

3 east (alley) perspective

sp 1 SITE PLAN; PERSPECTIVES; PROJECT NOTES 1/8"=1'-0" a 1 FLOOR PLANS + ROOF PLAN; DOOR + WINDOW SCHEDULES 1/4" = 1'-0" 1/4" = 1'-0" <u>S</u> 0

standard abbreviations

lai	iuai u abbi e	viali	Ulia
AFF	ABOVE FINISH FLOOR	JST	JOIST
ADU	ACCESSORY DWELLING UNIT	JNT	JOINT
ADDN	ADDITIONAL	LAM	LAMINATE
AS	ACCESSORY STRUCTURE	LAV	LAVATORY
AHU	AIR HANDLING UNIT	LB	POUND
ALUM	ALUMINUM	LT	LIGHT
AB	ANCHOR BOLT	M	MASTER
PPROX	APPROXIMATE	MAX	MAXIMUM
AVAIL	AVAILABLE	MATL	MATERIAL
ARCH	ARCHITECT; ARCHITECTURAL	MDF	MEDIUM DENSITY FIE
BIB	BLOWN-IN-BLANKET	MECH	MECHANICAL
BM	BEAM	MTL	METAL
BRG	BEARING	MFR	MANUFACTURER
BLKG	BLOCKING	MIN	MINIMUM
BD	BOARD	MIR	MIRROR
BLDG	BUILDING	MISC	MISCELLANEOUS
BL	BUILDING LINE	MR	MOISTURE-RESISTAN
BOS	BOTTOM OF STEEL	MTD	MOUNTED
CAB	CABINET	NIC	NOT IN CONTRACT

CANT CANTILEVER NOM NOMINAL CIRC CIRCUITS OC ON CENTER CJ CONTROL JOINT OHE OVERHEAD ELECTRIC OPNG OPENING

CL CENTERLINE OH OPPOSITE HAND, OVERHEAD CLG CEILING CLOS CLOSET OPP OPPOSITE CMT CEMENT COA CITY OF AUSTIN PLAM PLASTIC LAMINATE COL COLUMN PLMG PLUMBING COMP COMPOST CONC CONCRETE COND CONDENSOR PTD PAINTED CONTR CONTRACTOR

CONT CONTINUOUS R RADIUS; RISER CTR COUNTER RA RETURN AIR CRZ CRITICAL ROOT ZONE RCP REFLECTED CEILING PLAN CT CERAMIC TILE RD ROOF DRAIN D DRYER RE: REFER DET DETAIL REF REFERENCE DIA; ø DIAMETER REINF REINFORCEMENT DIM DIMENSION REQD REQUIRED

DN DOWN RM ROOM DS DOWNSPOUT RO ROUGH OPENING DWG DRAWING S4S SMOOTH FOUR SIDES DWR DRAWER SC SOLID CORE [E] EXISTING SCHED SCHEDULE EA EACH SA SUPPLY AIR EJ EXPANSION JOINT SECT SECTION ELEC ELECTRICAL SHLVS SHELVES

ELEV ELEVATION SHT SHEET EQ EQUAL SIM SIMILAR EQUIP EQUIPMENT SYM SYMMETRICAL EV ELECTRIC VEHICLE SP SPACE EXP EXPANSION SPEC SPECIFICATIONS EXT EXTERIOR S/S STAINLESS STEEL EXH EXHAUST FAN STD STANDARD FBR FIBER STL STEEL

FD FLOOR DRAIN STRUC STRUCTURAL FDN FOUNDATION SUSP SUSPENDED FIN FINISH TB TOWEL BAR FIXT FIXTURE THLD THRESHOLD TOIL TOILET FLR FLOOR FLUOR FLUORESCENT TOB TOP OF BEAM FTG FOOTING TOS TOP OF STEEL

TOW TOP OF WALL TPO THERMOPLASTIC POLYOLEFIN FV FIELD VERIFY FF FINISHED FLOOR TYP TYPICAL G GAS UNO UNLESS NOTED OTHERWISE GA GAUGE VEST VESTIBULE GALV GALVANIZED VER VERIFY

