

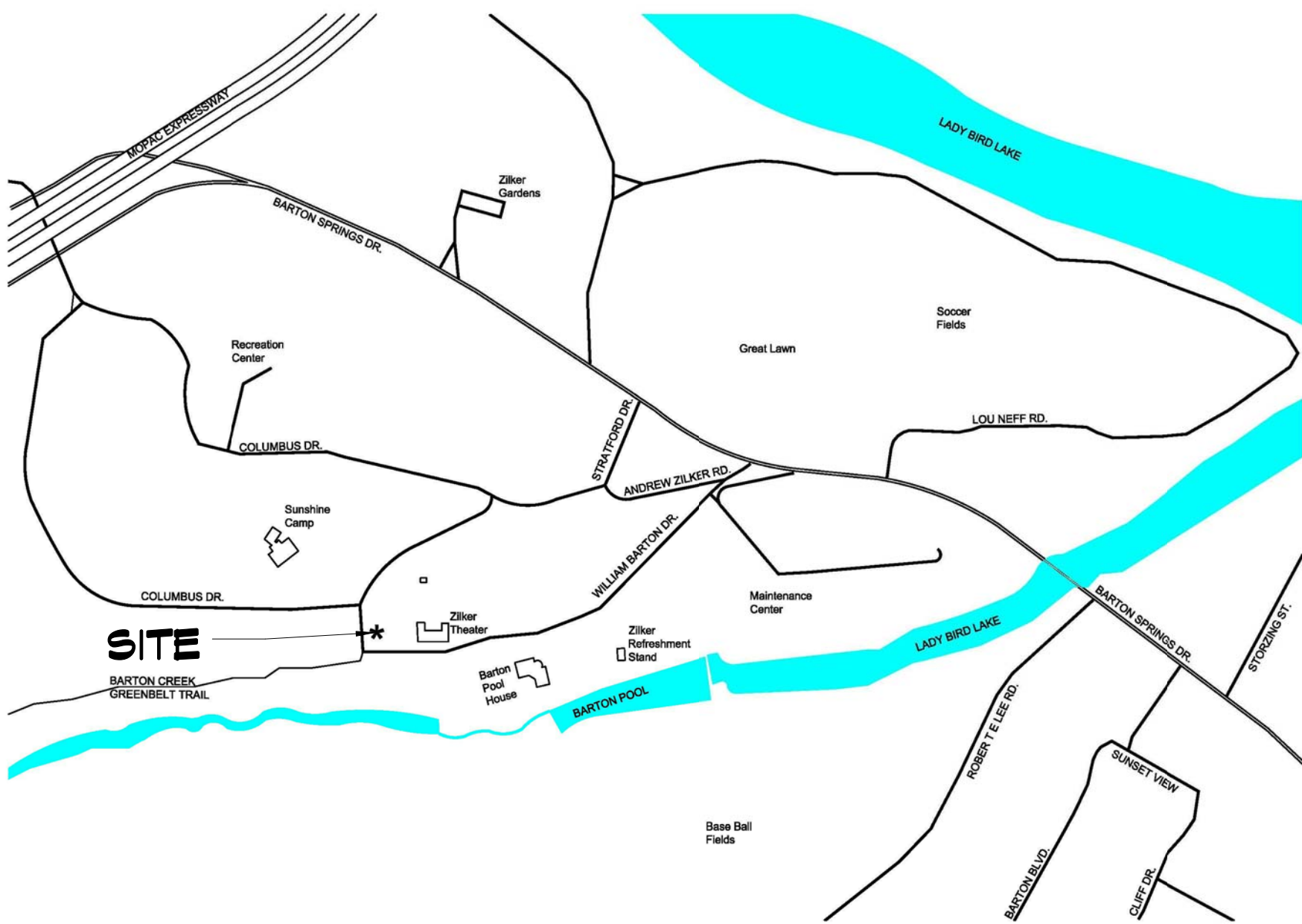
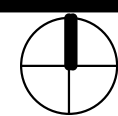
ZILKER METRO PARK TRAILHEAD RESTROOM

CITY OF AUSTIN PARKS & RECREATION DEPARTMENT

2206 William Barton Dr, Austin, Texas

CIP NUMBER: 6006.032

LOCATION MAP



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CITY OF AUSTIN

MAYOR
STEVE ADLER

CITY COUNCIL

- PLACE 1 ORA HOUSTON
- PLACE 2 DELIA GARZA
- PLACE 3 SABINO RENTERIA
- PLACE 4 GREGIO CASAR
- PLACE 5 ANN KITCHEN
- PLACE 6 DON ZIMMERMAN
- PLACE 7 LESLIE POOL
- PLACE 8 ELLEN TROXCLAIR
- PLACE 9 KATHIE TOVO
- PLACE 10 SHERI GALLO

CITY MANAGER
MARC OTT

MANAGING DEPARTMENT
PARKS & RECREATION
DEPARTMENT



ROOF CONSULTANTS

HOLLON-CANNON GROUP LLC
12885 RESEARCH BLVD. #210B
AUSTIN, TX 78750
512-300-0452

MECH., ELECT., PLBG. ENGINEER

ENCOTECH ENGINEERING CONSULTANTS INC.
8500 BLUFFSTONE COVE, SUITE B-103
AUSTIN, TX 78759
512-338-1101

STRUCTURAL ENGINEER

STEINMAN LUEVANO STRUCTURES LLP
5901 OLD FREDRICKSBURG RD., SUITE #B101
AUSTIN, TX 78749
512-891-6766

LANDSCAPE ARCHITECTS

COLEMAN & ASSOCIATES
9890 SILVER MOUNTAIN DR.
AUSTIN, TX 78737
512-476-2090

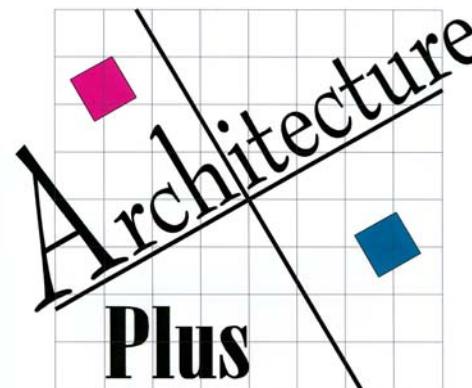
CIVIL ENGINEER

CHAN & PARTNERS ENGINEERING LLC
4319 JAMES CASEY ST.
AUSTIN, TX 78745
512-480-8155

PRIME CONSULTANT/ ARCHITECT

ARCHITECTURE + PLUS
1907 NORTH LAMAR BOULEVARD, SUITE 260
AUSTIN, TEXAS 78705
512-478-0970

NOT FOR CONSTRUCTION
Design Development Interim Review Set



ZILKER METRO PARK
TRAILHEAD PARK
RESTROOM

ISSUE DATE:
10-9-2015

SET NUMBER

GENERAL CONSTRUCTION NOTES

BUILDING CODE:

- 2012 INTERNATIONAL ENERGY CODE
- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL FIRE CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2014 NATIONAL ELECTRICAL CODE
- 2012 AMERICANS WITH DISABILITIES ACT

OCCUPANCY CLASSIFICATION: B (BUSINESS)

CONSTRUCTION TYPE: V-N (NON-RATED)

NUMBER OF FLOORS: ONE

BASIC ALLOWABLE AREA: 8,600 S.F.

BASIC ALLOWABLE AREA W/ INCREASES: 17,000 S.F.

PROPOSED AREA: 900 S.F.

MAX. ALLOWABLE HEIGHT: 24'

PROPOSED BUILDING HEIGHT: 20'

MATERIALS LEGEND

	CONCRETE (SECTION)		SPRAY/FOAM INSULATION		PLYWOOD		STEEL
	SAND, PLASTER, CONCRETE CUT STONE (PLAN & ELEVATION)		BATT/ LOOSE FILL INSULATION		WOOD, FINISH		ALUMINUM
	CONCRETE MASONRY UNIT (PLAN & SECTION)		ROUGH WOOD, CONTINUOUS		GYPSUM WALLBOARD		POROUS FILL GRAVEL
	BRICK/ STONE MASONRY		WOOD BLOCKING, NOT CONTINUOUS		MARBLE		EARTH
	RIGID INSULATION						

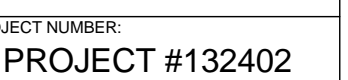
STANDARD ACCESSIBLE MOUNTING HEIGHTS

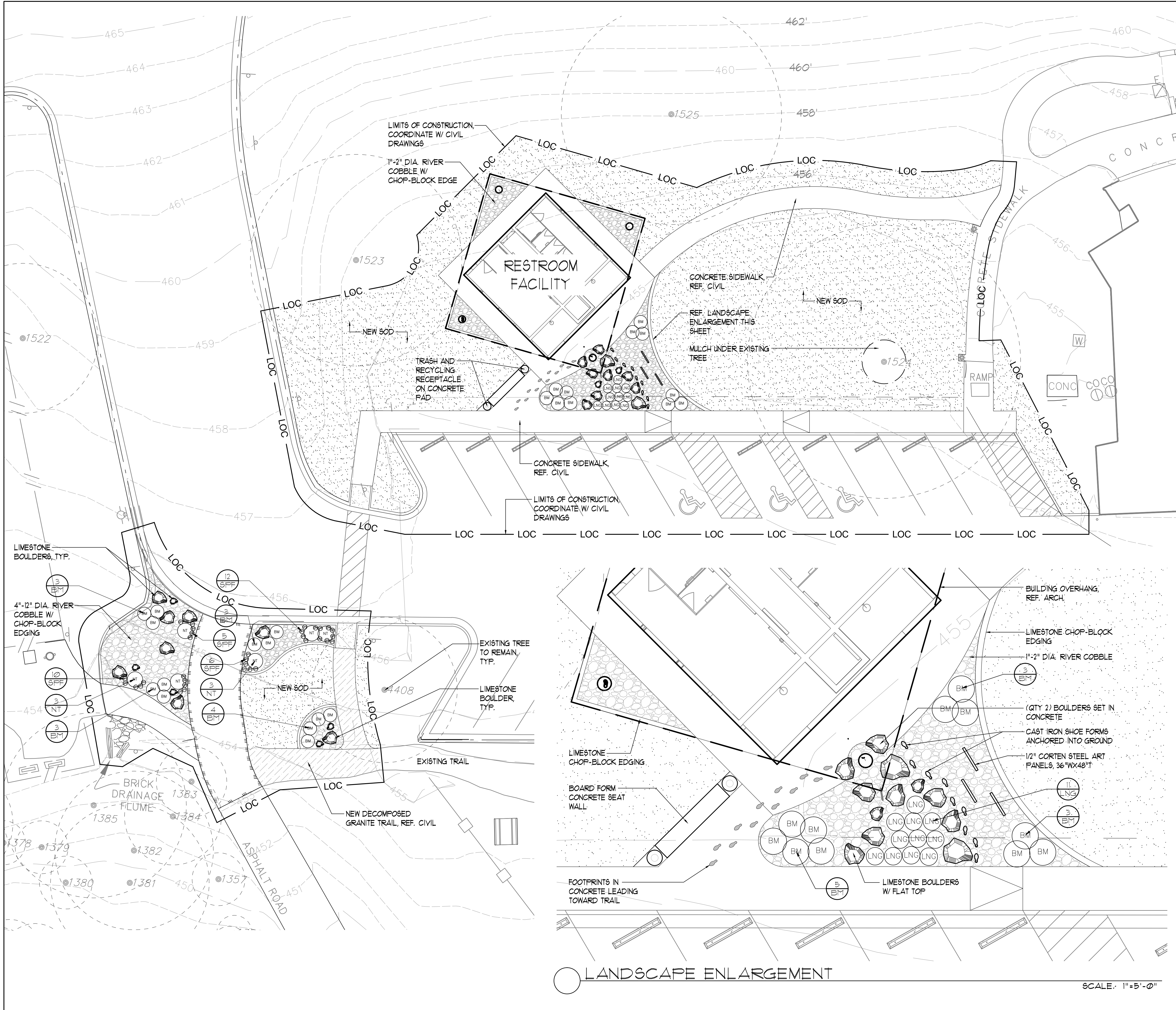
NOTE: MOUNTING HEIGHTS SHOWN ARE ADULT. SCHEDULE FOR CHILDREN MOUNTING HEIGHTS AVAILABLE UPON REQUEST.

The diagram illustrates the following key dimensions and requirements:

- Drinking Fountain:** Spout height 17"-19"; clearances 40"-42" to spout, 36" to spout, 27" min. clearance.
- Controls, Dispensers:** Side approach 54" max., front approach 48" max.; mounting heights 42" min. to 52" min.
- Lavatory Plan/Elevation:** Clearances 48" min. to 74" min.; mounting heights 19" max. to 44" max.
- Toilet Stall Elevation:** Grab bar height 33"-36"; flush valve on inside side; door swing 17"-19".
- Toilet Stall Plan (Non-Wheelchair Accessible Compartments):** Clearances 66" CLR., 42" min.; self-closing w/ ADA latches.
- Door Signage:** Mounting height 12" max.; clearances 14" or less.

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES AND STANDARDS HAVING JURISDICTION. IF THERE ARE ANY DISCREPANCIES QUESTIONS OR CONFLICTS CONCERNING COMPLIANCE THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
2. ALL NECESSARY PERMITS, LICENSES, CERTIFICATES AND TESTING, ETC. SHALL BE PROVIDED AND PAID FOR BY THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE.
3. CONTRACTOR IS RESPONSIBLE FOR THOROUGHLY REVIEWING THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO: DIMENSIONAL ACCURACY AND COMPLETENESS, CONFIRM THAT THE WORK IS BIDDABLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR SHALL REQUEST AND OBTAIN, IN WRITING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION AND ANY RELATED ELEMENTS OF THE WORK.
4. THE CONTRACTOR SHALL VERIFY AND COORDINATE THE SIZES AND LOCATIONS OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, EQUIPMENT AND OTHER COMPONENTS OF ALL TRADES.
5. THIS SHALL INCLUDE EQUIPMENT AND FURNISHING TO BE PROVIDED BY OWNER OR OTHERS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING AND VERIFYING EXISTING SITE CONDITIONS AND ITS IMPACT ON EXECUTING THE WORK. THIS SHALL EXTEND TO CHANGES IN THE WORK, IN SUCH AN EVENT THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT AND BE OBLIGED TO INCLUDE ALL WORK NECESSARY TO FULLY COMPLETE THE CHANGE AND NO FURTHER COMPENSATION SHALL BE DUE NOR CLAIMS SUBMITTED FOR SAME.
6. ALL MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS AND INSTRUCTIONS. IN THE EVENT THAT INTERPRETATIONS OF SAME ARE REQUIRED TO SATISFY INQUIRY SITE CONDITIONS, SUCH INTERPRETATIONS SHALL BE MADE BY THE ARCHITECT OR ARCHITECTS CONSULTANTS. IN NO EVENT SHALL THE CONTRACTOR PERFORM ANY WORK IN A MANNER THAT WILL VOID ANY MANUFACTURER'S WARRANTIES OR GUARANTEES.
8. UNLESS SPECIFICALLY NOTED OTHERWISE, THE CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED TESTING AND INSPECTIONS BY A QUALIFIED INDEPENDENT TESTING AGENCY LICENSED TO PERFORM SUCH WORK AND ACCEPTABLE TO THE ARCHITECT. THESE TESTING AND INSPECTION REQUIREMENTS INCLUDE THOSE IDENTIFIED IN THE CONTRACT DOCUMENTS AS WELL AS THOSE REQUIRED BY AUTHORITIES HAVING JURISDICTION.
9. CONTRACTOR SHALL PROTECT EXISTING WORK TO REMAIN AS WELL AS ADJACENT PROPERTY AND REPAIR ANY ITEMS DAMAGED DURING EXECUTION OF THE WORK AT THE CONTRACTOR'S SOLE EXPENSE.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND SAFE CONDITION AND REMOVE ANY DEBRIS FROM THE SITE. THIS INCLUDES PROVIDING ANY TEMPORARY BARRICADES, BRACINGS AND SUPPORTS TO PREVENT FAY TO THE WORK. IN THE EVENT OF AN ACCIDENT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATION APPLICABLE TO THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR LIABLE FOR SITE CONDITIONS NOR CONSEQUENCES OF SAME.
11. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT, FOR REVIEW AND APPROVAL, A PROJECT SCHEDULE THAT IS TO INCLUDE ORDERING AND DELIVERY DATES OF THE CRITICAL MATERIALS AND EQUIPMENT. THE SCHEDULE SHALL BE SUBMITTED WITHIN 10 BUSINESS DAYS OF SHOP DRAWINGS / SUBMITTALS ON THE PROJECT. THE SCHEDULE WHICH ALLOWS 10 BUSINESS DAYS FOR THE ARCHITECT'S REVIEW OF SUCH SHOP DRAWINGS / SUBMITTALS WITHOUT ANY ADVERSE AFFECT ON THE APPROVED CONSTRUCTION SCHEDULE. THE SCHEDULE SHOULD ANTICIPATE AND ALLOW TIME FOR RESUBMITTALS AND REJECTIONS.
12. THE ORDERING, FABRICATION AND INSTALLATION OF ANY COMPONENT OF THE WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR HAS RECEIVED APPROVED SHOP DRAWINGS / SUBMITTALS AS THEY MAY APPLY TO THE WORK. THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS / SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF COORDINATION, ACCURACY, QUANTITIES OF THE WORK AND ITS INDIVIDUAL ELEMENTS AS WELL AS COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
13. THE LOCATION OF CEILINGS MOUNTED ITEMS ON THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER M.E.P. DRAWINGS. IN THE EVENT OF CONFLICTS AND DISCREPANCIES BETWEEN THE DRAWINGS OF DIFFERENT DISCIPLINES, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND REQUEST A CLARIFICATION.
14. THE INTENT OF THE CONTRACT DOCUMENTS IS FOR THE CONTRACTOR TO INCLUDE ALL WORK NECESSARY TO PROVIDE A COMPLETE, FUNCTIONAL AND OPERATIONAL FACILITY WHETHER EXPLICITLY SHOWN IN THE CONTRACT DOCUMENTS OR NOT.
15. ALL WORK NOTED "N.I.C.", "NOT IN CONTRACT" OR "BY OTHERS" INDICATES ITEMS NOT INCLUDED IN THE WORK OF THIS CONTRACT BUT TO BE PROVIDED BY OTHERS UNDER SEPARATE CONTRACT OR BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THESE ITEMS INTO THE WORK AND TO PROVIDE REASONABLE ACCESS AND FACILITIES FOR THE EXECUTION OF SUCH WORK BY OTHERS.
16. "ALIGN" WHEN USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
17. "TYPICAL" OR "TYP." AS USED IN THE CONTRACT DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS SPECIFIC EXCEPTIONS OR CONDITIONS ARE NOTED.
18. "SIMILAR" OR "SIM" AS USED IN THE CONTRACT DOCUMENTS SHALL MEAN THAT THE CONDITION IS SIMILAR TO A CONDITION DETAILED FOR ANOTHER LOCATION.





