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03/21/2018

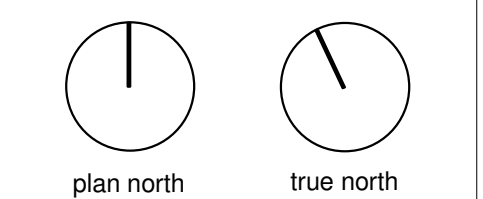
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200 E. 6TH ST. AUSTIN, TX
78701

03/21/2018

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tag: date: submission:

[illegible]

COVER

issue:
03/21/2018

project no:
18-011

GENERAL NOTES

SHEET INDEX

A000	COVER
A001	CODE INFORMATION
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATION PROPOSED
A710	WINDOW TYPES
A711	WINDOW TYPES
A712	DETAILS WINDOW TYPES 01 - 04
A713	DETAILS WINDOW TYPE 05
A714	DETAILS WINDOW TYPES 6&7
A715	DETAILS WINDOW TYPE 08
A900	INTERIOR SPECIFICATIONS

PROJECT SCOPE

SCOPE OF WORK INCLUDES REPLACEMENT OF WINDOWS TO SOUTH ELEVATION OF AN EXISTING BUILDING. WORK DOES NOT INCLUDE THE BUILD OUT OF EXTERIOR WALLS, ROOF, AND STRUCTURE.

PROJECT DATA

ADDRESS
200 E. 6TH ST. SUITE 205, AUSTIN, TX 78701

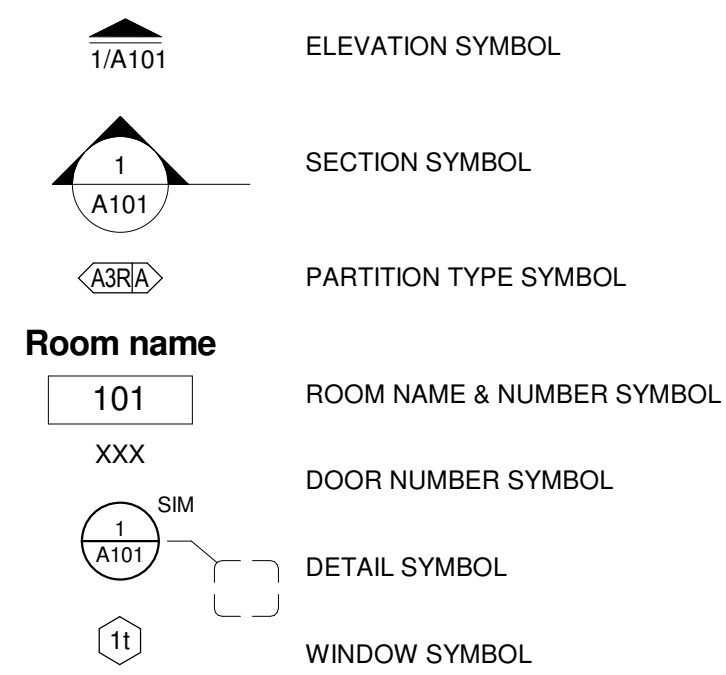
BUILDING DATA	
COMMERCIAL - OFFICE	
THREE (3) STORY	
IBC TYPE II-B (TABLE 503) / SPRINKLERED CONSTRUCTION	
AREAS:	
FIRST FLOOR:	19,316 SF GROSS
SECOND FLOOR:	19,316 SF GROSS (SUITE 208: 1,588 SF SCOPE)
THIRD FLOOR:	9,614 SF GROSS
<u>TOTAL:</u>	<u>48,246 SF GROSS</u>

PROJECT DIRECTORY

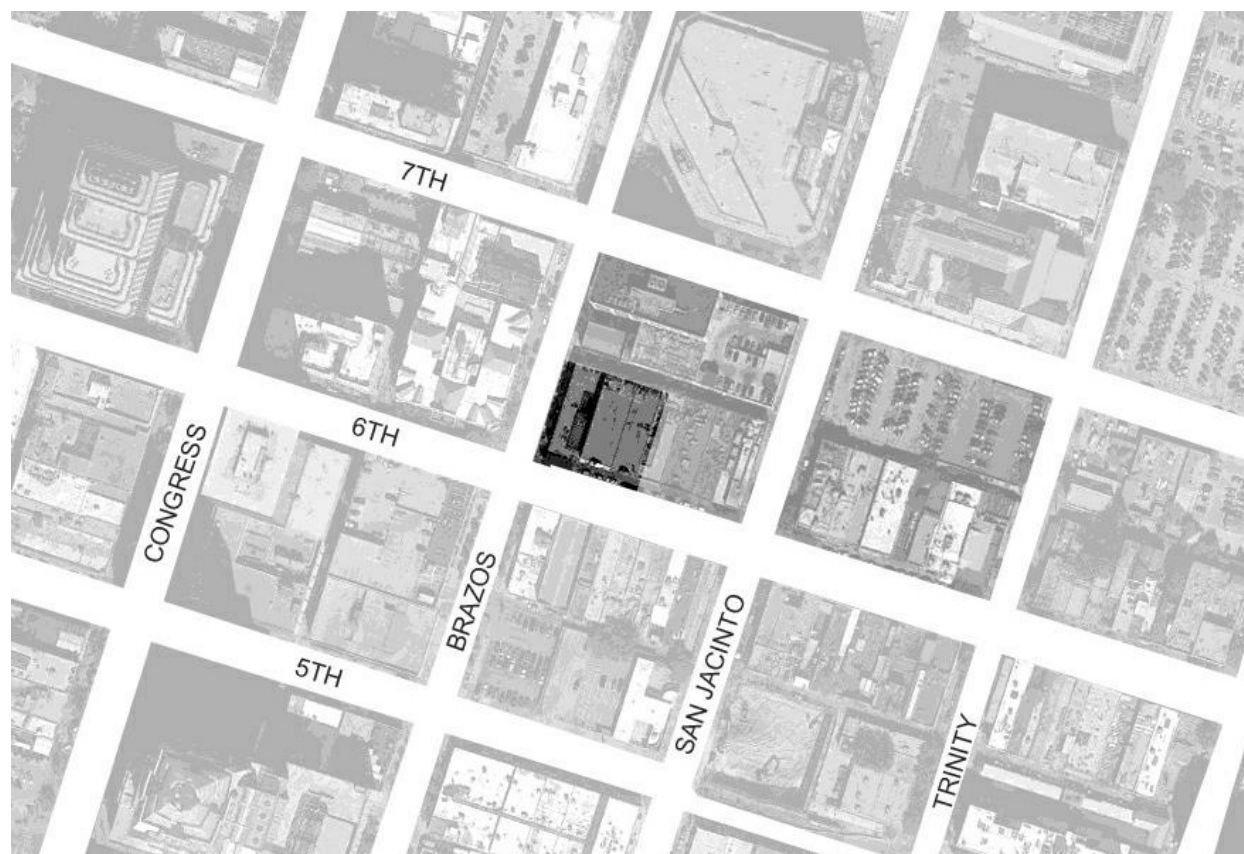
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512.565.4477

OLA.....ARCHITECT
201 E. 5TH STREET, STE 104
AUSTIN, TX 78701
CONTACT: MEGAN SLATTERY
512.553.1711

SYMBOL LEGEND

VICINITY MAP

200 E. 6TH STREET AUSTIN, TX 78701



ADDITIONAL NOTES

1. OWNER/CONTRACTOR TO ENSURE COMPLIANCE OF EXISTING CONDITIONS WITH TAS SECTION 4.1.6(2) - (ALTERATIONS TO AN AREA CONTAINING A PRIMARY FUNCTION); ENSURE THAT CERTAIN EXISTING CONDITIONS COMPLY WITH, OR ARE BROUGHT INTO COMPLIANCE WITH, THE TEXAS ACCESSIBILITY STANDARDS;
2. THE EXTERIOR AND INTERIOR ACCESSIBLE ROUTE FROM THE ACCESSIBLE PARKING TO THE TO THE ENTRANCE OF THE ALTERED AREA SHALL COMPLY WITH ALL SECTION 4.3 "ACCESSIBLE ROUTE" REQUIREMENTS;
3. THE ACCESSIBLE PARKING SERVING THE ALTERED AREA SHALL COMPLY WITH ALL SECTION 4.6 "ACCESSIBLE PARKING" REQUIREMENTS;
4. EXISTING ROOMS SERVING THE ALTERED AREA SHALL COMPLY WITH ALL THE REQUIREMENTS OF SECTION 4.22 "TOILET ROOMS," THIS SECTION REFERS TO MANY OTHER SECTIONS OF THE TEXAS ACCESSIBILITY STANDARDS, SUCH AS 4.17 "WATER CLOSETS" AND 4.19 "LAVATORIES AND MIRRORS";
5. THE DRINKING FOUNTAINS SERVING THE ALTERED AREA SHALL COMPLY WITH ALL REQUIREMENTS OF SECTION 4.15 "DRINKING FOUNTAINS AND WATER COOLERS";
6. IF PUBLIC TELEPHONES ARE PROVIDED TO SERVE THE ALTERED AREA, THEN THEY SHALL COMPLY WITH SECTION 4.31 "TELEPHONES";

