



ADMINISTRATIVE CONSTRUCTION PROCEDURES FOR GENERAL CONTRACTORS

REQUESTS FOR INFORMATION (RFIs)

IMMEDIATELY ON DISCOVERY OF THE NEED FOR ADDITIONAL INFORMATION OR INTERPRETATION OF THE CONTRACT DOCUMENTS, CONTRACTOR SHALL PREPARE AND SUBMIT AN RFI FORM TO THE ARCHITECT VIA EMAIL.

CONTENT OF THE RFI FORM: INCLUDE A DETAILED, LEGIBLE DESCRIPTION OF ITEM NEEDING INFORMATION OR INTERPRETATION AND THE FOLLOWING:

1. PROJECT NAME
2. PROJECT NUMBER
3. DATE
4. NAME OF ARCHITECT
5. RFI NUMBER, NUMBERED SEQUENTIALLY
6. RFI SUBJECT: EMAIL SUBJECT LINE TO MATCH RFI SUBJECT
7. CONTRACTOR'S SUGGESTED RESOLUTION, IF CONTRACTOR'S SUGGESTED RESOLUTION IMPACTS THE CONTRACT TIME OR THE CONTRACT SUM, CONTRACTOR SHALL STATE IMPACT IN THE RFI
8. CONTRACTOR'S SIGNATURE
9. ATTACHMENTS: INCLUDE SKETCHES, DESCRIPTIONS, MEASUREMENTS, PHOTOS, PRODUCT DATA, SHOP DRAWINGS, COORDINATION DRAWINGS, AND OTHER INFORMATION NECESSARY TO FULLY DESCRIBE ITEMS NEEDING INTERPRETATION. INCLUDE DIMENSIONS, THICKNESSES, STRUCTURAL GRID REFERENCES, AND DETAILS OF AFFECTED MATERIALS, ASSEMBLIES, AND ATTACHMENTS ON ATTACHED SKETCHES.

RFI FORMS: AIA DOCUMENT G716 OR OTHER SOFTWARE-GENERATED FORM WITH SUBSTANTIALLY THE SAME CONTENT AS INDICATED ABOVE, ACCEPTABLE TO ARCHITECT.

ATTACHMENTS SHALL BE ELECTRONIC FILES IN ADOBE ADOBE PDF FORMAT.

ARCHITECT'S ACTION: ARCHITECT WILL REVIEW EACH RFI, DETERMINE ACTION REQUIRED, AND RESPOND TO CONTRACTOR. ALLOW 3 WORKING DAYS FOR ARCHITECT'S RESPONSE FOR EACH RFI. IF MORE URGENT, PLEASE CALL PROJECT MANAGER AFTER SENDING RFI VIA EMAIL. RFIs RECEIVED BY ARCHITECT AFTER 1:00 P.M. WILL BE CONSIDERED AS RECEIVED THE FOLLOWING WORKING DAY. ALLOW 24 HOURS FOR ANY ADDITIONAL FEEDBACK FROM RFI RESPONSE.

RFI LOG: PREPARE, MAINTAIN, AND SUBMIT A TABULAR LOG OF RFIs ORGANIZED BY THE RFI NUMBER.

CONSTRUCTION PHOTOGRAPHS

PRECONSTRUCTION PHOTOGRAPHS: BEFORE STARTING CONSTRUCTION, TAKE PHOTOGRAPHS OF PROJECT SITE AND SURROUNDING PROPERTIES, INCLUDING EXISTING ITEMS TO REMAIN DURING CONSTRUCTION, FROM DIFFERENT VANTAGE POINTS, AS DIRECTED BY ARCHITECT.

PERIODIC CONSTRUCTION PHOTOGRAPHS: TAKE A MINIMUM OF 20 PHOTOGRAPHS WEEKLY.

FINAL COMPLETION CONSTRUCTION PHOTOGRAPHS: TAKE 20 COLOR PHOTOGRAPHS AFTER DATE OF SUBSTANTIAL COMPLETION FOR SUBMISSION AS PROJECT RECORD DOCUMENTS. ARCHITECT WILL INFORM PHOTOGRAPHER OF DESIRED VANTAGE POINTS.

CONSTRUCTION SCHEDULE

CONTRACTOR SHALL PROVIDE A GHANTT CHART CONSTRUCTION SCHEDULE, SPECIFYING THE ESTIMATED TIMING OF ALL TRADES, TO THE ARCHITECT AND OWNER TO BE UPDATED MONTHLY AS CONSTRUCTION PROGRESSES.

SUBMITTAL PROCEDURES FOR GENERAL CONTRACTORS

1) SUBMIT THE FOLLOWING SUBMITTAL ITEMS TO THE ARCHITECT UNLESS SPECIFIED OTHERWISE AS INDICATED ON AN APPROVED SUBMITTAL SCHEDULE. SEND ELECTRONIC SUBMITTALS AS PDF ELECTRONIC FILES DIRECTLY TO ARCHITECT'S PROJECT MANAGER VIA EMAIL. ORDERS FROM MANUFACTURERS AND SUPPLIERS WITH A COVER SHEET CAN SUFFICE AS A SUBMITTAL. ARCHITECT WILL NOTIFY GC WITHIN 2 BUSINESS DAYS OF INITIAL EMAIL RECEIPT, IF ADDITIONAL INFORMATION IS NEEDED FOR A THOROUGH REVIEW.

- CONCRETE MIX SPECS
- TRUSS ENGINEERED DRAWINGS AS APPLICABLE
- EXTERIOR SHEATHING SPECS
- EXTERIOR VAPOR BARRIER/WATER PROOFING SPECS
- DOOR ORDER AND SPECS
- WINDOW ORDER AND SPECS
- EXTERIOR FINISH SPECS
- FIRE RATED ASSEMBLY SPECS IF APPLICABLE
- BUILDING SPRINKLERS LAYOUT DRAWINGS IF APPLICABLE
- PLUMBING FIXTURES SPECS
- LIGHTING FIXTURE SPECS
- FLOORING SPECS
- INTERIOR AND EXTERIOR PAINT SPECS
- CASEWORK SHOP DRAWINGS

2) NAME SUBMITTALS IN ALL CAPS AS FOLLOWS: DATE\_PROJECT NUMBER\_SUBMITTAL NAME\_TO ARCH  
EXAMPLE: 20220207\_20.59.ICON\_TOILET PART\_TO ARCH

3) PROCESSING TIME: ALLOW TIME FOR SUBMITTAL REVIEW, INCLUDING TIME FOR RESUBMITTALS, AS FOLLOWS. TIME FOR REVIEW SHALL COMMENCE ON ARCHITECT'S RECEIPT OF SUBMITTAL. NO EXTENSION OF THE CONTRACT TIME WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.

4) INITIAL REVIEW: ALLOW 5 DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL. ALLOW ADDITIONAL TIME IF COORDINATION WITH SUBSEQUENT SUBMITTALS IS REQUIRED. ARCHITECT WILL ADVISE CONTRACTOR WHEN A SUBMITTAL BEING PROCESSED MUST BE DELAYED FOR COORDINATION.

5) SEQUENTIAL REVIEW: WHERE SEQUENTIAL REVIEW OF SUBMITTALS BY ARCHITECT'S CONSULTANTS, OWNER, OR OTHER PARTIES IS INDICATED, ALLOW 9 BUSINESS DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL.

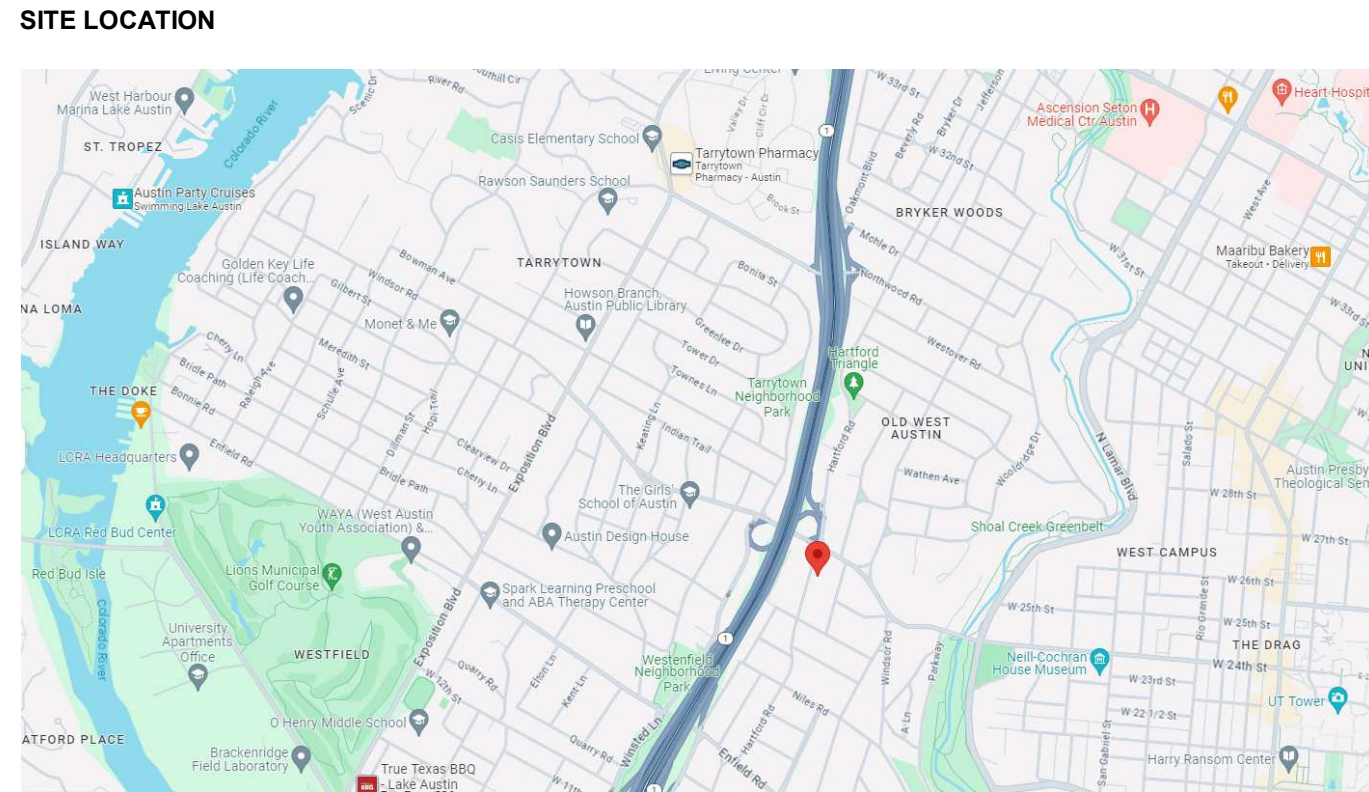
6) ALL SUBMITTALS TO BE DIGITAL UNLESS PHYSICAL SAMPLES SPECIFICALLY REQUIRED FOR FINISHES BY ARCHITECT OR INTERIOR DESIGNER.

7) OPTIONS: IDENTIFY OPTIONS REQUIRING SELECTION BY ARCHITECT.

8) SHOP DRAWINGS: PREPARE PROJECT-SPECIFIC INFORMATION, DRAWN ACCURATELY TO SCALE. DO NOT BASE SHOP DRAWINGS ON REPRODUCTIONS OF THE CONTRACT DOCUMENTS OR STANDARD PRINTED DATA

9) USE FOR CONSTRUCTION: RETAIN COMPLETE COPIES OF SUBMITTALS ON PROJECT SITE. USE ONLY FINAL ACTION SUBMITTALS THAT ARE MARKED WITH "NO EXCEPTIONS." NOTATION FROM ARCHITECT'S ACTION STAMP. ANY QUESTIONS REGARDING THESE PROCEDURES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT'S PROJECT MANAGER BEFORE COMMENCING WORK ON THE PROJECT