SITE DEVELOPMENT PERMIT LANDSCAPE NOTES:

- ALL LANDSCAPED AREAS TO BE PROTECTED BY 6 INCH CURBS, WHEEL-STOPS OR OTHER APPROVED BARRIERS PER ECM 2.4.1
- THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC 25-2-384.
- EXISTING TREES TO BE SAVED SHALL BE PROTECTED BY FENCING BEFORE CONSTRUCTION BEGINS. NO EQUIPMENT OR MATERIALS SHALL BE STORED OR OPERATED WITHIN THE FENCED-IN AREAS. FENCES SHALL BE AT THE DRIP LINE AND COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES. NO BURNING OF DEBRIS, CLEANING FLUIDS, CONCRETE SPILLS, ETC. WILL BE ALLOWED WITHIN THESE AREAS.
- BUFFERING OF THE STREET YARD WILL BE ACCOMPLISHED THROUGH THE COMBINATION OF TREES, SHRUBS, GRADE CHANGES, AND FENCES.
- GRADE CHANGES THAT DO NOT APPEAR ON THE SITE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
- TRENCHING SHALL NOT OCCUR WITHIN THE FENCED DRIP LINE AREAS OF EXISTING TREES.
- SHRUB MATERIAL NOT TO EXCEED 36" O.C. UNLESS OTHERWISE SPECIFIED. GROUNDCOVERS NOT TO EXCEED 18" O.C. DURING THE TIME OF MARCH 15-OCTOBER 15 INSTALLATION OF HYDROMULCH SHALL BE COMMON BERMUDA OR SAHARA BERMUDA FOR OCTOBER 16 - MARCH 14 INSTALLATION OF HYDROMULCH SHALL BE ANNUAL OR PERENNIAL RYE WITH A SPRING APPLICATION OF COMMON BERMUDA OR SAHARA BERMUDA.
- EDGING SHALL BE PLACED AT ALL GROUNDCOVER BEDS THAT ARE ADJACENT TO LAWNS.
- ALL LAWN AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RE-VEGETATED WITH BERMUDA SOD OR RYE UNLESS NATIVE RESTORATION MIX IS SPECIFIED.
- NOT MORE THAN 50% OF THE TREES AND 50% OF SHRUBS PROPOSED WILL BE OF THE SAME SPECIES.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED. SEE IRRIGATION NOTES IN THESE DRAWINGS FOR REQUIREMENT.
- IF ESTABLISHING VEGETATION DURING ANY STAGE OF DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT (512) 914-2199 OR AT WATERUSECOMPLVAR@AUSTINTEXAS.GOV.

BOULDER SCHEDULE

- LIMESTONE BOULDERS
SIZES VARY FROM 24" L X 24" W X 12" H TO 42" L X 24" W X 18" H

LANDSCAPE

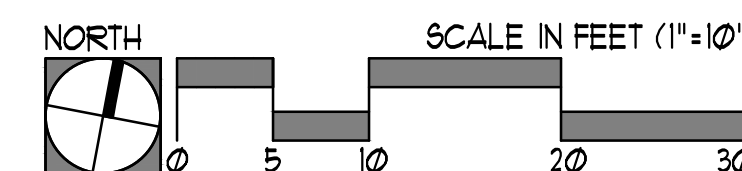
I, MICHAEL R. FISHAUGH, DO HEREBY CERTIFY THAT THE PLANS FOR THE DEVELOPMENT PROJECT LOCATED AT THE ZILKER PARK TRAIL HEAD WEST OF THE ZILKER THEATER, SATISFY THE REQUIREMENTS OF LDC 25-2 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LANDSCAPE ORDINANCE) AND ALL AMENDMENTS.

M.R.F.

MICHAEL R. FISHAUGH, ASLA
COLEMAN & ASSOCIATES

1/30/2015
DATE:

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE LANDSCAPE ARCHITECT WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE LANDSCAPE ARCHITECT.



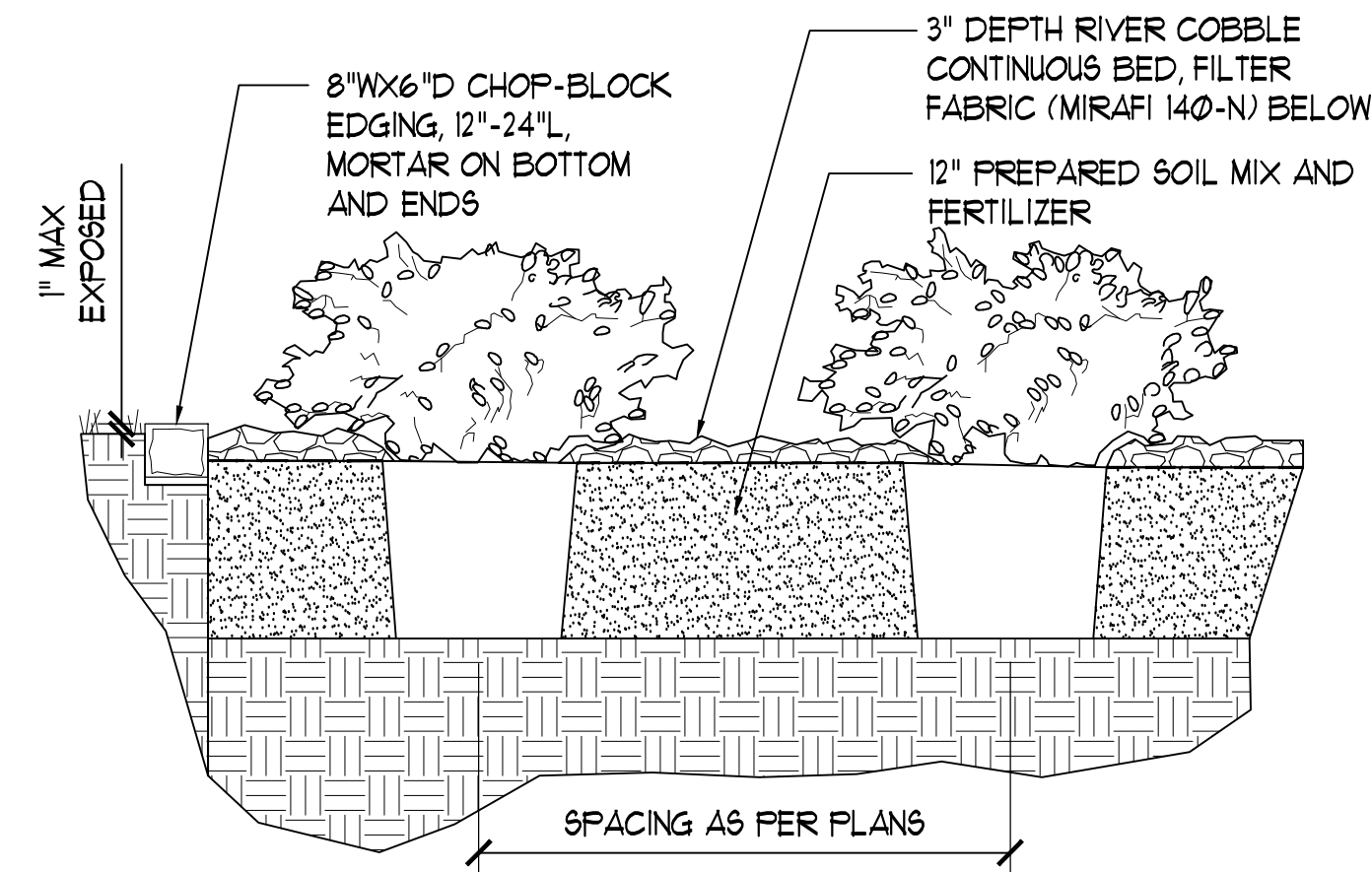
FILE NUMBER: _____ SHEET _____ OF _____
CASE MANAGER: _____ EXPIRATION DATE: _____ APPLICATION DATE: _____
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
Under Section _____ of Chapter _____ of the Austin City Code.

Signing For Director, Planning and Development Review Department

DATE OF RELEASE: _____ ZONING: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA. INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.



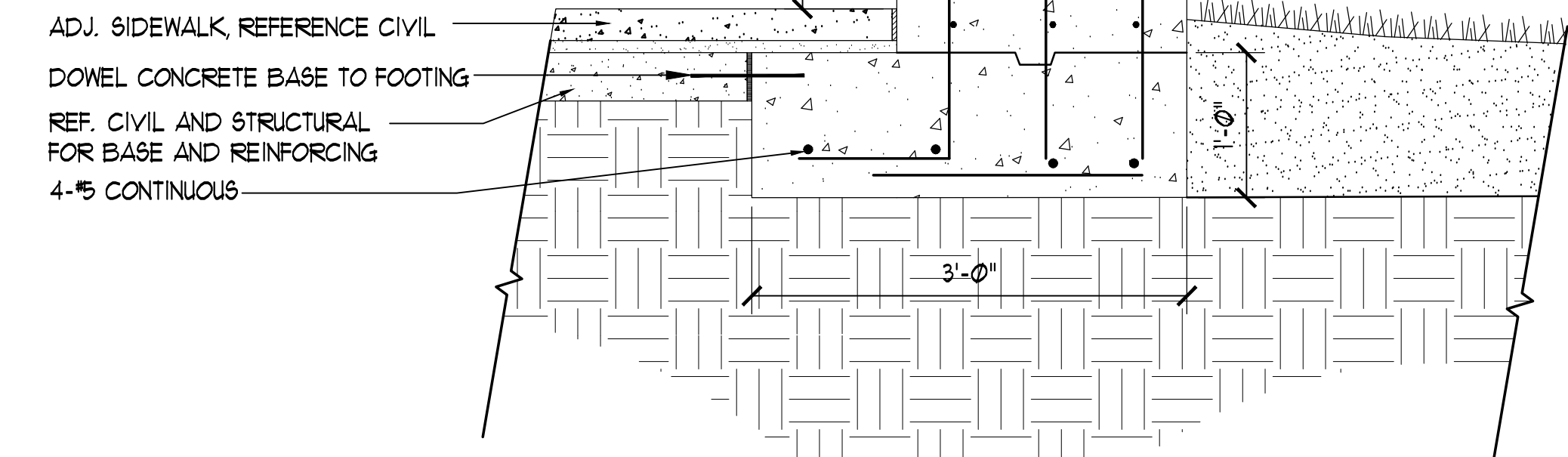


1 SHRUB PLANTING

SECTION

SCALE: NTS

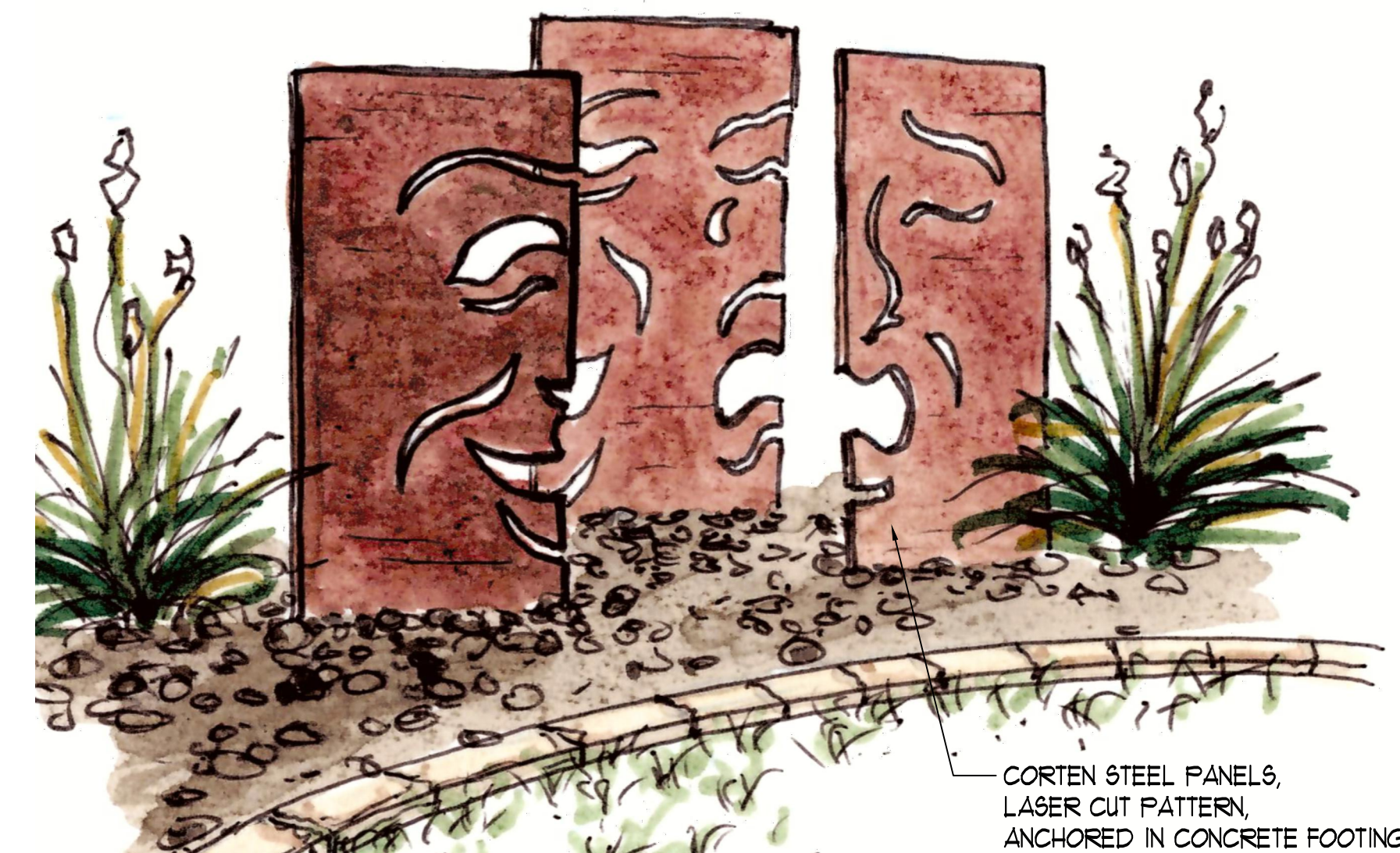
CAST IN PLACE CONCRETE SEAT WALL
CONCRETE BOARD FORM FINISH
CONTRACTOR TO PROVIDE SHOP DRAWINGS
OF WALL AND REINFORCEMENT
1" CHAMFER
1/4" HORIZ. @ 12" O.C. EA. FACE
1/4" EXPOSED JOINT IN BOARD FORM FINISH TYP.
1/4" @ 12" O.C. EA. FACE