CODE ANALYSIS

PROJECT INFORMATION

PROJECT NAME: HANNIG ROW WINDOW REPLACEMENT
PROJECT NUMBER: 17-012
LOCATION: 200 E. 6TH ST. AUSTIN, TX 78701
BUILDING COMPONENTS: SOUTH ELEVATION

APPLICABLE CODES & ORDINANCES:

LOCAL BUILDING CODE EDITION: 2012 IBC - WITH COA AMMENDMENTS
BUILDING DEPARTMENT: CITY OF AUSTIN
ADDRESS: 505 BARTON SPRINGS RD. 2ND FLR
AUSTIN, TX 78704
512.974.2384
ZONING: COA, LAND DEVELOPMENT CODE, TITLE 25
FIRE CODE: 2015 IFC - WITH COA AMENDMENTS
ENERGY CODE: 2015 IECC
OTHER CODES: 2017 NEC - WITH COA AMENDMENTS
2015 UMC - WITH COA AMENDMENTS
2015 UPC - WITH COA AMENDMENTS

REQUIREMENTS BASED ON OCCUPANCY

OCCUPANCY GROUPS: B (BUSINESS)
TYPE OF CONSTRUCTION: TYPE III-B (TABLE 503) SPRINKLERED
MIXED OCCUPANCY SEPARATION: 19,000 (TABLE 503)
ALLOWABLE FLOOR AREAS: Street frontage on two sides, alley frontage on one side.
ALLOWABLE AREA INCREASE: 180' W/SPRINKLER
MAX HEIGHT IN FEET: 3 STORIES W/ SPRINKLER
MAX HEIGHT IN STORIES: 3 STORIES
ACTUAL HEIGHT (FEET & STORIES): EXISTING 3 STORIES

REQUIREMENTS BASED ON OCCUPANCY

FIRE RESISTIVE REQUIREMENTS: Table 601 - Type III-B
EXTERIOR BEARING WALLS: 2 HR
INTERIOR BEARING WALLS: 0 HR
EXTERIOR NON-BEARING WALLS: 0 HR
STRUCTURAL FRAME: 0 HR
PERMANENT PARTITIONS: 0 HR
SHAFT ENCLOSURES: 0 HR
FLOORS: 0 HR
ROOFS: 0 HR
OPENINGS IN EXTERIOR WALLS: AS REQUIRED BY TABLE 705.8 - NO LIMIT WITH SEPARATION GREATER THAN 25'-0" AND SPRINKLER SYSTEM
PARAPETS: NOT REQUIRED
DRAFT STOPS: NONE
ATRIUMS: NONE
SMOKE CONTROL SYSTEM: NA
ENCLOSURE: NA
STANDBY POWER: NA
HEIGHT IN STORIES: NA
MAX. CLEAR OPENING: NA
MAX. AREA: NA

EXIT REQUIREMENTS

OCCUPANT LOAD: EXISTING/ NA
FLOOR AREA:
OCCUPANT LOAD FACTOR:
NO. OF OCCUPANTS :

EXITS REQUIRED:

MIN. NUMBER OF EXITS: 2 EXITS PER FLOOR / 1 EXIT PER SUITE
MIN. WIDTH OF EXITS: 44" MINIMUM EXIT WIDTH
MIN. SEPARATION OF EXITS: NOT LESS THAN 1/2 DIAGONAL DISTANCE (EXISTING)
MAX. DISTANCE OF TRAVEL: 75'-0"

FIRE CONTROL SYSTEMS

FIRE ALARM & DETECTION SYSTEMS: NOT REQUIRED PER SECTION 907.2.2
AUTOMATIC SPRINKLER SYSTEM: PROVIDED
STANDPIPES: PROVIDED
FIRE EXTING. SIZE & TRAVEL DIST.: 3000 S.F./UNIT OF A 75' MAX TRAVEL DISTANCE TO A FIRE EXTINGUISHER (IFC TABLE 906.3(1))

PLUMBING CALCULATIONS

MALE
LAVATORIES: 1
WATER CLOSETS: 2
URINALS: 2

FEMALE
LAVATORIES: 2
WATER CLOSETS: 2

UNISEX
LAVATORIES: 1
WATER CLOSETS: 1

DRINKING FOUNTAINS: 1
DRINKING WATER PROVIDED BY KITCHENETTE WATER DISPENSER

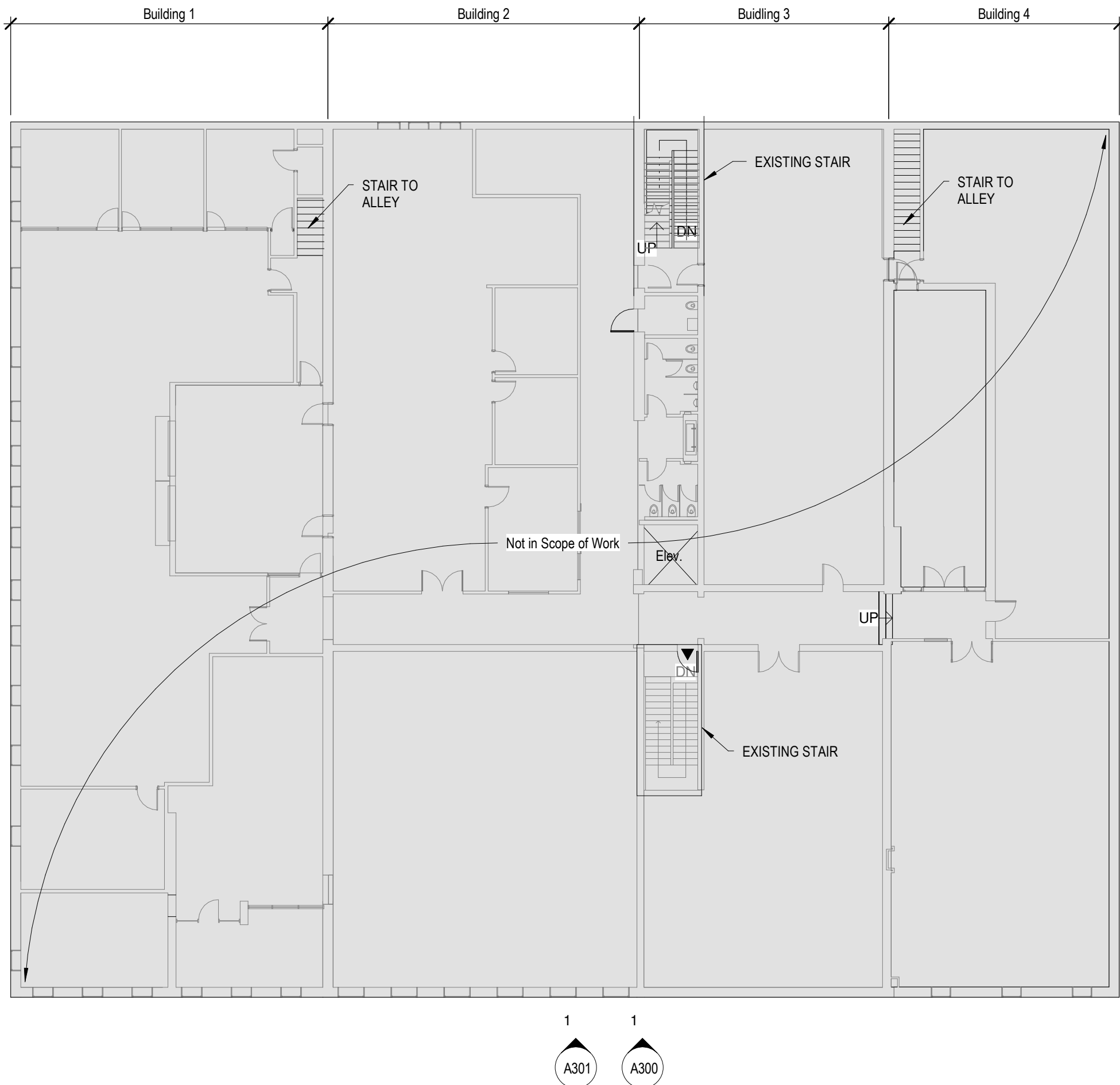
PARKING REQUIREMENTS

SPACES REQUIRED: NA
SPACES PROVIDED: NA
H.C. PARKING SPACES REQ.: NA
SIZE OF PARKING STALL: NA
MIN. DRIVE ISLE: NA
OFF STREET LOADING REQ.: NA