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ABBREVIATIONS	ABBREVIATIONS	ABBREVIATIONS	GENERAL NOTES1
A.C.T. ACOUSTICAL CEILING TILE	M.H. MANHOLE	T.B. TACK BOARD	1. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS AND SHALL BRING CONFLICTS TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES AND STANDARDS OF THE LOCAL BUILDING CODE AUTHORITY. IF PROJECT IS OUTSIDE OF A MUNICIPALITY, 2021 IRC AND 2021 IBC GOVERN. DIRECT ALL QUESTIONS REGARDING SUCH COMPLIANCE TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
A.D. AREA DRAIN	M.O. MASONRY OPENING	T.O.B. TOP OF (NOTED ELEMENT)	
A.F.F. ABOVE FINISHED FLOOR	M.PAN. METAL PANEL	T.O.S. TOP OF STEEL	2. WRITTEN DIMENSIONS GOVERN. ALL DIMENSIONS TO FACE OF STUD. U.N.O.. DO NOT SCALE DRAWINGS. NOTIFY THE ARCHITECT IN THE EVENT THAT REQUIRED DIMENSIONS ARE NOT GIVEN OR ARE IN CONFLICT WITH OTHER ANNOTATIONS.
A.H.U. AIR HANDLER UNIT	M.R.T. MOISTURE RESISTANT TREATED	T.O.S.C. TOP OF STRUCTURAL CONCRETE	
ABV. ABOVE	MAT. MATERIAL(S)	T.P.D. TOILET PAPER DISPENSER	3. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM DUE DILIGENCE INSPECTION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF A PROPOSAL. SUBMITTAL OF A PROPOSAL SHALL BE CONSIDERED CONFIRMATION THAT SUCH INSPECTION HAS BEEN MADE, AND NO FURTHER COMPENSATION SHALL BE DUE THE CONTRACTOR FOR CLAIMS ARISING AS A RESULT OF FAILURE TO PERFORM SUCH INSPECTION.
ADJ. ADJACENT	MAX. MAXIMUM	T.V. TELEVISION	
ALT. ALTERNATE	MECH. MECHANICAL	TECH. TECHNICAL	4. THE CONTRACTOR SHALL OBTAIN AND PAY FEES FOR ALL NECESSARY PERMITS, LICENSES, CERTIFICATES, TESTING, ETC. UNLESS AGREED UPON OTHERWISE IN WRITING WITH OWNER AND ARCHITECT.
ALUM. ALUMINUM	MEMB. MEMBRANE	TEL. TELEPHONE	
ANOD. ANODIZED	MFR. MANUFACTURE(R)	TLT. TOILET	5. FURNISH ALL NEW MATERIALS EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE. WARRANT ALL MATERIALS AND LABOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, OR THE DATE OF BENEFICIAL OCCUPANCY BY THE OWNER, WHICHEVER IS LATER. REPAIR OR REPLACE ALL WORK THAT IS DISCOVERED TO BE DEFECTIVE DURING THAT PERIOD.
APPROX. APPROXIMATE	MIN. MINIMUM	TOL. TOLERANCE	
ARCH. ARCHITECT / ARCHITECTURAL	MISC. MISCELLANEOUS	TRANS. TRANSPARENT	6. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES.
AUTO. AUTOMATIC	MOD. MODULAR	TRTD. TREATED	
B.L. BUILDING LINE	MTL. METAL	TYP. TYPICAL	7. THE CONTRACTOR SHALL PERFORM CUTTING AND PATCHING FOR ALL TRADES. CONFIRM LOCATIONS OF STRUCTURAL MEMBERS PRIOR TO CUTTING HOLES IN FLOORS OR ROOFS. DO NOT CUT HOLES IN STRUCTURAL MEMBERS BEFORE OBTAINING WRITTEN PERMISSION FROM THE STRUCTURAL ENGINEER OF RECORD.
BD. BOARD	MULL. MULLION	U.C. UNDERCOUNTER	
BLDG. BUILDING	MULT. MULTIPLE	U.N.O. UNLESS NOTED OTHERWISE	8. CONFIRM SIZES OF ALL OPENINGS REQUIRED FOR THE INSTALLATION OF ALL STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK AND EQUIPMENT PRIOR TO FRAMING OR CUTTING FOR INSTALLATION.
BLKG. BLOCKING	MW. MICROWAVE	W.F. WIRE FABRIC	
BM. BEAM	N. NORTH	W.I. WROUGHT IRON	9. REPAIR DAMAGE TO OR HOLES IN EXISTING PARTITIONS TO REMAIN ARISING FROM DEMOLITION OPERATIONS. PREPARE REPAIRED AREAS TO RECEIVE NEW SCHEDULED FINISHES.
BRK. BRICK	N.I.C. NOT IN CONTRACT	W.B. WIND BRACE	
BSMT. BASEMENT	N.R.C. NOISE REDUCTION COEFFICIENT	W.C. WATER CLOSET	10. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY BY THE OWNER.
BTW. BETWEEN	N.T.S. NOT TO SCALE	W.F. WIRE FABRIC	
C.G. CORNER GUARD	NOM. NOMINAL	W.I. WROUGHT IRON	11. IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR PROVIDES A COMPLETE, FUNCTIONING PROJECT INCLUDING ALL GENERAL MECHANICAL, ELECTRICAL, AND PLUMBING CONSTRUCTION REQUIRED TO FULFILL THAT INTENT. ALL ITEMS REQUIRED SHALL BE FURNISHED AND INSTALLED, REGARDLESS OF WHETHER OR NOT SHOWN ON THE DRAWINGS.
C.I.P. CAST IN PLACE	O.A. OVERALL	W.M. WOOD VENEER	
C.J. CONTROL JOINT	O.C. ON CENTER	W.W. WELDED WIRE MESH	12. PROVIDE RECORD DRAWINGS OF THE WORK AT THE CONCLUSION OF CONSTRUCTION. RECORD DRAWINGS MAY BE IN THE FORM OF TWO MARKED-UP COPIES OF CONSTRUCTION DOCUMENTS. DELIVER RECORD DRAWINGS TO THE ARCHITECT.
C.L. CENTER LINE	O.D. OUTSIDE DIAMETER	W.O. WITHOUT	
C.M.U. CONCRETE MASONRY UNIT(S)	O.F. OUTSIDE FACE	W.CT. WAINSCOT	13. ITEMS FURNISHED BY THE OWNER BUT INSTALLED BY THE CONTRACTOR ARE NOTED "O.F.C.I." (OWNER FURNISHED/CONTRACTOR INSTALLED). CONTRACTOR SHALL INCLUDE COST FOR INSTALLATION ONLY IN HIS PROPOSAL.
C.P. CEMENT PLASTER	O.F.C.I. OWNER FURNISHED CONTRACTOR INSTALLED	WD. WOOD	
C.T. CERAMIC TILE	O.F.O.I. OWNER FURNISHED OVERHEAD/OPPOSITE HAND	WD.B. WOOD BASE	14. ITEMS FURNISHED AND INSTALLED BY THE OWNER ARE NOTED "O.F.O.I." (OWNER FURNISHED/OWNER INSTALLED). CONTRACTOR SHALL NOT INCLUDE COSTS FOR FURNISHING OR INSTALLATION IN HIS PROPOSAL.
C.W. CURTAIN WALL	O.S.B. ORIENTED STRAND BOARD	WIN. WINDOW	
CAB. CABINET	OPP. OPPOSITE	WS. WATER STOP	15. ITEMS OR WORK NOT TO BE FURNISHED OR ACCOMPLISHED BY THE CONTRACTOR ARE NOTED "N.I.C." [NOT IN CONTRACT]
CLG. CEILING	ORIG. ORIGINAL		
CLR. CLEAR/CLEARANCE	P.C. PRECAST		16. "ALIGN" AS USED IN THESE DOCUMENTS, MEANS TO ALIGN THE FINISHED FACE OF ELEMENTS IN THE SAME PLANE.
COL. COLUMN	P.L. PROPERTY LINE		
CONC. CONCRETE	P.LAM. PLASTIC LAMINATE		17. "SIMILAR" OR "SIM" AS USED IN THESE DOCUMENTS MEANS THAT THE ITEM OR DETAIL REFERRED TO IS SUBSTANTIALLY THE SAME AS THE ITEM OR DETAIL REFERRED TO, WITH MINOR VARIATIONS THAT DO NOT AFFECT FUNCTION OR APPEARANCE.
CONT. CONTINUOUS/CONTINUE(D)	P.V.C. PORCELAIN TILE POLYVINYL CHLORIDE		
CPT. CARPET	PERF. PERFORATE(D)		18. "TYPICAL" OR "TYP." AS USED IN THESE DOCUMENTS MEANS THAT THE ITEM OR DETAIL REFERENCED IS THE SAME FOR ALL CONDITIONS OF A SIMILAR NATURE THROUGHOUT THE PROJECT, UNLESS NOTED OTHERWISE.
CTR. COUNTER	PERIM. PERIMETER		
D.S. DOWNSPOUT	PERP. PERPENDICULAR		19. DO NOT DISASSEMBLE SETS OF CONSTRUCTION DRAWINGS. DRAWINGS ARE INTERRELATED.
DBL. DOUBLE	PKG. PARKING		
DEMO. DEMOLITION	PL. PLATE		20. THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE ARCHITECT FOR ALL DOORS, WINDOWS, AND PLUMBING FIXTURES PRIOR TO ORDERING THESE MATERIALS FOR THE ARCHITECT'S REVIEW AND APPROVAL. IF THESE ITEMS ARE ORDERED PRIOR TO THE ARCHITECT'S REVIEW OF SUBMITTALS, THE CONTRACTOR ASSUMES SOLE RESPONSIBILITY TO VERIFY THAT NO CONFLICTS EXIST IN THE DRAWINGS.
DIA. DIAMETER	PLBG. PLUMBING		
DIAG. DIAGONAL	PLYWD. PLYWOOD		21. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL TAKEOFFS. THE ARCHITECT WILL NOT PERFORM TAKEOFFS AND ANY ROOM OR BUILDING AREAS SHOWN IN THE DRAWINGS ARE FOR PERMITTING ONLY.
DIM. DIMENSION	PNT. PAINTED		
DWG. DRAWING	POS. POSITIVE		
E. EAST	PREFAB. PREFABRICATE(D)		
E.J. EXPANSION JOINT	PREFIN. PRE-FINISHED		
E.W.C. ELECTRIC WATER COOLER	PRTN. PARTITION		
E.W.H. ELECTRIC WATER HEATER	PT. POINT		
EA. EACH	R. RADIUS		
EL. ELEVATION	R.A. RETURN AIR		
ELEC. ELECTRIC(AL)	R.B. RUBBER BASE		
ELEV. ELEVATOR	R.C.P. REFLECTED CEILING PLAN		
EMERG. EMERGENCY	R.D. ROOF DRAIN		
EQ. EQUAL	R.F. RUBBER FLOORING		
EQUIP. EQUIPMENT	R.H. RIGHT HAND		
EST. ESTIMATE/ESTIMATE D	R.O. ROUGH OPENING		
EXG. EXISTING	R.O.W. RIGHT OF WAY		
EXH. EXHAUST	REINFORCING BARS		
EXH.F. EXHAUST FAN	RECEP. RECEPTACLE		
EXT. EXTERIOR	REF. REFERENCE		
F.A.P. FIRE ALARM PULL	REFG. REFRIGERATOR		
F.C.O. FLOOR CLEAN OUT	REINF. REINFORCE(D)/REINFORCING		
F.D. FLOOR DRAIN	REQ. REQUIRED		
F.D.C. FIRE DEPARTMENT CONNECTION	RESIL. RESILIENT		
F.E. FIRE EXTINGUISHER	REVERSE (SIDE)/REVISE(D)		
F.E.C. FIRE EXTINGUISHER CABINET	RM. ROOM		
F.F. FINISHED FLOOR	RND. ROUND		
F.F.E. FINISHED FLOOR ELEVATION	S.S. STANDING SEAM		
F.W.P. FABRIC WRAPPED PANELS	S.M.S. SOLID SURFACE MATERIAL		
FAB. FABRIC	S.STL. STAINLESS STEEL		
FABR. FABRICATOR	S.T.C. SOUND TRANSMISSION CLASS		
FDN. FOUNDATION	S.V. SHEET VINYL		
FL. FLOOR	S.W.C. SPECIAL WALL COVERING		
FLEX. FLEXIBLE	SCHED. SCHEDULE(D)		
FLOUR. FLOUR	SCR. SCREEN		
G.C. GENERAL CONTRACTOR	SIDING		
G.F.C.I. GROUND FAULT CIRCUIT INTERRUPTER	SECT. SECTION		
GA. GAUGE	SHT. SHEET		
GALV. GALVANIZED	SHTG. SHEATHING		
GL. GLAZING	SIM. SIMILAR		
GP.BD. GYPSUM BOARD	SKYL. SKYLIGHT		
GR.BM. GRADE BEAM	SLV. SLEEVE		
H.B. HOSE BIB	SPEC. SPECIFICATION(S)		
H.C. HOLLOW CORE	SQ. SQUARE		
H.D. HEAVY DUTY	ST. STONE		
H.M. HOLLOW METAL	STA. STATION		
H.W. HOT WATER HEATER	STD. STANDARD		
HC. HANDICAP	STG. STORAGE		
HDR. HEADER	STL. STEEL		
HDW. HARDWARE	STRUC. STRUCTURE/STRUCTURAL		
HDWD. HARDWOOD	SUBST. SUBSTITUTE		
HORIZ. HORIZONTAL	SURF. SURFACE		
HT. HEIGHT	SUSP. SUSPENDED		
HVAC. HEATING VENTILATION AIR CONDITIONING	SYN. SYNTHETICAL		
I.D. INSIDE DIAMETER	SYS. SYSTEM		
I.F. INSIDE FACE	T&B TOP AND BOTTOM		
INS. INSULATE/INSULATION	T&G TONGUE AND GROOVE		
INT. INTERIOR	T. TREAD		
L.H. LEFT HAND			
L.L. LIVE LOAD			
LAB. LABORATORY			
LAM. LAMINATE(D)			
LAV. LAVATORY			
LDR. LADDER			
LNLT. LINTEL			
LOUV. LOUVER			
LT. LIGHT			
LTWT. LIGHTWEIGHT			

