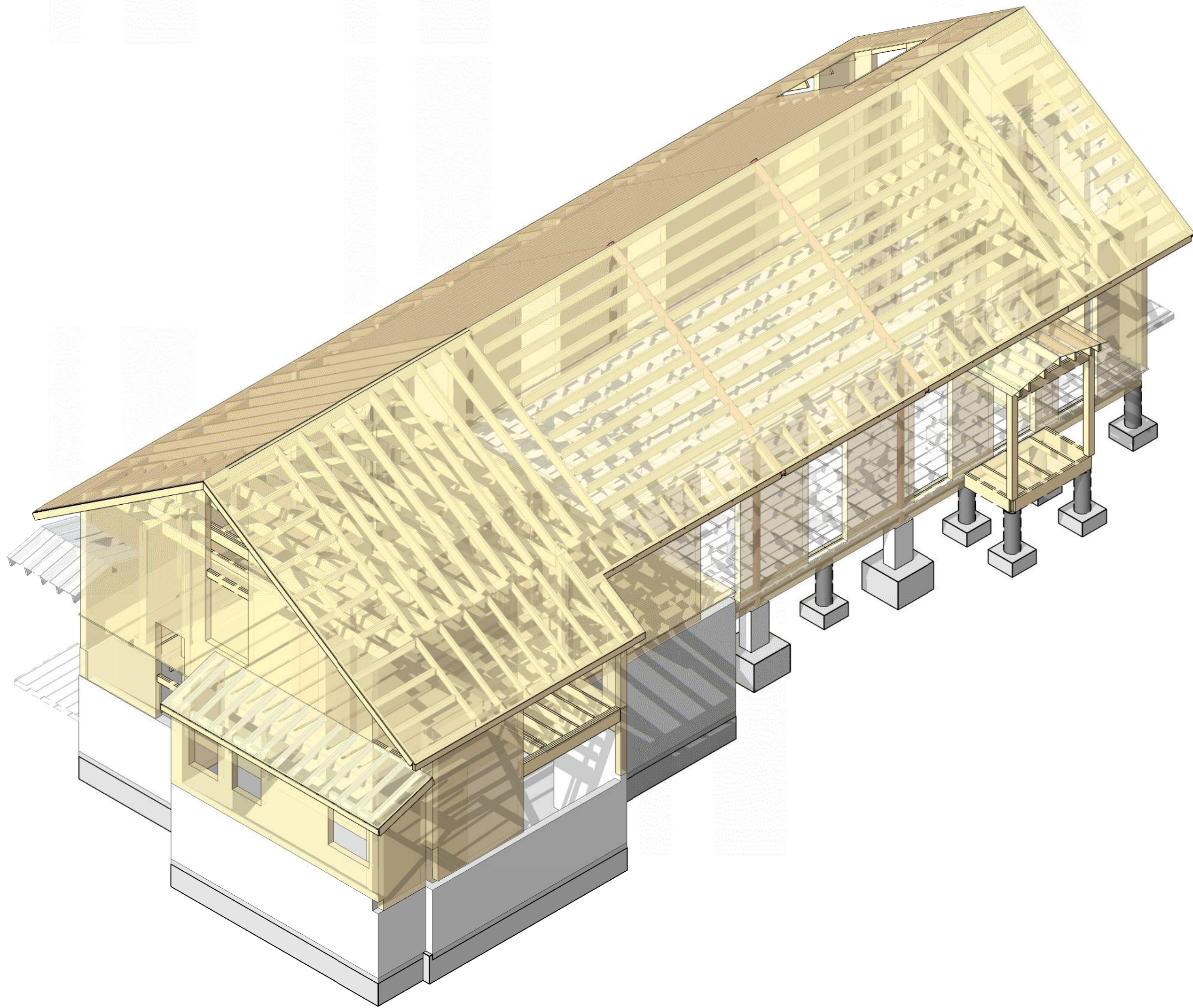








CHURCH AXONOMETRIC VIEW 01  
SCALE : NTS



CHURCH AXONOMETRIC VIEW 02  
SCALE : NTS

**AXONOMETRIC VIEWS**  
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