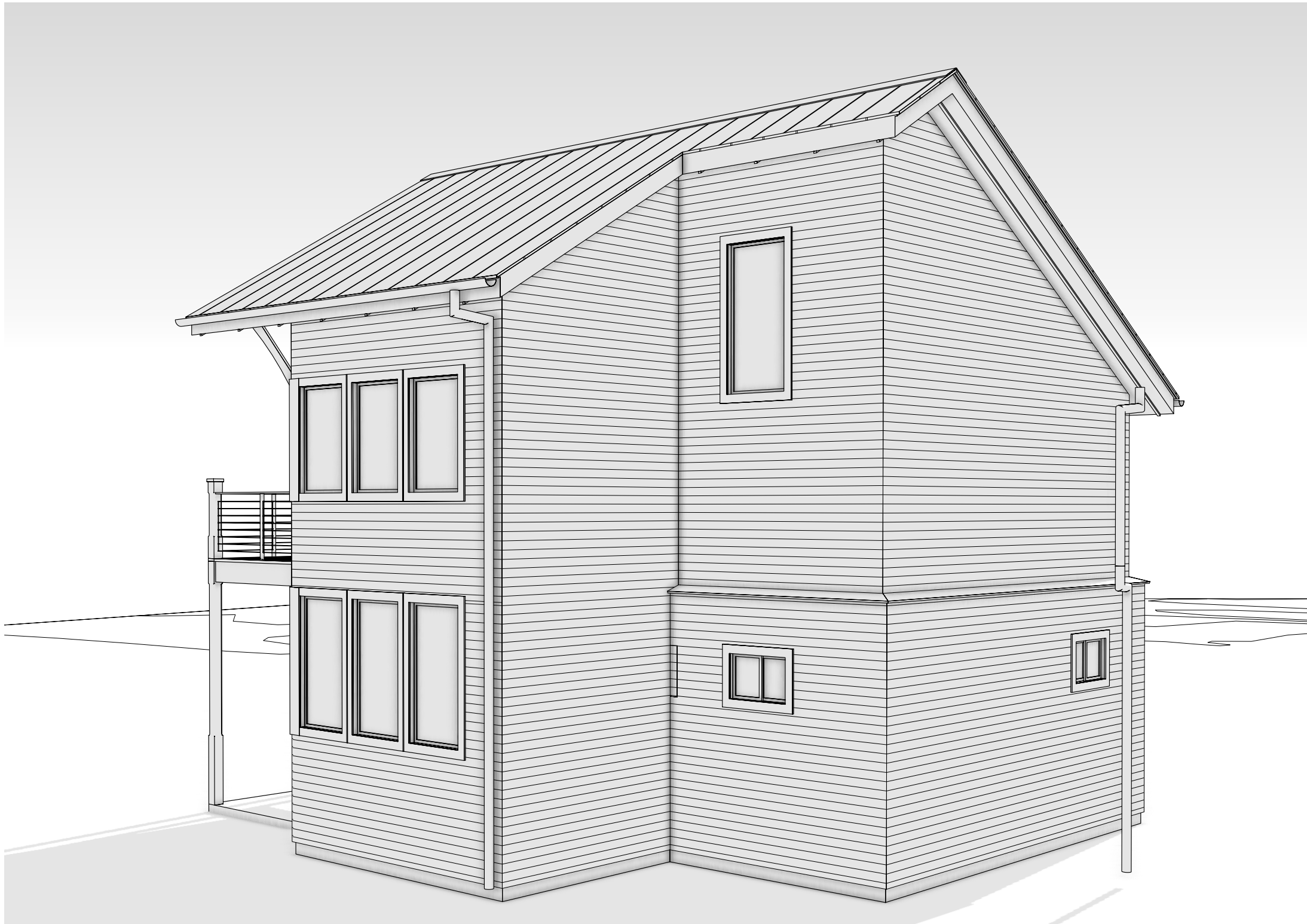


index of drawings	sheet description	scale
sp 1	SITE PLAN; PERSPECTIVES; PROJECT NOTES	1/8"=1'-0"
a 1	FLOOR PLANS + ROOF PLAN; DOOR + WINDOW SCHEDULES	1/4" = 1'-0"
a 2	BUILDING ELEVATIONS	1/4" = 1'-0"
a 3	BUILDING SECTIONS; PLAN DETAILS + INTERIOR ELEVATIONS	1/4"=1'-0" + 3/8"=1'-0"
a 4	CONSTRUCTION DETAILS	1"=1'-0" + 3/4"=1'-0"
a 5	REFLECTED CEILING, LIGHTING, POWER PLANS	1/4" = 1'-0"
s 0.0	STRUCTURAL NOTES	AS NOTED
s 1.0	FOUNDATION PLAN + DETAILS	AS NOTED
s 2.0	CEILING FRAMING PLAN	AS NOTED
s 3.0	DETAILS	AS NOTED
s 3.1	FRAMING DETAILS	NTS
s 4.0	ROOF FRAMING	AS NOTED
s 5.0	WIND BRACING PLANS + DETAILS	AS NOTED
s 6.0	DETAILS	AS NOTED
s 6.1	DETAILS	AS NOTED
s 6.2	DETAILS	AS NOTED