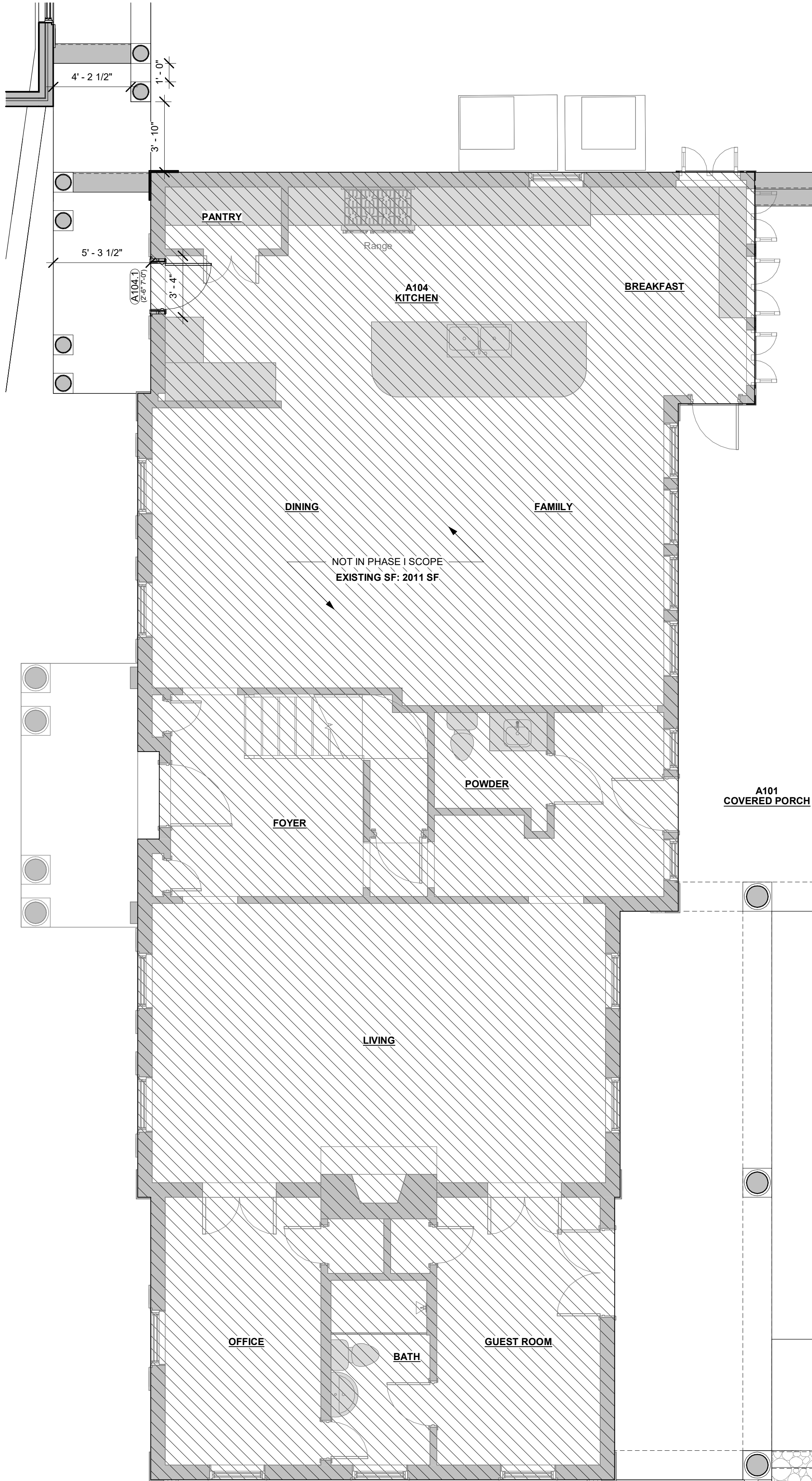
GENERAL NOTES		SHEET INDEX	
1. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS AND SHALL BRING CONFLICTS TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES AND STANDARDS OF THE LOCAL BUILDING CODE AUTHORITY. IF PROJECT IS OUTSIDE OF A MUNICIPALITY, 2021 IRC AND 2021 IBC GOVERN. DIRECT ALL QUESTIONS REGARDING SUCH COMPLIANCE TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.		0 - GENERAL A-000 COVER	
2. WRITTEN DIMENSIONS GOVERN. ALL DIMENSIONS TO FACE OF STUD, U.N.O. DO NOT SCALE DRAWINGS. NOTIFY THE ARCHITECT IN THE EVENT THAT REQUIRED DIMENSIONS ARE NOT GIVEN OR ARE IN CONFLICT WITH OTHER ANNOTATIONS.		1 - ARCHITECTURAL A-001 REFERENCE PLOT PLAN A-002 DEMO SITE PLAN A-003 SITE PLAN A-004 TREE PRESERVATION A-005 TREE MITIGATION A-006 EXISTING FLOOR PLAN A-007 EXISTING FLOOR PLAN A-008 DEMOLITION FLOOR PLAN A-009 DEMOLITION FLOOR PLAN A-010 REFERENCE PHOTOS A-011 EXHIBITS A-101 LEVEL 1 FLOOR PLAN A-102 LEVEL 2 FLOOR PLAN A-103 LEVEL 3 FLOOR PLAN A-104 GARAGE PLAN & RCP A-105 LEVEL 1 RCP A-106 LEVEL 2 RCP A-201 DEMO ELEVATIONS A-202 DEMO ELEVATIONS A-203 ELEVATIONS A-204 ELEVATIONS A-205 ELEVATIONS A-206 ELEVATIONS A-301 SECTIONS A-302 SECTIONS A-501 INTERIOR ELEVATIONS A-502 INTERIOR ELEVATIONS A-601 SCHEDULES & DIAGRAMS A-701 3D A-702 3D	
3. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM DUE DILIGENCE INSPECTION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF A PROPOSAL. SUBMITTAL OF A PROPOSAL SHALL BE CONSIDERED CONFIRMATION THAT SUCH INSPECTION HAS BEEN MADE, AND NO FURTHER COMPENSATION SHALL BE DUE THE CONTRACTOR FOR CLAIMS ARISING AS A RESULT OF FAILURE TO PERFORM SUCH INSPECTION.		2 - STRUCTURAL S-000 GENERAL NOTES S-10 MAIN HOUSE AND GARAGE FOUNDATION PLAN S-1.1 POOL AND POOL HOUSE FOUNDATION PLANS S-2.0 MAIN HOUSE LEVEL 2 FRAMING PLAN S-2.1 POOL HOUSE ROOF FRAMING PLAN S-3.0 MAIN HOUSE ROOF FRAMING PLAN S-3.1 LATERAL BRACING PLANS S-4.0 FOUNDATION DETAILS S-5.0 FRAMING DETAILS S-5.1 LATERAL BRACING DETAILS	
4. THE CONTRACTOR SHALL OBTAIN AND PAY FEES FOR ALL NECESSARY PERMITS, LICENSES, CERTIFICATES, TESTING, ETC., UNLESS AGREED UPON OTHERWISE IN WRITING WITH OWNER AND ARCHITECT.		DEFINITIONS - FLOOR AREA	
5. FURNISH ALL NEW MATERIALS EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE. WARRANT ALL MATERIALS AND LABOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, OR THE DATE OF BENEFICIAL OCCUPANCY BY THE OWNER, WHICHEVER IS LATER. REPAIR OR REPLACE ALL WORK THAT IS DISCOVERED TO BE DEFECTIVE DURING THAT PERIOD.		IBC 2021: BUILDING AREA: THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS EXCLUSIVE OF SHAFTS AND COURTS. AREAS NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. REF. IBC 2021 SEC. 202.	
6. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES.		IBC 2021: GROSS FLOOR AREA: THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS. THE THICKNESS OF INTERIOR WALLS AND OTHER PARTIAL FEATURES DOES NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS. REF. IBC 2021 SEC. 202.	
7. THE CONTRACTOR SHALL PERFORM CUTTING AND PATCHING FOR ALL TRADES. CONFIRM LOCATIONS OF STRUCTURAL MEMBERS PRIOR TO CUTTING HOLES IN FLOORS OR ROOFS. DO NOT CUT HOLES IN STRUCTURAL MEMBERS BEFORE OBTAINING WRITTEN PERMISSION FROM THE STRUCTURAL ENGINEER OF RECORD.		IBC 2021: GROSS LEASABLE AREA: THE TOTAL FLOOR AREA DESIGNED FOR TENANT OCCUPANCY AND EXCLUSIVE USE. MEASURED FROM THE CENTERLINES OF JOINT PARTITIONS TO THE OUTSIDE OF THE TENANT WALLS. INCLUDE ALL TENANT AREAS AND AREAS USED FOR STORAGE. REF. IBC 2021 SEC. 202.	
8. CONFIRM SIZES OF ALL OPENINGS REQUIRED FOR THE INSTALLATION OF ALL STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK AND EQUIPMENT PRIOR TO FRAMING OR CUTTING FOR INSTALLATION.		IBC 2021: NET FLOOR AREA: THE ACTUAL OCCUPIED AREA OF A BUILDING, UNLESS UNOCCUPIED ACCESSORY AREAS SUCH AS CORRIDORS, STAIRWAYS, RAMPS, TOILET ROOMS, MECHANICAL ROOMS AND CLOSETS. REF. IBC 2021 SEC. 202.	
9. REPAIR DAMAGE TO OR HOLES IN EXISTING PARTITIONS TO REMAIN ARISING FROM DEMOLITION OPERATIONS. PREPARE REPAIRED AREAS TO RECEIVE NEW SCHEDULED FINISHES.		COA: GROSS FLOOR AREA: TOTAL MEASURED AREA OF ALL FLOORS IN A BUILDING WITH A CLEAR HEIGHT OF MORE THAN SIX FEET, MEASURED TO THE OUTSIDE OF THE EXTERIOR WALLS. REF. IBC 2021 SEC. 202.	
10. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY BY THE OWNER.		DISCLAIMER: CALCULATIONS WERE DONE FROM REVIT DRAWINGS PRIOR TO BUILDING CONSTRUCTION AND DO NOT REFLECT CHANGES DURING CONSTRUCTION OR AS-BUILT CONDITIONS.	
11. IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR PROVIDES A COMPLETE, FUNCTIONING PROJECT INCLUDING ALL GENERAL, MECHANICAL, ELECTRICAL, AND PLUMBING CONSTRUCTION REQUIRED TO FULFILL THAT INTENT. ALL ITEMS REQUIRED SHALL BE FURNISHED AND INSTALLED, REGARDLESS OF WHETHER OR NOT SHOWN ON THE DRAWINGS.		DISCLAIMER: NOT UNCOMMON FOR A SITE MEASUREMENT AND CALCULATION BY ONE PARTY TO DIFFER FROM THE SAME MEASUREMENT AND CALCULATION BY ANOTHER PARTY. THE CALCULATION FOR AN AREA, RESULTING FROM SITE MEASUREMENT BY THE BUILDING OWNER OR MANAGER, IS DEEMED ACCURATE IF A RE-MEASUREMENT GIVES RESULT WITH VARIANCE OF TWO PERCENT (2%) OR LESS.	
12. PROVIDE RECORD DRAWINGS OF THE WORK AT THE CONCLUSION OF CONSTRUCTION. RECORD DRAWINGS MAY BE IN THE FORM OF TWO MARKED-UP COPIES OF CONSTRUCTION DOCUMENTS. DELIVER RECORD DRAWINGS TO THE ARCHITECT.		APPLICABLE CODES	
13. ITEMS FURNISHED BY THE OWNER BUT INSTALLED BY THE CONTRACTOR ARE NOTED "O.F.C.I." (OWNER FURNISHED/CONTRACTOR INSTALLED). CONTRACTOR SHALL INCLUDE COST FOR INSTALLATION ONLY IN HIS PROPOSAL.		1. INTERNATIONAL BUILDING CODE (IBC) 2021	
14. ITEMS FURNISHED AND INSTALLED BY THE OWNER ARE NOTED "O.F.O.I." (OWNER FURNISHED/OWNER INSTALLED). CONTRACTOR SHALL NOT INCLUDE COSTS FOR FURNISHING OR INSTALLATION IN HIS PROPOSAL.		2. INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2021	
15. ITEMS OR WORK NOT TO BE FURNISHED OR ACCOMPLISHED BY THE CONTRACTOR ARE NOTED "N.I.C." [NOT IN CONTRACT]		3. INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2021	
16. "ALIGN" AS USED IN THESE DOCUMENTS, MEANS TO ALIGN THE FINISHED FACE OF ELEMENTS IN THE SAME PLANE.		4. INTERNATIONAL FIRE CODE (IFC) 2021	
17. "SIMILAR" OR "SIM" AS USED IN THESE DOCUMENTS MEANS THAT THE ITEM OR DETAIL REFERENCED IS SUBSTANTIALLY THE SAME AS THE ITEM OR DETAIL REFERRED TO, WITH MINOR VARIATIONS THAT DO NOT AFFECT FUNCTION OR APPEARANCE.		5. INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) 2021	
18. "TYPICAL" OR "TYP." AS USED IN THESE DOCUMENTS MEANS THAT THE ITEM OR DETAIL REFERENCED IS THE SAME FOR ALL CONDITIONS OF A SIMILAR NATURE THROUGHOUT THE PROJECT, UNLESS NOTED OTHERWISE.		6. INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 (WITH COA AMENDMENTS)	
19. DO NOT DISASSEMBLE SETS OF CONSTRUCTION DRAWINGS. DRAWINGS ARE INTERRELATED.		7. INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPCS) 2018	
20. THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE ARCHITECT FOR ALL DOORS, WINDOWS, AND PLUMBING FIXTURES PRIOR TO ORDERING THESE MATERIALS FOR THE ARCHITECT'S REVIEW AND APPROVAL. IF THESE ITEMS ARE ORDERED PRIOR TO THE ARCHITECT'S REVIEW OF SUBMITTALS, THE CONTRACTOR ASSUMES SOLE RESPONSIBILITY TO VERIFY THAT NO CONFLICTS EXIST IN THE DRAWINGS.		8. INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (IWUIC) 2015	
21. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL TAKEOFFS. THE ARCHITECT WILL NOT PERFORM TAKEOFFS AND ANY ROOM OR BUILDING AREAS SHOWN IN THE DRAWINGS ARE FOR PERMITTING ONLY.		9. NATIONAL ELECTRICAL CODE (NEC) 2023	
		10. UNIFORM MECHANICAL CODE (UMC) 2021	
		11. UNIFORM PLUMBING CODE (UPC) 2021	