3 BOARD FORMED CONCRETE SEAT WALL

SECTION

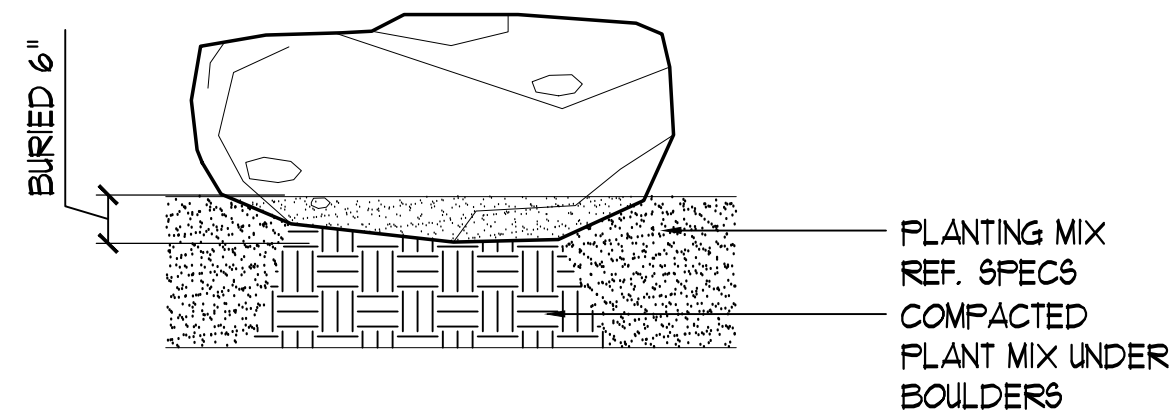
SCALE: 1"=1'-0"



5 CORTEN STEEL ART PANELS

ELEVATION

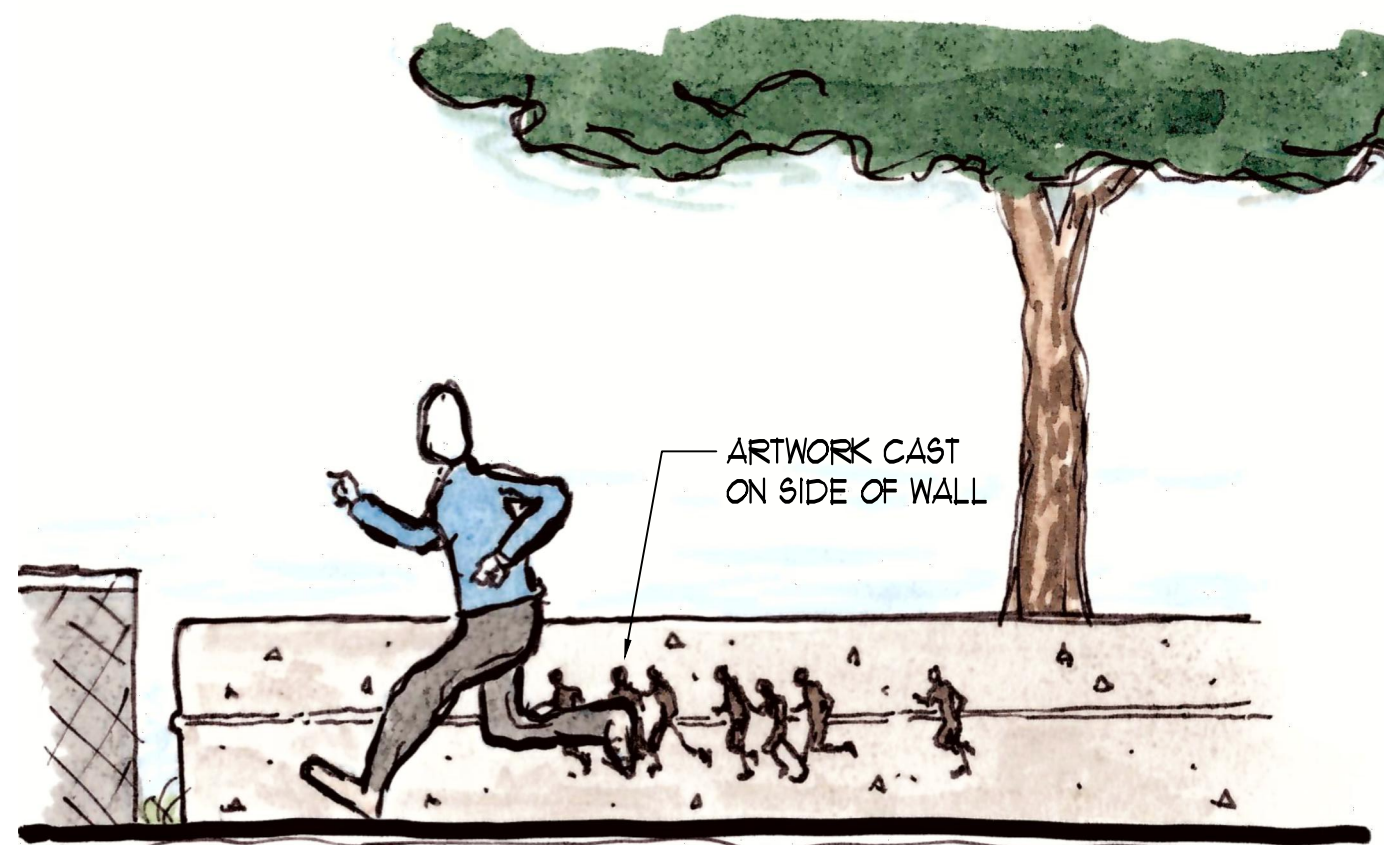
SCALE: NTS



2 BOULDER

SECTION

SCALE: NTS



4 BOARD FORMED CONCRETE SEAT WALL

ELEVATION

SCALE: NTS

PLANTING SCHEDULE

SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING
LNG	11	NEW GOLD LANTANA / LANTANA X 'NEW GOLD'	3 GAL	24" o.c.
SFF	33	SILVER DICHONDRA / DICHONDRA ARGENTEA	1 GAL	12" o.c.
NT	6	TEXAS SACAHUISTA / NOLINA TEXANA	10 GAL	42" o.c.
BM	24	BIG MUHLY / MUHLENBERGIA LINDBERGERI	10 GAL	36" o.c.
TURF	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
SOD	6.326 SF	BERMUDA GRASS / CYNODON DACTYLON 'TIF 419'	SOD	

SITE DEVELOPMENT

PERMIT IRRIGATION NOTES:

1. AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS. THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION.
 - (A) THERE IS NOT DIRECT OVER-SPRAY ONTO NON-IRRIGATED AREAS.
 - (B) THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN SIX (6) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS).
 - (C) ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES.
 - (D) THE IRRIGATION SYSTEM HAS A MASTER VALVE.
 - (E) CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS.
 - (F) SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE.
 - (G) THE IRRIGATION SYSTEM HAS A CITY-APPROVED WEATHER-BASED CONTROLLER.
 - (H) AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HALF INCH (1/2") RAINFALL.
 - (I) ZONE VALVES AND CIRCUITS ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS.
 - (J) AN IRRIGATION EMISSION DEVICE (SUCH AS SPRAY, ROTOR, OR DRIP EMITTER) DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE.
 - (K) NO COMPONENT OF THE IRRIGATION SYSTEM DEVIATES FROM THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT.
3. THE MAXIMUM SPACING BETWEEN SPRAY OR ROTARY SPRINKLER HEADS MUST NOT EXCEED THE RADIUS OF THROW OF THE HEAD UNLESS MANUFACTURER OF THE SPRINKLER HEAD SPECIFICALLY RECOMMENDS A GREATER SPACING. THE RADIUS OF THROW IS DETERMINED BY REFERENCE TO THE MANUFACTURER'S SPECIFICATIONS FOR A SPECIFIC NOZZLE AT A SPECIFIC OPERATING PRESSURE.
4. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN AND WATER BUDGET TO THE CITY AT THE TIME THE FINAL PLUMBING INSPECTION IS PERFORMED. THE WATER BUDGET SHALL INCLUDE:
 - (A) A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE; AND
 - (B) THE LOCATION OF THE EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.
5. THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY THE AUSTIN WATER UTILITY DEPARTMENT CERTIFYING COMPLIANCE WITH SUBSECTION 1 WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY.

LANDSCAPE NOTES:

1. ALL WEEDS WITHIN THE PROJECT AREA ARE TO BE REMOVED AND TAKEN OFF SITE BY THE CONTRACTOR. ROOT SYSTEMS SHOULD BE ERADICATED.
2. FINISH GRADES OF PLANT BED AREAS (TOP OF MULCH), SOD (TOP OF SOD), HYDROMULCH (TOP OF TOPSOIL), SHALL BE FLUSH WITH ADJACENT PAVING.
3. TRENCHING AND SITE WORK PERFORMED WITHIN THE DRIP LINE OF EXISTING TREES SHALL BE DONE BY HAND OR AIR SPADE UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. NO ROOTS OVER 1" DIA. SHALL BE CUT.
4. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
5. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
6. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
7. PLANTS, PLANT NAMES USED ON THE PLANS COMPLY WITH STANDARD HORTICULTURAL NOMENCLATURE, AND NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE. THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE SHALL REVIEW ALL PLANTS AT THE TIME OF DELIVERY TO THE SITE. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF THE DELIVERY TIME, AND/OR DOES NOT CALL FOR OBSERVATION OF THE MATERIAL, THE CONTRACTOR SHALL BE LIABLE FOR ALL REMOVAL AND REPLACEMENT COSTS OF THE PLANT MATERIAL. THE PLANT MATERIAL WILL BE JUDGED AND ACCEPTED OR REJECTED ON BASIS OF THE FOLLOWING CRITERIA:
 - a. PROVIDE PLANTS OF QUALITY, SIZE, GENUS, SPECIES, AND VARIETY AS INDICATED ON THE PLANS AND AS COORDINATED WITH THE LANDSCAPE ARCHITECT.
 - b. PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS, CONFORMING TO ANSI Z60.1
 - c. TREE CANOPIES SHALL HAVE AN INTACT AND UNDAMAGED CENTRAL LEADER.
 - d. TREES ARE REQUIRED TO STAND UPRIGHT WITH NO SUPPORT AND HAVE PROPER TRUNK CALIPER AND TAPER. TREES HAVING "BROOM STICK" TRUNKS WITH "FOODLE" TOPS WILL NOT BE ACCEPTED.
 - e. BARK SHALL BE DAMAGE FREE WITH ALL MINOR CUTS AND ABRASIONS SHOWING HEALING TISSUE. FOLIAGE, ROOTS AND STEMS OF ALL PLANTS SHALL BE OF VIGOROUS HEALTH AND NORMAL HABIT OF GROWTH FOR ITS SPECIES. ALL PLANTS SHALL BE FREE OF INSECT INFESTATIONS AND DISEASES.
 - f. SHRUBS TRANSPLANTED IN AN UP-SIZED CONTAINER LARGER THAN SPECIFIED SIZE, SHALL HAVE BEEN GROWN IN THAT CONTAINER FOR A SUFFICIENT LENGTH OF TIME TO DEVELOP NEW FIBROUS ROOTS, SO THAT ROOT MASS WILL FILL THE CONTAINER.
 - g. AREAS DISTURBED BY CONSTRUCTION AND ARE NOT SCHEDULED TO BE IMPROVED SHALL BE REPAIRED TO THE STATE THAT IT WAS PRIOR TO THE START OF CONSTRUCTION.

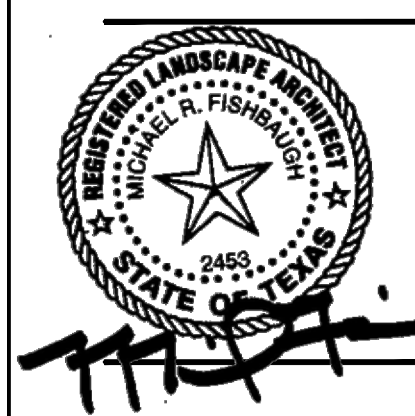
8. CONTAINER-GROWN STOCK WILL HAVE THE OUTSIDE EDGE OF THE ROOTBALL LOOSENED BY HAND AFTER REMOVING FROM THE CONTAINER.
9. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
10. PROVIDE SPECIFIED EDGING AS DIVIDER BETWEEN PLANTING BEDS AND LAWN AREAS.
11. PLANT SPACING LISTED IN PLANT SCHEDULE IS A MAXIMUM TYPICAL SPACING. IF PLANTS ARE SHOWN CLOSER ON THE PLAN THEY SHOULD BE INSTALLED PER THE PLAN.

FILE NUMBER:	SITE PLAN RELEASE	Sheet _____ of _____
CASE MANAGER:	EXPIRATION DATE:	APPLICATION DATE:
APPROVED BY PLANNING COMMISSION ON:		
APPROVED BY CITY COUNCIL ON:		
Under Section _____ of Chapter _____ of the Austin City Code.		
Signing For Director, Planning and Development Review Department		
DATE OF RELEASE:	ZONING:	
Rev. 1 _____	Correction 1 _____	
Rev. 2 _____	Correction 2 _____	
Rev. 3 _____	Correction 3 _____	
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA. INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.		



9890 Silver Mountain Drive
Austin, Texas 78737
Ph: 512-476-2090
F: 512-476-2099

1502 Baccarat
San Antonio, Texas 78258
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F: 210-492-9930



DESIGN DEVELOPMENT
LANDSCAPE DETAILS

ZILKER PARK TRAIL HEAD TOILETS
CITY OF AUSTIN PARK
AUSTIN, TX

REVISIONS	SCALE	VARIES
1		
2		
3		
4		
5		

DRAWN BY: JET
CHECKED BY: MRF
APP. BY: MRF
PROJECT NO. 102-14-02A
DATE 01-30-2015



SHEET:

L101

OF

GENERAL NOTES

1. INFORMATION SHOWN ON THIS SITE PLAN IS SUPPLEMENTARY TO SITE DEVELOPMENT PERMIT PLANS. REFER TO SITE PERMIT SET OF PLANS AS APPROVED BY CITY OF AUSTIN FOR MINIMUM REQUIREMENTS.
2. REFER TO CIVIL, LANDSCAPE & MEP SITE PLANS FOR ADDITIONAL SITEWORK AND INFORMATION.
3. ALL NEW SIDEWALKS TO HAVE MAX. 1:20 GRADE WITH CROSS SLOPE TO DRAIN @ 1/4" PER FOOT. BROOM FINISH UNLESS OTHERWISE NOTED.
4. VERIFY EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THESE PLANS PRIOR TO COMMENCING WORK.
5. ALL HANDICAPPED PARKING AND LOADING AREAS TO MAINTAIN MAX. 1:50 SLOPE.
6. PROVIDE PAINTED CURB FOR FIRE LANE STRIPING IN ACCORDANCE WITH CITY FIRE DEPARTMENT STANDARDS.
7. PROVIDE MISCELLANEOUS PATCH REPAIR AND REFINISHING INCIDENTAL TO THE WORK AS NECESSARY FOR A COMPLETE JOB FOR UNIFORM APPEARANCE WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS. FINISHES SHALL MATCH EXISTING AS CLOSELY AS POSSIBLE.
8. ANY REMOVED ITEMS IN GOOD WORKING ORDER WHICH ARE TO BE REUSED IN THIS WORK SHALL BE THOROUGHLY CLEANED AND REFURBISHED FOR REUSE. ITEMS WHICH ARE DAMAGED OR NOT SUITABLE FOR REUSE ARE TO BE REMOVED FROM THE SITE BY THE GENERAL CONTRACTOR. ITEMS WHICH ARE SUITABLE FOR REUSE AND ARE NOT REUSED IN THIS WORK SHALL BE STORED ON SITE FOR REMOVAL BY OWNER.

DISCLAIMER

THESE DOCUMENTS ARE BASED ON BACKGROUND WORK PRODUCED OUTSIDE OF THE ARCHITECT'S DIRECT SUPERVISION. SOME DISCREPANCY BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS MAY BE DISCOVERED DURING BIDDING AND CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT AND PROGRAM MANAGER OF ANY SUBSTANTIAL DISCREPANCIES WHICH MAY AFFECT EITHER THE COST OR SCHEDULE FOR COMPLETION OF THIS WORK.