standard abbreviations	scale
1ST JOIST	JNT JOINT
ADU ACCESSORY DWELLING UNIT	LAM LAMINATE
ADDN ADDITIONAL	LAV LAUNDRY
AS ACCESSORY STRUCTURE	LB POUND
AHU AIR HANDLING UNIT	LT LIGHT
ALUM ALUMINUM	M MASTER
AB ANCHOR BOLT	MAX MAXIMUM
APPROX APPROXIMATE	MATL MATERIAL
AVAIL AVAILABLE	MDF MEDIUM DENSITY FIBERBOARD
ARCH ARCHITECT, ARCHITECTURAL	MECH MECHANICAL
BIB BLOWN-IN-BLANKET	MTL METAL
BM BEAM	MFR MANUFACTURER
BIG BEARING	MIN MINIMUM
BLKG BLOCKING	MIR MIRROR
BD BOARD	MISC MISCELLANEOUS
BLDG BUILDING	MR MOISTURE-RESISTANT
BL BUILDING LINE	MTD MOUNTED
BOS BOTTOM OF STEEL	NIC NOT IN CONTRACT
CAB CABINET	NOM NOMINAL
CANT CANTILEVER	OC ON CENTER
CIRC CIRCUITS	OHE OVERHEAD ELECTRIC
CJ CONTROL JOINT	OH OPPOSITE HAND/OVERHEAD
CL CENTERLINE	OPNG OPENING
CLS CEILING	OPP OPPOSITE
CLOS CLOSET	PL PLATE
CMT CEMENT	PLAM PLASTIC LAMINATE
COA CITY OF AUSTIN	PLUMB PLUMBING
COL COLUMN	PNT PAINT
COMP COMPOST	PR PAIR
CONC CONCRETE	PTD PAINTED
COND CONDENSOR	QTR QUARTER
CONTR CONTRACTOR	R RADIUS, RISER
CONT CONTINUOUS	RA RETURN AIR
CTR COUNTER	RCP REFLECTED CEILING PLAN
CRZ CRITICAL ROOT ZONE	RD ROOF DRAIN
CT CERAMIC TILE	RE REFER
D DRIVER	REF REFERENCE
DET DETAIL	REIN REINFORCEMENT
DIA Ø DIAMETER	REQD REQUIRED
DM DIMENSION	RM ROOM
DN DOWN	RO ROUGH OPENING
DS DOWNSPOUT	S4S SMOOTH FOUR SIDES
DWG DRAWING	SC SOLID CORE
DWR DRAWER	SECT SECTION
[E] EXISTING	SHVS SHELVES
EA EACH	SHT SHEET
EJ EXPANSION JOINT	SIM SIMILAR
ELEC ELECTRICAL	SYM SYMMETRICAL
ELEV ELEVATION	SP SPACE
EQ EQUAL	SPEC SPECIFICATIONS
EQUIP EQUIPMENT	S/S STAINLESS STEEL
EV ELECTRIC VEHICLE	STD STANDARD
EXP EXPANSION	STL STEEL
EXT EXTERIOR	STRUC STRUCTURAL
EXH EXHAUST FAN	SUS SUSPENDED
FBR FIBER	TB TOWEL BAR
FD FLOOR DRAIN	THD THRESHOLD
FIN FOUNDATION	TOIL TOILET
FIN FINISH	TOW TOP OF BEAM
FIXT FIXTURE	TOS TOP OF STEEL
FLR FLOOR	TOW TOP OF WALL
FLUOR FLUORESCENT	TPO THERMOPLASTIC POLYOLEFIN
FTG FOOTING	TYP TYPICAL
FURB FURNISHING	UNO UNLESS NOTED OTHERWISE
FV FIELD VERIFY	VEST VESTIBULE
FF FINISHED FLOOR	VER VERIFY
G GAS	VERT VERTICAL
GA GAUGE	U/C UNDERCOUNTER/UNDERCABINET
GAU GALVANIZED	U/G UNDERGROUND
GEN GENERAL	W WASHER
GL GLASS; GLAZED	w/ WITH
GWB GYPSUM WALL BOARD	W/D WASHER/DRYER
HB HOSE BIBB	WOW WINDOW
HD HEAD	WH WATER HEATER
HOW HARDWARE	W/R WATER RESISTANT
HORIZ HORIZONTAL	WWM WELDED WIRE MESH
HOL HOLLOW	
HR HAND RAIL	
HT HEIGHT	
HD HT HEAD HEIGHT	
INSUL INSULATE; INSULATION	

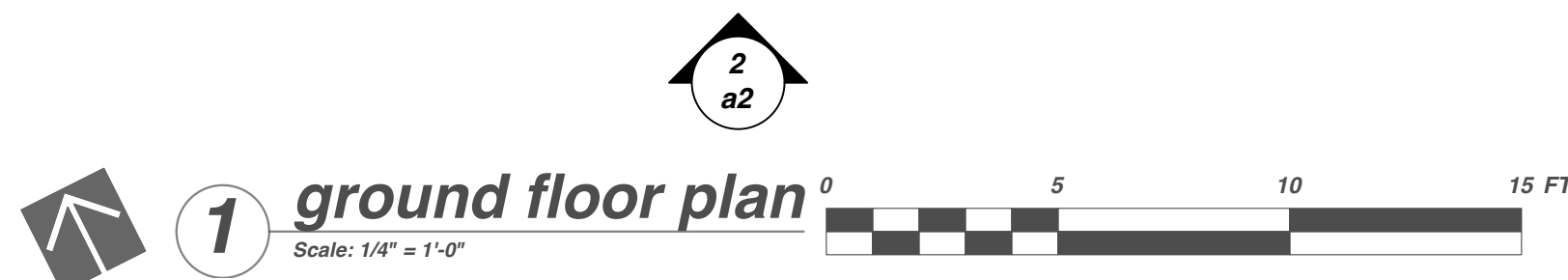
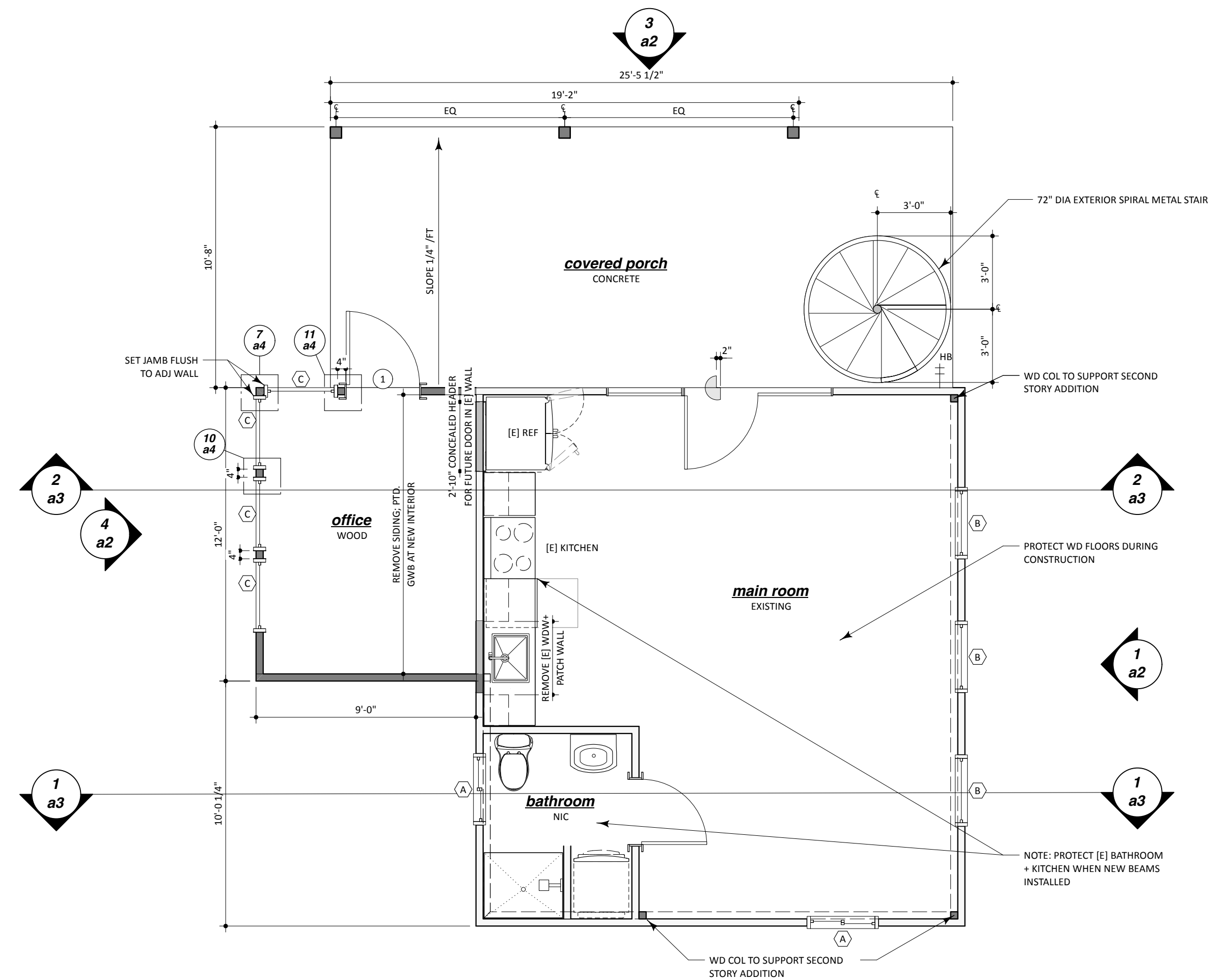