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1 FLOOR PLAN\_LEVEL 1  
1/4" = 1'-0"



3  
A-301

1  
A-301

1  
A-502

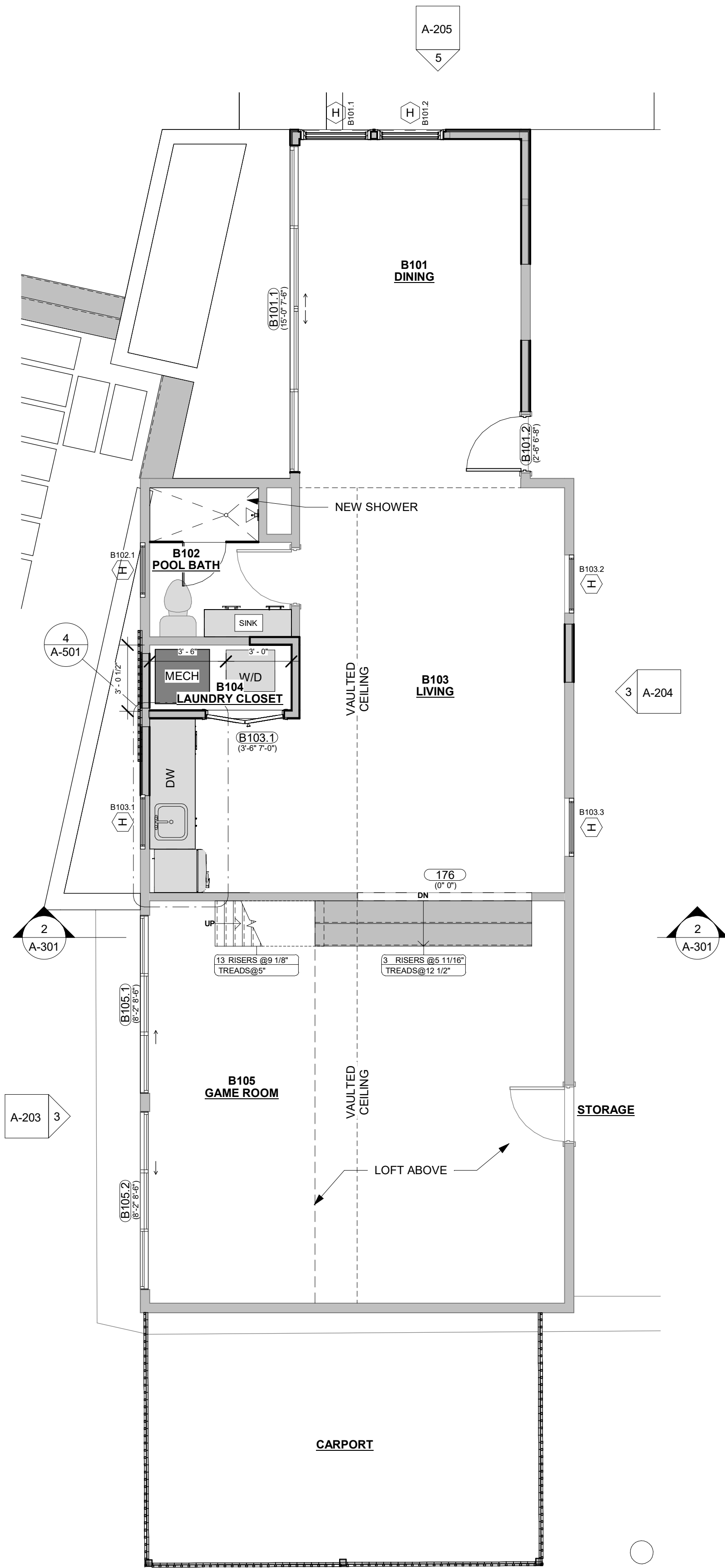
2  
A-205

2  
A-203

3  
A-205

3  
A-301

2 FLOOR PLAN\_LEVEL 1\_POOL HOUSE  
1/4" = 1'-0"

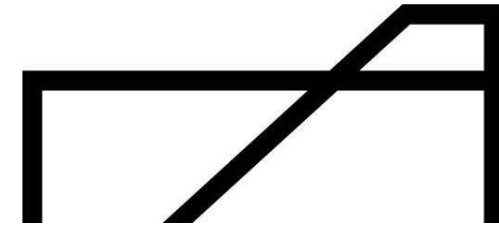


#### GENERAL NOTES - FLOOR PLAN

- WALL INSULATION TO BE MINIMUM R-20 OR OTHERWISE COMPLIANT W/ 2021 IECC TABLE C402.1.3.
- ROOF INSULATION TO BE MINIMUM OF R-38 OR OTHERWISE COMPLIANT W/ 2021 IECC TABLE C402.1.3. CLOSED CELL SPRAY FOAM RECOMMENDED WITH CODE COMPLIANT THERMAL/FIRE BARRIER. R-38 BATT REQUIRES 12" CAVITY. CONTRACTOR TO PROVIDE FURRING IF BATT INSULATION IS CHOSEN.
- FLOORS OVER UNCONDITIONED SPACE TO BE R-30 OR OR OTHERWISE COMPLIANT W/ 2021 IECC TABLE C402.1.3.
- WINDOWS TO HAVE MAXIMUM SHGC OF 0.25
- ALL INTERIOR WALL DIMENSIONS TO FACE OF STUD U.N.O.
- GYP SUM WALL BOARD TO BE 5/8" ON ALL WALLS.
- BUILDING ENVELOPE, VAPOR BARRIER, WATER PROOFING AND FLASHING TO BE COMPLIANT WITH 2021 IRC.
- VAPOR BARRIER AT ALL EXTERIOR WALLS. TAPE SEAMS AND AND ALL DOOR AND WINDOW OPENINGS. SELF ADHERING SHEET AIR BARRIER RECOMMENDED BY CARLISLE CCW-705 TDS OR SIMILAR.
- SMOKE DETECTORS MARKED "SD" TO BE COMPLIANT WITH CITY OF AUSTIN REQUIREMENTS. IN EACH SLEEPING ROOM, IN THE IMMEDIATE VICINITY OUTSIDE OF EACH SLEEPING ROOM. DEVICES SHALL BE HARD-WIRED AND INTERCONNECTED WITH BATTERY BACK-UP. REF. R314 LOCAL AMENDMENT.
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA AND IN THE IMMEDIATE VICINITY OF BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND DWELLING UNITS HAVING ATTACHED GARAGES. REF. R315 LOCAL AMENDMENT.
- PROVIDE SOLID PINE 1X6 WALL BASE, PNT.
- PROVIDE SOLID PINE 1X4 DOOR TRIMS, PNT.
- PROVIDE SOLID PINE 1X6 WINDOW SILLS, PNT.
- 1-1/8" FLOOR DECKING TO BE USED U.N.O.
- LIGHT SWITCHES AND CONTROLS MAX 48" A.F.F.
- OUTLETS MIN. 15" A.F.F EXCEPT FLOOR OUTLETS.
- ALL INTERIOR PARTITIONS ARE 4" WOOD STUDS W/ 1/2" GYP. BD. EACH SIDE U.N.O. WITH "6" TAG INDICATING A 6" WOOD STUD.
- ALL FLOORS OVER ENCLOSED PARKING AREAS TO BE 1 HR. FIRE RATED PER 2021 IRC.
- FIRE BLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION, PER IRC 2021 TABLE R302.1(1), IN THE FOLLOWING LOCATIONS:
  - CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUD OR STAGGERED STUDS, VERTICALLY AT CEILING AND FLOOR LEVELS. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10' - 0".
  - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS & COVE CEILINGS.
  - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
  - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
- FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
- FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
- ALL EXTERIOR WALLS TO BE 2X6 WALLS U.N.O.
- ALL WALLS WITH T.O.P. GREATER THAN OR EQUAL TO 10' ARE TO BE 2X6 WALLS U.N.O.
- ALL INTERIOR FULL HEIGHT TILE OR STUCCO WALLS TO LSL FRAMING

#### GENERAL NOTES - COA FLOOR PLAN

- VISITABLE BATHROOM TO HAVE 2X6 BLOCKING AT 34" A.F.F. AROUND ENTIRE BATHROOM EXCEPT AT LAVATORY.
- A VISITABLE ROUTE COMPLIANT WITH ORDINANCE NO. 20140130-021. 1/2" MAX BEVELED THRESHHOLD. MAX CROSS SLOPE OF 1:50.



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Austin Texas 78702  
512.337.9684  
info@loganarch.com