GEN GENERAL VERT VERTICAL GL GLASS; GLAZED U/C UNDERCOUNTER/UNDERCABINET GWB GYPSUM WALL BOARD U/G UNDERGROUND HB HOSE BIBB W WASHER HD HEAD w/ WITH HDW HARDWARE WD WOOD HORIZ HORIZONTAL

W/D WASHER/DRYER HOL HOLLOW WDW WINDOW HR HAND RAIL WH WATER HEATER W/R WATER RESISTANT HD HT HEAD HEIGHT WWM WELDED WIRE MESH INSUL INSULATE; INSULATION

general project notes

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND

DIMENSIONS FOR ACCURACY. 2. 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.

3. 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.

4. ALL CONSTRUCTION IS TO COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS (CITY, STATE AND 5. CARE SHOULD BE TAKEN AT ALL TIMES TO PROTECT OWNER'S

SITE AND PROPERTY. PROPERTY LINE AND FENCE MAY NOT BE 6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL FEES AND

PERMITS NECESSARY TO COMPLETE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS. 7. PROVIDE FIRESTOPPING IN THE FOLLOWING LOCATIONS, WHETHER SHOWN IN DRAWINGS OR NOT: A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS,

INCLUDING FURRED SPACES, AND AT THE CEILING AND FLOOR B) AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP

CEILINGS, COVE CEILINGS, ETC. C) AT OPENINGS AROUND VENTS, PIPES, CHIMNEYS AND FIRE PLACES, AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE

8. PROTECT ALL TREES WHICH ARE TO REMAIN. CONFIRM w/ OWNER PRIOR TO CONSTRUCTION. 9. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

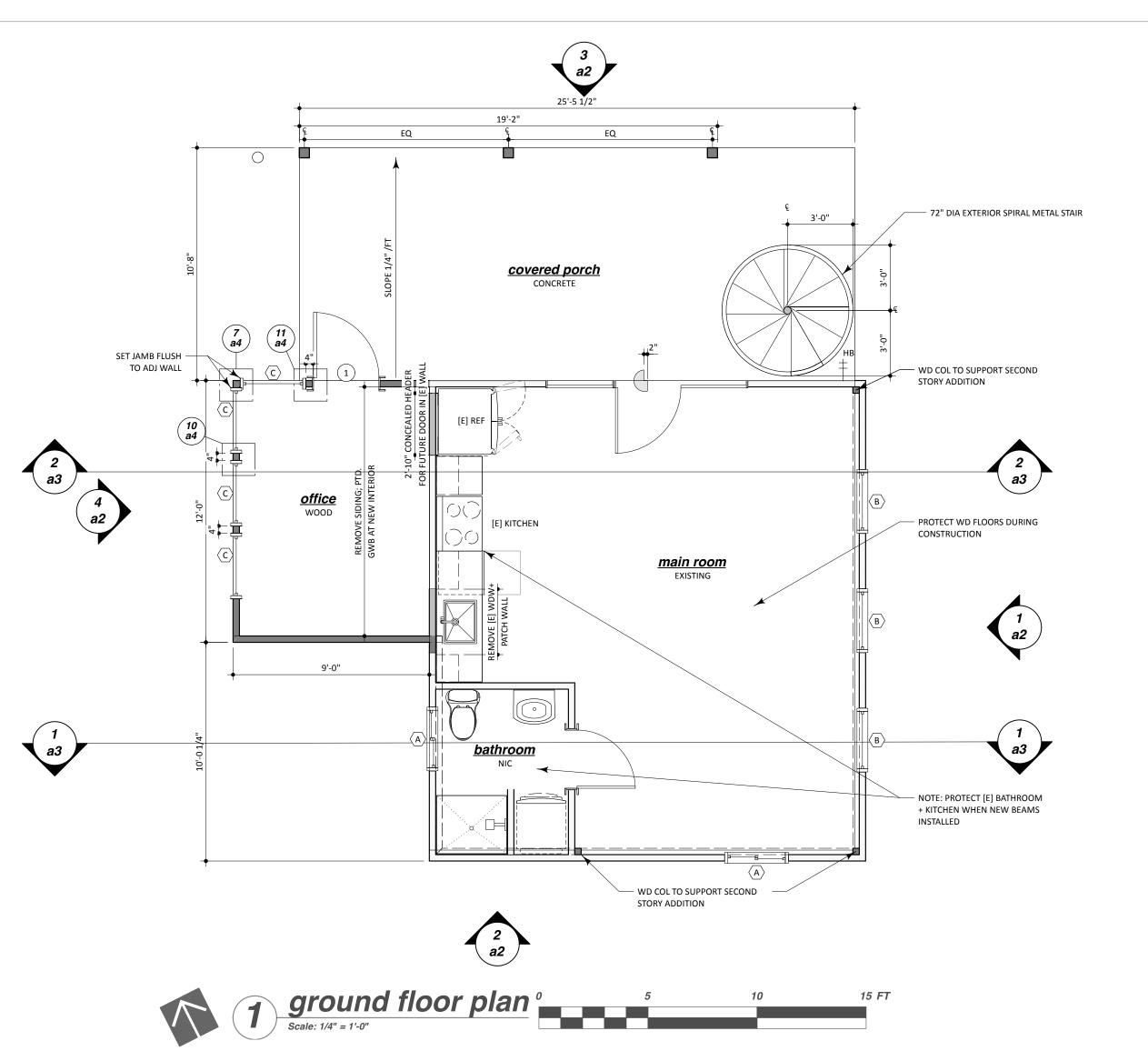
10. ALL DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTIONS OR DETAILS SHALL APPLY TO ALL SIM, SYMMETRICAL OR OPPOSITE HAND SECTIONS AND 11. PRIOR TO CONSTRUCTION, SUBMIT ALL ARCHITECTURAL SHOP