DRAWING LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- CONCRETE PAVING / PLAN
- EXISTING CONTOUR
- NEW SPOT GRADE TOG = TOP OF CONC. OR PAVING
- HANDICAPPED ACCESSIBLE ROUTE MAX 1:20 SLOPE

BIKE RACKS

ACCESSIBLE ROUTE

HC SIGNS (3)

NEW PARKING STRIPING

RELOCATE CURB & PARKING AS SHOWN

NEW CROSSWALK STRIPING

ASPHALT PAVEMENT

EXISTING ZILKER HILLSIDE THEATER

PERVIOUS LAWN AREA

LAY DOWN CURB

NEW ASPHALT CART PATH

NEW GRANITE TRAIL

EXISTING TRAIL TO REMAIN

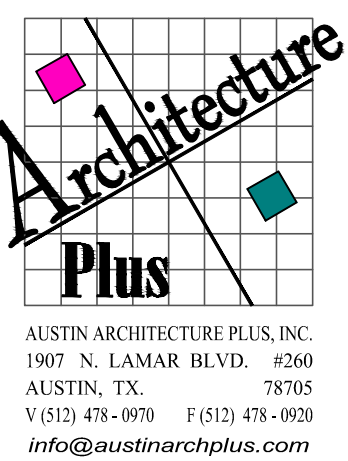
EXISTING HMAC TO REMAIN

BOULDER GARDEN

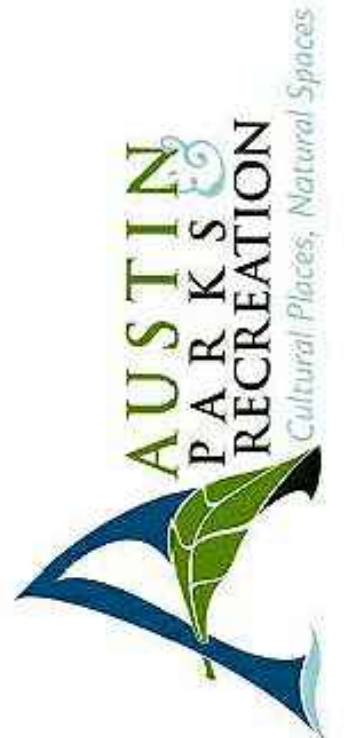
NEW CONC. TRAIL

BRICK DRAINAGE FLUME

1 SITE PLAN
SCALE: 1" = 20'-0"

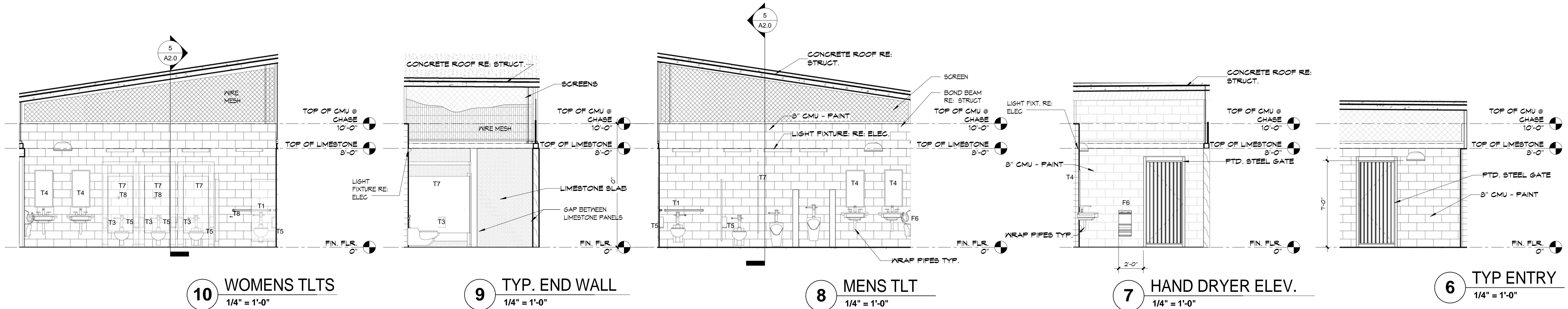


PRELIMINARY
NOT FOR
REGULATORY
APPROVAL.
PERMITTING OR
CONSTRUCTION
MAC RAGSDALE, AIA
TBAE #8610

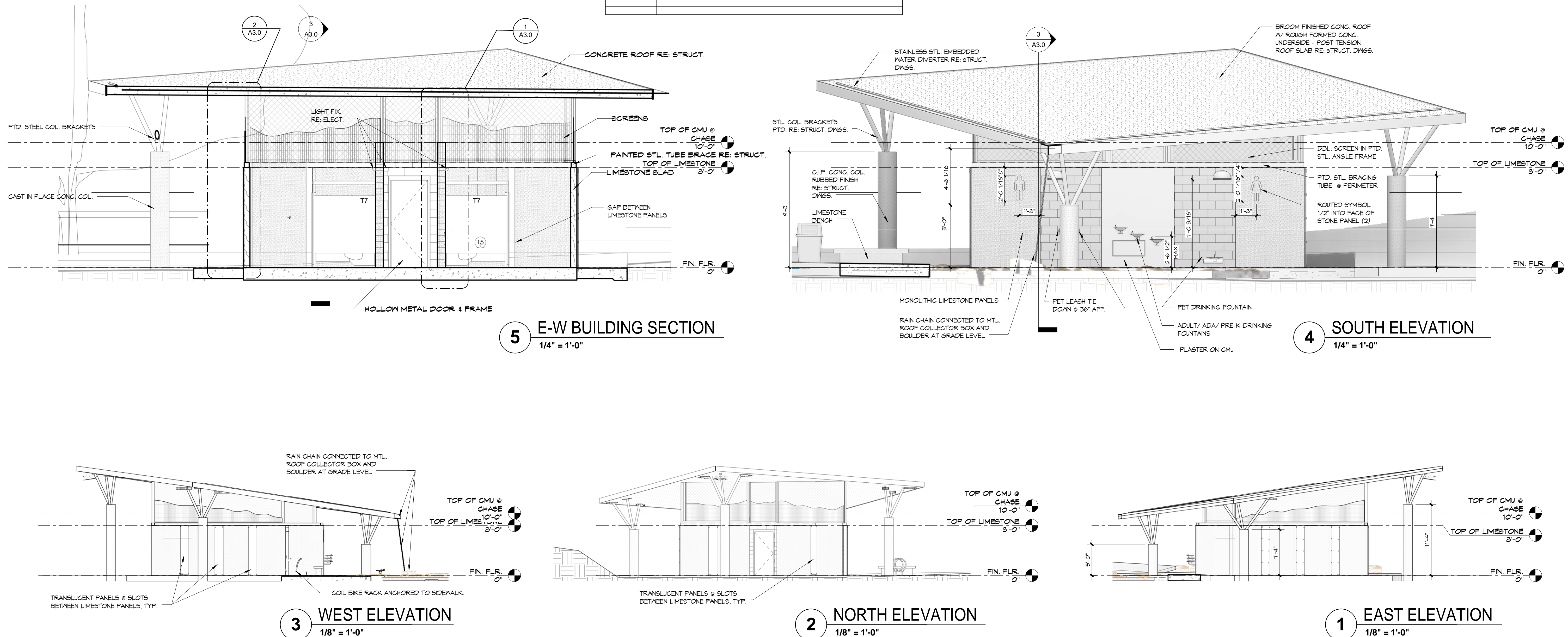


ZILKER METRO PARK TRAILHEAD RESTROOM
for the CITY OF AUSTIN PARKS & RECREATION DEPARTMENT
SITE PLAN

ISSUE DATE:			10/9/2015
DRAWN BY:			
CHECKED BY:			
REVISIONS			
NO.	DATE	REMARKS	
SHEET			AS-1.0
OF			
FILE NAME:			SITE PLAN
PROJECT NUMBER:			PROJECT #132402



TOILET ACCESSORY SCHEDULE	
NO.	DESCRIPTION
T1	#3701-40 - 40" GRAB BARS MOUNT AT 33"-36" AFF.
T2	#3701-36 - 36" GRAB BARS MOUNT AT 34" AFF.
T3	NOT USED
T4	#0252 FEMININE NAPKIN DISPOSAL
T5	#0600-2436 24"x36" 5/8" FRAME PLATE GLASS MIRROR ABOVE LAVS.
T6	#0042 JIMBO ROLL TOILET PAPER TISSUE DISPENSER
T7	# ELECT. HAND DRYER, SUPER QUIET, SURFACE MOUNT
T8	SOLID PLASTIC TOILET PARTITION PANELS DOORS AND STILES, TYPE DOOR WIDTH 24"-36" @ ACCESSIBLE STALLS.
T9	#0114 DOOR STOP/COAT HOOK @ 40" AFF. ON INTERIOR STALL DOORS.





ROOM FINISH SCHEDULE										
NO.	ROOM	BASE	FLOOR	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	CEILING HEIGHT	REMARKS
102	MEN'S TLT.	GT	S1	STONE	P	P	STONE	XN	VARIES	
103	CHASE	R	S1		P	P	P	XN	VARIES	
104	WOMEN'S TLT.	GT	S1	STONE	P	P	P	XN	VARIES	
105	WOMEN'S ENTRY	NONE	S1	P	STONE	P	P	XN	VARIES	
106	ELECT.	R	S1	P	P	P	P	XN	VARIES	

<u>BASE:</u>	
E1	EXISTING TO REMAIN, PROTECT FROM DAMAGE
CT	CERAMIC TILE -4", THIN SET
R	RESILIENT COVE BASE - 4"
N	NONE

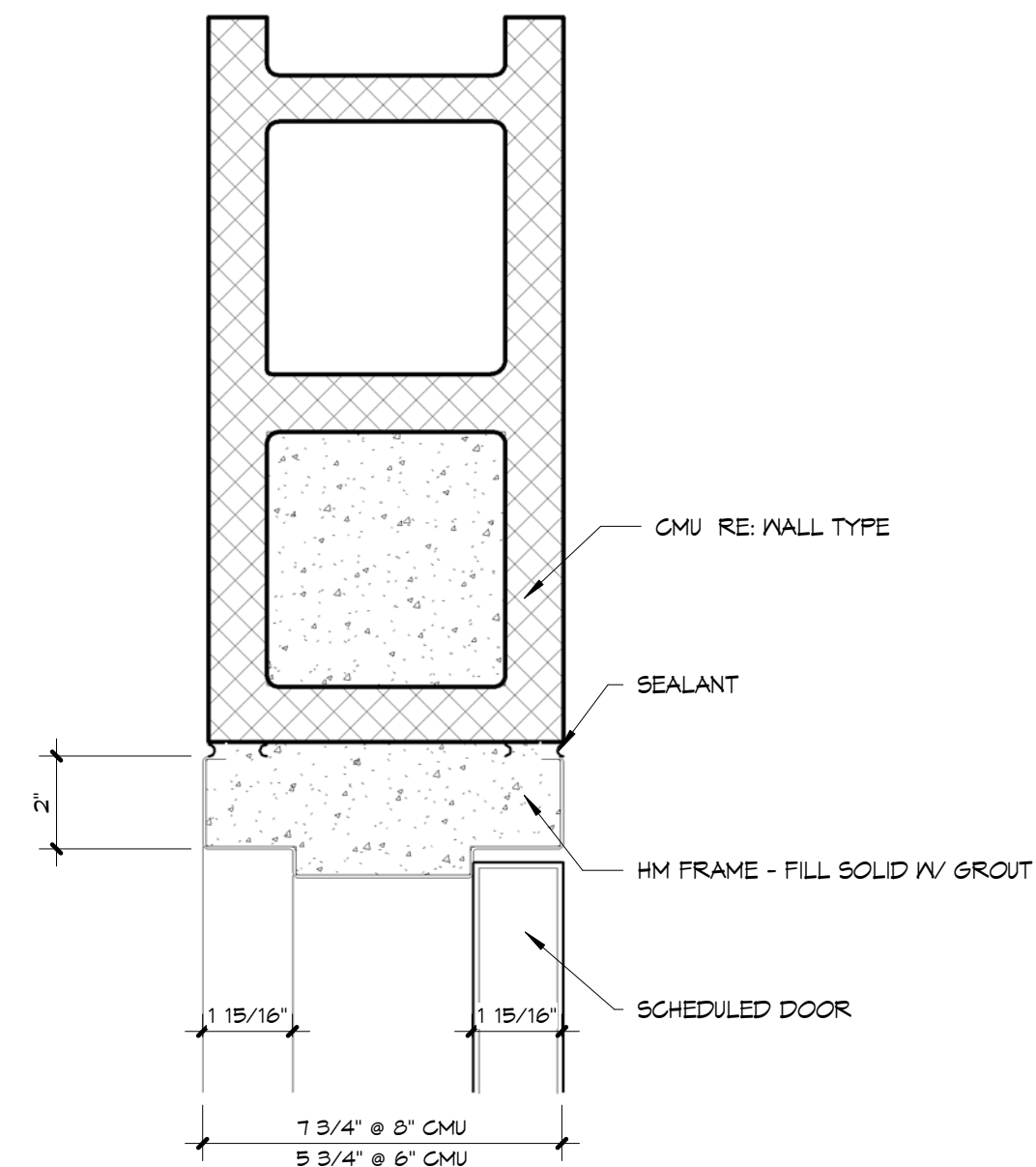
E1	EXISTING TO REMAIN, PROTECT FROM DAMAGE
S1	SEALED CONCRETE - SYSTEM 1)
S2	SEALED CONCRETE - SYSTEM 2
BC	LIGHTLY BROOMED FINISHED CONCRETE
SC	SCORED CONCRETE AT 24" OC.
CT	CERAMIC TILE, THIN SET
RT	RUBBER TILE
N	NONE

E1	EXISTING TO REMAIN, PROTECT FROM DAMAGE
P	PAINT NEW OR EXISTING SURFACE
P1	LATEX PAINT - SYSTEM 1
P2	LATEX ENAMEL PAINT - SYSTEM 2
P3	EPOXY PAINT - SYSTEM 3
CT	CERAMIC TILE - THIN SET
N	NONE

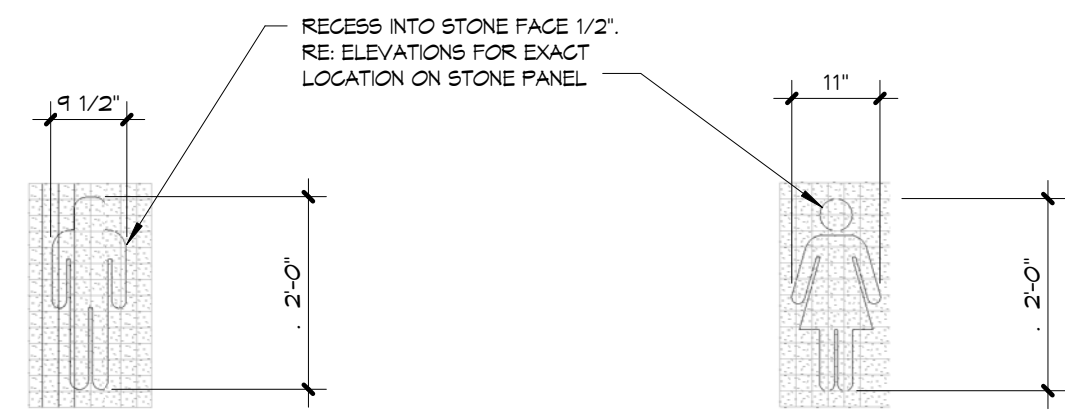
E1	EXISTING TO REMAIN, PROTECT FROM DAMAGE
P1	LATEX PAINT - SYSTEM 1
P2	LATEX PAINT - SYSTEM 2
XN	EXPOSED STRUCTURE - NO FINISH
XP	EXPOSED STRUCTURE - PAINT
N	NONE

1. DO NOT PAINT EXISTING GLAZED TILE, BRICK, OR OTHER PREFINISHED SURFACES WHICH ARE NOT ALREADY PAINTED.
2. REMOVE EXISTING FLOOR, BASE OR CEILING FINISHES AS NECESSARY FOR APPLICATION OF NEW FINISHES WHERE SCHEDULED. PREPARE SURFACES.
3. SEE PLANS FOR EXTENT OF MISC. FINISHES AND CEILING WORK NOT INDICATED ON SCHEDULE.
4. PROVIDE EXTRA STOCK OF ALL FINISH MATERIALS EQUAL TO 1% OF THE VOLUME OR QUANTITY USED, UNLESS SPECIFIED OTHERWISE.
5. ALL MATERIALS TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE UNLESS OTHERWISE NOTED. ASSUME FOR BIDDING PURPOSES THAT PREMIUM GRADES OTHER THAN STANDARD WOULD BE NO MORE THAN 25% TO TOTAL.