STATE OF TEXAS

SAMUEL B. COVEY

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CHURCH AXONOMETRIC  
VIEWS

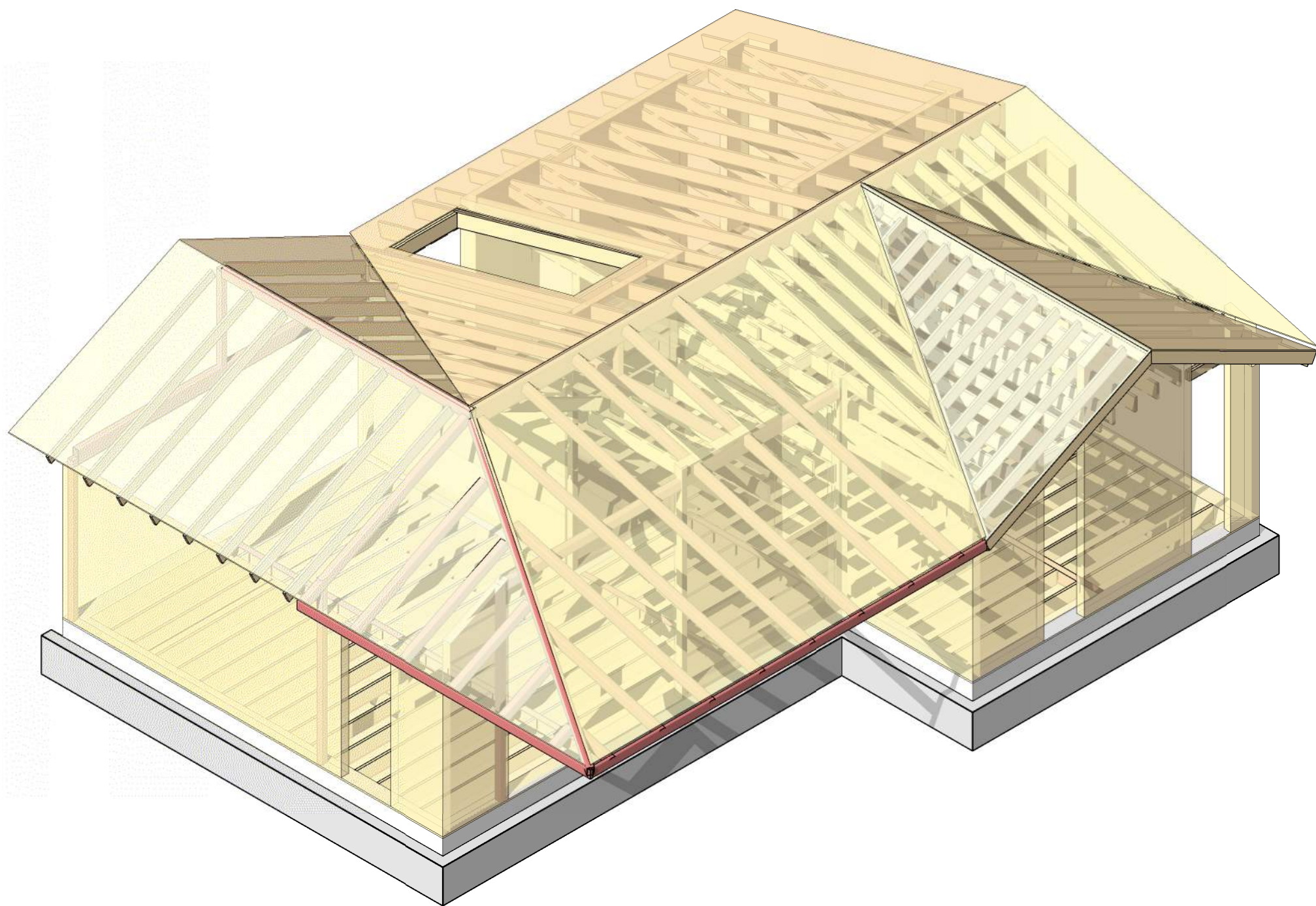