DRAWINGS, SAMPLES AND PRODUCT INFORMATION TO ARCHITECT FOR REVIEW. 12. REFER TO OWNER'S LEGAL PLAT SURVEY FOR FURTHER INFORMATION REGARDING "IRON RODS FOUND" AND "BASE

CORNERS". 13. REFER TO OWNER'S SURVEY REGARDING SPECIAL FLOOD HAZARD AREAS (BY FEMA) AND OTHER FLOOD PLAIN INFORMATION NOT DESCRIBED IN THE SITE PLAN DRAWING.

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2 street perspective



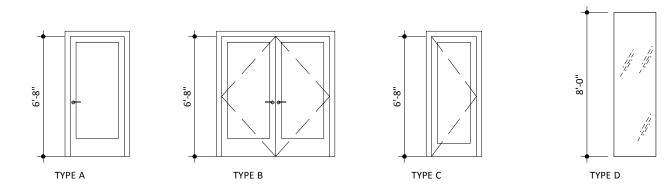
KEY	WIDTH	HEIGHT	ТҮРЕ	TYPE	LEAF	THICKNESS	MFR.	MODEL	MAT'L.	FINISH	HARDWARE	NOTES
1	3'0"	6'8"	Swing Simple	Α	Glass	1 3/4"	MARVIN	ELEVATE	WOOD INT / ULTREX EXT	PTD INT/WHITE EXT	1	
2	6'0"	6'8"	Swing Bi-part	В	Glass	1 3/4"	MARVIN	ELEVATE	WOOD INT / ULTREX EXT	PTD INT/WHITE EXT	1	
3	3'0"	6'8"	Swing Simple	Α	Glass	1 3/4"	MARVIN	ELEVATE	WOOD INT / ULTREX EXT	PTD INT/WHITE EXT	1	
4	2'6"	6'8"	Swing Simple	С	Panel	1 3/8"	TRUSTILE	TS1000-SS-C	COMP.	PTD.	2,3	
5	2'6"	6'8"	Swing Simple	С	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