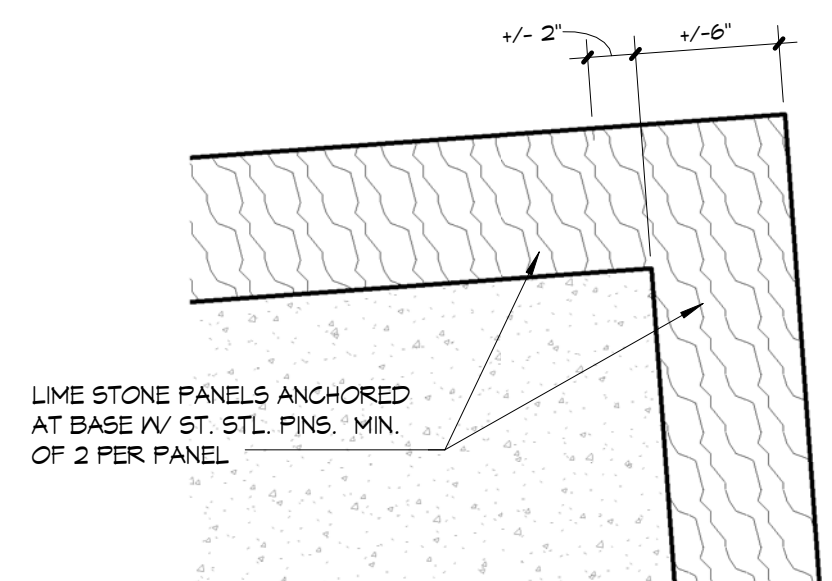
1. DO



4 CORNER AT EWC WALL
1 1/2" = 1'-0"



2 WOMEN'S SIGN DTL
1/2" = 1'-0"

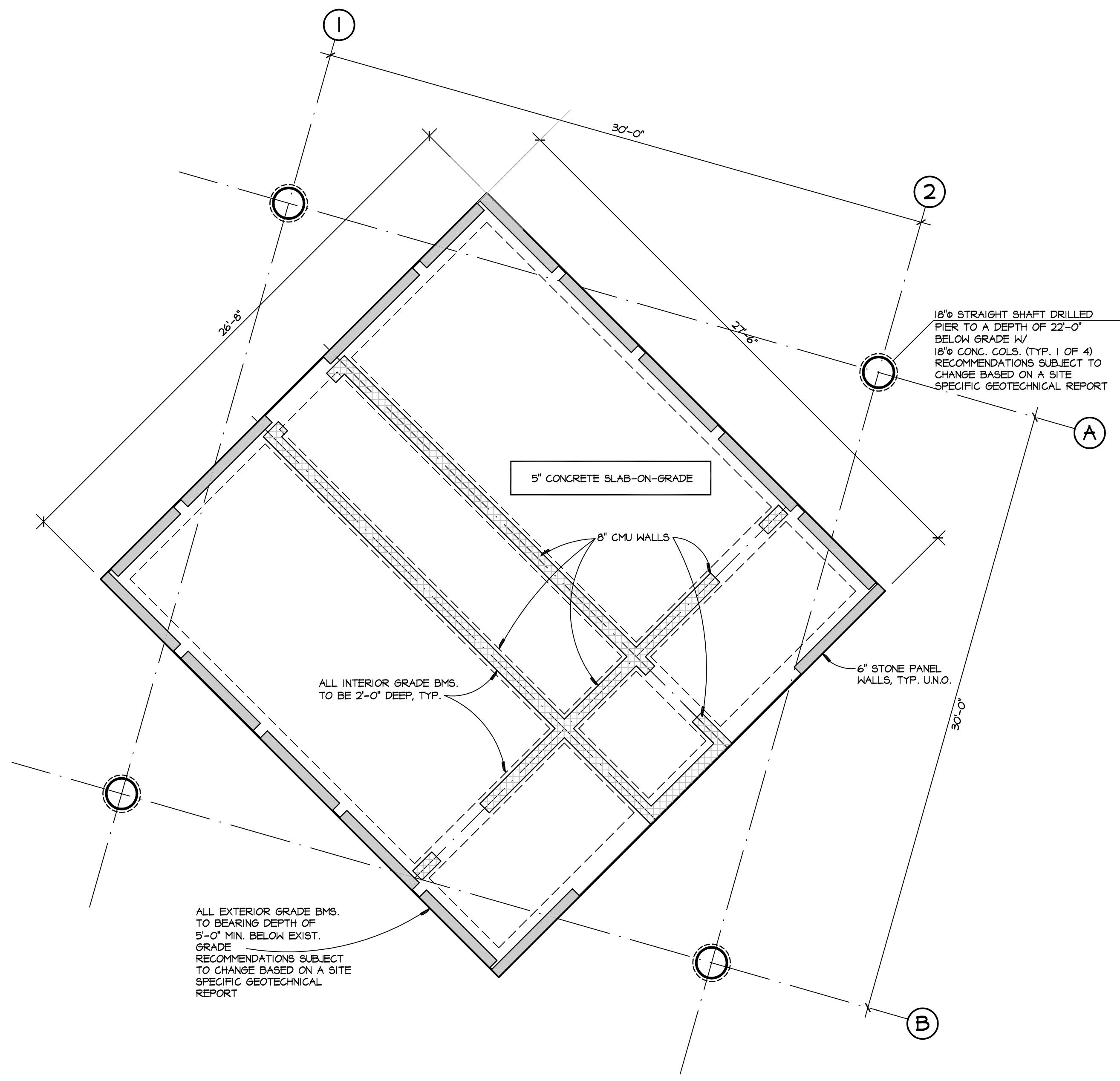


1 CORNER AT STONE DETAIL

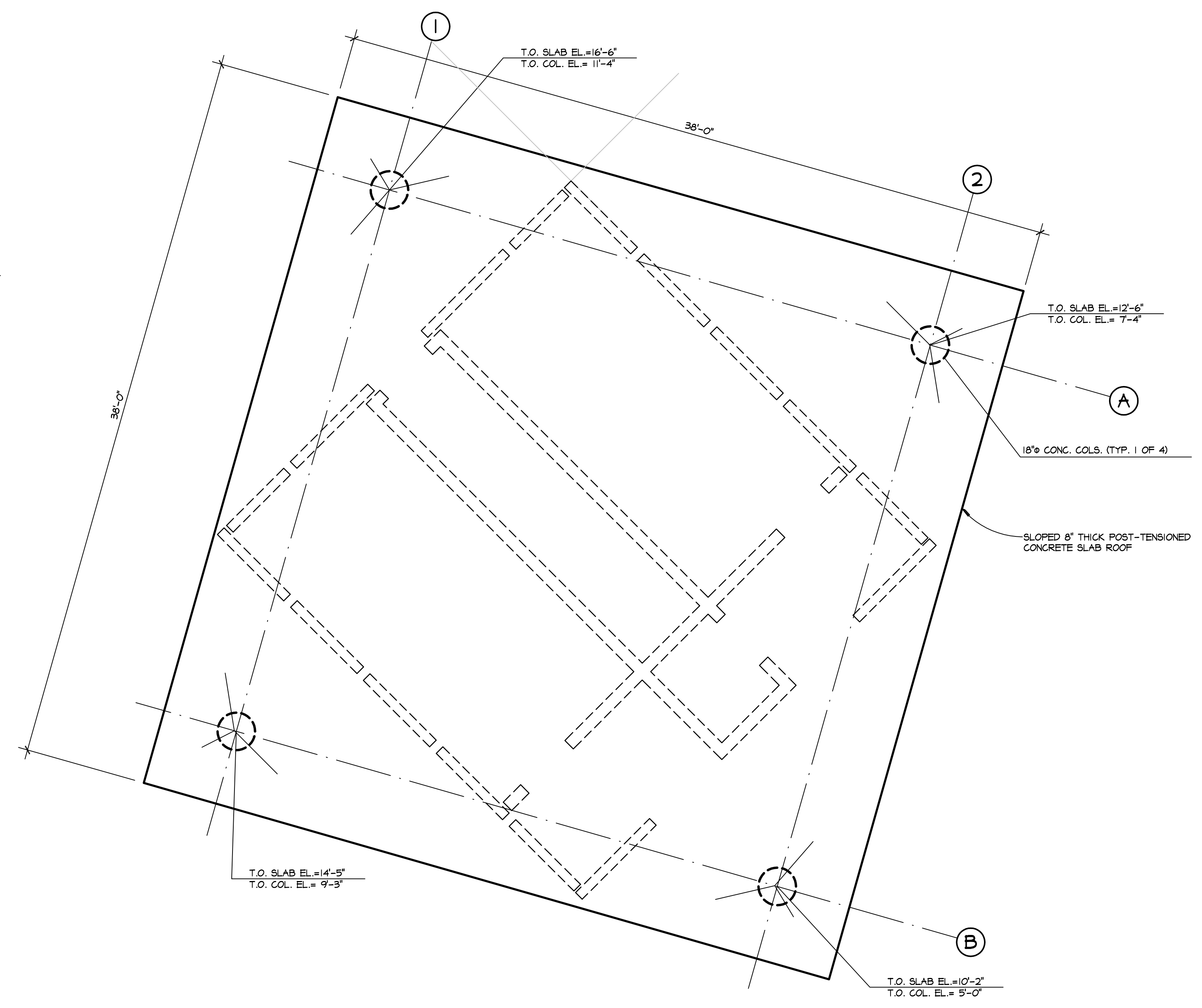
NOT FOR
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APPROVAL,
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CONSTRUCTION

MAC RAGSDALE, AIA TBAE #8610
10-9-2016

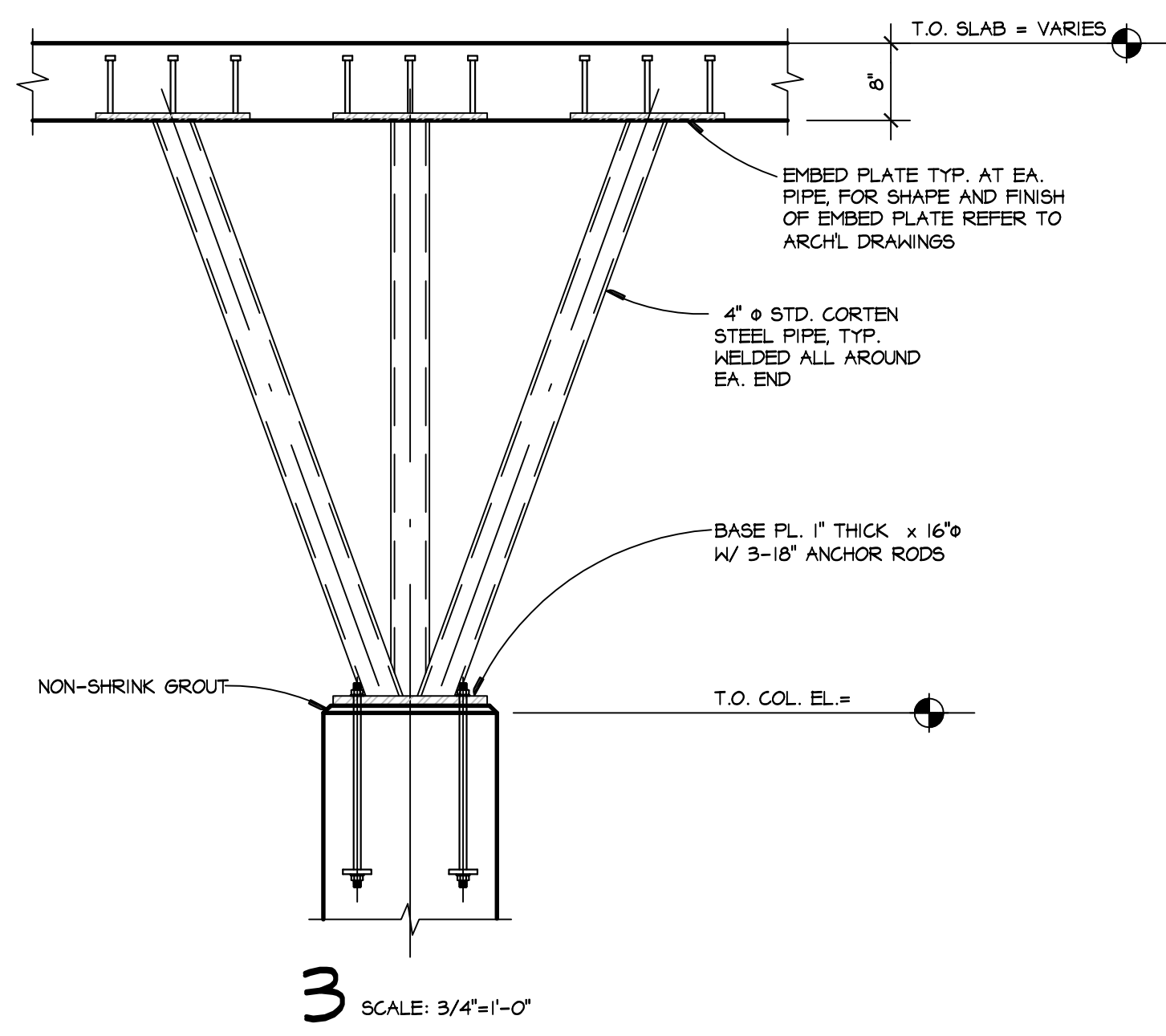
ISSUE DATE		
10-9-2015		
DRAWN BY:		
RT		
CHECKED BY:		
MR		
No.	DATE	REMARKS
A4.0		
FINISH SCHEDULE, DOOR SCHEDULE, MISC. DETAILS		
PROJECT NUMBER: PROJECT #132402		



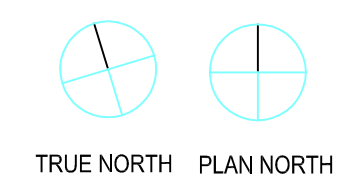
1 FOUNDATION PLAN
SCALE: 1/4"=1'-0"
NOTES:



2 ROOF PLAN
SCALE: 1/4"=1'-0"



3 SCALE: 3/4"=1'-0"



ISSUE DATE		
10-09-2015		
DRAWN BY:		
JM		
CHECKED BY:		
HA		
No.	DATE	REMARKS

ABBREVIATIONS

A, AMP	AMPERE	JAN	JANITOR
AFF	ABOVE FINISHED FLOOR	JB, J-BOX	JUNCTION BOX
ADD	ADDENDUM		
ADJ	ADJUSTABLE		
A/C	AIR CONDITIONING	K/O	KNOCK OUT
AH	AIR HANDLER UNIT		
APPROX	APPROXIMATE		
ARCH	ARCHITECT, ARCHITECTURAL		
BLDG	BUILDING	LAV	LAVATORY
BTU	BRITISH THERMAL UNIT	L	LOUVER
BS	BAR SINK	LBS	POUND
		LRE	LONG RADIUS ELBOW
C	CONDUIT	MAX	MAXIMUM
CFH	CUBIC FOOT PER HOUR	MBH	THOUSAND BTU'S PER HOUR
CI	CAST IRON	MCA	MINIMUM CURRENT AMPACITY
CIR	CIRCLE	MECH	MECHANICAL
CMU	CONCRETE MASONRY UNIT	MEZZ	MEZZANINE
CO	CLEAN OUT	MFR	MANUFACTURER
CO2	CARBON DIOXIDE	MH	MAN HOLE
CONC	CONCRETE	MIN	MINIMUM
COND	CONDENSATE DRAIN	MISC	MISCELLANEOUS
CONST	CONSTRUCTION	MOC	MAXIMUM OVERCURRENT PROTECTION
CORR	CORRIDOR	MOP	MOP SINK
CTR	CENTER	MTL	METAL
CU	CONDENSING UNIT	MULT	MULTIPLE
CW	COLD WATER		
		N/A, NA	NOT APPLICABLE
		NAT	NATURAL
DB	DRY BULB	NOM	NOMINAL
DEMO	DEMOLISH, DEMOLITION	N	NORTH
DEPT	DEPARTMENT	NIC	NOT IN CONTRACT
DEL, DTL	DETAIL	NTS	NOT TO SCALE
DegF	DEGREE FAHRENHEIT	NO, #	NUMBER
DIA	DIAMETER		
DIM	DIMENSION	OA, O/A	OUTSIDE AIR
DISC	DISCONNECT	OUT	OUTLET
DIV	DIVISION		
DR	DOOR	PH, Ø	PHASE
DBL	DOUBLE	PNL	PANEL
DWG	DRAWING	PSI	POUNDS PER SQUARE INCH
		PVC	POLYVINYL CHLORIDE
EA	EACH	QTY	QUANTITY
EF	EXHAUST FAN		
EFF	EFFICIENCY	R, RAD	RADIUS
EER	ENERGY EFFICIENCY RATIO	RA	RETURN AIR
ELEC	ELECTRIC, ELECTRICAL	RD	ROOF DRAIN
EW	ELEVATOR SUMP PUMP WASTE	REBAR	REINFORCING BAR
EWV	ELECTRIC WATER COOLER	REINF	REINFORCE, REINFORCING
EL	ELEVATION	REC	RECESSED
ELEV	ELEVATOR	RECEP	RECEPTACLE
ENGR	ENGINEER	REQ(D)	REQUIRE(D)
EQ	EQUAL	RGS	RIGID GALVANIZED STEEL
EQPT	EQUIPMENT	RTU	ROOF TOP UNIT
ETC	ETCETERA	RM	ROOM
ESP	EXTERNAL STATIC PRESSURE		
EXIST	EXISTING	S	SOUTH
EXP	EXPOSED	SCH	SCHEDULE
EXT	EXTERIOR	SD	SMOKE DETECTOR
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SEER	SEASONAL ENERGY EFFICIENCY RATIO
		SECT	SECTION
FA	FIRE ALARM	SF	SQUARE FEET
FCO	FLOOR CLEAN OUT	SPRINK	SPRINKLER
FD	FLOOR DRAIN	SHWR	SHOWER
FDC	FIRE DEPARTMENT CONNECTION	SPEC	SPECIFICATION(S)
FE	FIRE EXTINGUISHER	SQ	SQUARE
FFL	FINISH FLOOR	SS	SANITARY SEWER
FIN	FINISH(ED)	SST	STAINLESS STEEL
FIXT	FIXTURE	STL	STEEL
FLEX	FLEXIBLE	SW	SWITCH
FL	FLOOR		
FP	FIRE PROOF(ING)	TD	TROUGH DRAIN
FR	FIRE RATED	TEL	TELEPHONE
FT	FOOT, FEET	TEMP	TEMPORARY
FU	FIXTURE UNIT	THRU	THROUGH
FV	FLUSH VALVE	TOS	TOP OF STEEL
		TX	TEXAS
G	GROUND	TV	TELEVISION
GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZED		
GC	GENERAL CONTRACTOR	UG	UNDERGROUND
GCO	GROUND CLEAN OUT	UL	UNDERWRITER LABORATORIES INC.
GH	GAS HEATER	UH	UNIT HEATER
GND	GROUND	UR	URINAL
GPM	GALLONS PER MINUTE	UTIL	UTILITY
GP	GALLONS PER FLUSH		
GW	GREASE WASTE	V	VOLTAGE
GYP BD	GYP SUM BOARD	VT	VENT
		VOL	VOLUME
		VTR	VENT THROUGH ROOF
HD	HUB DRAIN	WC	WATER CLOSET
HTR	HEATER	WCH	HANDICAP WATER CLOSET
HVAC	HEATING, VENTILATION & AIR CONDITIONING	WCO	WALL CLEAN OUT
HB	HOSE BIB	W/	WITH
HP	HEAT PUMP UNIT, HORSEPOWER	WB	WET BULB
HSPF	HEAT SEASONAL PERFORMANCE FACTOR	WH	WATER HEATER
HW	HOT WATER	WO, W/O	WITHOUT
HWR	HOT WATER RETURN	WT	WEIGHT
		WW	WASTE WATER
IN	INLET		
INFO	INFORMATION		
INT	INTERIOR		
INSUL	INSULATION		
IP	INSPECTION PORTAL		

NOTE: NOT ALL ABBREVIATIONS ON THIS LIST ARE APPLICABLE TO THIS PROJECT.