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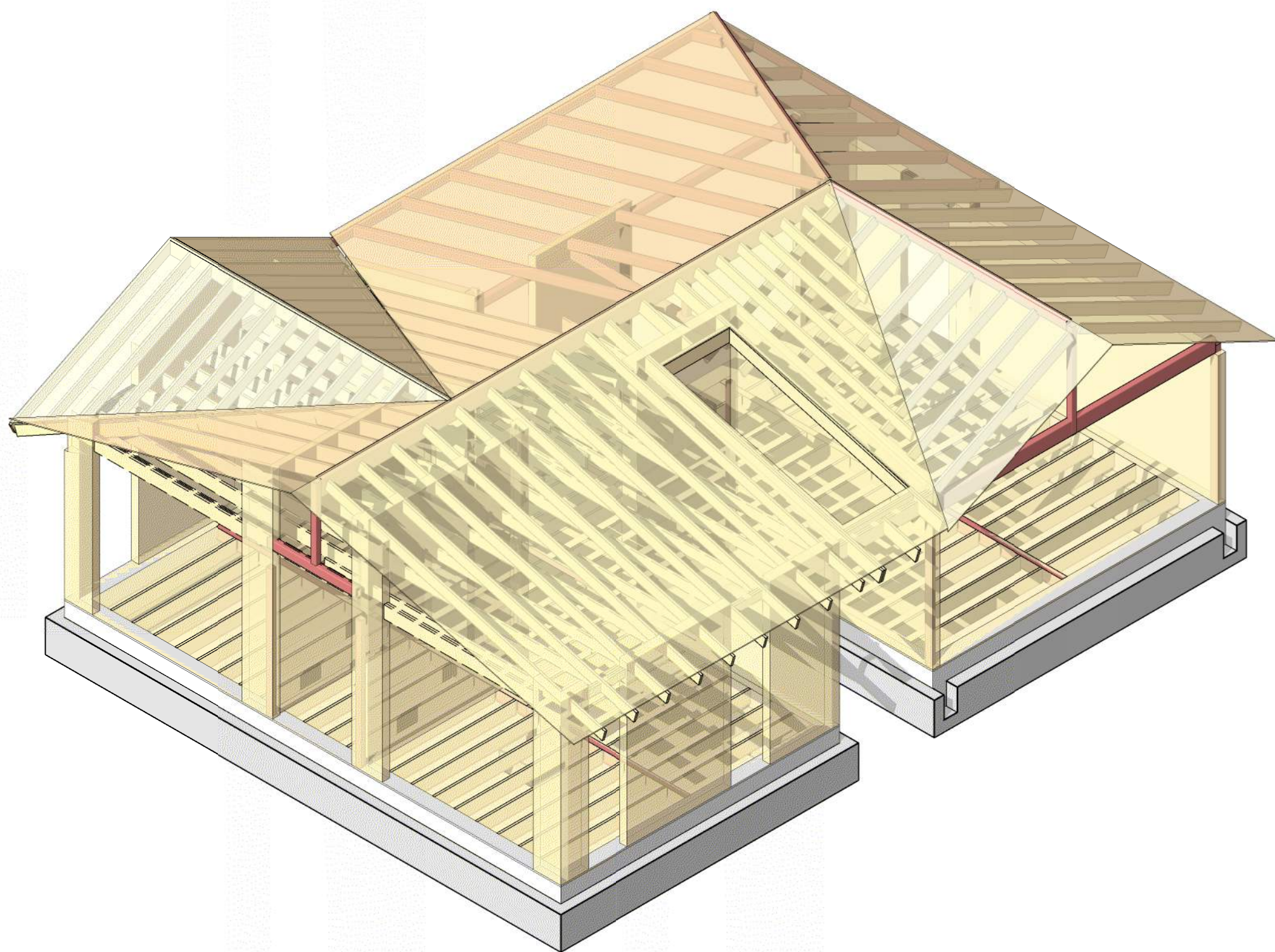
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PASTOR HOUSE AXONOMETRIC VIEW 01  
SCALE : NTS