door types

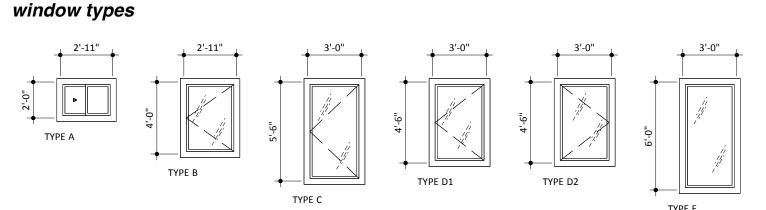


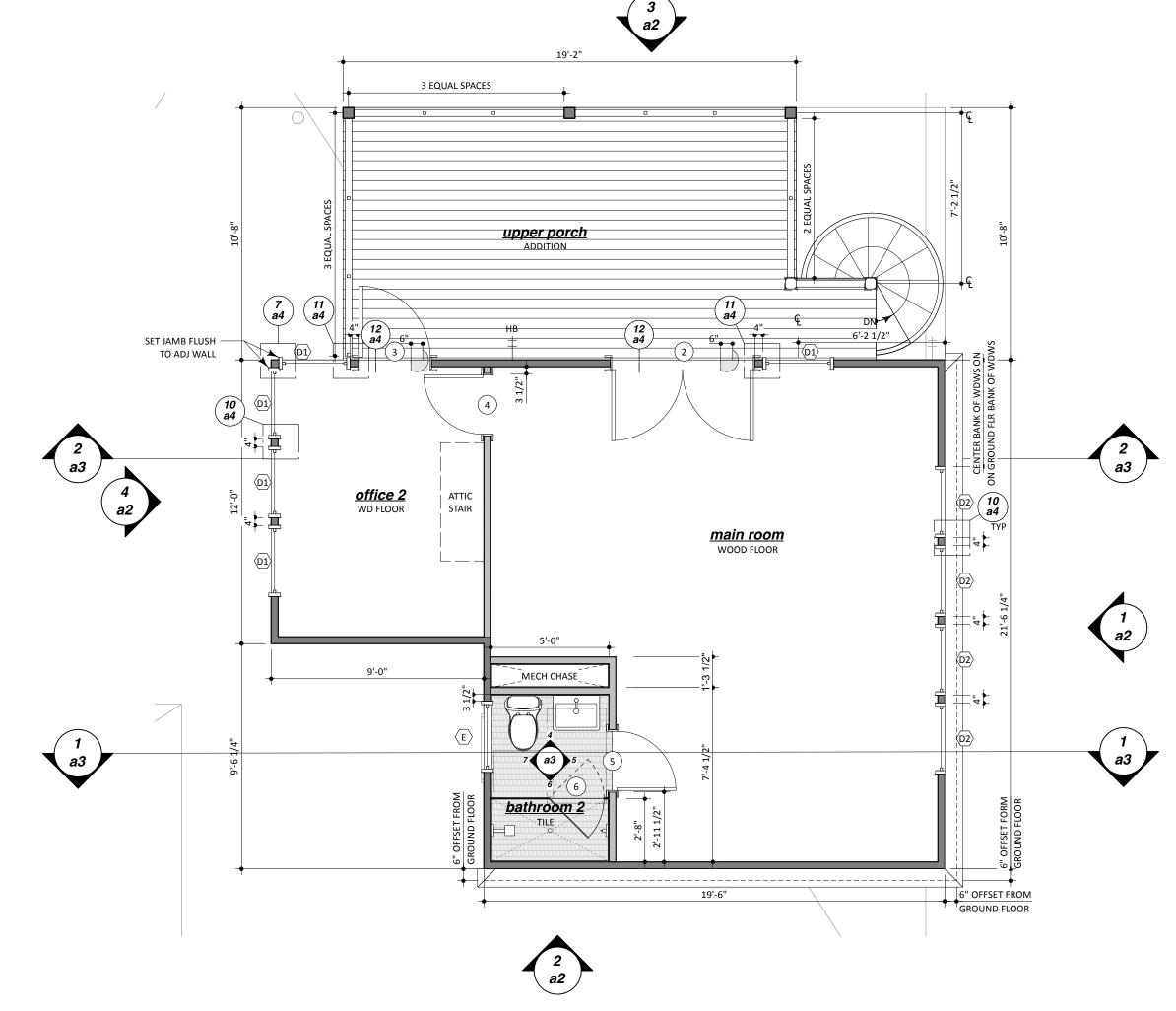
window schedule

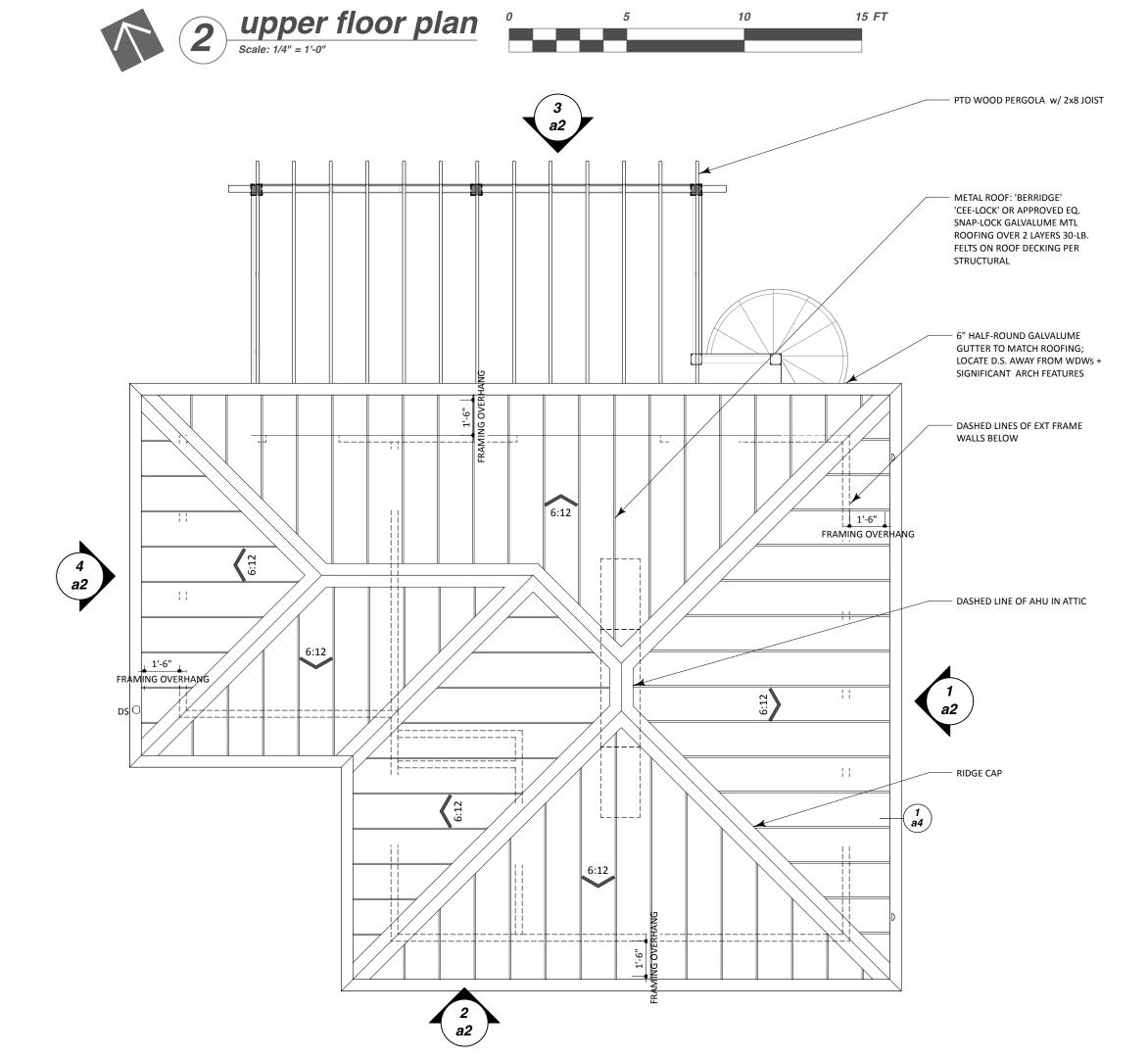
KEY	UNIT WIDTH	UNIT HEIGHT	HEAD HT. AFF	TYPE	MFR.	MODEL	FINISH	QTY.	NOTES
Α	2'11"	2'0"	8'0"	Horizontal Slider	MARVIN	ESSENTIAL		2	REPLACE [E], SAME SIZE (VERIFY)
В	2'11"	4'0"	8'0"	Casement	MARVIN	ESSENTIAL		3	REPLACE [E], SAME WIDTH (VERIFY)
С	3'0"	5'6"	10'0"	Casement	MARVIN	ESSENTIAL		4	
D1	3'0"	4'6"	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 REQD 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 CLG, INSTALL COMPLETELY 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