HARTFORD

2321 HARTFORD RD,  
AUSTIN, TX 78703

CLIENTS: WADE AND SARAH WEBSTER

No.	Description	Date



PERMIT SET

Project # 23.33.HARTFORD

Date 03.21.2024

LEVEL 1 FLOOR PLAN

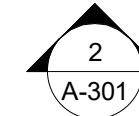
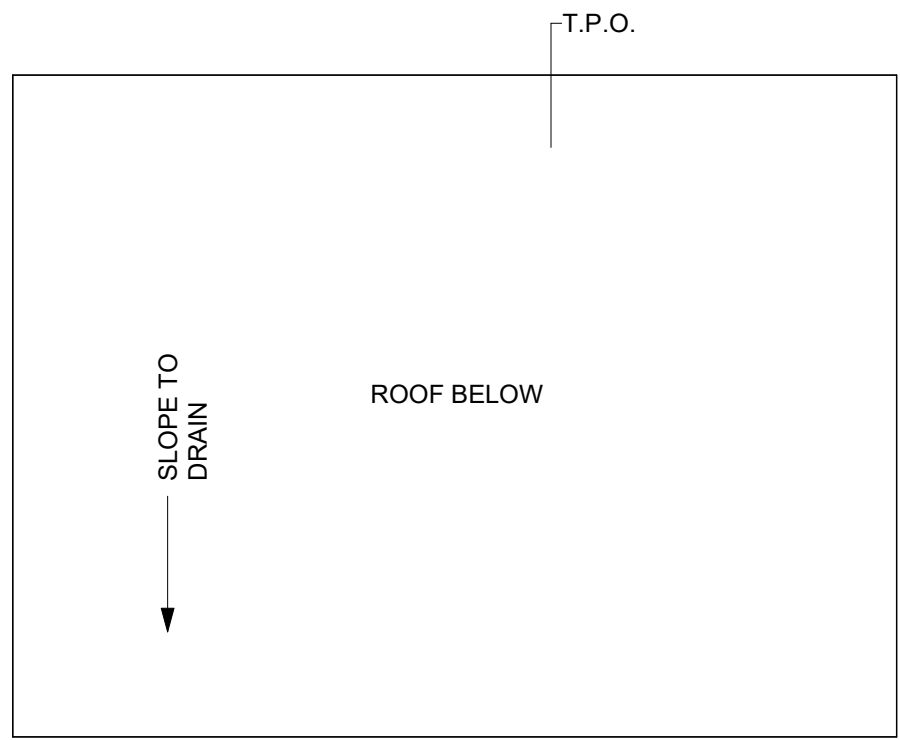
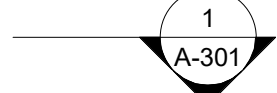
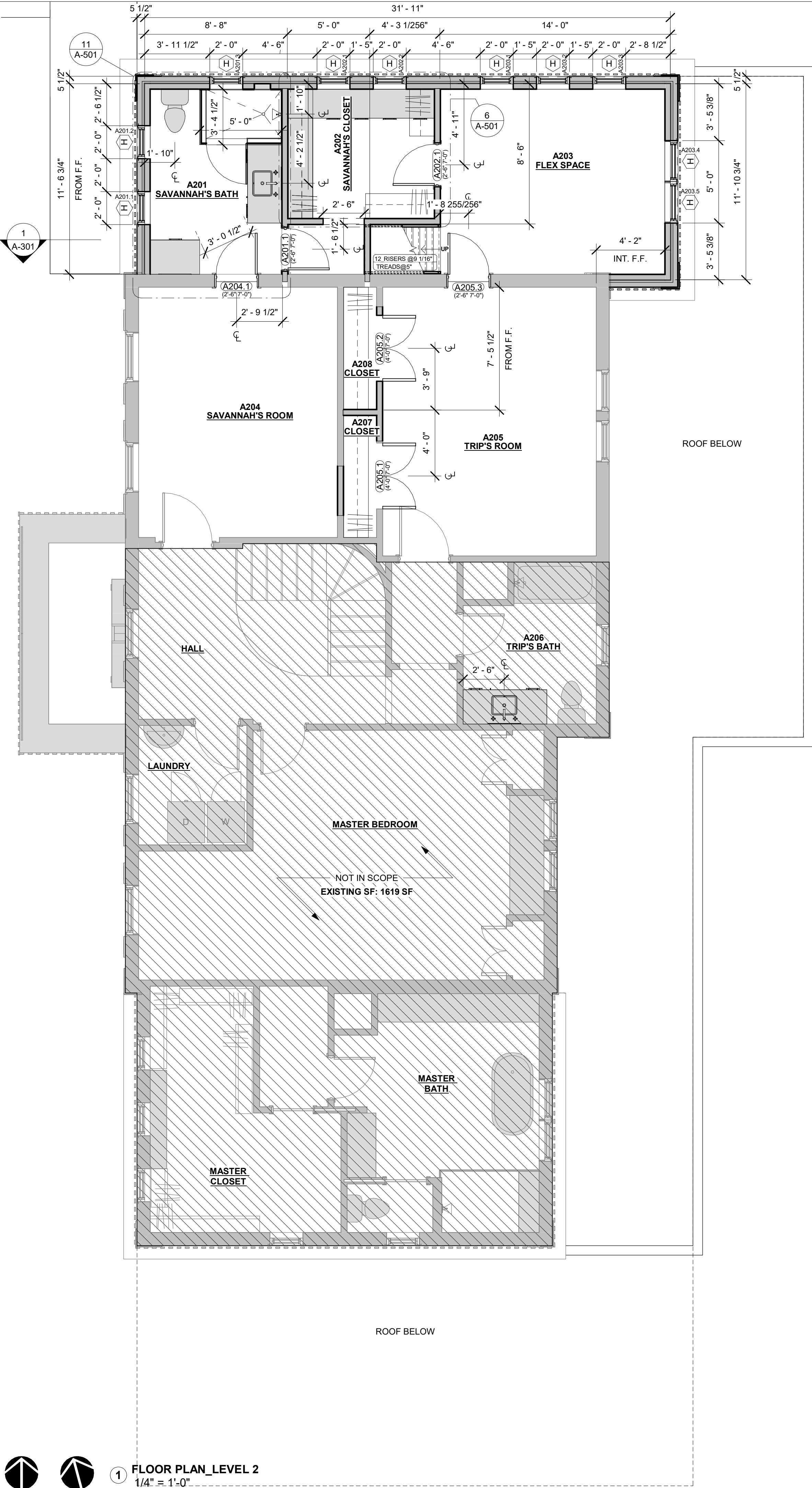
A-101



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1 FLOOR PLAN\_LEVEL 2  
1/4" = 1'-0"



2 ROOF PLAN\_POOL HOUSE  
1/4" = 1'-0"

#### GENERAL NOTES - FLOOR PLAN

- WALL INSULATION TO BE MINIMUM R-20 OR OTHERWISE COMPLIANT W/ 2021 IECC TABLE C402.1.3.
- ROOF INSULATION TO BE MINIMUM OF R-38 OR OTHERWISE COMPLIANT W/ 2021 IECC TABLE C402.1.3. CLOSED CELL SPRAY FOAM RECOMMENDED WITH CODE COMPLIANT THERMAL FIRE BARRIER. R-38 BATT REQUIRES 12" CAVITY. CONTRACTOR TO PROVIDE FURRING IF BATT INSULATION IS CHOSEN.
- FLOORS OVER UNCONDITIONED SPACE TO BE R-30 OR OR OTHERWISE COMPLIANT W/ 2021 IECC TABLE C402.1.3.
- WINDOWS TO HAVE MAXIMUM SHGC OF 0.25
- ALL INTERIOR WALL DIMENSIONS TO FACE OF STUD U.N.O.
- GYP SUM WALL BOARD TO BE 5/8" ON ALL WALLS.
- BUILDING ENVELOPE, VAPOR BARRIER, WATER PROOFING AND FLASHING TO BE COMPLIANT WITH 2021 IRC.
- VAPOR BARRIER AT ALL EXTERIOR WALLS, TAPE SEAMS AND AND ALL DOOR AND WINDOW OPENINGS. SELF ADHERING SHEET AIR BARRIER RECOMMENDED BY CARLISLE CCW-705 TDS OR SIMILAR.
- SMOKE DETECTORS MARKED "SD" TO BE COMPLIANT WITH CITY OF AUSTIN REQUIREMENTS. IN EACH SLEEPING ROOM, IN THE IMMEDIATE VICINITY OUTSIDE OF EACH SLEEPING ROOM. DEVICES SHALL BE HARD-WIRED AND INTERCONNECTED WITH BATTERY BACK-UP. REF. R314 LOCAL AMENDMENT.
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA AND IN THE IMMEDIATE VICINITY OF BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND DWELLING UNITS HAVING ATTACHED GARAGES. REF. R315 LOCAL AMENDMENT.
- PROVIDE SOLID PINE 1X6 WALL BASE, PNT.
- PROVIDE SOLID PINE 1X4 DOOR TRIMS, PNT.
- PROVIDE SOLID PINE 1X6 WINDOW SILLS, PNT.
- 1-1/8" FLOOR DECKING TO BE USED U.N.O.
- LIGHT SWITCHES AND CONTROLS MAX 48" A.F.F.
- OUTLETS MIN. 15" A.F.F EXCEPT FLOOR OUTLETS.
- ALL INTERIOR PARTITIONS ARE 4" WOOD STUDS W/ 1/2" GYP. BD. EACH SIDE U.N.O. WITH "6" TAG INDICATING A 6" WOOD STUD.
- ALL FLOORS OVER ENCLOSED PARKING AREAS TO BE 1 HR. FIRE RATED PER 2021 IRC.
- FIRE BLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION, PER IRC 2021 TABLE R302.1(1), IN THE FOLLOWING LOCATIONS:
  - CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUD OR STAGGERED STUDS, VERTICALLY AT CEILING AND FLOOR LEVELS, HORIZONTALLY AT INTERVALS NOT EXCEEDING 10' - 0".
  - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS & COVE CEILINGS.
  - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
  - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
  - FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
  - FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
- ALL EXTERIOR WALLS TO BE 2X6 WALLS U.N.O.
- ALL WALLS WITH T.O.P. GREATER THAN OR EQUAL TO 10' ARE TO BE 2X6 WALLS U.N.O.
- ALL INTERIOR FULL HEIGHT TILE OR STUCCO WALLS TO LSL FRAMING

#### GENERAL NOTES - VISIBILITY

- LIGHT SWITCH AND ENVIRONMENTAL CONTROLS NO HIGHER THAN 48" ABOVE INTERIOR FINISH FLOOR LEVEL. THIS NOTE PERTAINS TO LEVEL 01 ONLY.
- OUTLETS AND RECEPTACLES MINIMUM 15" ABOVE INTERIOR FINISH FLOOR LEVEL EXCEPT FOR FLOOR OUTLETS. THIS NOTE PERTAINS TO LEVEL 01 ONLY.
- CONTRACTOR TO PROVIDE BLOCKING, CENTERED AT 34" ABOVE FINISH FLOOR ALONG ALL WALLS, EXCEPT BEHIND LAVATORIES, IN ALL BATHROOMS

#### GENERAL NOTES - COA FLOOR PLAN

- VISITABLE BATHROOM TO HAVE 2X6 BLOCKING AT 34" A.F.F. AROUND ENTIRE BATHROOM EXCEPT AT LAVATORY.
- A VISITABLE ROUTE COMPLIANT WITH ORDINANCE NO. 20140130-021. 1/2" MAX BEVELED THRESHOLD. MAX CROSS SLOPE OF 1:50.

HARTFORD

2321 HARTFORD RD,  
AUSTIN, TX 78703

CLIENTS: WADE AND SARAH WEBSTER

No.	Description	Date



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Project # 23.33.HARTFORD

Date 03.21.2024

LEVEL 2 FLOOR PLAN

A-102



#### FINISH SCHEDULE KEY

- BR.1 MATCH EXISTING BRICK  
C.P.1 CEMENT PLASTER, SMOOTH  
BURNISHED W/ INTEGRAL COLOR.  
CONC.1 CEMENT PLASTER, SMOOTH  
BURNISHED W/ INTEGRAL COLOR  
OVER CONCRETE SITE WALLS.  
CONC.2 POLISHED & SEALED CONCRETE  
SLAB FLOOR.  
PNT.1 BASE WALL PAINT COLOR. FINAL  
SELECTION BY OWNER.  
PNT.2 METAL PAINT, DARK GREY. FASCIA,  
INTERIOR RAILS & STAIR  
STRUCTURES. FINAL SELECTION  
BY OWNER.  
S.S.1 PRE-FINISHED STANDING SEAM  
METAL ROOF & WALL CLADDING W/  
CONTINUOUS ICE & WATER SHIELD  
UNDERLAYMENT-MATCH EXISTING  
S.STL.1 STAINLESS STEEL  
SD.1 CEMENT BOARD HARDI SIDING-PTD  
TO MATCH EXISTING HORIZONTAL  
SIDING  
T.P.O. THERMOPLASTIC POLYOLEFIN  
ROOFING MEMBRANE  
TL.1 GLAZED PORCELAIN TILE. FINAL  
SELECTION BY OWNER.  
TL.2 GLAZED PORCELAIN SHOWER TILE.  
FINAL SELECTION BY OWNER.  
WD.1 PRE-FINISHED TONGUE & GROOVE  
SQUARE EDGE SOFFIT. FINAL  
SELECTION BY OWNER.  
WD.2 VERTICAL WOOD SLATS. FINAL  
SELECTION BY OWNER.  
WD.3 SOLID WOOD STAIR TREADS TO  
MATCH WD.2  
WD.4 HARDWOOD FLOORING. FINAL  
SELECTION BY OWNER.

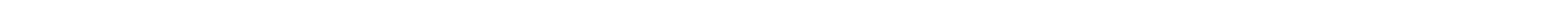
③ ELEVATION\_POOL HOUSE\_WEST  
1/4" = 1'-0"



① ELEVATION\_WEST  
1/4" = 1'-0"



② ELEVATION\_EAST  
1/4" = 1'-0"



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2321 HARTFORD RD,  
AUSTIN, TX 78703

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WEBSTER

No.	Description	Date



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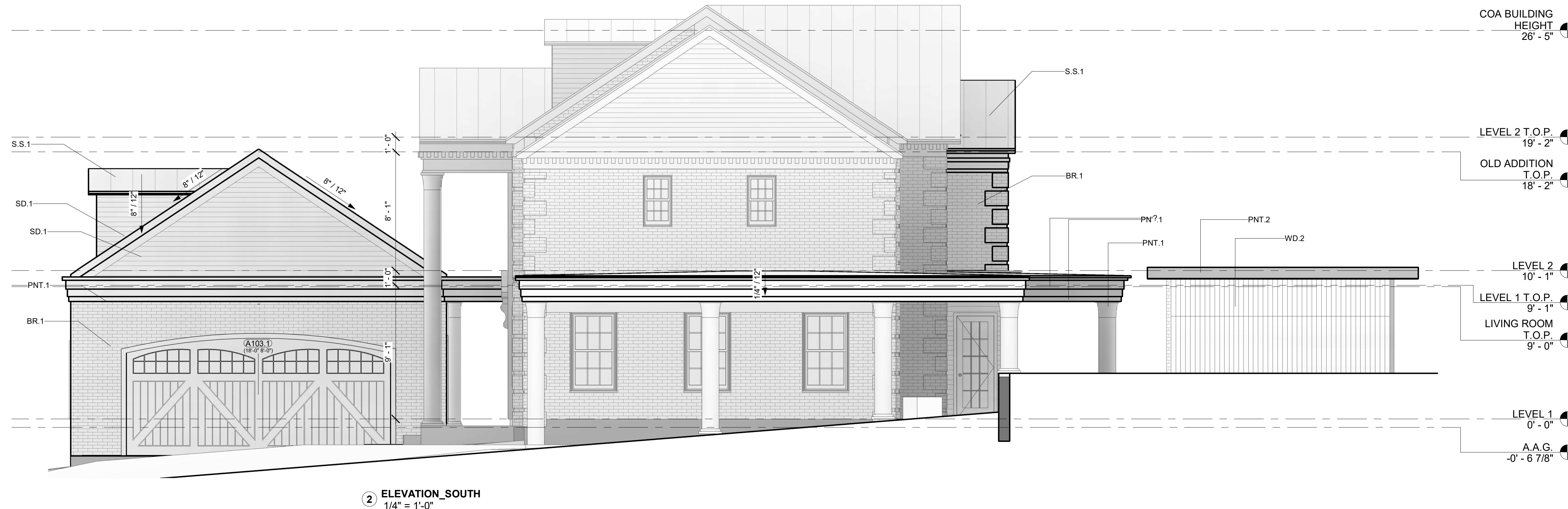
Project # 23.33.HARTFORD  
Date 03.21.2024