2 east perspective



3 west perspective

- general project notes**
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY.
 - IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, CONTRACTOR IS RESPONSIBLE FOR MAKING A REQUEST FOR INFORMATION (RFI) IN WRITING FROM THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK IN QUESTION OR OTHER RELATED WORK.
 - ALL WORK NOTED "BY OTHERS" OR "NIC" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR OR HIS/HER SUBCONTRACTORS, AND IS NOT TO BE PART OF THE CONTRACT SUM.
 - ALL CONSTRUCTION IS TO COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS (CITY, STATE AND NATIONAL).
 - CARE SHOULD BE TAKEN AT ALL TIMES TO PROTECT OWNER'S SITE AND PROPERTY. PROPERTY LINE AND FENCE MAY NOT BE ALIGNED.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL FEES AND PERMITS NECESSARY TO COMPLETE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS.
 - PROVIDE FIRESTOPPING IN THE FOLLOWING LOCATIONS, WHETHER SHOWN IN DRAWINGS OR NOT:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND AT THE CEILING AND FLOOR LEVELS.
 - AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
 - AT OPENINGS AROUND VENTS, PIPES, CHIMNEYS AND FIRE PLACES, AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATLS.
 - PROTECT ALL TREES WHICH ARE TO REMAIN. CONFIRM w/ OWNER PRIOR TO CONSTRUCTION.
 - DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
 - ALL DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTIONS OR DETAILS SHALL APPLY TO ALL SIM, SYMMETRICAL OR OPPOSITE HAND SECTIONS AND DETAILS.
 - PRIOR TO CONSTRUCTION, SUBMIT ALL ARCHITECTURAL SHOP DRAWINGS, SAMPLES AND PRODUCT INFORMATION TO ARCHITECT FOR REVIEW.
 - REFER TO OWNER'S LEGAL PLAT SURVEY FOR FURTHER INFORMATION REGARDING "IRON RODS FOUND" AND "BASE CORNERS".
 - REFER TO OWNER'S SURVEY REGARDING SPECIAL FLOOD HAZARD AREAS (BY FEMA) AND OTHER FLOOD PLAIN INFORMATION NOT DESCRIBED IN THE SITE PLAN DRAWING.

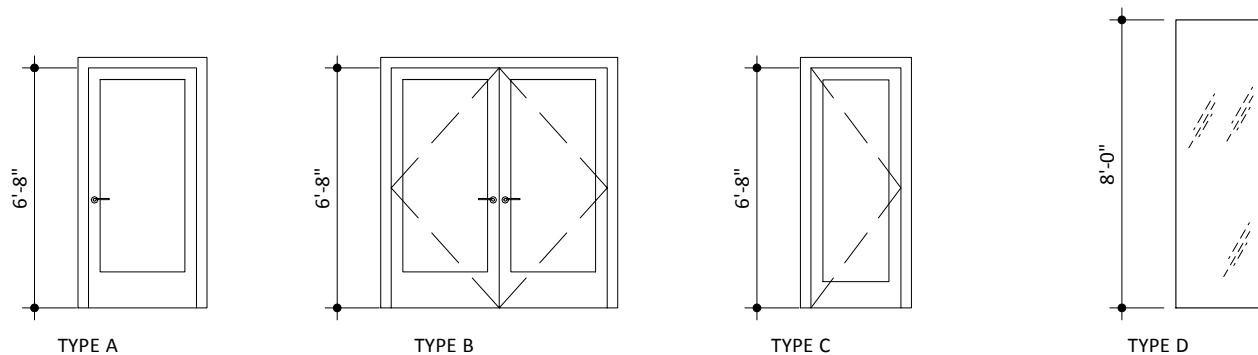


door schedule

KEY	WIDTH	HEIGHT	TYPE	TYPE	LEAF THICKNESS	MFR.	MODEL	MAT'L	FINISH	HARDWARE	NOTES
1	3'-0"	6'-8"	Swing Simple	A	Glass 1 3/4"	MARVIN	ELEVATE	WOOD INT / ULTREX EXT	PTD INT/WHITE EXT	1	
2	6'-0"	6'-8"	Swing Bi-part	B	Glass 1 3/4"	MARVIN	ELEVATE	WOOD INT / ULTREX EXT	PTD INT/WHITE EXT	1	
3	3'-0"	6'-8"	Swing Simple	A	Glass 1 3/4"	MARVIN	ELEVATE	WOOD INT / ULTREX EXT	PTD INT/WHITE EXT	1	
4	2'-6"	6'-8"	Swing Simple	C	Panel 1 3/8"	TRUSTILE	TS1000-SS-C	COMP.	PTD.	2,3	
5	2'-6"	6'-8"	Swing Simple	C	Panel 1 3/8"	TRUSTILE	TS1000-SS-C	COMP.	PTD.	2,3	
6	2'-4"	7'-0"	Swing Simple	D	Glass 3/8"	CUSTOM	—	GLASS	TEMPERED	4	TEMPERED GLASS SHOWER DOOR