PLUMBING SYMBOLS LIST

	COLD WATER PIPING
	EXISTING COLD WATER PIPING
	DEMOLITION COLD WATER PIPING
	HOT WATER PIPING
	EXISTING HOT WATER PIPING
	DEMOLITION HOT WATER PIPING
	HOT WATER RETURN PIPING
	WASTE WATER PIPING
	EXISTING WASTE WATER PIPING
	DEMOLITION WASTE WATER PIPING
	VENT PIPING
	EXISTING VENT PIPING
	GAS PIPING
	EXISTING GAS PIPING
	DEMOLITION GAS PIPING
	POINT OF CONNECTION
	FLOOR CLEAN OUT - SEE SCHEDULE
	DOUBLE EXTERIOR CLEAN OUT
	CLEAN OUT
	WALL CLEAN OUT
	FLOOR DRAIN
	AIR LOCK
	HOSE BIBB
	FLOOR SINK
	SHUT OFF VALVE
	VENT DRAIN TURN UP \ DOWN
	THROUGH
	SOLID
	SHUT OFF VALVE
	ONE WAY VALVE
	INSPECTION PORTAL
	FLOOR SINK
	RISER COLD WATER GENERAL
	RISER COLD/HOT WATER LAVATORY
	RISER COLD WATER HOSE BIB
	RISER WASTE WATER GENERAL
	RISER WASTE WATER LAVATORY
	RISER WASTE WATER FLOOR DRAIN
	RISER WASTE WATER FLOOR SINK
	RISER WASTE WATER HIGH DENSITY
	RISER WASTE WATER CLEAN OUT
	RISER WASTE WATER DBL CLEAN OUT
	RISER WASTE WATER VENT THROUGH ROOF
	RISER WASTE WATER INSPECTION POINT

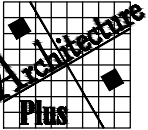
NOTE: NOT ALL SYMBOLS ON THIS LIST ARE APPLICABLE TO THIS PROJECT.

PLUMBING GENERAL NOTES

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DOCUMENTS FOR EXACT LOCATION OF FIXTURES & EQUIPMENT.
- THE PLUMBING CONTRACTOR SHALL COORDINATE ALL PIPING AND EQUIPMENT WITH OTHER TRADES PRIOR TO INSTALLATION.
- VENT PIPING SHALL BE 2" MINIMUM UNLESS OTHERWISE NOTED.
- PROVIDE BACKFLOW PREVENTERS AT ALL LOCATIONS REQUIRED BY THE LATEST ADOPTED CODES AND ORDINANCES.

SHEET INDEX

- P0.00 PLUMBING GENERAL NOTES
P1.0 SANITARY AND DOMESTIC WATER PLAN
P2.0 PLUMBING DETAILS
P3.0 PLUMBING SCHEDULES



AUSTIN ARCHITECTURE PLUS, INC.
1907 N. LAMAR BLVD., 2ND
AUSTIN, TX 78701
512.338.1101
info@austinarchplus.com

PROGRESS PRINT
RELEASED UNDER THE AUTHORITY OF:
ENCOTECH ENGINEERING CONSULTANTS
TEKAS REGISTRATION NO. 55348
DATE: 10/09/2015
(NOT INTENDED FOR BIDDING, PERMIT, OR
CONSTRUCTION PURPOSES)

ENCOTECH
ENGINEERING CONSULTANTS
8500 Blueprints Cove, Suite B, 103
Austin, Texas 78759 | 512.338.1101
Project No.: 13037.M.AUS
TRBE Firm
1141

ZILKER METRO PARK TRAILHEAD RESTROOM
for the CITY OF AUSTIN PARKS & RECREATION DEPARTMENT

PLUMBING GENERAL NOTES

ISSUE DATE:

10/09/2015

DRAWN BY:

LCS

CHECKED BY:

LCB

REVISIONS

NO. DATE REMARKS

SHEET

P0.0

OF

FILE NAME:

PROJECT NUMBER:

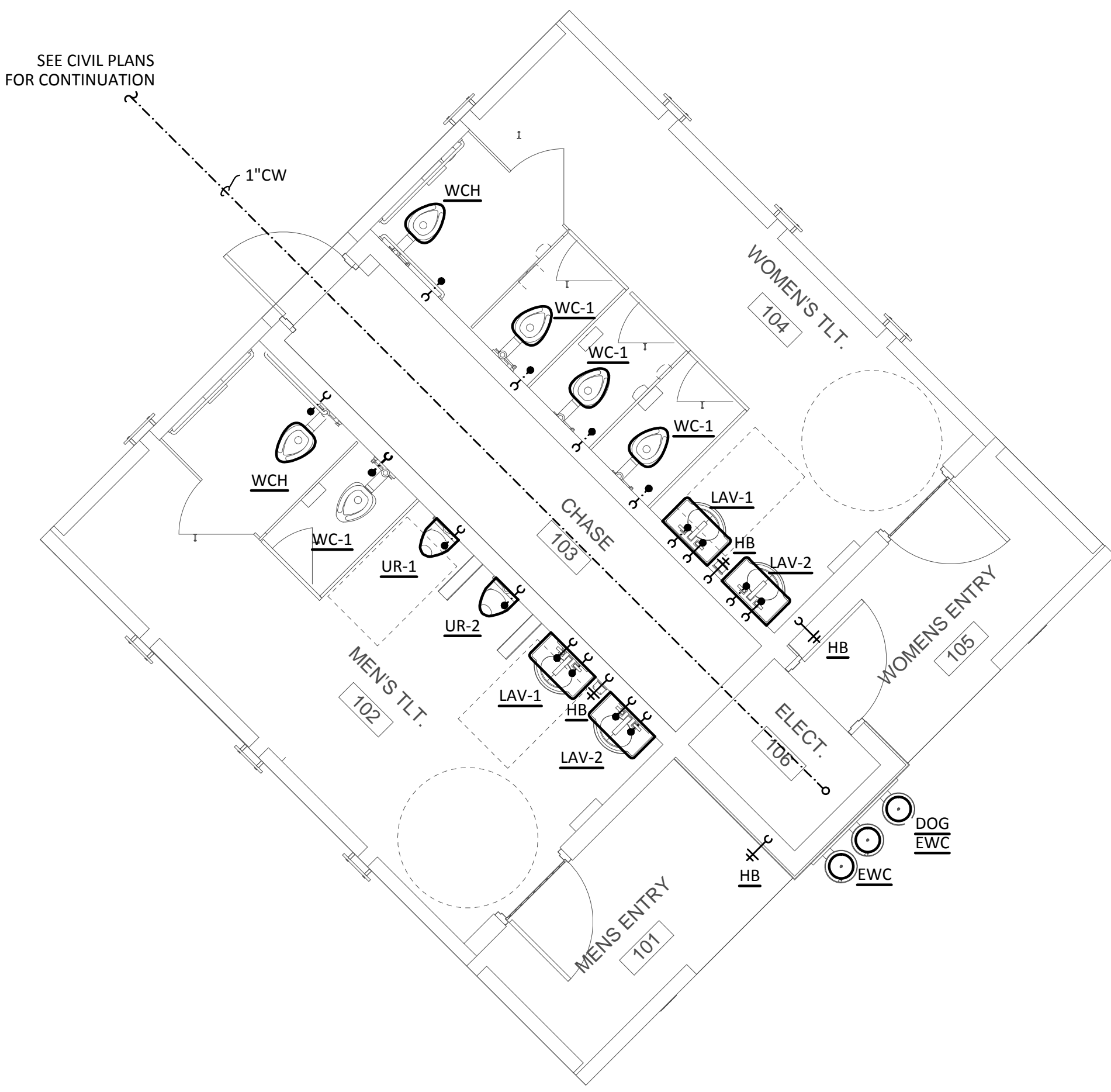
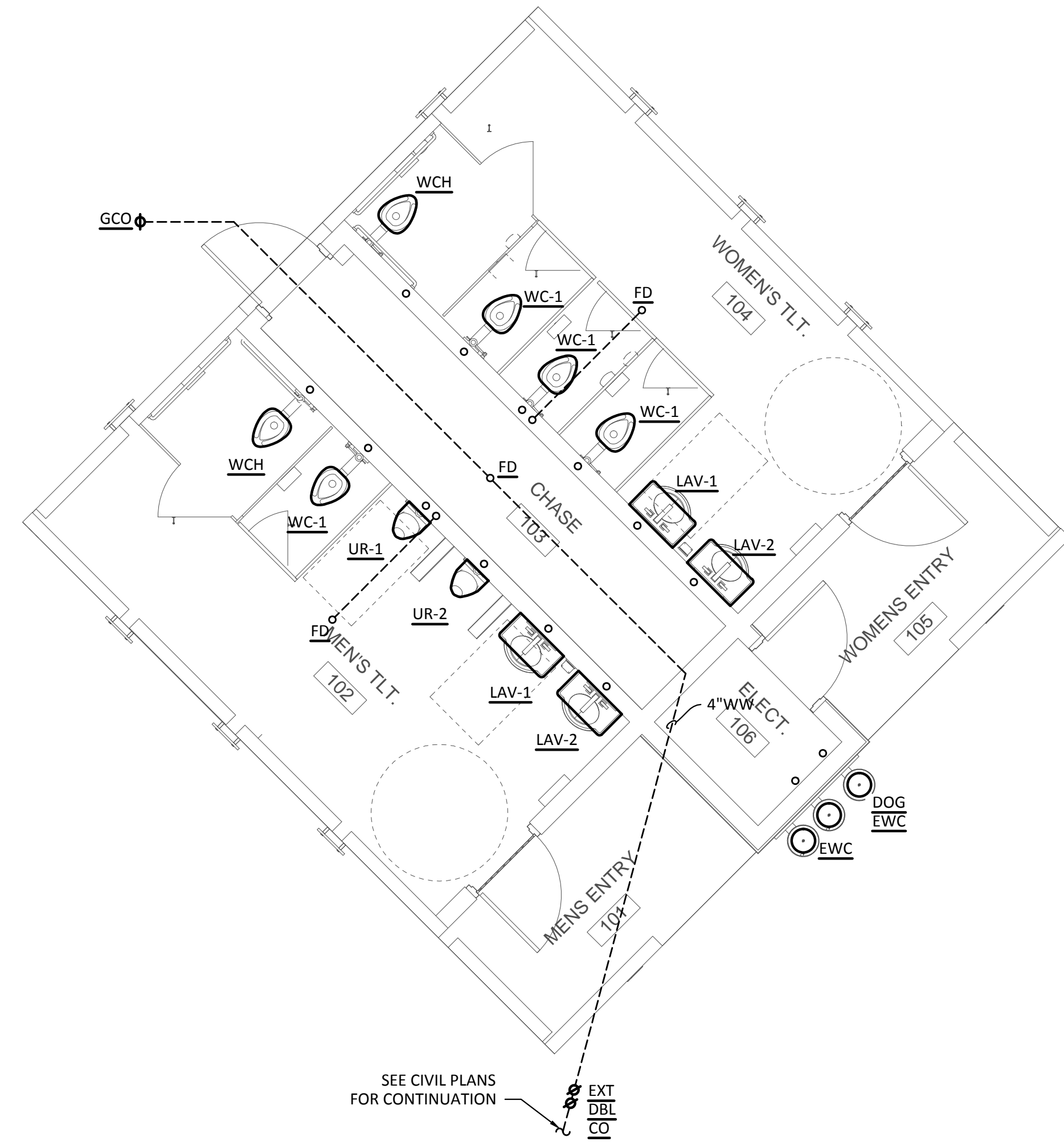
13037.M.AUS

GENERAL SHEET NOTES

A. REFER TO GENERAL NOTES ON SHEET P0.0 FOR ADDITIONAL INFORMATION.
B. PROVIDE TRAP PRIMER AT EVERY FLOOR DRAIN. INSTALL PER DETAIL ON P2.0.

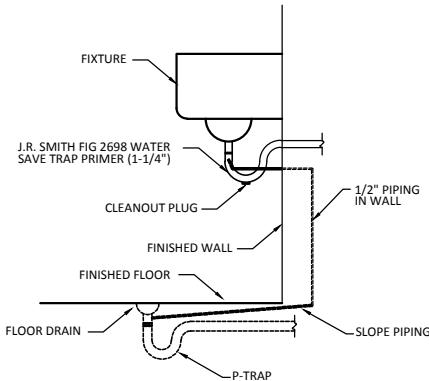
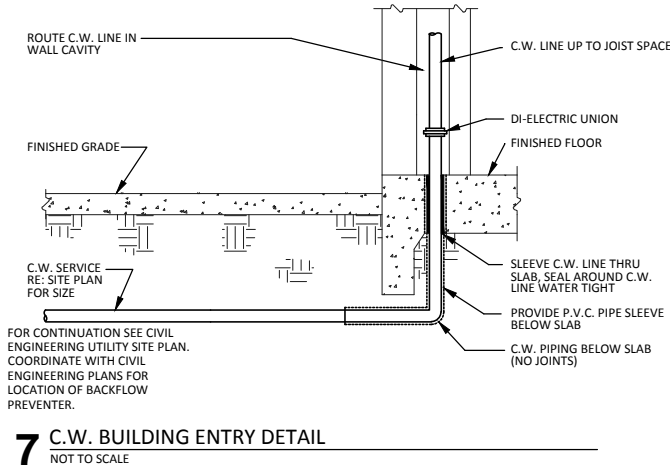
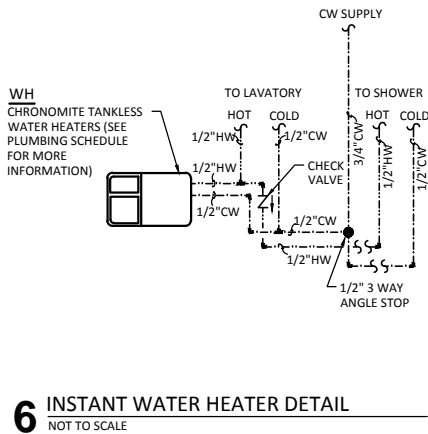
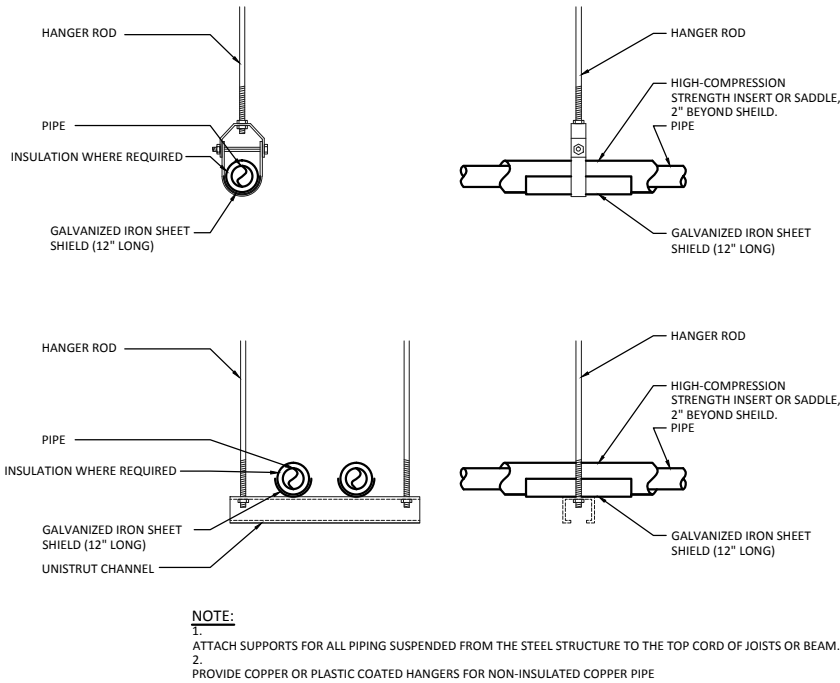
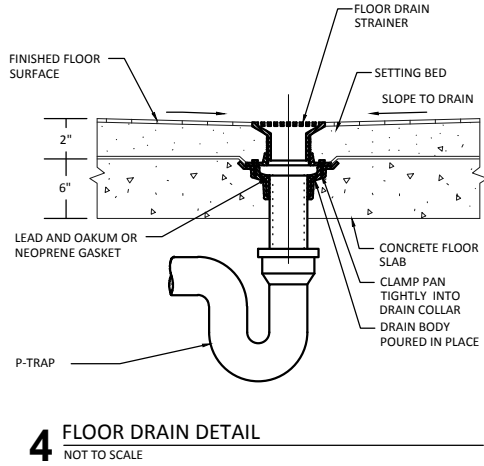
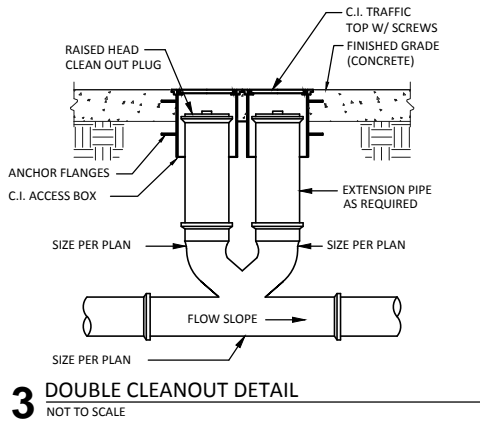
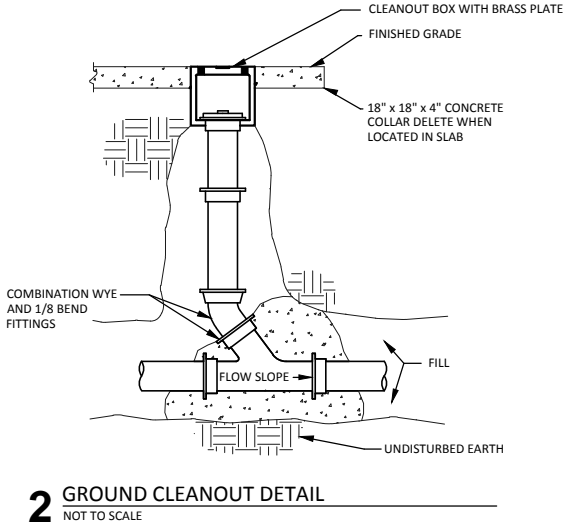
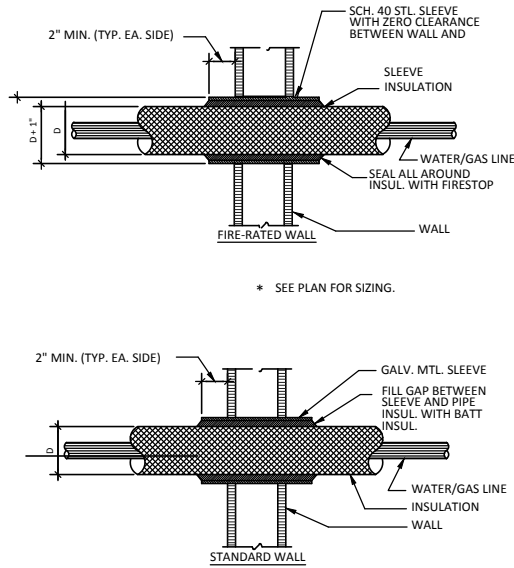
KEYED NOTES