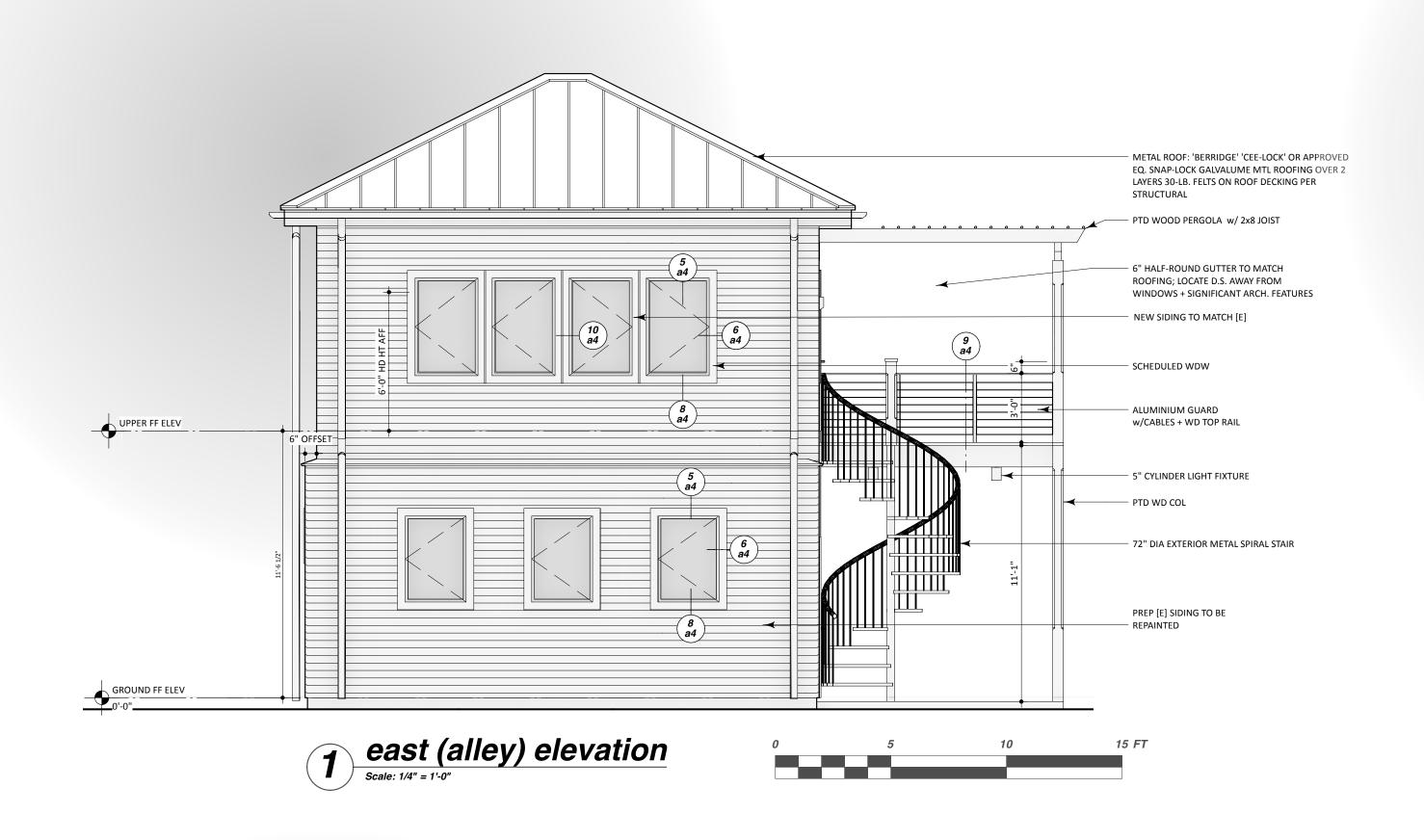
plan notes

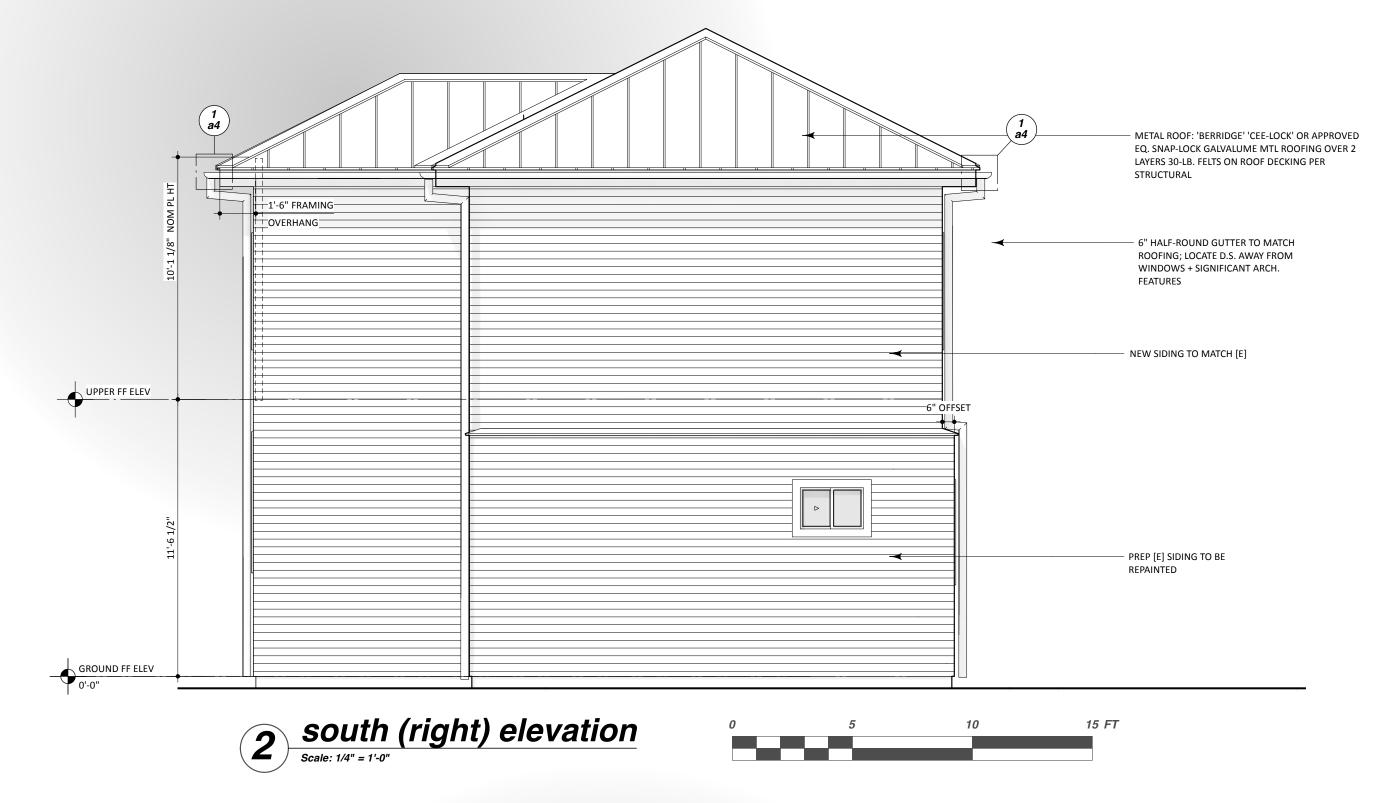
- . **WALLS**: EXTERIOR WALL FINISH TO BE PTD. LAPPED FIBER CMT SIDING OVER 2 LAYERS BITUMINOUS FELT. ALL EXTERIOR
- WALLS TO BE 2x4, UNO. 2. **SOFFITS:** ALL SOFFITS TO BE PAINTED SMOOTH FIBER CEMENT PANEL. NO PLASTIC H-STRIPS AT SEAMS; BUTT ALL PANELS TIGHTLY AND CAULK. NOTE BATTENS
- **INSULATION:** 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 AEGB RECOMMENDATIONS. FIBER GLASS BATTS AT ALL SOUND PROOFING LOCATIONS: AROUND BATHROOMS, TOILET ROOMS + MECHANICAL ROOMS.
- 4. **FOUNDATION:** CONCRETE SLAB ON GRADE PER STRUCTURAL. 5. **CLOSETS:** TRIM CARPENTRY. SHELVING PRIMED AND PAINTED. METAL CLOSET RODS SOCKETS AND INTERMEDIATE BRACES.
- 6. ALL **DIMENSIONS** TO FACE OF FRAME U.N.O. ALL WINDOW + DOOR ROUGH OPENINGS ARE GIVEN ON SCHEDULES ON A2