door hardware
1 MFR HARDWARE + WEATHERSTRIPPING
2 LEVER-STYLE PRIVACY SET
3 DOOR STOP
4 SHOWER DOOR HANDLE HINGE

door types

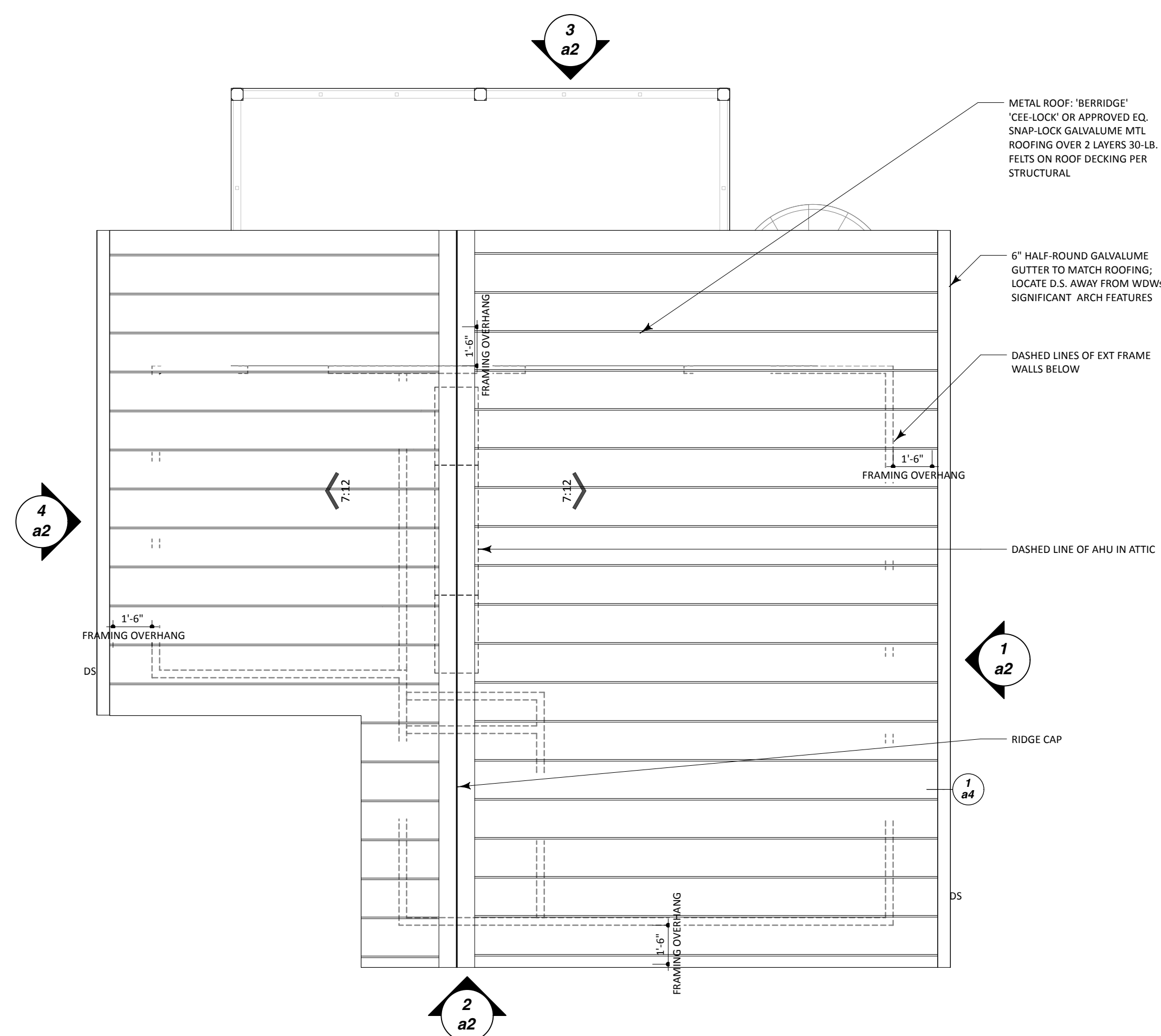
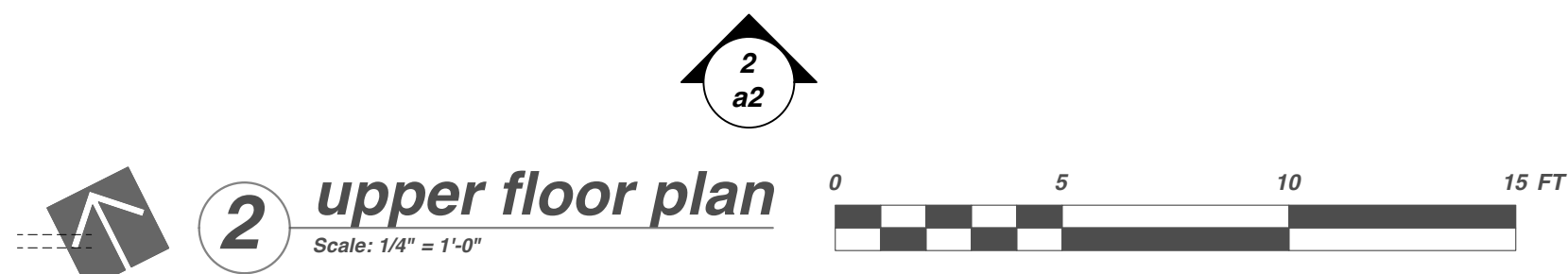
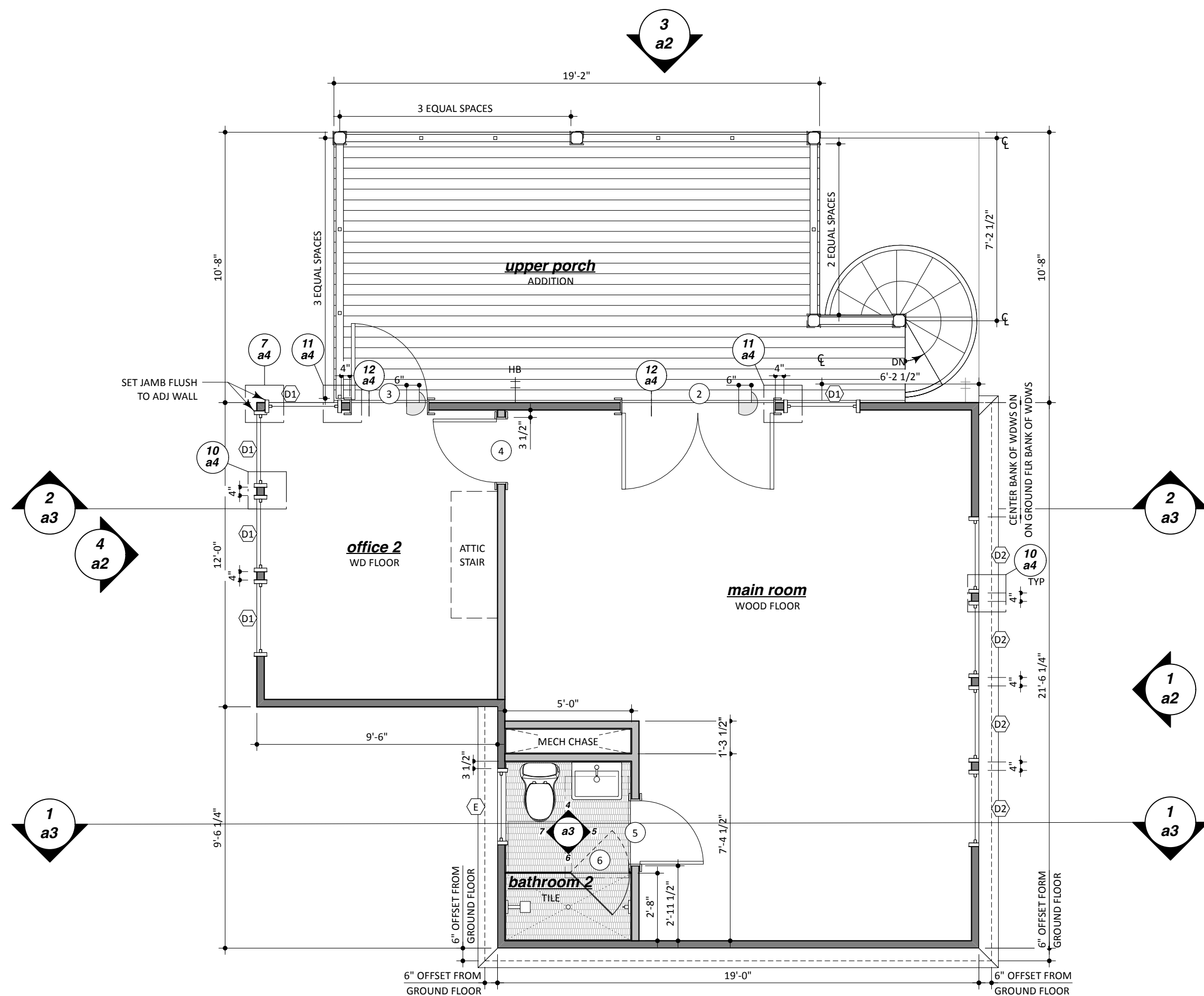
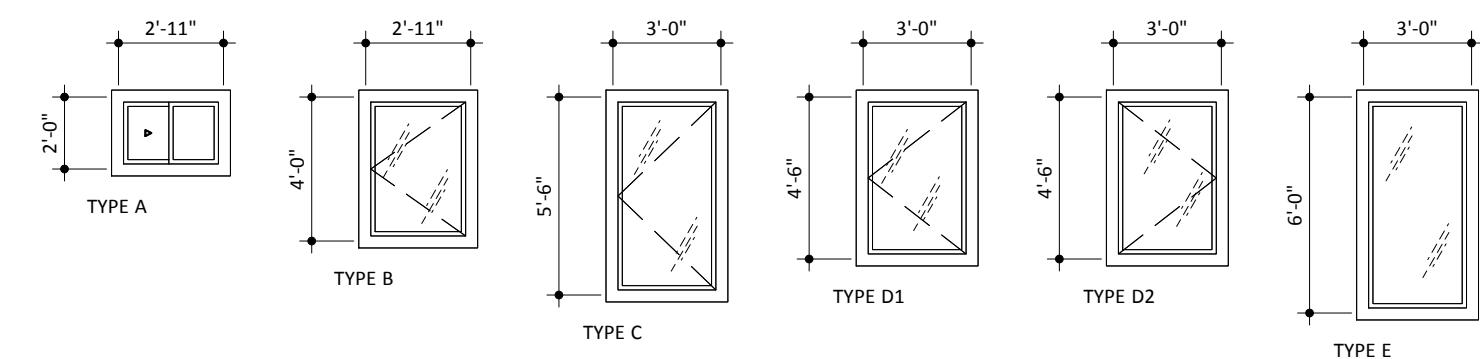


window schedule

KEY	UNIT WIDTH	UNIT HEIGHT	HEAD HT. AFF	TYPE	MFR.	MODEL	FINISH	QTY.	NOTES
A	2'11"	2'0"	8'0"	Horizontal Slider	MARVIN	ESSENTIAL	2	REPLACE [E], SAME SIZE (VERIFY)	
B	2'11"	4'0"	8'0"	Casement	MARVIN	ESSENTIAL	3	REPLACE [E], SAME WIDTH (VERIFY)	
C	3'0"	5'6"	10'0"	Casement	MARVIN	ESSENTIAL	4		
D1	3'0"	4'6"	6'9"	Casement	MARVIN	ESSENTIAL	5		
D2	3'0"	4'6"	6'0"	Casement	MARVIN	ESSENTIAL	4		
E	3'0"	6'0"	12'0"	Fixed Glass	MARVIN	ESSENTIAL	1		