1. PROVIDE HEAT TRACE ON DOMESTIC WATER PIPING. REFERENCE ELECTRICAL DRAWING #/E#.#



1 SANITARY WATER PLAN
SCALE: 1/4" = 1'-0"

2 DOMESTIC WATER PLAN
SCALE: 1/4" = 1'-0"



PLUMBING FIXTURE SCHEDULE						
MARK	CW	HW	VENT	S&W	MODEL NUMBER	DESCRIPTION
WC-1	1"	-	2"	3"	WATER CLOSET: MODEL: MERIDIAN 2141	FLUSH VALVE WATER CLOSET, WALL MOUNTED, ELONGATED BOWL, 1-1/2" TOP SPUD, REAR OUTLET, MOUNT RIM AT 15" ABOVE FINISHED FLOOR
					FLUSH VALVE: MODEL: SLOAN 9603-1.28	IN-WALL, TAMPER PROOF FLUSH VALVE. 1.28 GPF. WATER CLOSET MANUFACTURER TO PROVIDE PIPE EXTENSION FOR INSTALLATION OR CONTRACTOR SHALL PROVIDE STAINLESS STEEL NIPPLE FOR CONNECTION.
					SEAT:	OPEN FRONT, ELONGATED SEAT WITH STAINLESS STEEL LOCKING HINGE
WCW-H	1"	-	2"	3"	WATER CLOSET-ACORN MODEL: MERIDIAN 2141	FLUSH VALVE WATER CLOSET, WALL MOUNTED, ELONGATED BOWL, 1-1/2" TOP SPUD, REAR OUTLET, MOUNT RIM AT 15" ABOVE FINISHED FLOOR FOR ADA COMPLIANCE
					FLUSH VALVE: MODEL: SLOAN 9603-1.28	IN-WALL, TAMPER PROOF FLUSH VALVE. 1.28 GPF. WATER CLOSET MANUFACTURER TO PROVIDE PIPE EXTENSION FOR INSTALLATION OR CONTRACTOR SHALL PROVIDE STAINLESS STEEL NIPPLE.
					SEAT:	OPEN FRONT, ELONGATED SEAT WITH STAINLESS STEEL LOCKING HINGE
UR-1	3/4"	-	1-1/2"	2"	URINAL: ACORN MODEL: 1709HEU	FLUSH VALVE URINAL, WALL MOUNTED, 1-1/4" TOP SPUD, REAR OUTLET, MOUNT RIM AT 24" ABOVE FINISHED FLOOR
					FLUSH VALVE: SLOAN 9613-0.5 MODEL:	IN-WALL, TAMPER PROOF FLUSH VALVE. 0.5 GPF. URINAL MANUFACTURER TO PROVIDE PIPE EXTENSION FOR INSTALLATION OR CONTRACTOR SHALL PROVIDE STAINLESS STEEL NIPPLE FOR CONNECTION.
LAV-1	1/2"	1/2"	1-1/2"	2"	LAVATORY: ACORN MODEL: 1953LC	WALL MOUNTED LAVATORY, 4" CENTER SET, ADA COMPLIANT, INSULATE ALL EXPOSED DRAIN AND WATER PIPING UNDER PER ADA REQUIREMENTS WITH TRUEBRO MODEL #102 WHITE HARD SHELL INSULATION OR EQUIVALENT.
					FAUCET: MODEL:	
LAV-2	1/2"	1/2"	1-1/2"	2"	LAVATORY: ACORN MODEL: 1953LC	UNDERCOUNTER LAVATORY, ADA COMPLIANT, INSULATE ALL EXPOSED DRAIN AND WATER PIPING UNDER PER ADA REQUIREMENTS WITH TRUEBRO MODEL #102 WHITE HARD SHELL INSULATION OR EQUIVALENT.
					FAUCET: MODEL:	
FWC	1/2"	-	1-1/2"	2"	DRINKING FOUNTAIN: ACORN MODEL: A1C2400B-BP6	ELECTRIC DRINKING FOUNTAIN, WALL MOUNTED, VANDAL RESISTANT, 18 GAGE 304 STAINLESS STEEL, WALL MOUNT, ADA COMPLIANT
					DRINKING FOUNTAIN: ACORN MODEL: A8C1400B-PF	ELECTRIC PET DRINKING FOUNTAIN, WALL MOUNTED, VANDAL RESISTANT, 18 GAGE 304 STAINLESS STEEL, LOW WALL MOUNT.
HB	3/4"	-	-	-	HOSE BIBB: WOODFORD B67	HOSE BIBB, FREEZE PROOF, ANTI-SIPHON VACUUM BREAKER
FD	-	-	2"	*	SMITH 2005	FLOOR DRAIN: CAST IRON, ADJUSTABLE STRAINER HEAD
FS	-	-	2"	*	SMITH 3140	FLOOR SINK: CAST IRON RECEPTOR WITH ALUMINUM DOMESTRAIN L/R, 12-1/2" SQUARE, NICKEL BRONZE TOP.
FCO	-	-	-	*	SMITH 4020	FLOOR CLEANOUT: CAST IRON WITH NICKEL BRONZE ADJUSTABLE TOP.
GCO	-	-	-	*	SMITH 4237	GROUND CLEANOUT: CAST IRON WITH CAST IRON NON-TILT ADJUSTABLE TOP.
NOTES: * SEE PLAN FOR SIZING. ** PLUMBING FIXTURES, ACCESSORIES AND INSTALLATION SHALL MEET ALL FEDERAL, STATE, ADA AND LOCAL REQUIREMENTS.						

Architecture

Plus

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ENCOTECH

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Project No.: 13037.M.AUS
TYPE Firm 1141

ZILKER METRO PARK TRAILHEAD RESTROOM

for the CITY OF AUSTIN PARKS & RECREATION DEPARTMENT

PLUMBING SCHEDULE

ISSUE DATE:
10/09/2015

DRAWN BY:
LCS

CHECKED BY:
LCB

REVISIONS

NO. DATE REMARKS

SHEET

P3.0

OF

FILE NAME:

PROJECT NUMBER:
13037.M.AUS

ABBREVIATIONS

A, AMP	AMPERE	JAN	JANITOR
AFF	ABOVE FINISHED FLOOR	JB, J-BOX	JUNCTION BOX
ADD	ADDENDUM		
ADI	ADJUSTABLE	K/O	KNOCK OUT
A/C	AIR CONDITIONING		
AH	AIR HANDLER UNIT	LAV	LAVATORY
APPROX	APPROXIMATE	L	LOUVER
ARCH	ARCHITECT, ARCHITECTURAL	LBS	POUND
		LRE	LONG RADIUS ELBOW
BLDG	BUILDING	MAX	MAXIMUM
BTU	BRITISH THERMAL UNIT	MBH	THOUSAND BTU'S PER HOUR
BS	BAR SINK	MCA	MINIMUM CURRENT AMPACITY
		MECH	MECHANICAL
C	CONDUIT	MEZZ	MEZZANINE
CFH	CUBIC FOOT PER HOUR	MFR	MANUFACTURER
CI	CAST IRON	MH	MAN HOLE
CIR	CIRCLE	MIN	MINIMUM
CMU	CONCRETE MASONRY UNIT	MISC	MISCELLANEOUS
CO	CLEAN OUT	MOC	MAXIMUM OVERCURRENT PROTECTION
CO2	CARBON DIOXIDE	MS	MOP SINK
CONC	CONCRETE	MTL	METAL
COND	CONDENSATE DRAIN	MULT	MULTIPLE
CONST	CONSTRUCTION		
CORR	CORRIDOR	N/A, NA	NOT APPLICABLE
CTR	CENTER	NAT	NATURAL
CU	CONDENSING UNIT	NOM	NOMINAL
CW	COLD WATER	N	NORTH
		NIC	NOT IN CONTRACT
DB	DRY BULB	NTS	NOT TO SCALE
DEMO	DEMOLISH, DEMOLITION	NO, #	NUMBER
DEPT	DEPARTMENT		
DEL, DTL	DETAIL	OA, O/A	OUTSIDE AIR
DegF	DEGREE FAHRENHEIT	OUT	OUTLET
DIA	DIAMETER		
DIM	DIMENSION	PH, Ø	PHASE
DISC	DISCONNECT	PNL	PANEL
DIV	DIVISION	PSI	POUNDS PER SQUARE INCH
DR	DOOR	PVC	POLYVINYL CHLORIDE
DBL	DOUBLE		
DWG	DRAWING	QTY	QUANTITY
EA	EACH	R, RAD	RADIUS
EF	EXHAUST FAN	RA	RETURN AIR
EFF	EFFICIENCY	RD	ROOF DRAIN
EFF	ENERGY EFFICIENCY RATIO	REBAR	REINFORCING BAR
ELEC	ELECTRIC, ELECTRICAL	REINF	REINFORCE, REINFORCING
EW	ELEVATOR SUMP PUMP WASTE	REC	RECESSED
EW	ELECTRIC WATER COOLER	RECEP	RECEPTACLE
EL	ELEVATION	REQ(D)	REQUIRE(D)
ELEV	ELEVATOR	RGS	RIGID GALVANIZED STEEL
ENGR	ENGINEER	RTU	ROOF TOP UNIT
EQ	EQUAL	RM	ROOM
EQPT	EQUIPMENT		
ETC	ETCETERA	S	SOUTH
ESP	EXTERNAL STATIC PRESSURE	SCH	SCHEDULE
EXIST	EXISTING	SD	SMOKE DETECTOR
EXP	EXPOSED	SEER	SEASONAL ENERGY EFFICIENCY RATIO
EXT	EXTERIOR	SECT	SECTION
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SE	SQUARE FEET
		SE	SPRINKLER
FA	FIRE ALARM	SHWR	SHOWER
FCO	FLOOR CLEAN OUT	SPEC	SPECIFICATION(S)
FD	FLOOR DRAIN	SQ	SQUARE
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FE	FIRE EXTINGUISHER	SST	STAINLESS STEEL
FFL	FINISH FLOOR	STL	STEEL
FIN	FINISH(ED)	SW	SWITCH
FIXT	FIXTURE		
FLEX	FLEXIBLE	TD	TROUGH DRAIN
FL	FLOOR	TEL	TELEPHONE
FP	FIRE PROOF(ING)	TEMP	TEMPORARY
FR	FIRE RATED	THRU	THROUGH
FT	FOOT, FEET	TOS	TOP OF STEEL
FU	FIXTURE UNIT	TX	TEXAS
FV	FLUSH VALVE	TV	TELEVISION
		TYP	TYPICAL
G	GROUND		
GA	GAUGE	UG	UNDERGROUND
GALV	GALVANIZED	UL	UNDERWRITER LABORATORIES INC.
GC	GENERAL CONTRACTOR	UH	UNIT HEATER
GH	GAS HEATER	UR	URINAL
GND	GROUND	UTIL	UTILITY
GPM	GALLONS PER MINUTE		
GPF	GALLONS PER FLUSH	V	VOLTAGE
GYP BD	GYP SUM BOARD	VOL	VOLUME
		VTR	VENT THROUGH ROOF
HTR	HEATER	WC	WATER CLOSET
HVAC	HEATING, VENTILATION & AIR CONDITIONING	W/	WITH
HB	HOSE BIB	WB	WET BULB
HP	HEAT PUMP UNIT, HORSEPOWER	WH	WATER HEATER
HSPF	HEAT SEASONAL PERFORMANCE FACTOR	WO, WO	WITHOUT
HW	HOT WATER	WT	WEIGHT
HWR	HOT WATER RETURN	WW	WASTE WATER
IN	INLET		
INFO	INFORMATION		
INT	INTERIOR		
INSUL	INSULATION		

ELECTRICAL SYMBOL LIST

- SIMPLEX CONVENIENCE OUTLET TO BE MOUNTED AT 15" A.F.F. TO CENTER OR AS NOTED
- DUPLEX RECEPTACLE TO BE MOUNTED AT 15" A.F.F. TO CENTER OR AS NOTED
- 208V RECEPTACLE TO BE MOUNTED AT 15" A.F.F. TO CENTER OR AS NOTED
- QUADPLEX RECEPTACLE TO BE MOUNTED AT 15" A.F.F. TO CENTER OR AS NOTED
- DUPLEX RECEPTACLE IN RECESSED FLOOR BOX MOUNTED FLUSH WITH FLOOR
- QUADPLEX RECEPTACLE IN RECESSED FLOOR BOX MOUNTED FLUSH WITH FLOOR
- TELEPHONE OUTLET AT 15" A.F.F. TO CENTER OR AS NOTED
- FURNISH 3/4" CONDUIT WITH 2 PULLSTRINGS TO ABOVE CEILING OR AS NOTED
- DATA OUTLET AT 15" A.F.F. TO CENTER OR AS NOTED
- FURNISH 3/4" CONDUIT WITH 2 PULLSTRINGS TO ABOVE CEILING OR AS NOTED
- COMBINATION TELEPHONE AND DATA OUTLET AT 15" A.F.F. TO CENTER OR AS NOTED
- FURNISH 3/4" CONDUIT WITH 2 PULLSTRINGS TO ABOVE CEILING OR AS NOTED
- COMBINATION TELEPHONE AND DATA OUTLET AT IN RECESSED FLOOR BOX MOUNTED FLUSH WITH FLOOR.
- FURNISH 3/4" CONDUIT WITH 2 PULLSTRINGS TO ABOVE CEILING OR AS NOTED
- SINGLE POLE LIGHT SWITCH TO BE MOUNTED AT 44" A.F.F. TO CENTER OR AS NOTED
- THREE WAY LIGHT SWITCH TO BE MOUNTED AT 44" A.F.F. TO CENTER OR AS NOTED
- SINGLE POLE DIMMER SWITCH TO BE MOUNTED AT 44" A.F.F. TO CENTER OR AS NOTED
- COORDINATE SWITCH RATING WITH CONNECTED LIGHTING WATTAGE
- MOTION DETECTOR SWITCH TO BE MOUNTED AT 44" A.F.F. TO CENTER OR AS NOTED
- THREE WAY MOTION DETECTOR SWITCH TO BE MOUNTED AT 44" A.F.F. TO CENTER OR AS NOTED
- MOTOR-RATED SWITCH TO BE MOUNTED AT 44" A.F.F. TO CENTER OR AS NOTED
- POWER POLE, HUBBELL MODEL PPOA WITH DIVIDER, OR APPROVED EQUIVALENT
- GROUND FAULT CIRCUIT INTERRUPTER
- WEATHERPROOF ENCLOSURE, WEATHER-RESISTANT TYPE RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER
- NEW 3/4"x4"x8" PLYWOOD TELEPHONE MOUNTING BOARD WITH #6 (Cu) GROUND AND DEDICATED DUPLEX REQUIREMENTS.
- CONVENIENCE OUTLETS AS SHOWN ON PLANS. FURNISH IN ACCORDANCE WITH TELEPHONE COMPANY REQUIREMENTS.
- ELECTRICAL PANELBOARD
- INDICATED CIRCUIT IN CONDUIT RUN IN FLOOR OR UNDERGROUND
- INDICATED CIRCUIT IN CONDUIT CONCEALED IN WALLS OR ABOVE CEILING.
- ROUND J-BOX
- SQUARE J-BOX
- MOTOR
- DISCONNECT
- FUSED DISCONNECT
- MOLDED CASE SWITCH