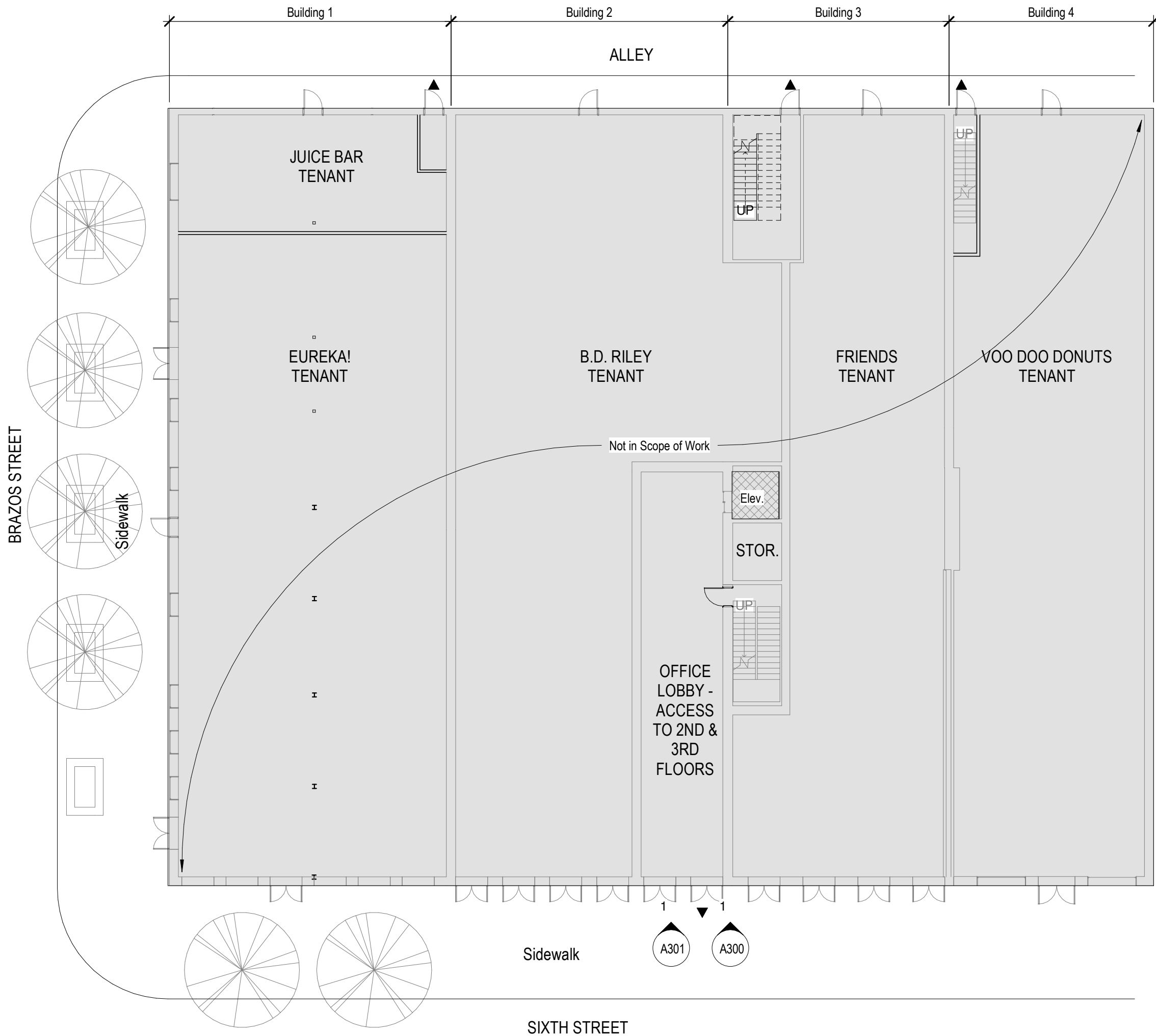
ACCESSIBILITY REQUIREMENTS
ACCESSIBLE ROUT REQUIREMENTS: PER 2012 TAS

CODE LEGEND

- AREA NOT IN SCOPE
CPT COMMON PATH OF TRAVEL
EATD EXIT ACCESS PATH OF TRAVEL
POINT OF ORIGIN / TERMINATION
COMMON PATH OF TRAVEL
EXIT ACCESS PATH OF TRAVEL
FEC TRAVEL DISTANCE
ACCESSIBLE BUILDING EXITS
FIRE EXTINGUISHER CABINET
OCCUPANT LOAD
OCCUPANT LOAD AT EGRESS
EMERGENCY EXIT SIGN



2 CODE PLAN - LEVEL 2
1/16" = 1'-0"



1 CODE PLAN - LEVEL 1
1/16" = 1'-0"

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HANNIG ROW
WINDOW
REPLACEMENT

200 E. 6TH ST. AUSTIN, TX
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plan north
true north

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CODE
INFORMATION

issue:
03/21/2018

project no:
18-011

A001

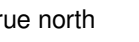
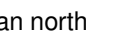
<input type="text"/>	NEW CONSTRUCTION
<input type="text"/>	EXISTING WINDOWS TO BE REMOVED

03/21/2018

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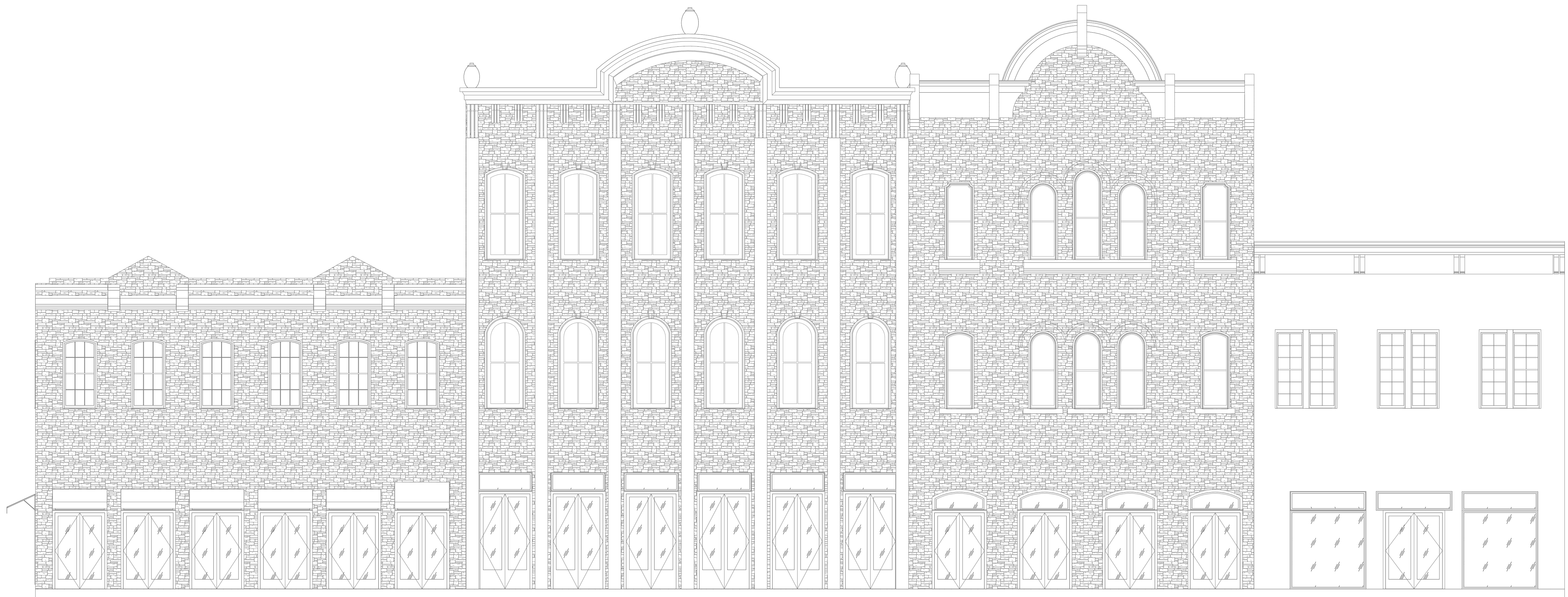
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03/21/2018

8-011

1 6TH STREET NORTH - EXISTING
3/16" = 1'-0"



NEW CONSTRUCTION

EXISTING WINDOWS
TO BE REMOVED

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rchitect

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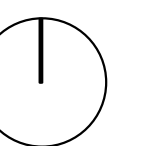
HANNIG ROW WINDOW REPLACEMENT

200 E. 6TH ST. AUSTIN, TX
78701

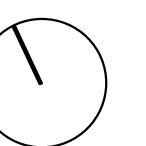
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lan north



True north

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EXTERIOR
ELEVATION
PROPOSED

issue:

3/21/2018

project no:

8-011

A301



1 6TH STREET NORTH - PROPOSED
3/16" = 1'-0"

03/21/2018

HANNIG ROW
WINDOW
REPLACEMENT

03/21/2018

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Issue:

03/21/2018

project no: 18-011

A712



Technical drawing of a mechanical part, likely a bracket or support, showing dimensions in inches. The part has a base with a central vertical slot and a top flange. Dimensions include:

- Overall width: $6 \frac{3}{4}$ "
- Base thickness: $1 \frac{1}{8}$ "
- Base slot width: $1 \frac{1}{8}$ "
- Base slot depth: $6 \frac{3}{4}$ "
- Top flange thickness: $1 \frac{7}{8}$ "
- Top flange width: $1 \frac{1}{4}$ "
- Top flange slot width: $\frac{1}{4}$ "
- Top flange slot depth: $\frac{5}{8}$ "
- Top flange slot offset: $\frac{3}{4}$ "

Technical drawing of a door handle assembly in section. The drawing shows a vertical door with a handle assembly. The handle is a horizontal cylinder with a vertical stem. The handle is shown in section with diagonal hatching. The stem is shown in section with vertical hatching. The door is shown in section with horizontal hatching. The handle is mounted on the door. The drawing includes dimension lines and a 30° angle specification.