PASTOR HOUSE AXONOMETRIC VIEW 02  
SCALE : NTS

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PASTOR HOUSE  
AXONOMETRIC VIEWS

SHEET TITLE

S1.01B

SHEET NUMBER



**COMMON PLAN NOTES**  
1. STRUCTURAL GENERAL NOTES, ABBREVIATIONS, AND LEGEND PER S1 SHEET SERIES.  
2. VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPES, DRAINS, DEPRESSIONS, CURBS, PENETRATIONS, ETC. WITH ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS PRIOR TO CONSTRUCTION.  
3. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS.

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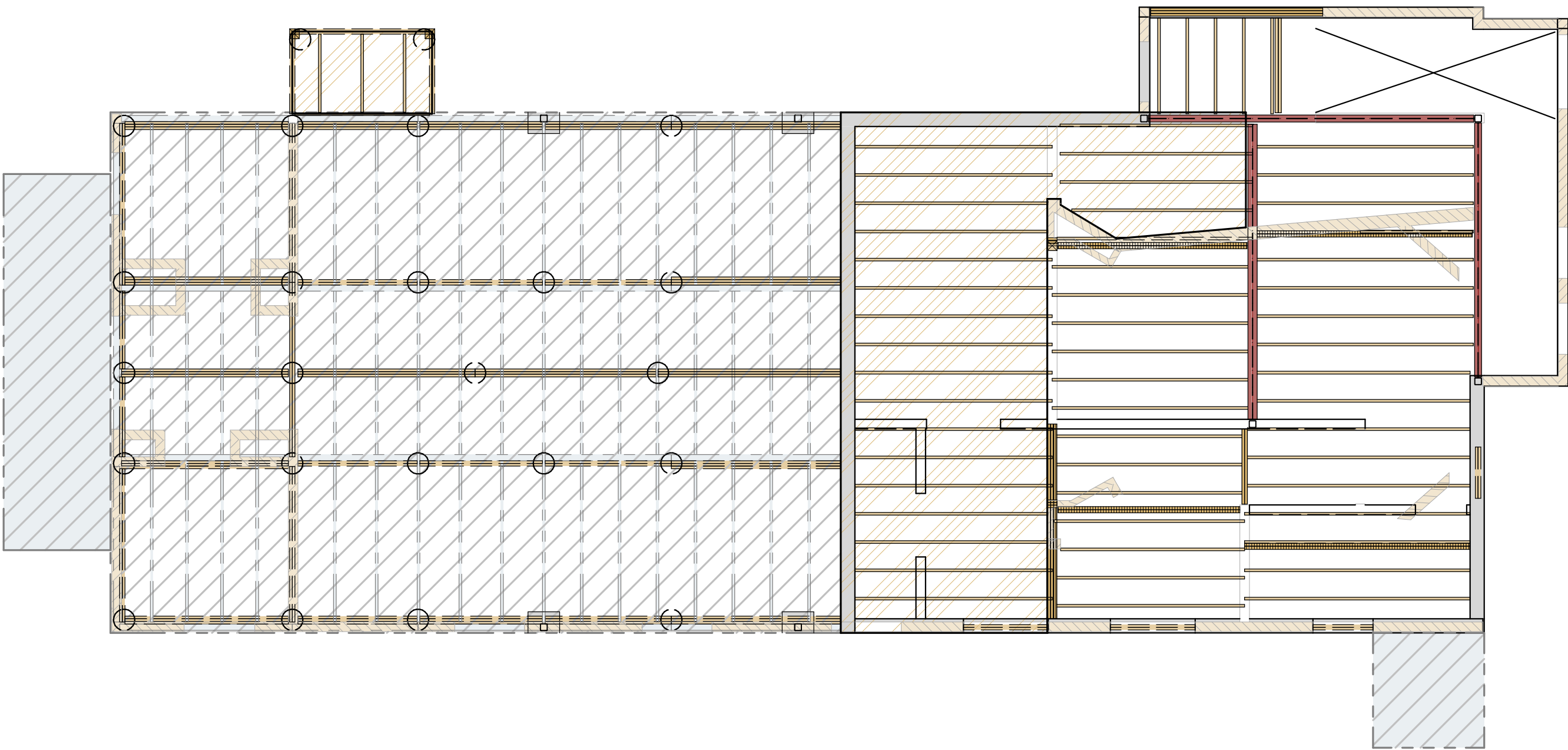
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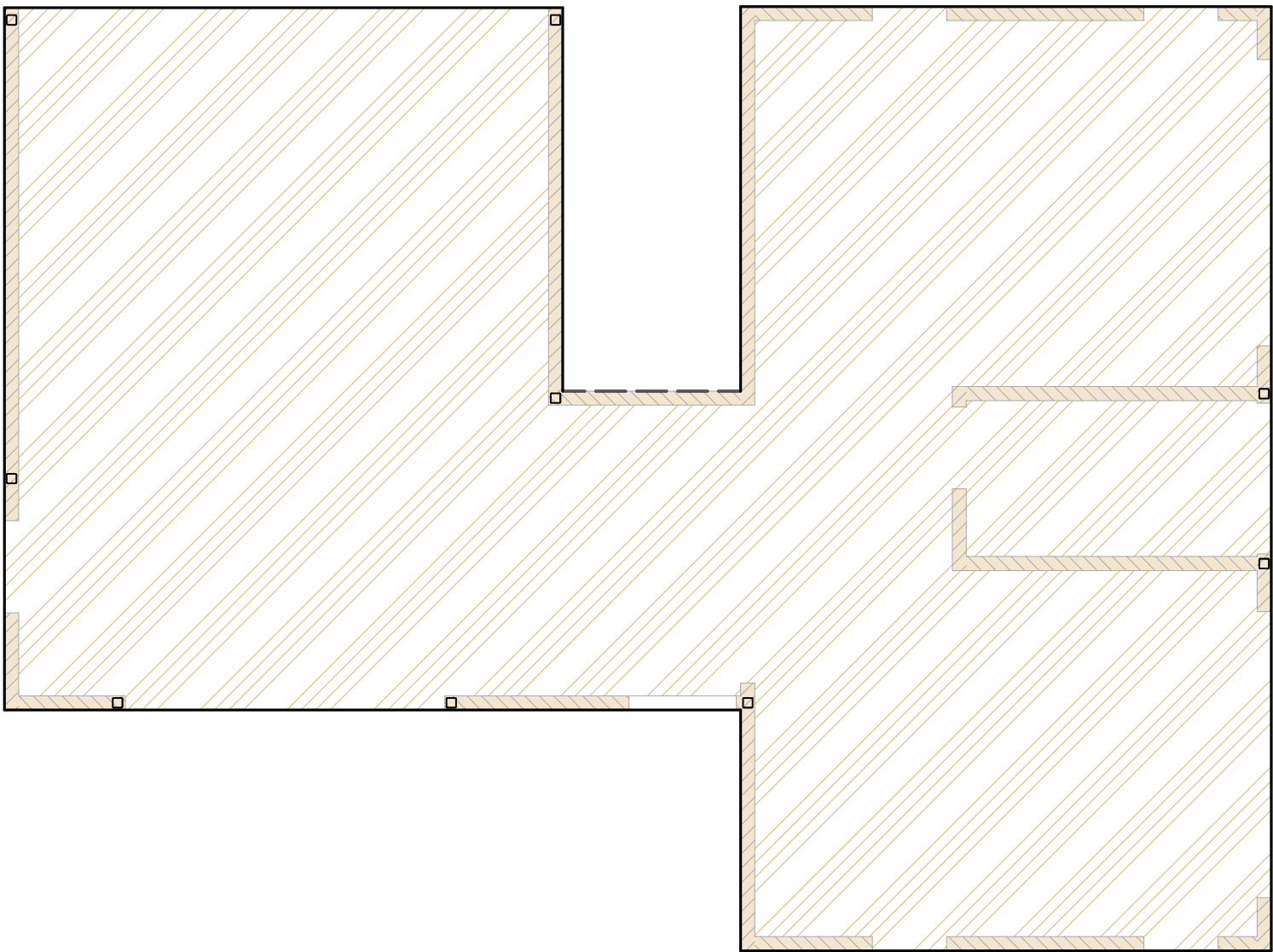
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CHURCH  
BUILDING "A"