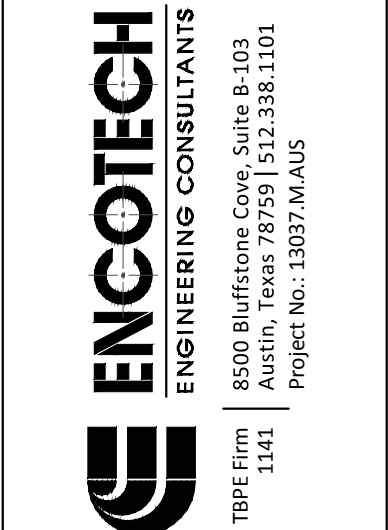
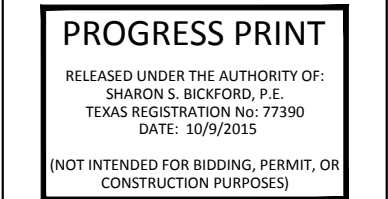
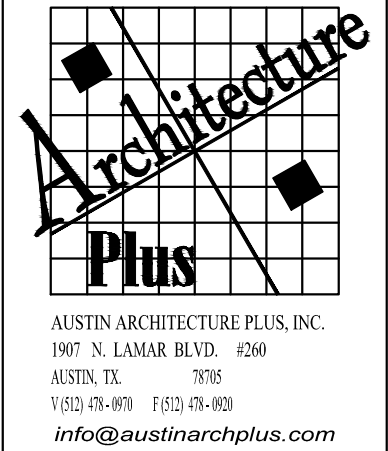
VOLTAGE DROP TABLE		
	208V, 1Ø	120V, 1Ø
#12 AWG	0 - 90 FT	0 - 50 FT
#10 AWG	91 - 150 FT	51 - 90 FT
#8 AWG	151 - 250 FT	91 - 140 FT
#6 AWG	251 - 390 FT	141 - 225 FT
#4 AWG	391 - 630 FT	226 - 300 FT
(VERIFY MINIMUM VOLTAGE DROP AND CONDUIT SIZE, PER N.E.C.)		

ELECTRICAL GENERAL NOTES

- ELECTRICAL CONTRACTOR SHALL VISIT THE PREMISES AND BECOME THOROUGHLY FAMILIAR WITH ALL DETAILS OF THE WORK AND WORKING CONDITIONS, TO VERIFY ALL DIMENSIONS IN THE FIELD.
- LOCATION OF DEVICES ON ELECTRICAL DRAWINGS IS DIAGRAMMATIC. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND LOCATIONS OF DEVICES EXPOSED TO VIEW.
- ELECTRICAL CONTRACTOR SHALL VISIT SITE AND SHALL BECOME FAMILIAR WITH SITE CONDITIONS AND VERIFY WORK TO BE INSTALLED PRIOR TO SUBMITTING A BID: BY SUBMITTING A BID, CONTRACTOR CERTIFIES FAMILIARITY WITH EXISTING JOBSITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK; FAILURE TO DO SO WILL NOT BE CAUSE FOR EXTRA WORK COMPENSATION.
- ALL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE, INTERNATIONAL BUILDING CODE, LOCAL CODE AND ORDINANCES AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION.
- ALL MATERIAL SHALL BE NEW AND BEAR A U.L. LABEL.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND WITH UTILITY COMPANY FOR TIMELY INSTALLATION OF WORK WHILE SPACE IS ACCESSIBLE. CUTTING AND PATCHING CAUSED BY FAILURE TO COORDINATE WITH OTHER TRADES WILL BE PERFORMED AT NO EXTRA COST TO THE OWNER AND COORDINATED WITH THE OWNER.
- FURNISH ALL MATERIAL, LABOR, EQUIPMENT AND PERMITS TO PROVIDE A COMPLETE ELECTRICAL SYSTEM CONSISTENT WITH THE INTENT OF THE DRAWINGS.
- SUBMIT COMPLETE DESCRIPTIVE DATA OF EQUIPMENT AND DEVICES TO ARCHITECT & ENGINEER FOR APPROVAL PRIOR TO ORDERING EQUIPMENT. OBTAIN OWNERS' APPROVAL ON ALL EQUIPMENT, DEVICE, ETC. INDICATED OR NOT ON DRAWINGS. COORDINATE LOCATION AND INSTALLATION OF OWNER-FURNISHED ITEMS AFFECTING THIS TRADE.
- NOTIFY ENGINEER OF ANY DISCOVERED OR DISCLOSED CONDITIONS THAT DIFFER FROM THE CONTRACT DOCUMENTS.
- INSTALLATIONS FOUND NOT COMPLYING WITH SPECIFIED WORKMANSHIP PRACTICES SHALL BE REVISED TO COMPLY AT NO ADDITIONAL COST TO THE OWNER.
- ELECTRICAL CONTRACTOR SHALL PERFORM WORK IN A SAFE MANNER AND MAINTAIN ADEQUATE PROTECTION OF WORK, THE OWNER'S PROPERTY AND ALL PERSONS ON SITE FROM INJURY, DAMAGE OR LOSS.
- FIELD LOCATE STRUCTURAL MEMBERS TO COORDINATE LOCATION OF PANELS, CONDUITS AND DEVICES. CAREFULLY COORDINATE INSTALLATION SCHEDULES WITH OTHER TRADES AND GENERAL CONTRACTOR.
- ENTIRE ELECTRICAL SYSTEM SHALL BE GROUNDED ACCORDING TO NATIONAL ELECTRICAL CODE REQUIREMENTS.
- MINIMUM WIRE SIZE FOR LIGHTING AND BRANCH CIRCUITS SHALL BE #12 THHN/THWN COPPER.
- FEEDER CONDUCTORS, BRANCH WIRING AND PANEL BUSS AND GROUND BUSS SHALL BE COPPER.
- WIRING DEVICES THAT OCCUR TOGETHER SHALL BE GANGED UNDER A COMMON WALL PLATE, UNLESS NOTED OTHERWISE.
- PROVIDE COMPLETE AND TYPE-WRITTEN PANEL DIRECTORIES FOR ALL ELECTRICAL PANELS. MOUNT DIRECTORIES ON INSIDE FACE OF PANEL DOOR.
- PANELBOARDS SHALL BE GENERAL ELECTRIC, SQUARE D OR SIEMENS
- LAMP MANUFACTURERS SHALL BE G.E., PHILLIPS, OR OSRAM-SYLVANIA, UNLESS NOTED OTHERWISE.
- INCLUDE LABOR AND MATERIAL FOR COORDINATION AND ENERGIZING MECHANICAL AND PLUMBING EQUIPMENT.
- ELECTRICAL CONTRACTOR SHALL ASSEMBLE AND PROVIDE TO THE OWNER AS PART OF CLOSE-OUT SUBMISSION REQUIREMENTS, ORGANIZED BINDER WITH TECHNICAL DATA, CUT SHEETS, MAINTENANCE REQUIREMENTS, ADJUSTMENT PROCEDURES, TEST REPORTS, APPROVALS, WARRANTIES, PHONE NUMBERS OF SERVICE PERSONNEL, SOURCES OF REPLACEMENT PARTS AND OTHER PERTINENT INFORMATION.

SHEET INDEX

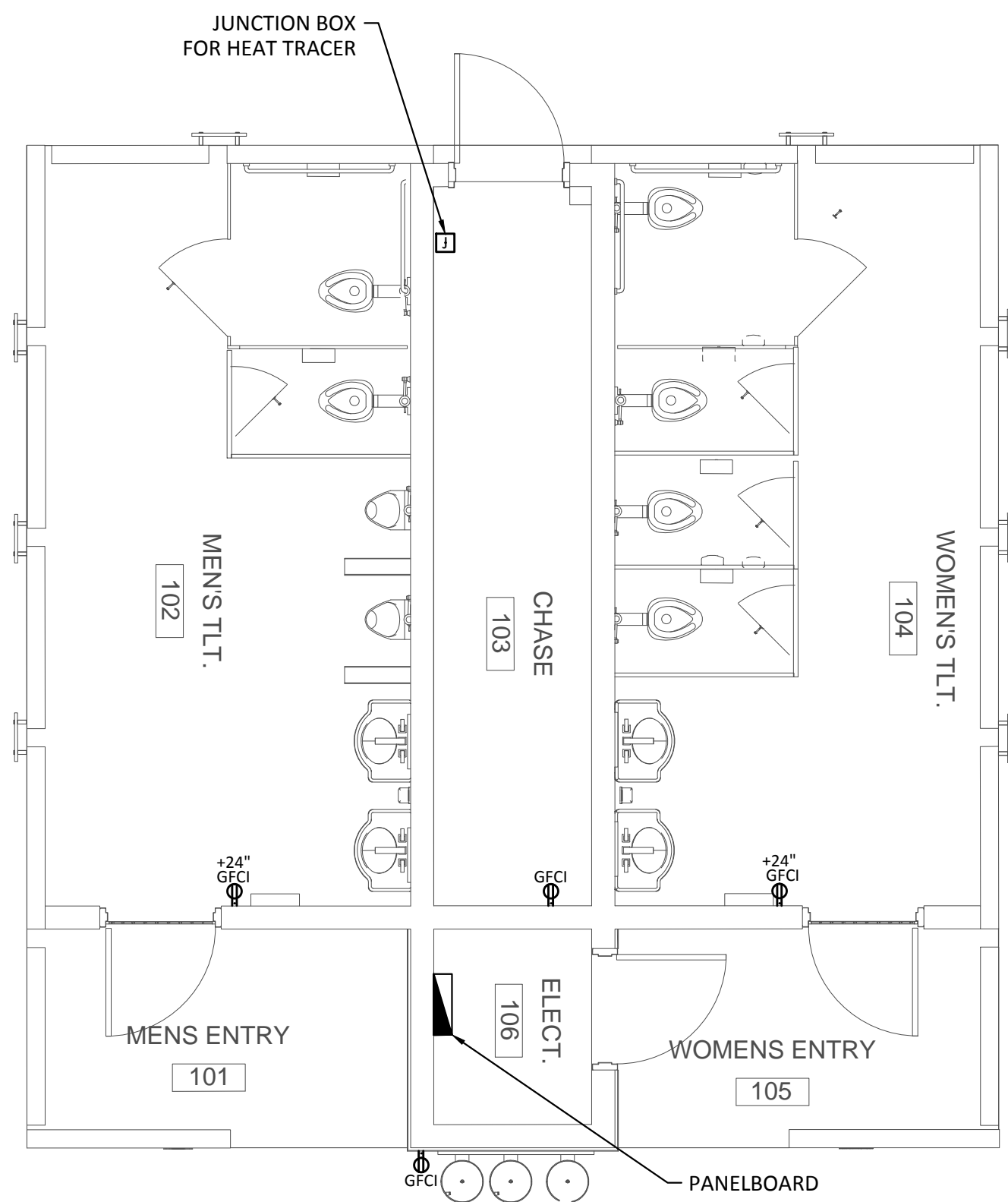
- E0.00 ELECTRICAL GENERAL NOTES
- E1.0 ELECTRICAL AND LIGHTING PLANS



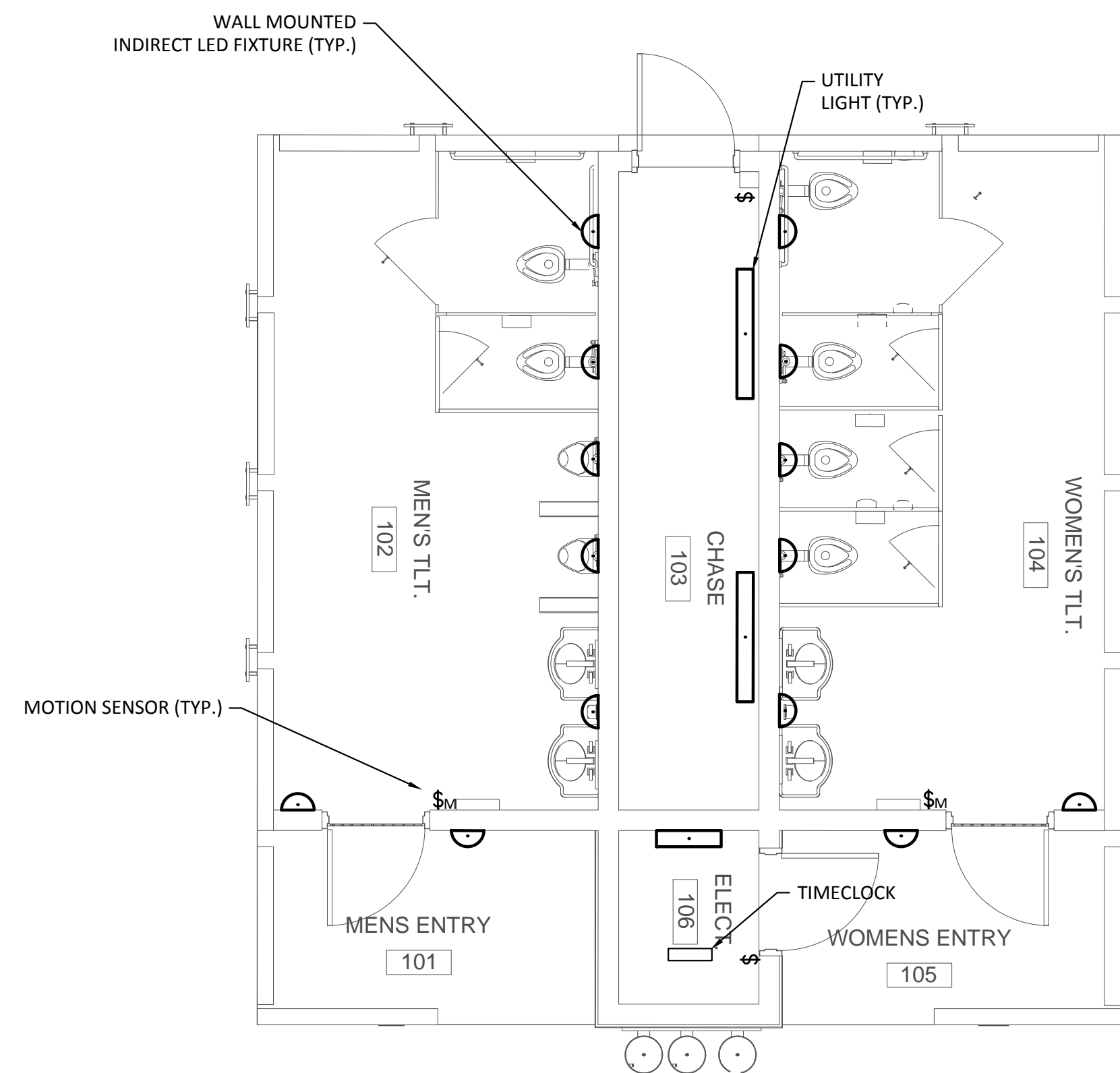
ZILKER METRO PARK TRAILHEAD RESTROOM
for the CITY OF AUSTIN PARKS & RECREATION DEPARTMENT

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OF		
FILE NAME:		
PROJECT NUMBER:		
13037.M.AUS		

- NOTES
1. SIDEWALK LIGHTING TO BE DETERMINED
 2. CONNECTION TO ELECTRICAL SERVICE TO BE DETERMINED
 3. EXTERIOR LIGHTING TO BE DETERMINED



1 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



2 LIGHTING PLAN
SCALE: 1/4" = 1'-0"