Figure 10 is a detailed cross-sectional diagram of a door assembly. The diagram is oriented horizontally, with 'EXTERIOR' on the left and 'INTERIOR' on the right. The assembly consists of several layers: an exterior skin, an exterior insulation layer (hatched with diagonal lines), a door core (hatched with diagonal lines), an interior insulation layer (hatched with diagonal lines), and an interior skin. A vertical line indicates the hinge location. Dimensions are provided for various components: the exterior skin is 1" thick; the exterior insulation is 2 3/4" thick; the door core is 4" thick; the interior insulation is 1 1/4" thick; and the interior skin is 1/2" thick. The total thickness of the assembly is 8".

WOOD FRAME

EXISTING MASONRY TO REMAIN

Technical drawing showing a cross-section of a window assembly. The drawing includes dimensions for the exterior and interior views.

Exterior View Dimensions:

- Overall width: 2 1/8"
- Distance from exterior wall to window frame: 3/8"
- Distance from window frame to exterior wall: 1 1/2"

Interior View Dimensions:

- Distance from interior wall to window frame: 1 1/8"
- Distance from window frame to interior wall: 4 1/8"
- Overall width: 3/8"

2 TYPES 01-04 HORIZONTAL SECTIONS - PROPOSED

Technical drawing of a door cross-section. The drawing is divided into two main sections: "INTERIOR" at the top and "EXTERIOR" at the bottom. The door is shown in a cross-section view, revealing its internal structure. The interior side (top) shows a thick door panel with a hatched pattern. The exterior side (bottom) shows a thinner door panel with a hatched pattern. The door is mounted on a frame. Dimensions are indicated with arrows and text:

- Overall height of the door: 54 3/8"
- Height of the top panel: 1 3/4"
- Height of the middle panel: 1 1/8"
- Height of the bottom panel: 1 1/8"
- Width of the door: 2 1/8"
- Width of the top panel: 5/8"
- Width of the middle panel: 1 3/4"
- Width of the bottom panel: 5/8"

1 TYPES 01-04 HORIZONTAL SECTION - EXISTING

4 TYPES 01-04 VERTICAL SECTION - PROPOSED

3 TYPES 01-04 VERTICAL SECTION - EXISTING

03/21/2018

HANNIG ROW
WINDOW
REPLACEMENT

03/21/2018

DETAILS
WINDOW TYPE
05

03/21/2018

18-011

A713



WOOD FRAME

EXISTING MASS
TO REMAIN

NEW CASING TO MATCH EXISTING

WINDOW HEAD

NEW TRIM TO MATCH EXISTING

3 1/2"

4 3/8"

1 1/2"

1 1/2"

1 1/8"

1"

7 1/2"

APPLIED BARS
WITH SPACERS

MUTIN

MEETING RAILS

NEW SILL

SILL

NEW SILL TO MATCH EXISTING

EXTERIOR

INTERIOR

4"

2 3/4"

5 1/8"

1 1/4"

1/4"

4"

4 TYPE 05 VERTICAL SECTION - PROPOSED

 $\frac{3}{4}$

216

Technical drawing of a window frame cross-section. The drawing shows a multi-layered structure with the following dimensions and labels:

- Labels:** "EXTERIOR" on the left and "INTERIOR" on the right.
- Dimensions:**
 - Top horizontal dimension: $5 \frac{3}{8}"$
 - Left vertical dimension: $3 \frac{3}{4}"$
 - Inner left vertical dimension: $2 \frac{3}{4}"$
 - Small gap between layers: $1"$
 - Right vertical dimension: $1 \frac{1}{4}"$
 - Bottom vertical dimension: $4"$