ELEVATIONS

A-203



- FINISH SCHEDULE KEY**
- BR.1 MATCH EXISTING BRICK
  - C.P.1 CEMENT PLASTER, SMOOTH BURNISHED W/ INTEGRAL COLOR.
  - CONC.1 CEMENT PLASTER, SMOOTH BURNISHED W/ INTEGRAL COLOR OVER CONCRETE SITE WALLS.
  - CONC.2 POLISHED & SEALED CONCRETE SLAB FLOOR.
  - PNT.1 BASE WALL PAINT COLOR. FINAL SELECTION BY OWNER.
  - PNT.2 METAL PAINT, DARK GREY. FASCIA, INTERIOR RAILS & STAIR STRUCTURES. FINAL SELECTION BY OWNER.
  - S.S.1 PRE-FINISHED STANDING SEAM METAL ROOF & WALL CLADDING W/ CONTINUOUS ICE & WATER SHIELD UNDERLAYMENT-MATCH EXISTING
  - S.STL.1 STAINLESS STEEL
  - SD.1 CEMENT BOARD HARDI SIDING-PTD TO MATCH EXISTING HORIZONTAL SIDING
  - T.P.O. THERMOPLASTIC POLYOLEFIN ROOFING MEMBRANE
  - TL.1 GLAZED PORCELAIN TILE. FINAL SELECTION BY OWNER.
  - TL.2 GLAZED PORCELAIN SHOWER TILE. FINAL SELECTION BY OWNER.
  - WD.1 PRE-FINISHED TONGUE & GROOVE SQUARE EDGE SOFFIT. FINAL SELECTION BY OWNER.
  - WD.2 VERTICAL WOOD SLATS. FINAL SELECTION BY OWNER.
  - WD.3 SOLID WOOD STAIR TREADS TO MATCH WD.2
  - WD.4 HARDWOOD FLOORING. FINAL SELECTION BY OWNER.



# HARTFORD

2321 HARTFORD RD,  
AUSTIN, TX 78703

CLIENTS: WADE AND SARAH WEBSTER

No.	Description	Date

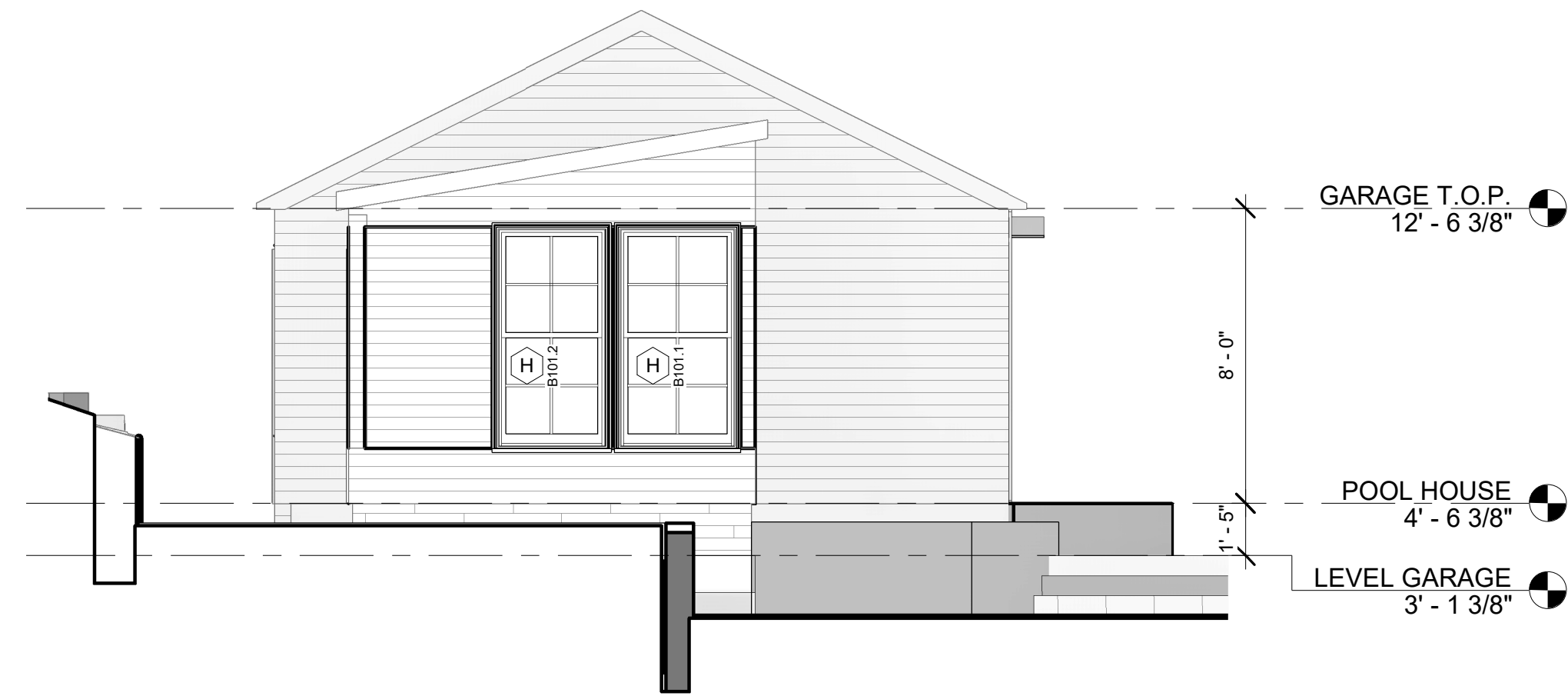


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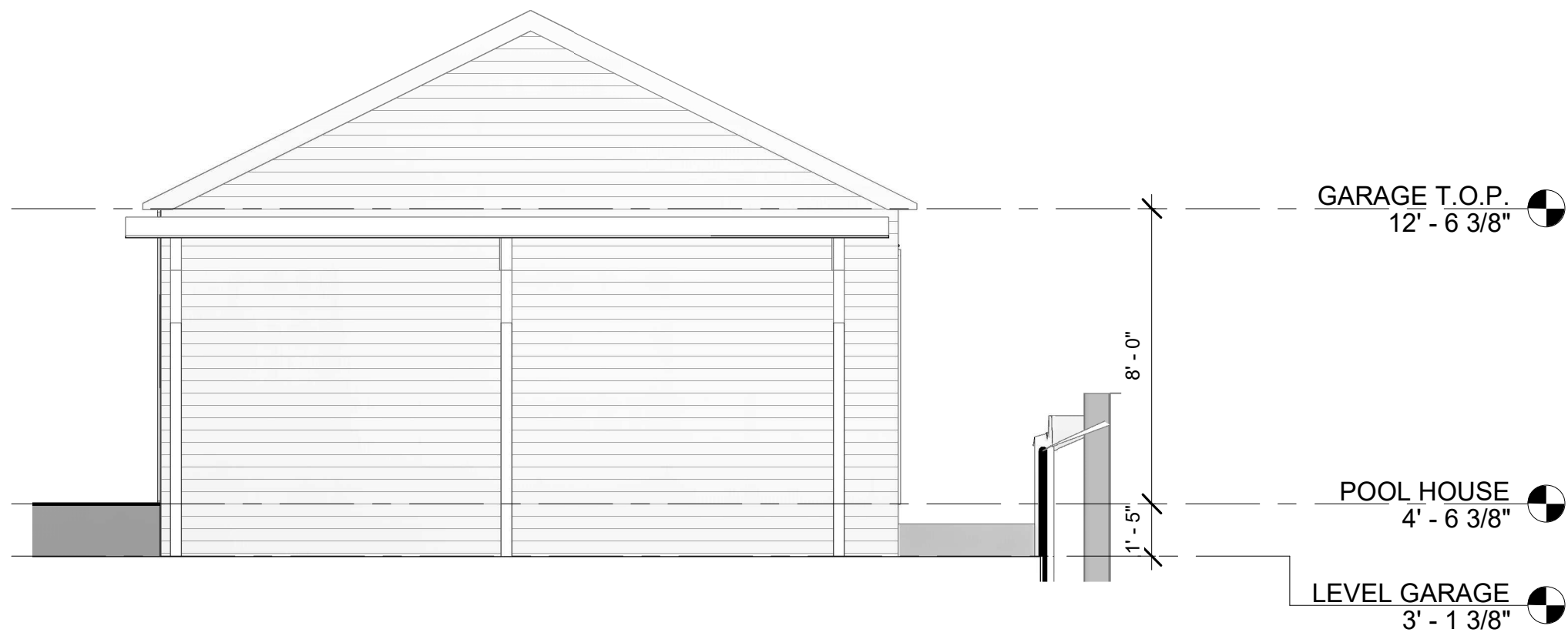
Project # 23.33.HARTFORD