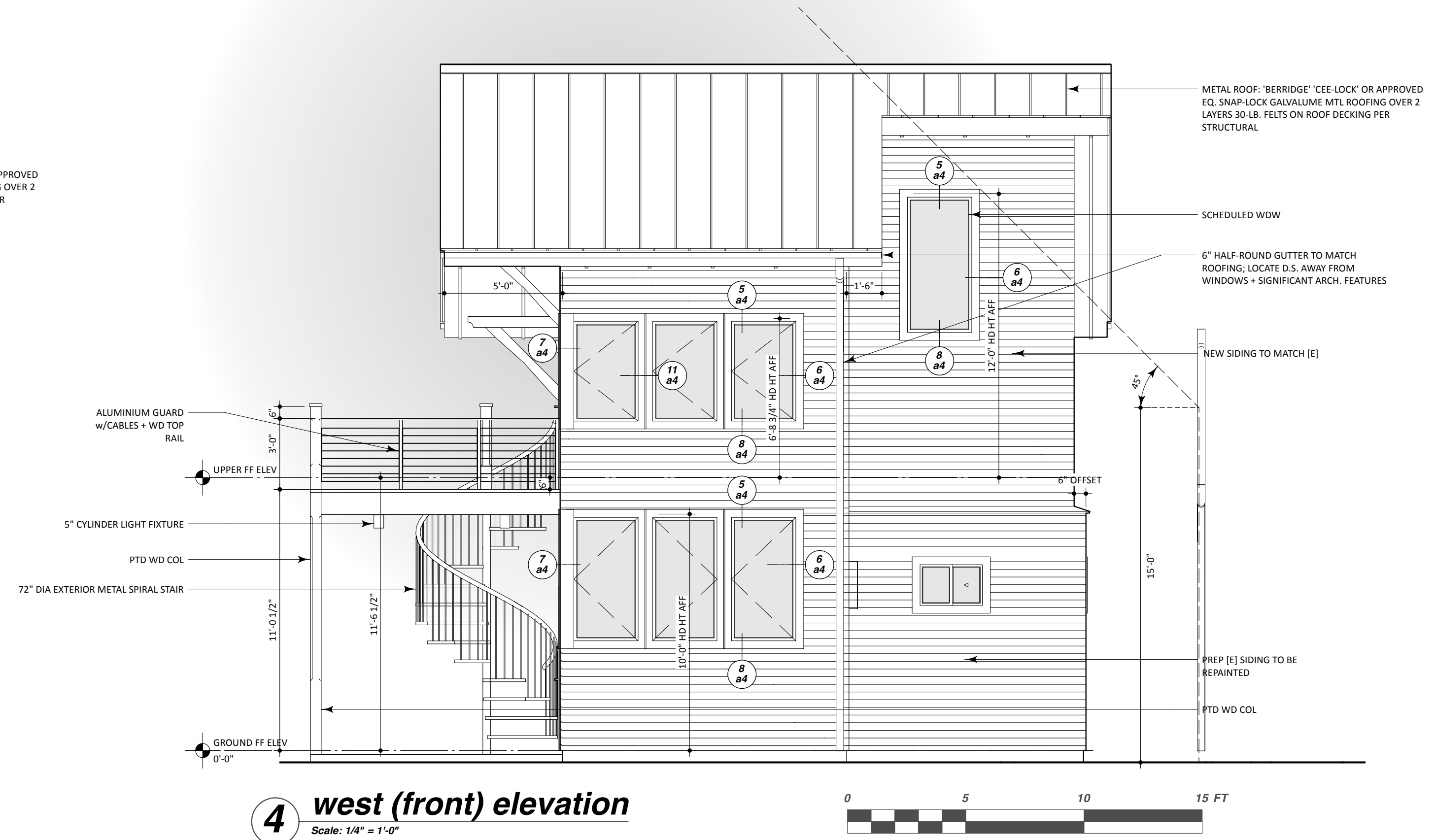
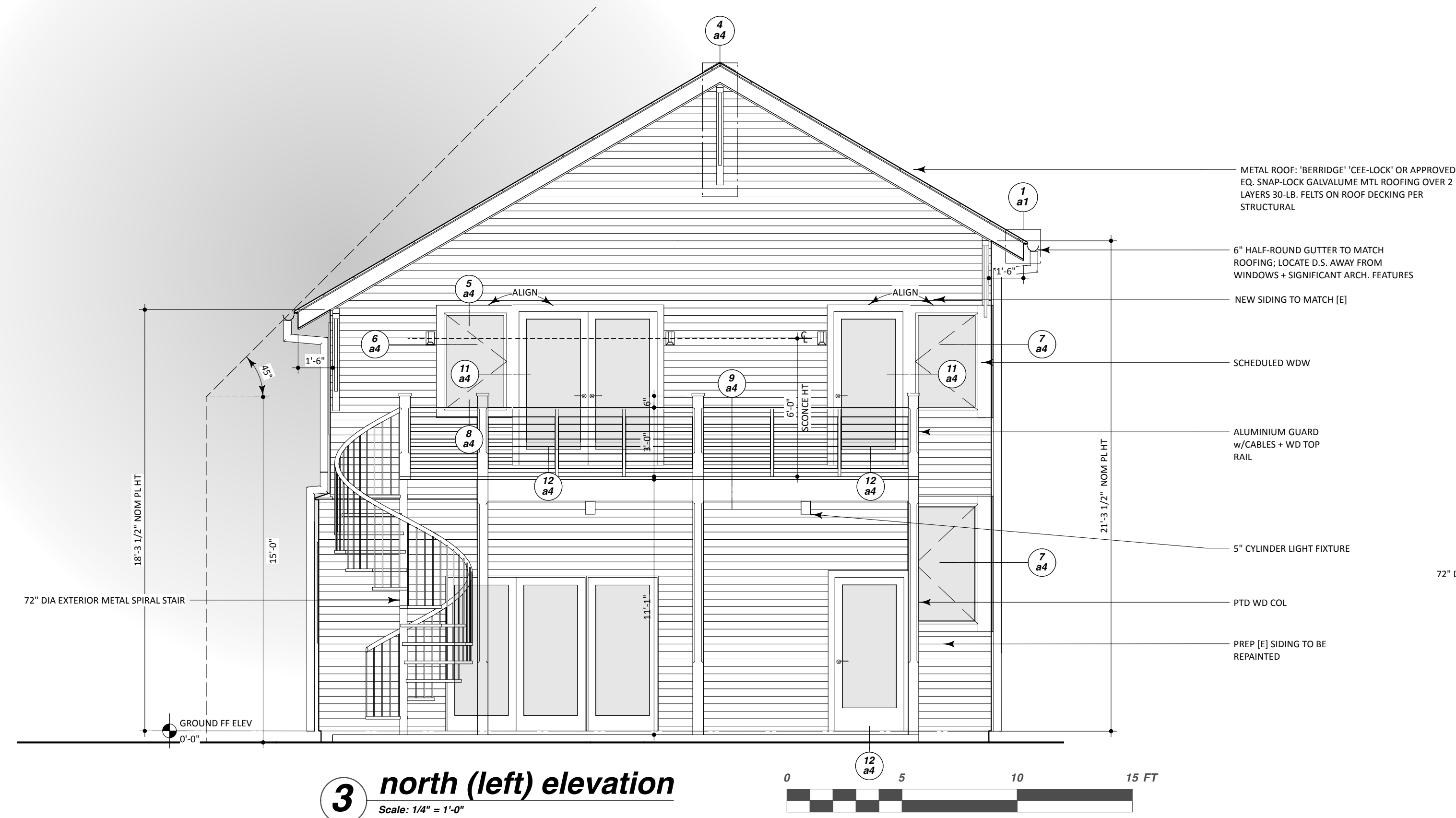
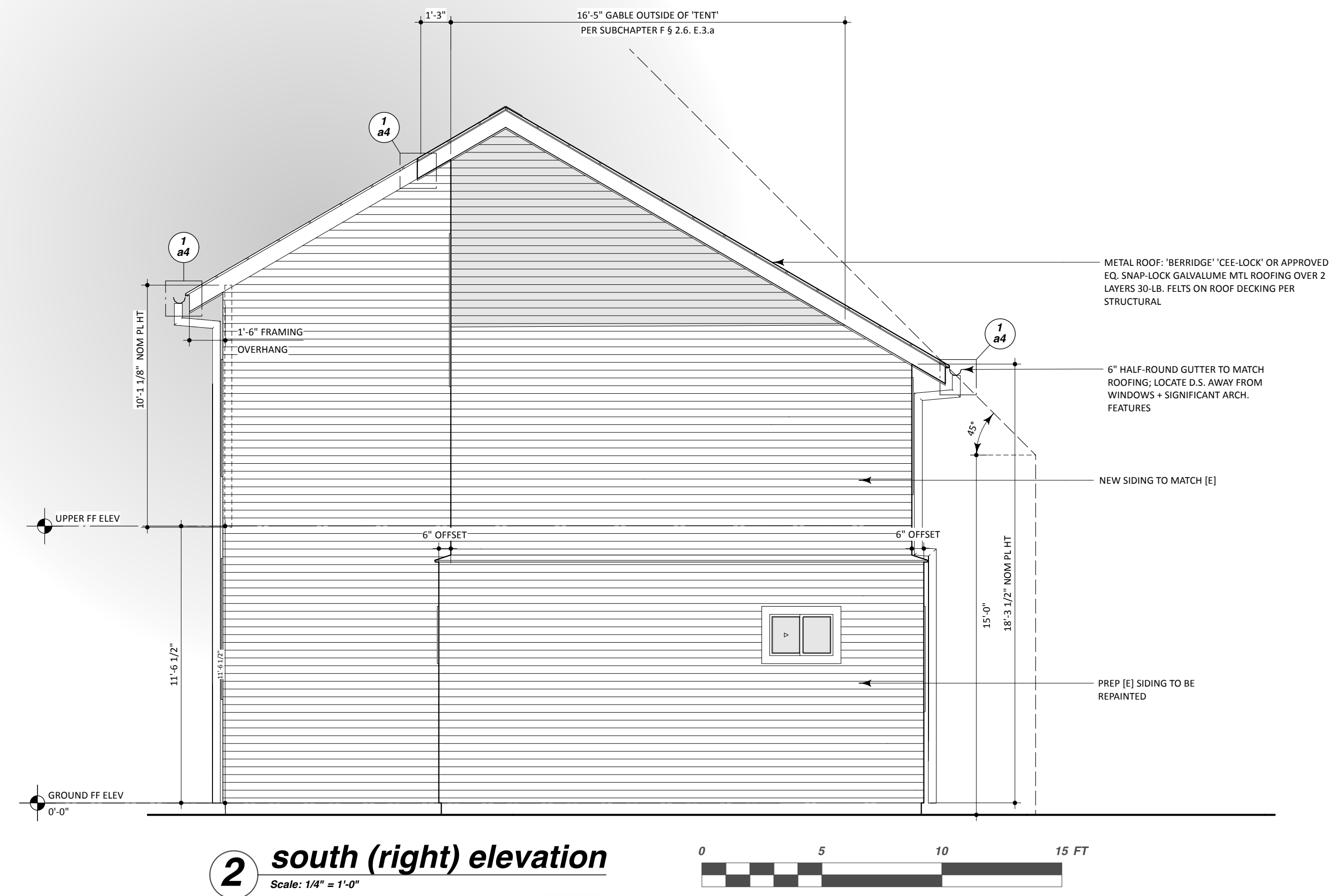
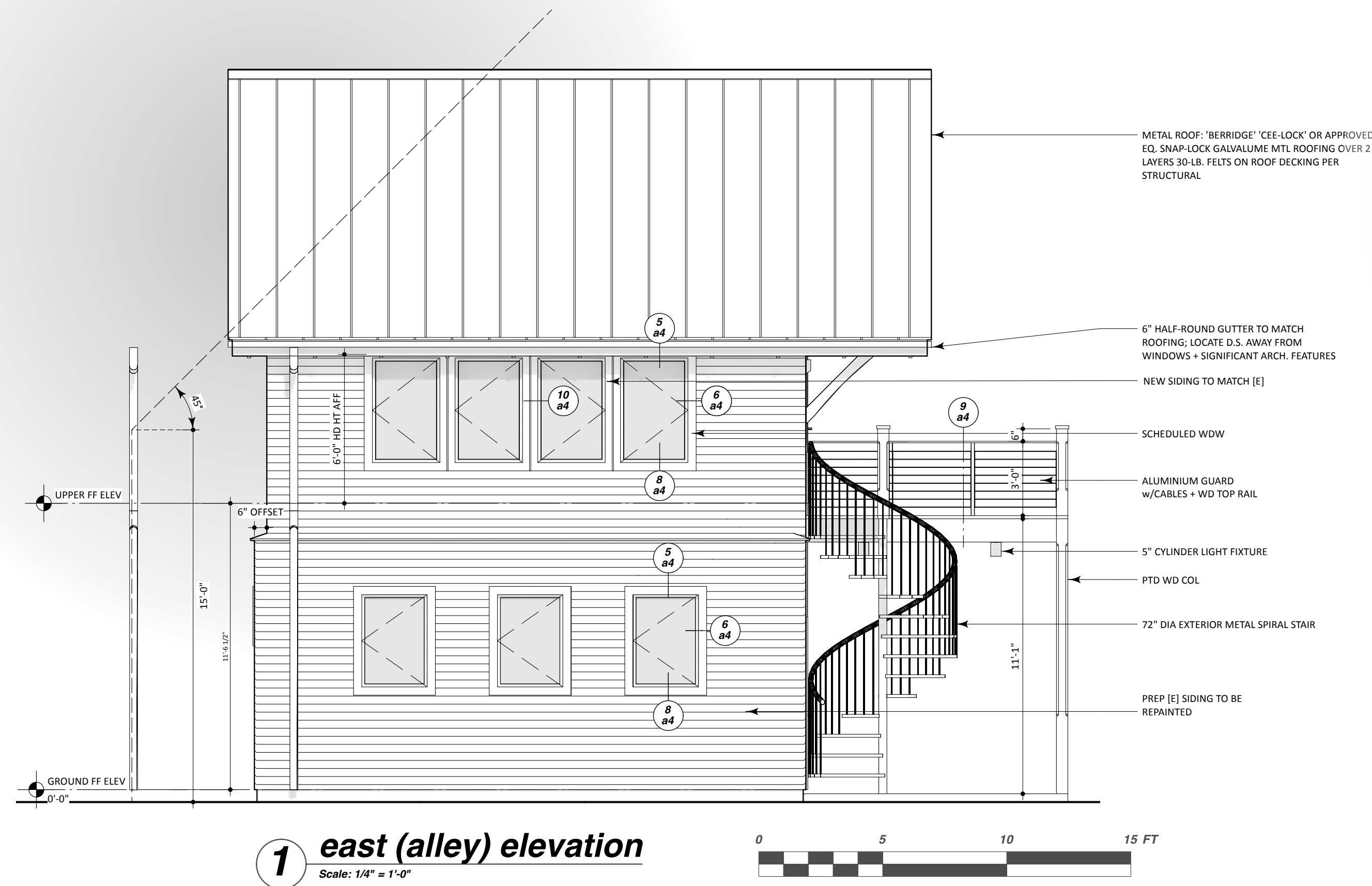
window notes
1 HEAD HEIGHTS ARE NOMINAL ABOVE FINISH FLOOR; ACCOUNT FOR SUBFLOOR AND FLOORING THICKNESS WHEN FRAMING HEADERS TO ENSURE CORRECT SILL HEIGHTS.
2 ADJUST HEAD HEIGHTS AS REQ'D TO ALIGN TOP TRIM WITH ADJACENT OR GANGED DOOR/WINDOW UNITS.
3 VERIFY FINAL UNIT AND ROUGH OPENING SIZES WITH MFR PRIOR TO FRAMING.
4 WHERE UNIT IS DRAWN FLUSH W/ADJ WALL OR C.G., INSTALL COMPLETED FLUSH PER DETAILS.
5 FULL DIVIDED LIGHT GRILLES WHERE SHOWN ON ELEVATIONS. PERMANENT GRILLES AT INTERIOR + EXTERIOR w/ALUM SPACER BETWEEN GLASS.
6 VERIFY EGRESS AT ALL BEDROOMS PRIOR TO ORDERING