3 TYPE 05 VERTICAL SECTION - EXISTING

INTERIOR

EXTERIOR

INTERIOR

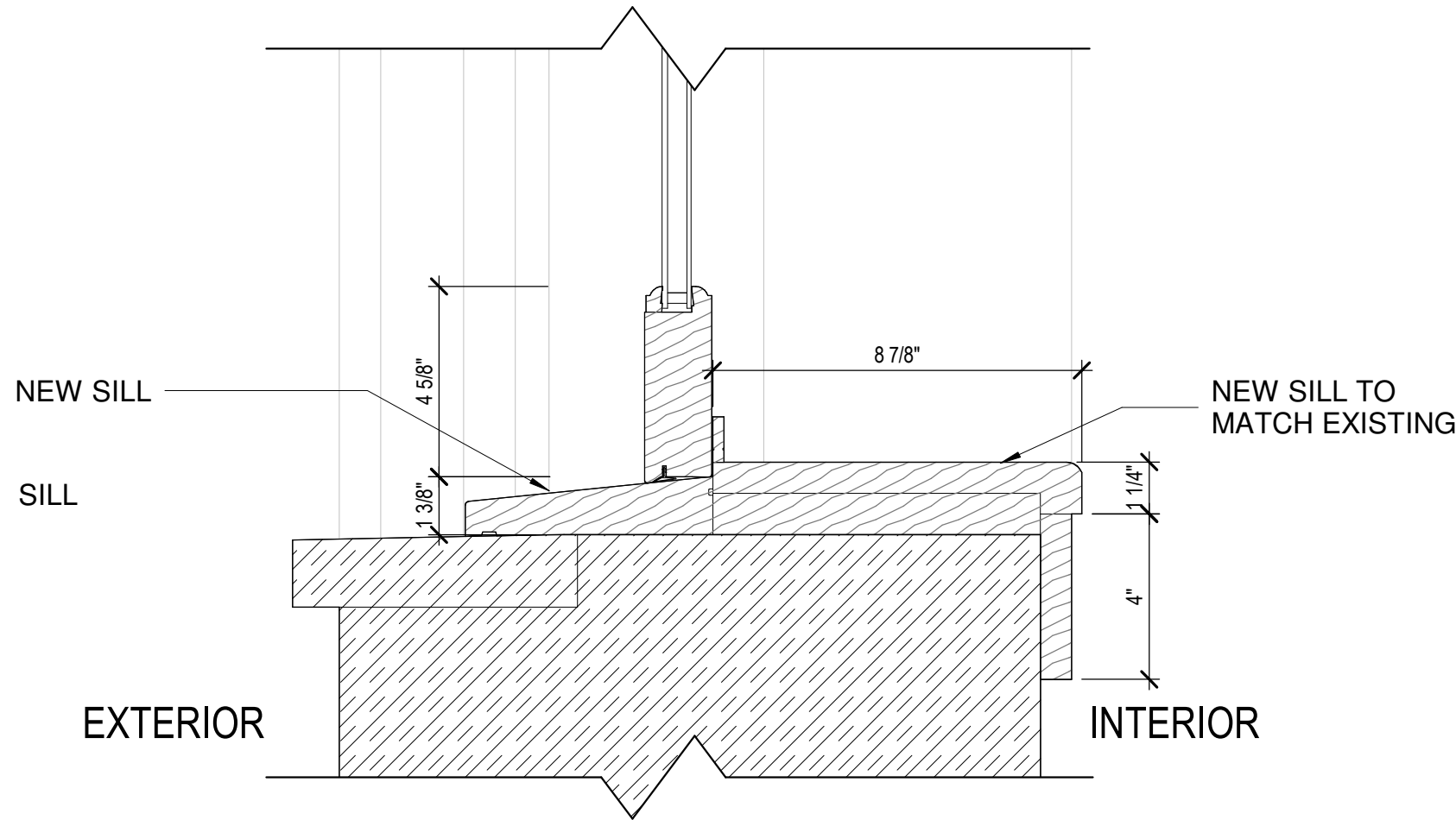
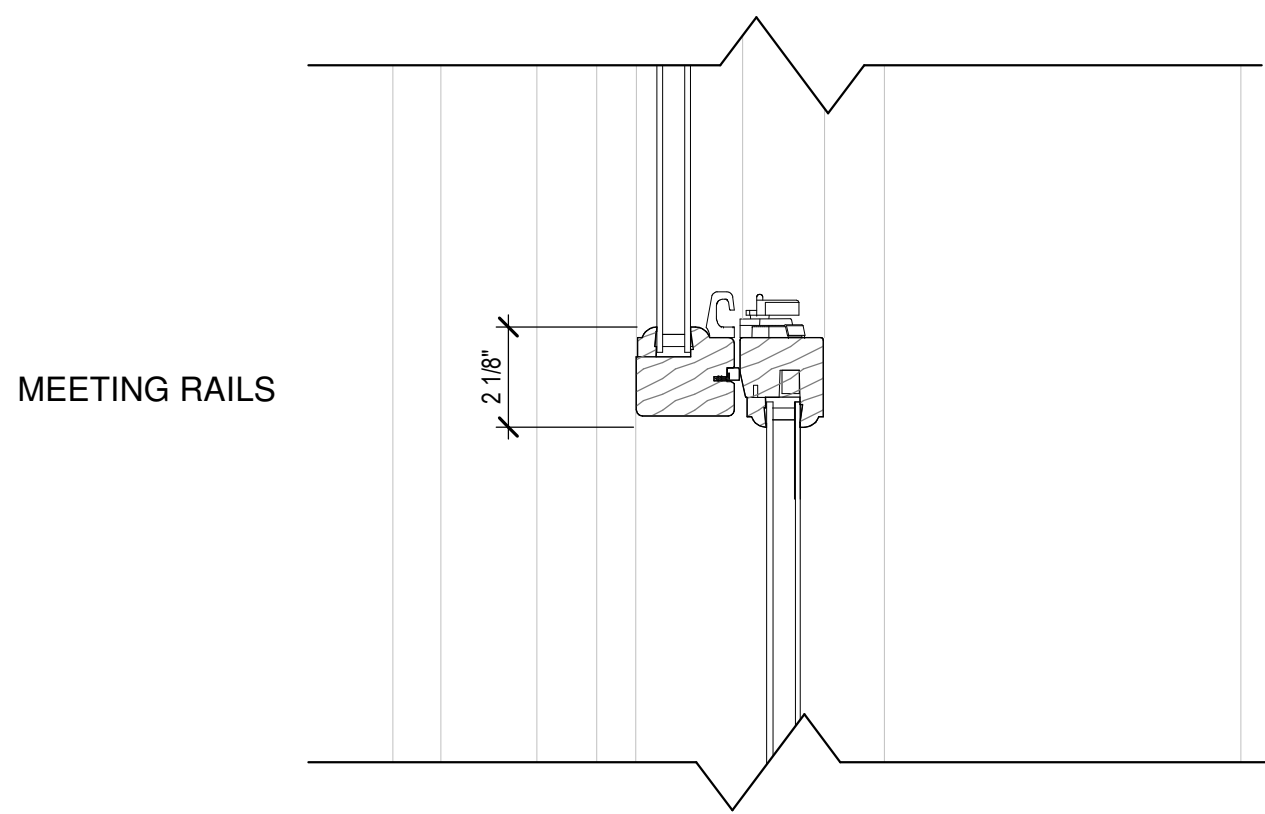
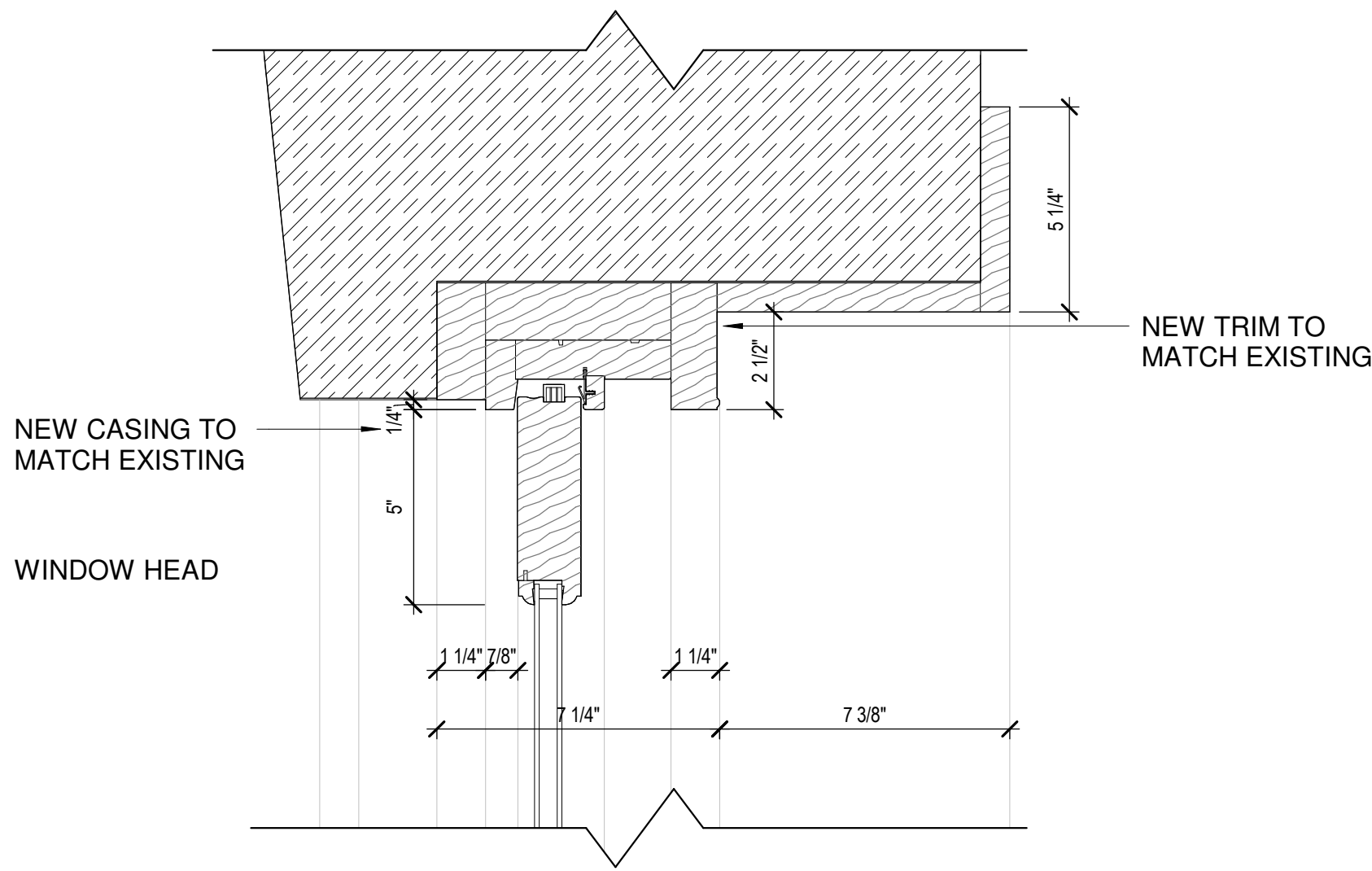
EXTERIOR