Date 03.21.2024

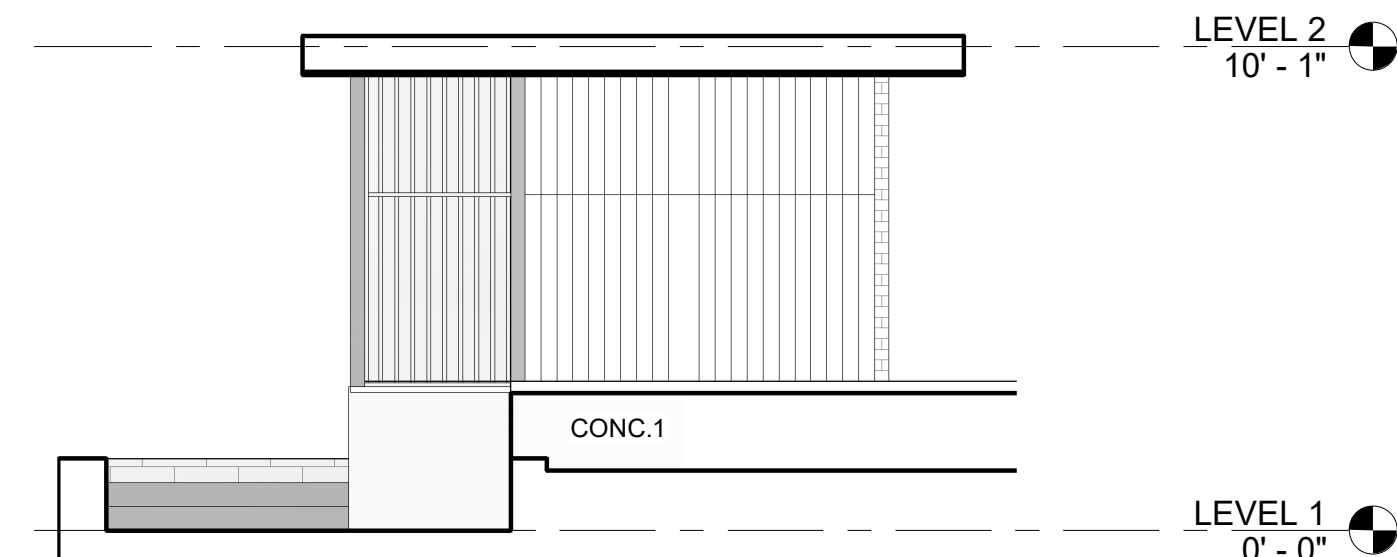




5 ELEVATION\_POOL HOUSE\_NORTH  
1/4" = 1'-0"



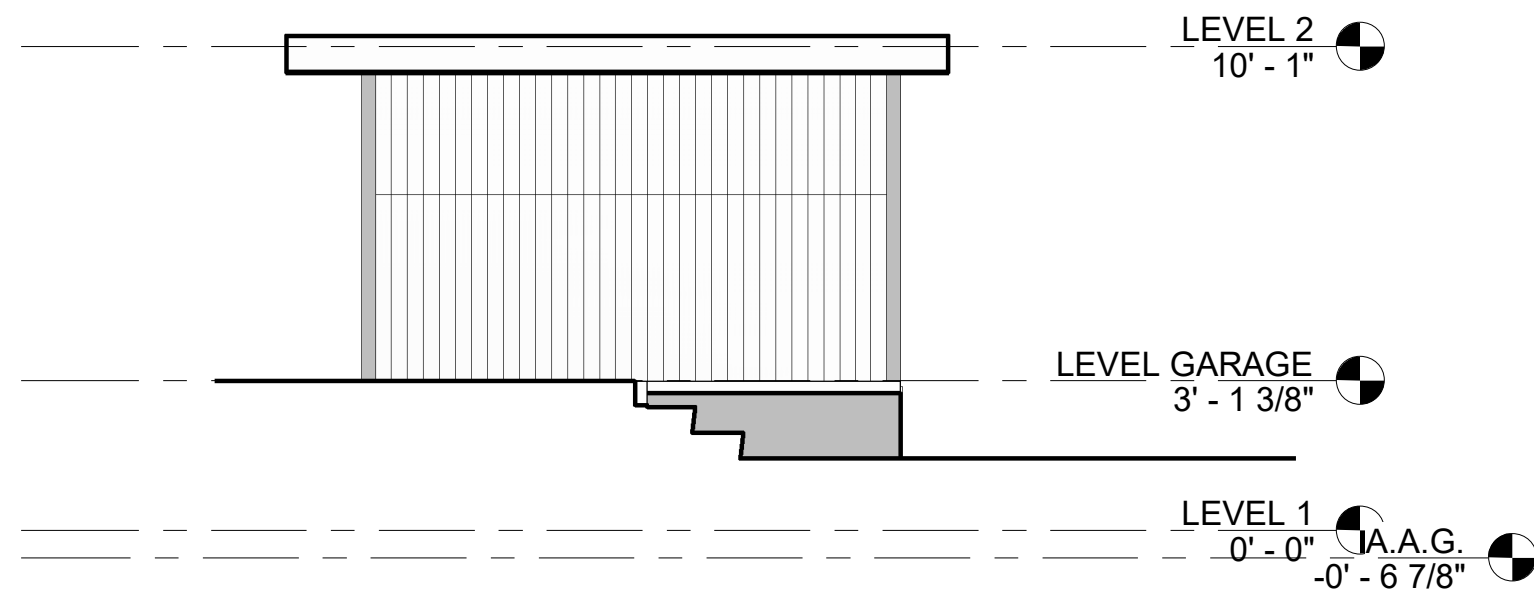
6 ELEVATION\_POOL HOUSE\_SOUTH  
1/4" = 1'-0"



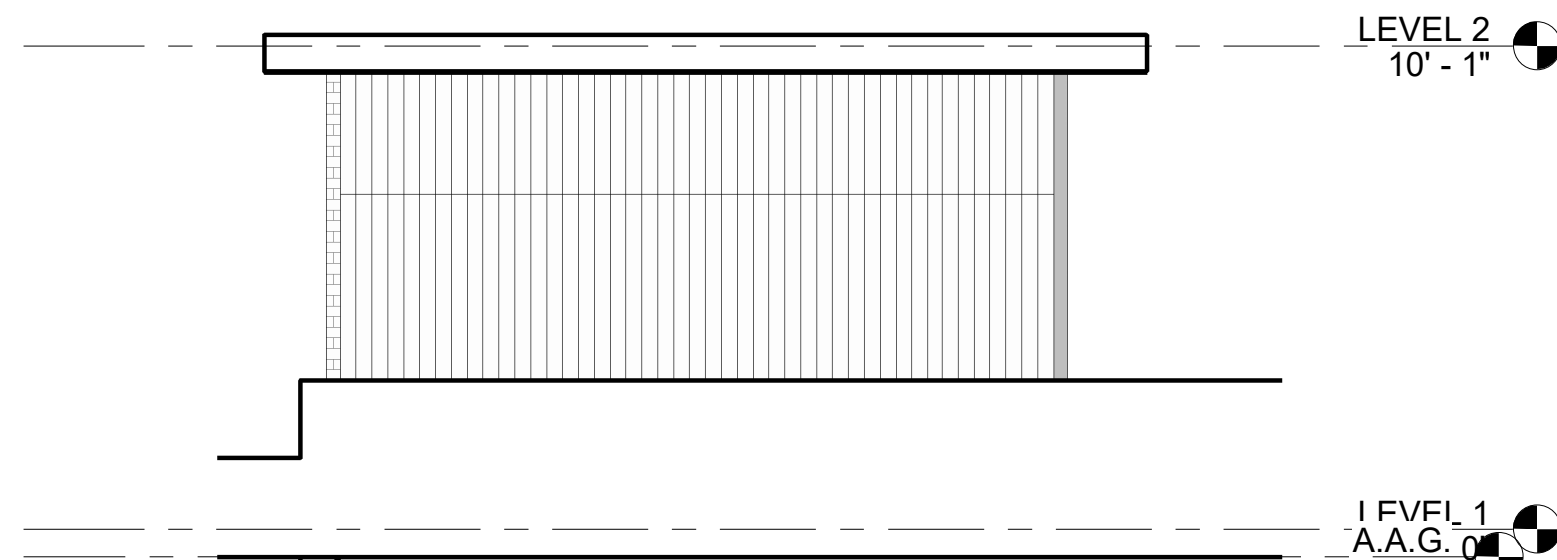
4 ELEVATION\_OUTDOOR KITCHEN\_WEST  
1/4" = 1'-0"



1 ELEVATION\_OUTDOOR KITCHEN\_NORTH  
1/4" = 1'-0"



2 ELEVATION\_OUTDOOR KITCHEN\_EAST  
1/4" = 1'-0"

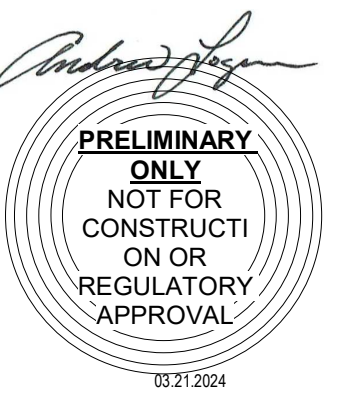


3 ELEVATION\_OUTDOOR KITCHEN\_SOUTH  
1/4" = 1'-0"

- FINISH SCHEDULE KEY**
- BR.1 MATCH EXISTING BRICK
  - C.P.1 CEMENT PLASTER, SMOOTH BURNISHED W/ INTEGRAL COLOR.
  - CONC.1 CEMENT PLATER, SMOOTH BURNISHED W/ INTEGRAL COLOR OVER CONCRETE SITE WALLS.
  - CONC.2 POLISHED & SEALED CONCRETE SLAB FLOOR.
  - PNT.1 BASE WALL PAINT COLOR. FINAL SELECTION BY OWNER.
  - PNT.2 METAL PAINT, DARK GREY. FASCIA, INTERIOR RAILS & STAIR STRUCTURES. FINAL SELECTION BY OWNER.
  - S.S.1 PRE-FINISHED STANDING SEAM METAL ROOF & WALL CLADDING W/ CONTINUOUS ICE & WATER SHIELD UNDERLAYMENT-MATCH EXISTING
  - S.STL.1 STAINLESS STEEL
  - SD.1 CEMENT BOARD HARDI SIDING-PTD TO MATCH EXISTING HORIZONTAL SIDING
  - T.P.O. THERMOPLASTIC POLYOLEFIN ROOFING MEMBRANE
  - TL.1 GLAZED PORCELAIN TILE. FINAL SELECTION BY OWNER.
  - TL.2 GLAZED PORCELAIN SHOWER TILE. FINAL SELECTION BY OWNER.
  - WD.1 PRE-FINISHED TONGUE & GROOVE SQUARE EDGE SOFFIT. FINAL SELECTION BY OWNER.
  - WD.2 VERTICAL WOOD SLATS. FINAL SELECTION BY OWNER.
  - WD.3 SOLID WOOD STAIR TREADS TO MATCH WD.2
  - WD.4 HARDWOOD FLOORING. FINAL SELECTION BY OWNER.