PASTOR HOUSE  
BUILDING "B"

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OVERALL SITE PLAN

SHEET TITLE

LEVEL 01 SITE PLAN  
SCALE : NTS

S2.00

SHEET NUMBER





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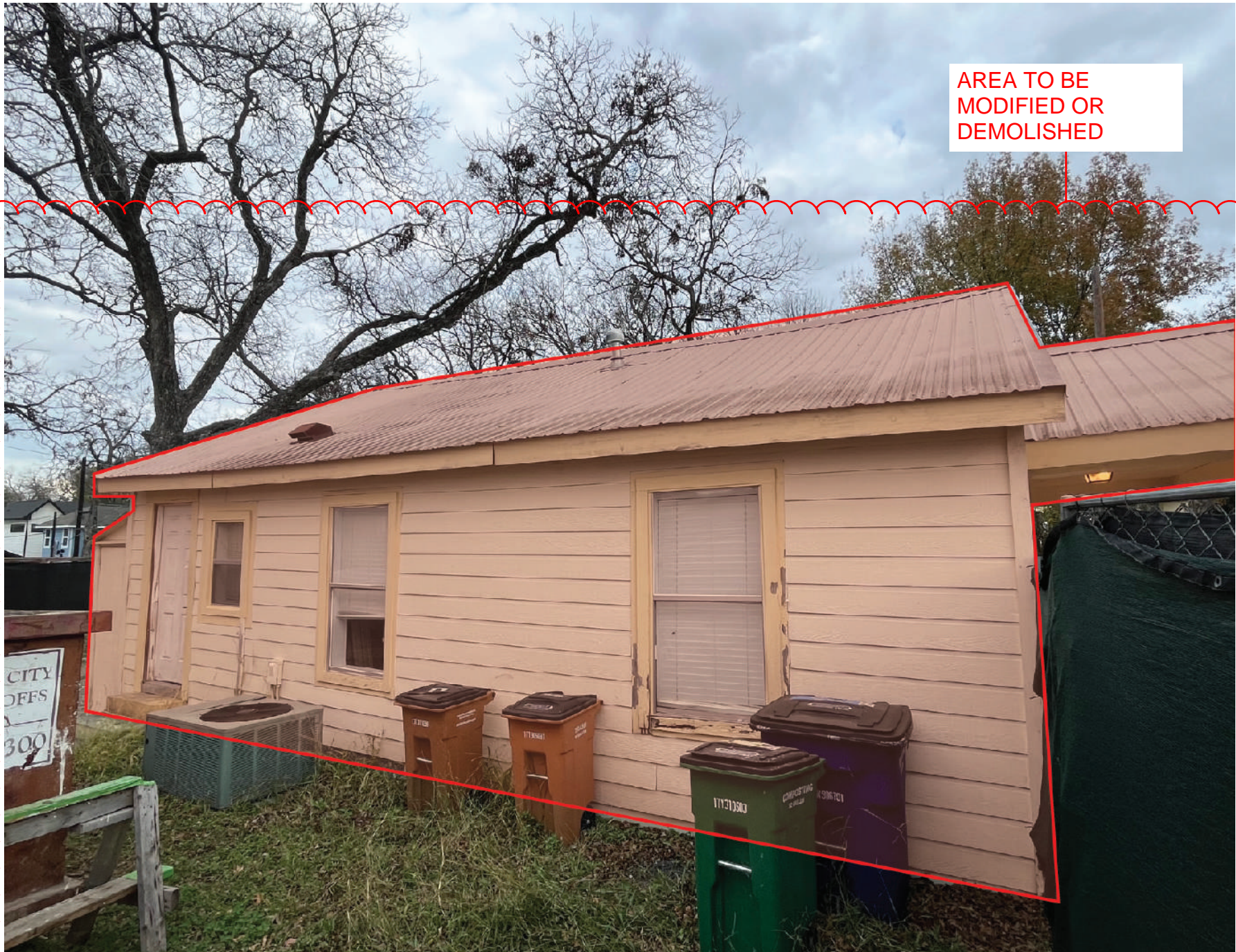




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DEMOLISHED





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