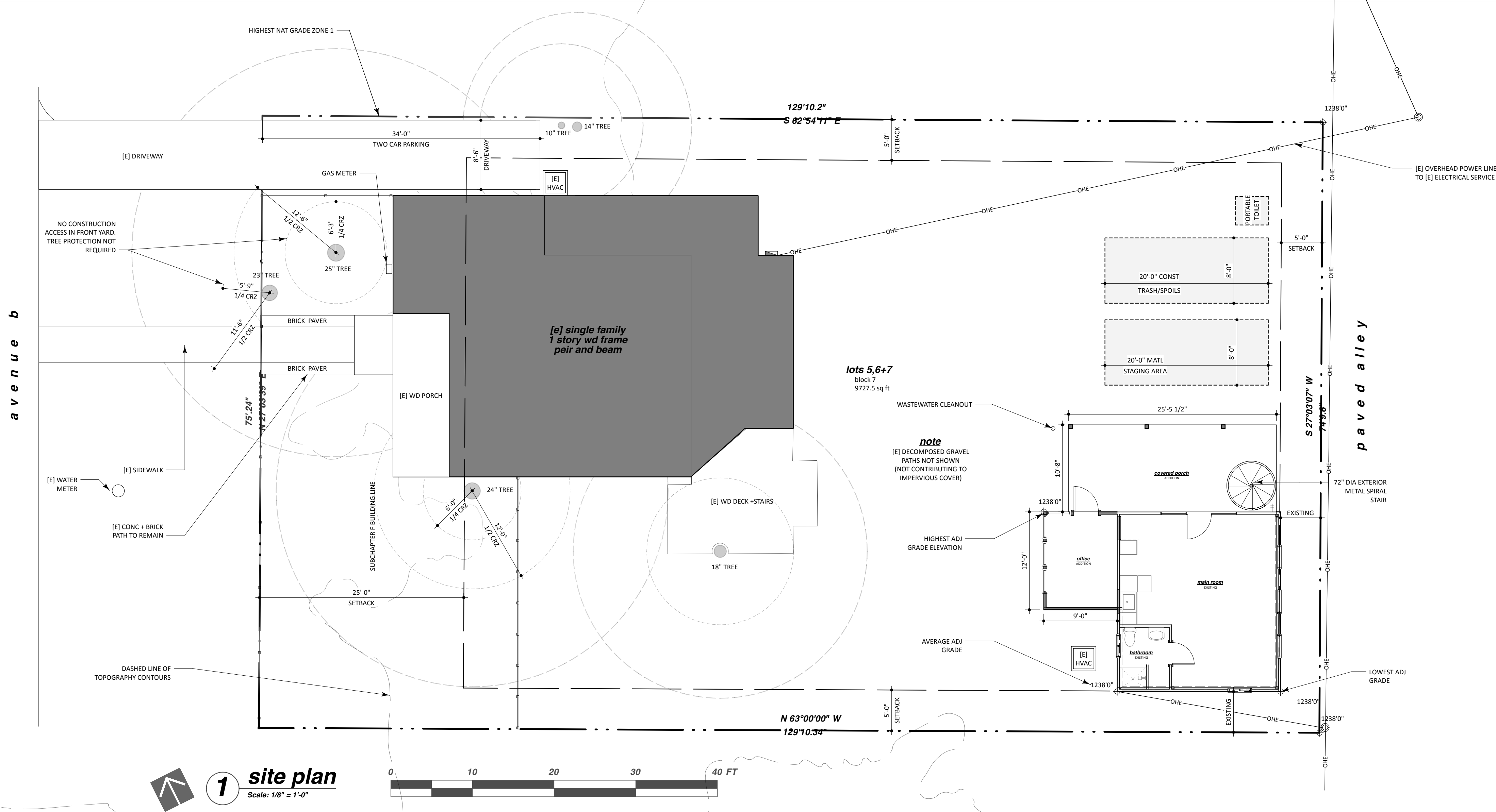




2 street perspective



3 east (alley) perspective



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"

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

- 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 SURVEY REGARDING "IRON RODS FOUND" AND "BASE CORNERS".
 - REFER TO OWNER'S SURVEY REGARDING SPECIAL FLOOD HAZARD AREAS (BY FEMA) AND OTHER FLOOD PLAN INFORMATION NOT DESCRIBED IN THE SITE PLAN DRAWING.