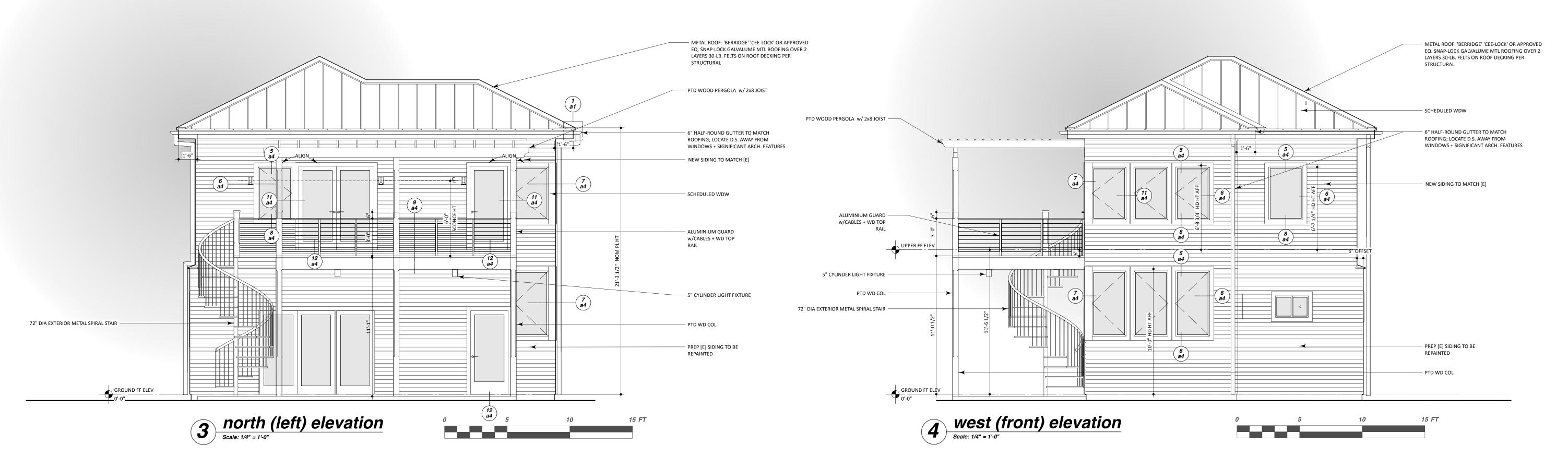
7. **PLAN FLOOR HEIGHTS** ARE GIVEN TO TOP OF FINISH FLOOR. 8. **PLUMBING AND FLOOR DRAINS** NOT NECESSARILY INDICATED ON STRUCTURAL DRAWINGS; GC TO COORDINATE.











elevation notes

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

ADD-ALTERNATE:ROOFING.STANDING SEAM METAL ROOFING

ide 4411b avenue

a