2 TYPE 05 HORIZONTAL SECTION - PROPOSED

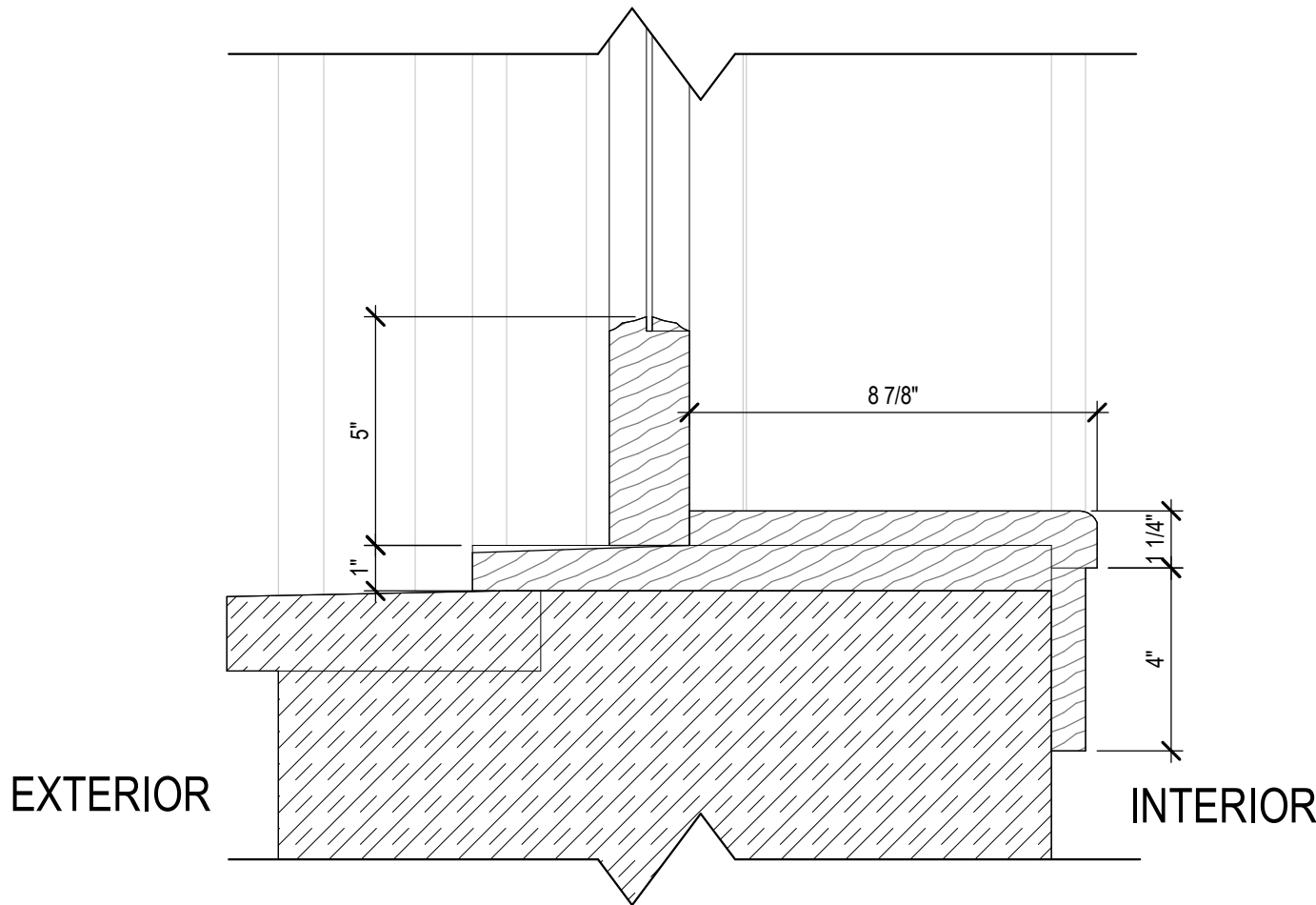
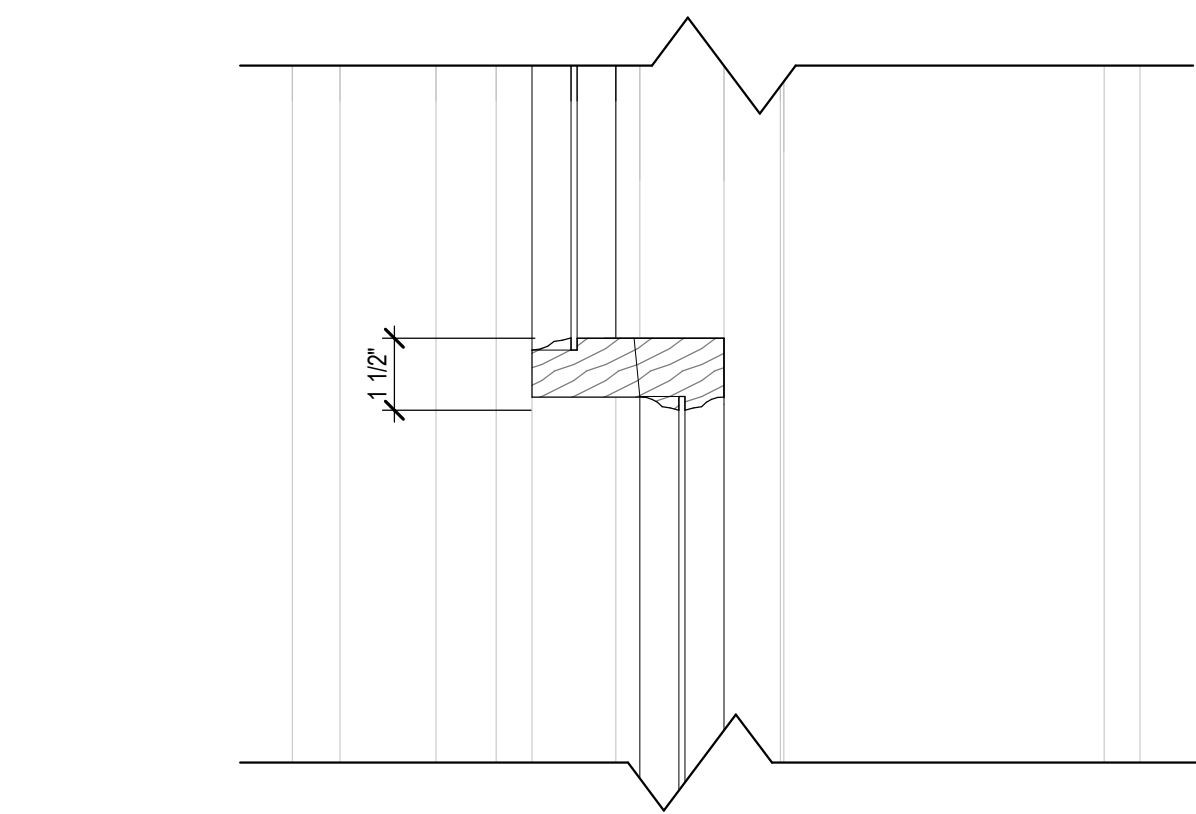
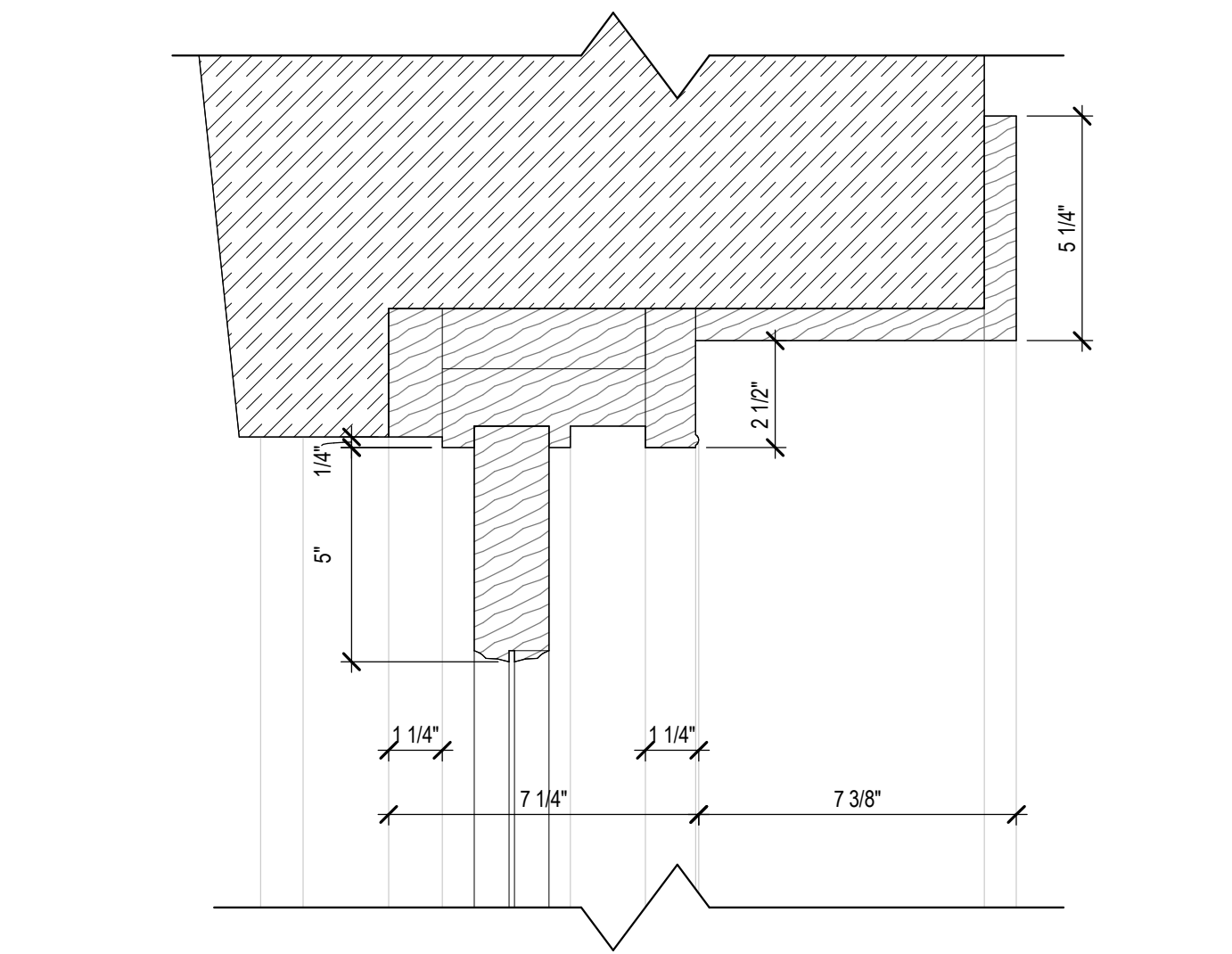
1 TYPE 05 HORIZONTAL SECTION - EXISTING
3" = 1'-0"