CLIENTS: WADE AND SARAH WEBSTER

No.	Description	Date

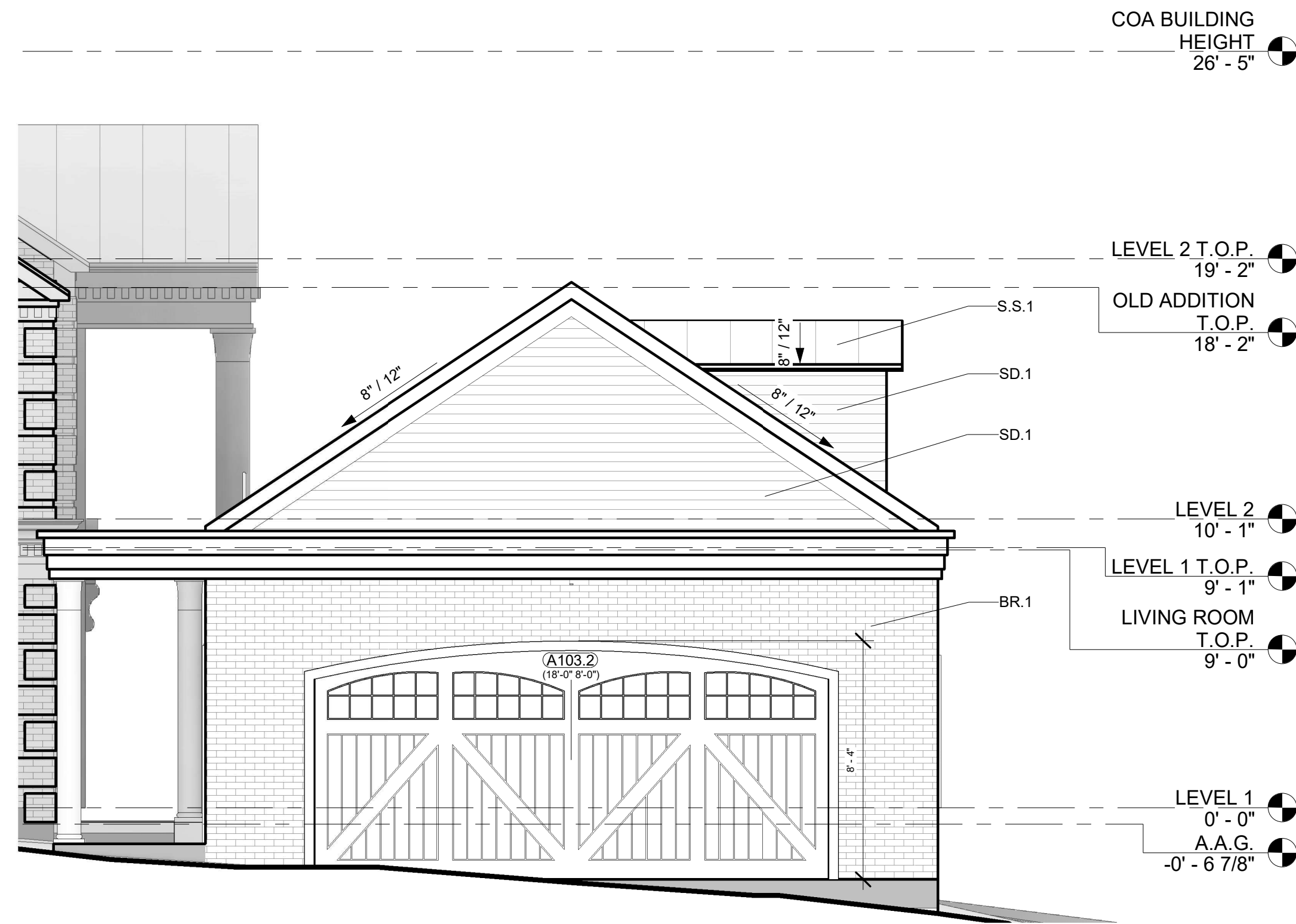


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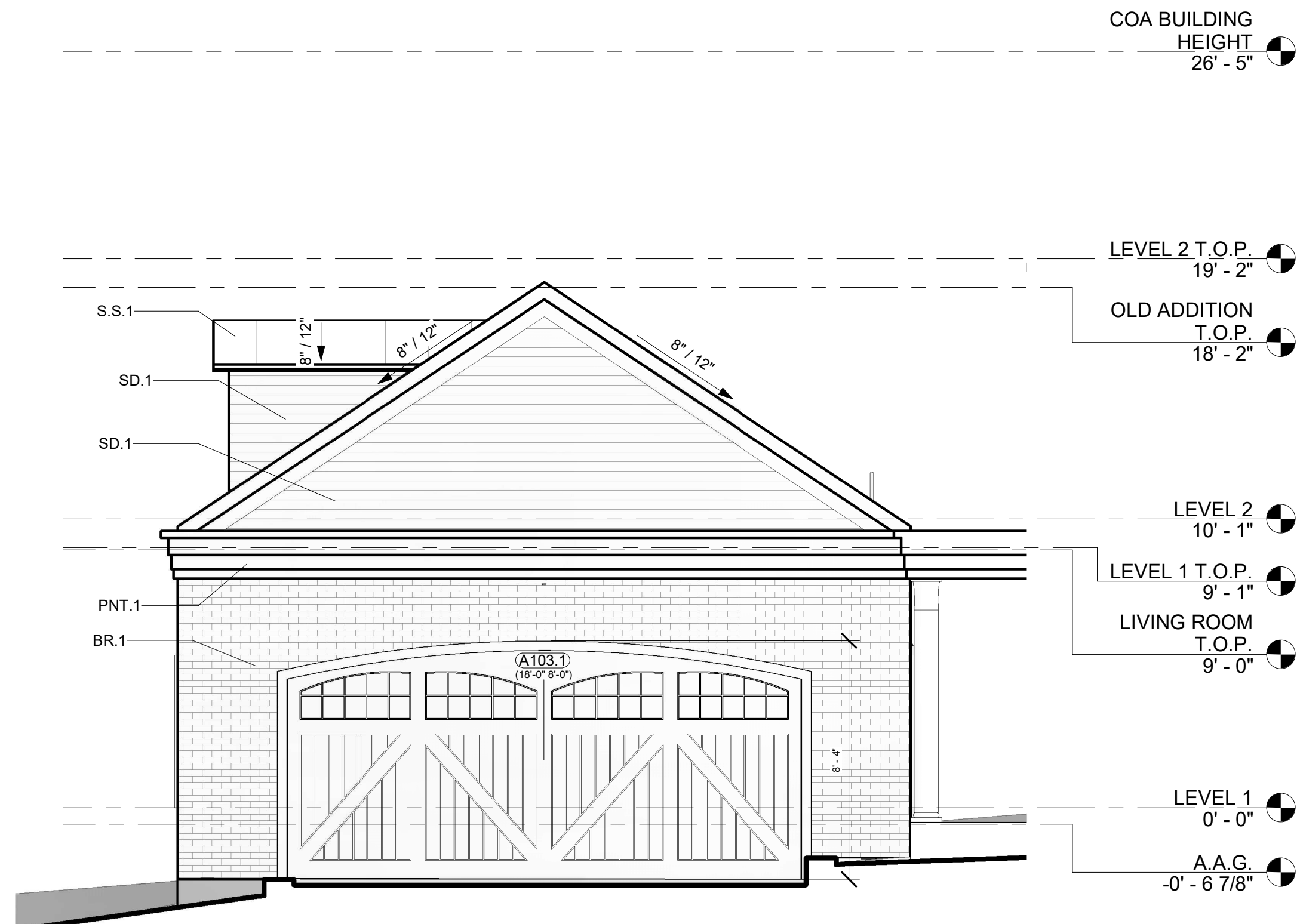
Project # 23.33.HARTFORD  
Date 03.21.2024

ELEVATIONS

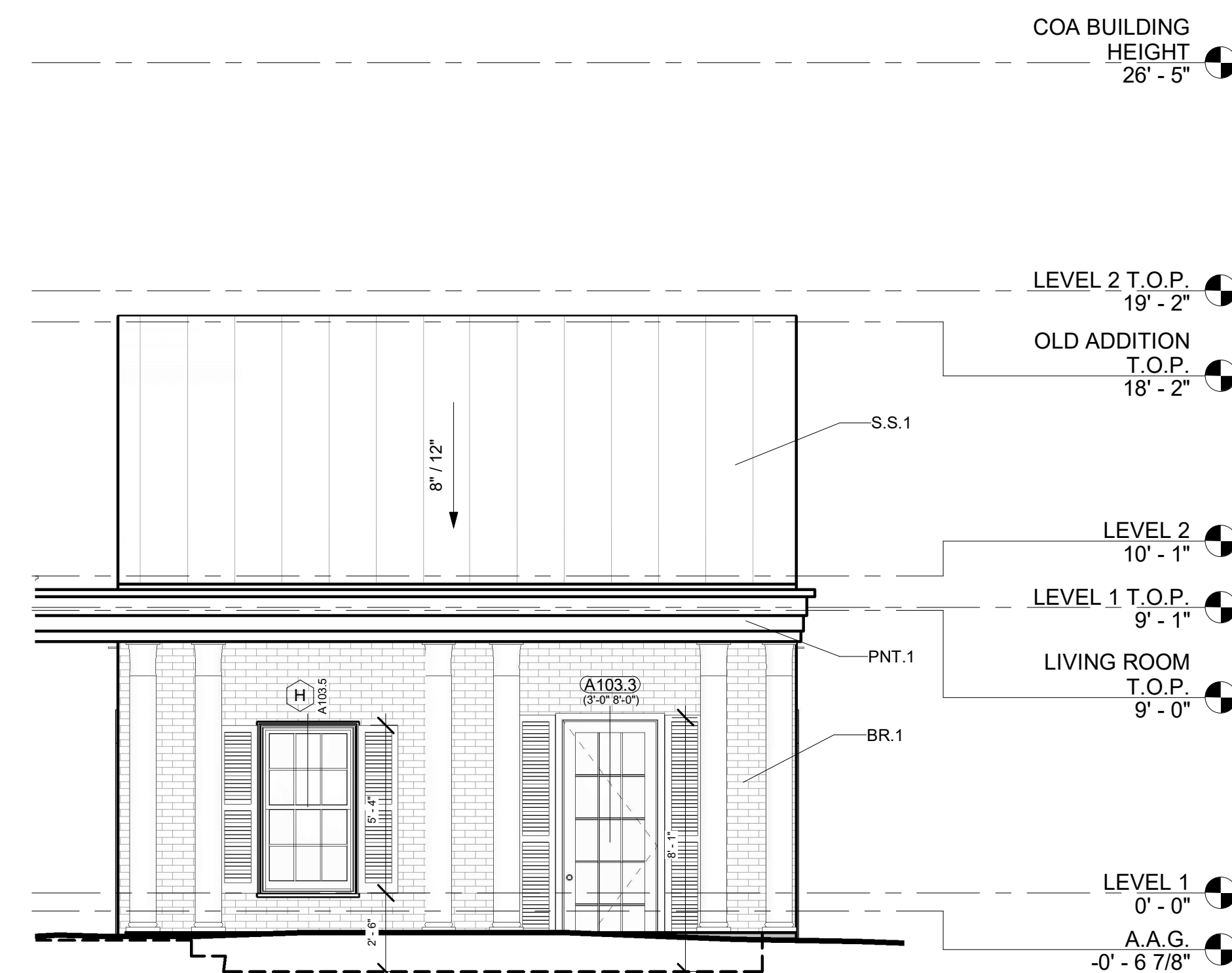
- FINISH SCHEDULE KEY**
- BR.1 MATCH EXISTING BRICK
  - C.P.1 CEMENT PLASTER, SMOOTH BURNISHED W/ INTEGRAL COLOR.
  - CONC.1 CEMENT PLATER, SMOOTH BURNISHED W/ INTEGRAL COLOR OVER CONCRETE SITE WALLS.
  - CONC.2 POLISHED & SEALED CONCRETE SLAB FLOOR.
  - PNT.1 BASE WALL PAINT COLOR. FINAL SELECTION BY OWNER.
  - PNT.2 METAL PAINT, DARK GREY. FASCIA, INTERIOR RAILS & STAIR STRUCTURES. FINAL SELECTION BY OWNER.
  - S.S.1 PRE-FINISHED STANDING SEAM METAL ROOF & WALL CLADDING W/ CONTINUOUS ICE & WATER SHIELD UNDERLAYMENT-MATCH EXISTING
  - S.STL.1 STAINLESS STEEL
  - SD.1 CEMENT BOARD HARDI SIDING-PTD TO MATCH EXISTING HORIZONTAL SIDING
  - T.P.O. THERMOPLASTIC POLYOLEFIN ROOFING MEMBRANE
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  - TL.2 GLAZED PORCELAIN SHOWER TILE. FINAL SELECTION BY OWNER.
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  - WD.2 VERTICAL WOOD SLATS. FINAL SELECTION BY OWNER.
  - WD.3 SOLID WOOD STAIR TREADS TO MATCH WD.2
  - WD.4 HARDWOOD FLOORING. FINAL SELECTION BY OWNER.



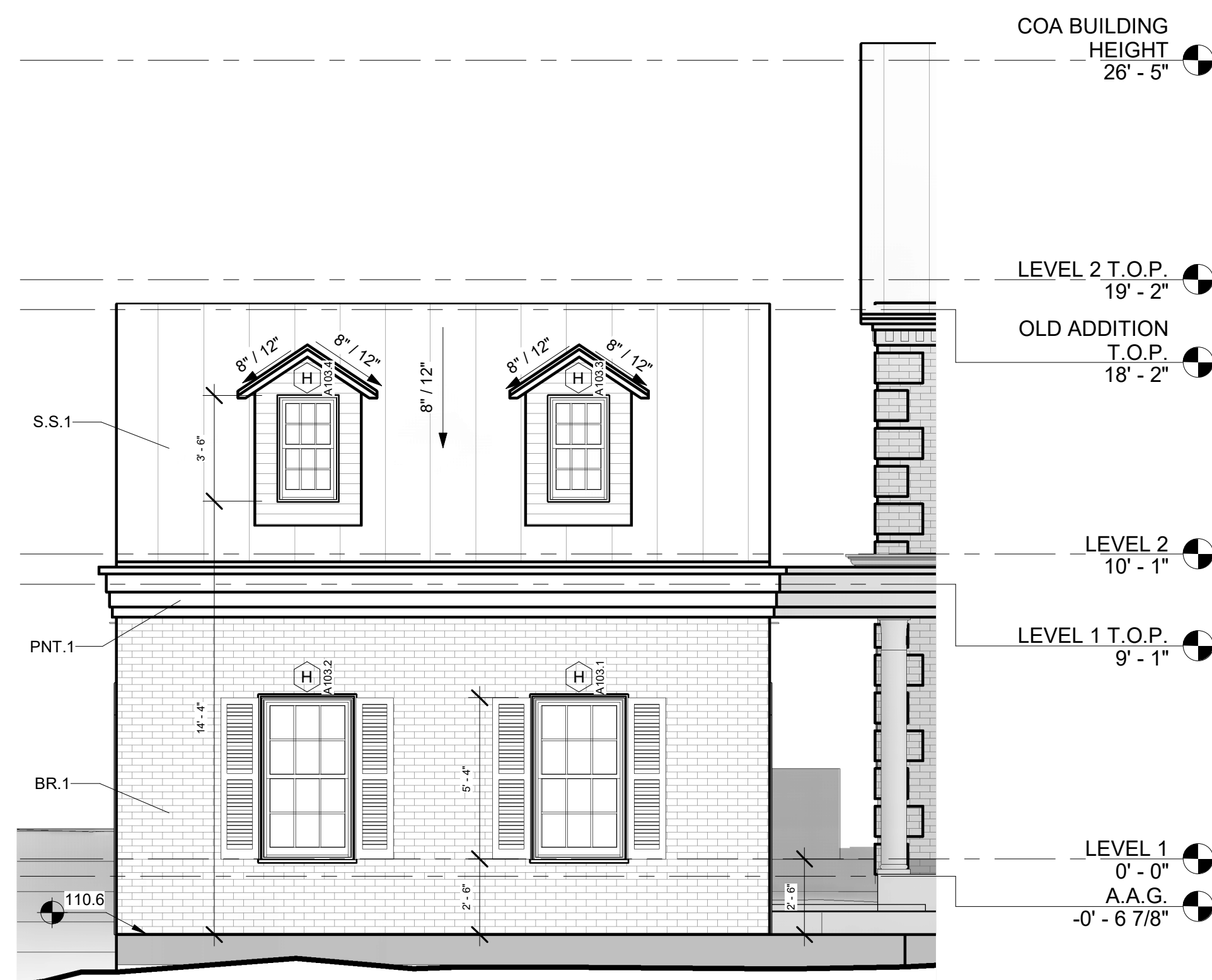
1 ELEVATION\_GARAGE\_NORTH  
1/4" = 1'-0"



2 ELEVATION\_GARAGE\_SOUTH  
1/4" = 1'-0"



3 ELEVATION\_GARAGE\_EAST  
1/4" = 1'-0"

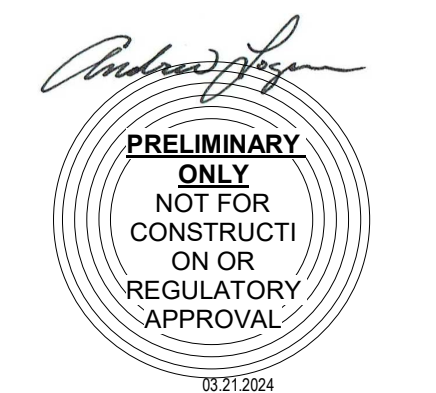


4 ELEVATION\_GARAGE\_WEST  
1/4" = 1'-0"

**HARTFORD**  
2321 HARTFORD RD,  
AUSTIN, TX 78703

CLIENTS: WADE AND SARAH WEBSTER

No.	Description	Date



PERMIT SET

Project # 23.33.HARTFORD  
Date 03.21.2024

ELEVATIONS

**A-206**