window types



plan notes

- WALLS:** EXTERIOR WALL FINISH TO BE PTD. LAPPED FIBER CMT SIDING OVER 2 LAYERS BITUMINOUS FELT. ALL EXTERIOR WALLS TO BE 2x4, UNDO.
- SOFFITS:** ALL SOFFITS TO BE PAINTED SMOOTH FIBER CEMENT PANEL. NO PLASTIC H-STRIPS AT SEAMS; BUTT ALL PANELS TIGHTLY AND CAULK. NOTE BATTENS
- INSULATION:** PROVIDE OPEN CELL FOAM AT UNDERSIDE OF ROOF, INSIDE ATTIC GABLE WALLS, AND IN ALL EXTERIOR WALL CAVITIES TO MEET OR EXCEED AUSTIN CODE AND AEG8 RECOMMENDATIONS. FIBER GLASS BATTS AT ALL SOUND PROOFING LOCATIONS: AROUND BATHROOMS, TOILET ROOMS + MECHANICAL ROOMS.
- FOUNDATION:** CONCRETE SLAB ON GRADE PER STRUCTURAL.
- CLOSETS:** TRIM CARPENTRY. SHELVING PRIMED AND PAINTED.
- ALL DIMENSIONS** TO FACE OF FRAME U.N.O. ALL WINDOW + DOOR ROUGH OPENINGS ARE GIVEN ON SCHEDULES ON A2
- PLAN FLOOR HEIGHTS** ARE GIVEN TO TOP OF FINISH FLOOR.
- PLUMBING AND FLOOR DRAINS** NOT NECESSARILY INDICATED ON STRUCTURAL DRAWINGS; GC TO COORDINATE.



elevation notes

1. PROVIDE SHEATHING, WEATHER BARRIER, + EXTERIOR FINISH MATERIAL AS DETAILED ON SHEET A5.
2. INSTALL COMPOSITION SHINGLE.
ADD-ALTERNATE: ROOFING. STANDING SEAM METAL ROOFING
3. VERIFY ROUGH OPENING SIZES OF ALL SCHEDULED WDW/DOOR OPENINGS PRIOR TO ORDERING UNITS.