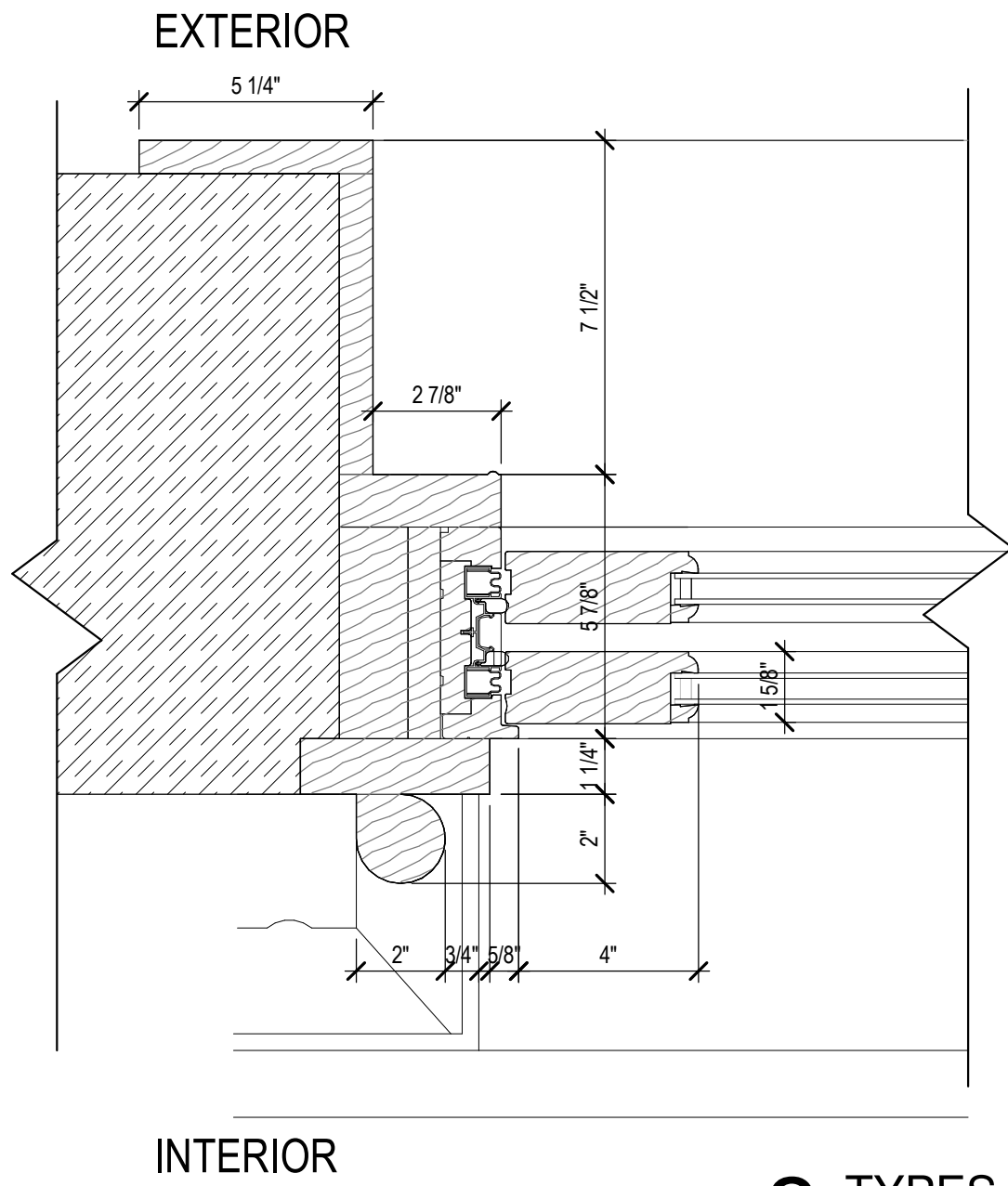
DRAWING LEGEND



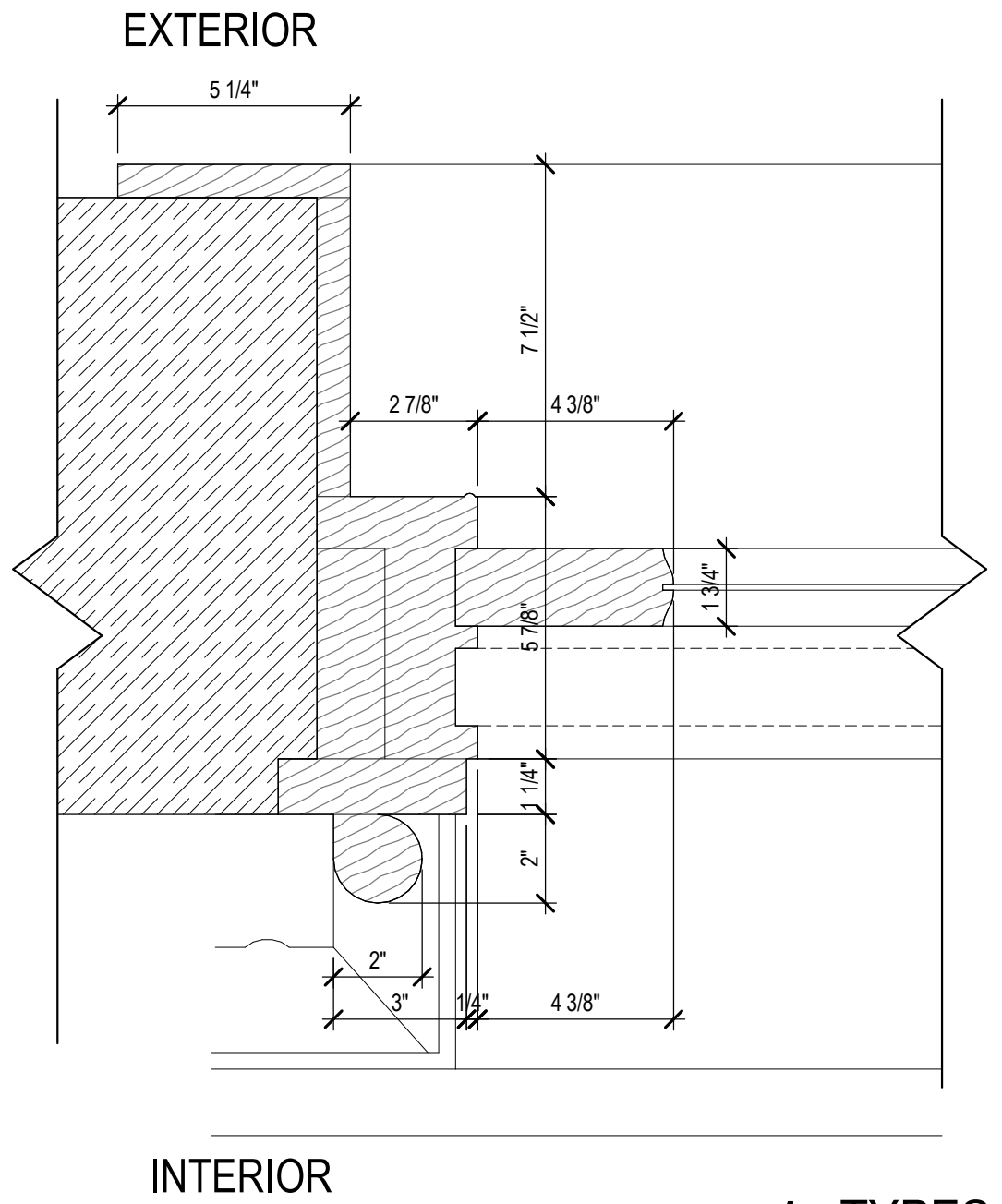
4 TYPES 06 & 07 VERTICAL SECTION - PROPOSED
3" = 1'-0"



3 TYPES 06 & 07 VERTICAL SECTION - EXISTING
3" = 1'-0"



2 TYPES 06 & 07 HORIZONTAL SECTION - PROPOSED
3" = 1'-0"



1 TYPES 06 & 07 HORIZONTAL SECTION - EXISTING
3" = 1'-0"

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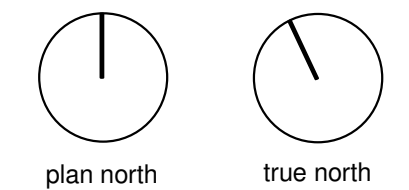
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HANNIG ROW
WINDOW
REPLACEMENT

200 E. 6TH ST. AUSTIN, TX
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DETAILS
WINDOW TYPES
6&7

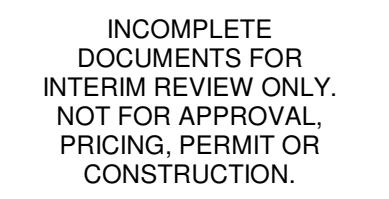
issue:

03/21/2018

project no:

18-011

A714



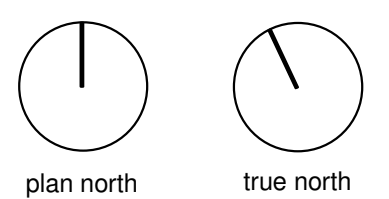
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date: submission:

[illegible]

DETAILS
WINDOW TYPE
08

Issue:

Project no:

18-011

A715



NEW SILL -

SILL

EXTERIOR

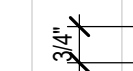
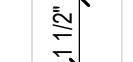
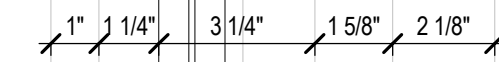
INTERIOR

NEW SILL TO
MATCH EXISTING

47

8.

INTERIOR



EXTERIOR

INTERIOR

INTERIOR



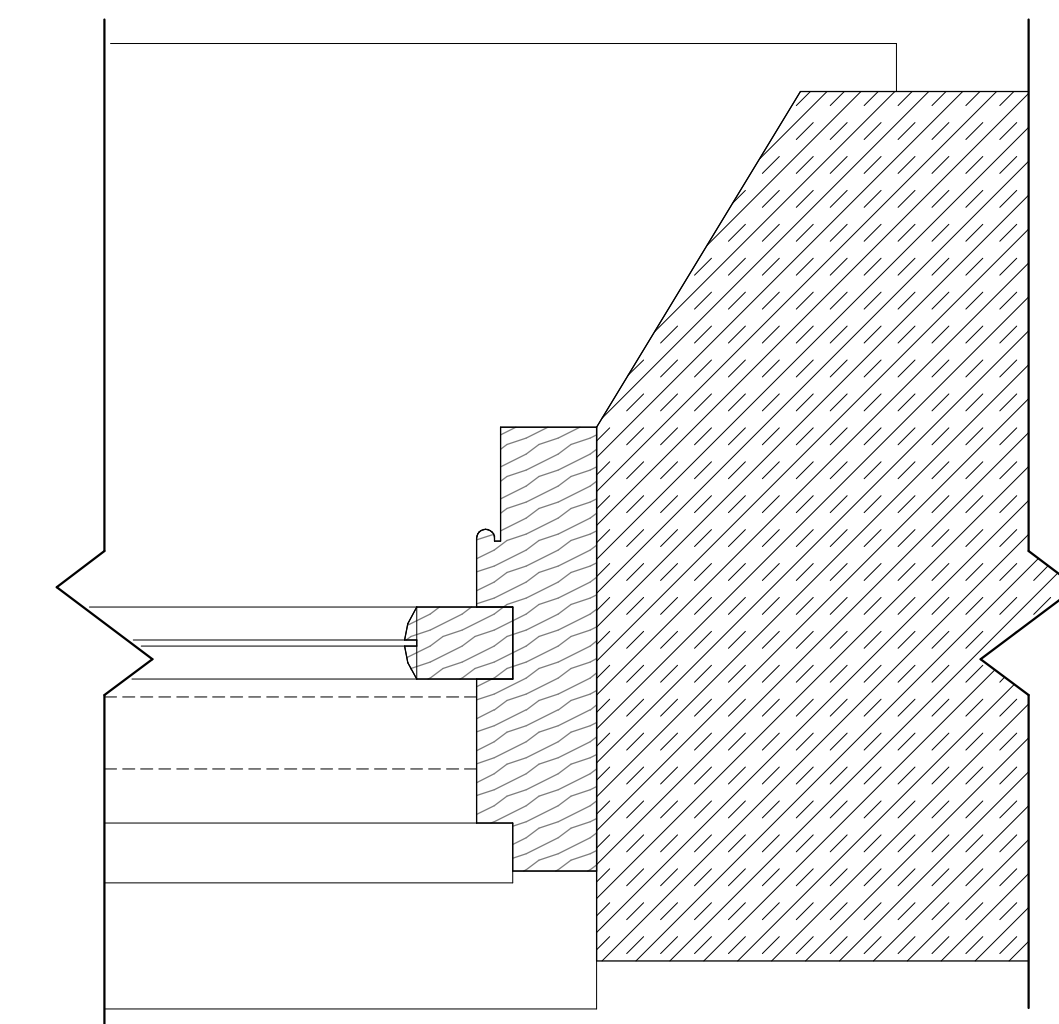
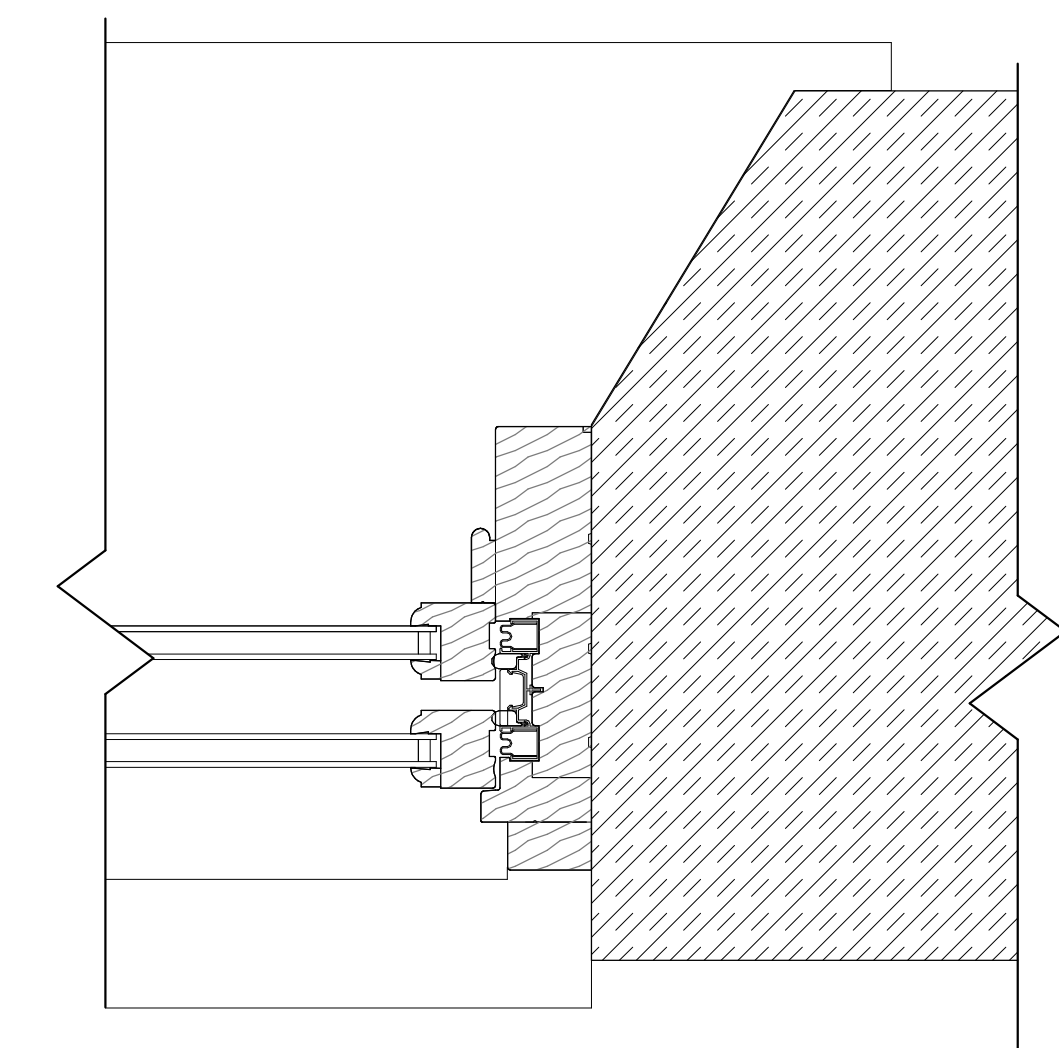
EXTERIOR

2 TYPE 08 HORIZONTAL SECTION - PROPOSED



EXTERIOR

1 TYPE 08 HORIZONTAL SECTION - EXISTING
3" = 1'-0"



1 TYPE 08 HORIZONTAL SECTION - EXISTING
3" = 1'-0"

