# HANNIG ROW

## WINDOW REPLACEMENT

#### SHEET INDEX

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#### **GENERAL NOTES**

- 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES AND STANDARDS HAVING JURISDICTION. IF THERE ARE ANY QUESTION OR CONFLICTS CONCERNING COMPLIANCE WITH SUCH CODES, ORDINANCES OR STANDARDS, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION. ALL NECESSARY PERMITS, LICENSES, CERTIFICATES, TESTS, ETC. SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
- 2. ALL WORK RELATING TO THIS CONSTRUCTION SHALL COMPLY WITH U.S. DEPARTMENT OF LABOR, THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND ALL RELATED LOCAL BUILDING CODES AND ORDINANCES.

  3. THE CONTRACTOR SHALL CERTIFY SIZE AND LOCATION OF ALL REQUIRED
- OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK AND EQUIPMENT WITH TRADES INVOLVED.

  4. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING EXISTING CONDITIONS AT THE JOB SITE BEFORE SUBMITTING PROPOSALS. SUBMISSION OF PROPOSALS SHALL BE TAKEN AS
- EVIDENCE THAT SUCH INSPECTIONS HAVE BEEN MADE. CLAIMS FOR EXTRA COMPENSATION FOR WORK THAT COULD HAVE BEEN FORESEEN BY SUCH INSPECTION, WHETHER SHOWN ON CONTRACT DOCUMENTS OR NOT, SHALL NOT BE ACCEPTED OR PAID.

  5. ALL MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE NEW UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER THE
- MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION OR ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT HIS OWN EXPENSE WHEN ORDERED TO DO SO, ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIAL OR WORKMANSHIP WITHIN SAID PERIOD OF TIME.

  6. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR SERVICE INTENDED, AS INTERPRETED BY
- PUBLISHED RECOMMENDATIONS FOR SERVICE INTENDED, AS INTERPRETED BY THE ENGINEER. THE INSTALLATION OF ALL EQUIPMENT SHALL BE MADE BY EXPERIENCED CRAFTSMEN IN A NEAT, WORKMANLIKE MANNER. ALL MATERIALS, TOOLS, COSTS AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE PROVIDED BY THE CONTRACTOR.
- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY ADJACENT, WITH WHICH WORK COMES IN CONTACT, OR OVER OR UNDER WHICH HE MAY TRANSPORT, HOIST, OR MOVE MATERIALS, EQUIPMENT, DEBRIS, ETC., AND SHALL REPAIR SATISFACTORILY ALL DAMAGES CAUSED BY HIM DURING CONSTRUCTION.
- 8. THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZES, LOCATIONS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER, OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION IS BEGUN.
- THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT CONFIRMATIONS OF ORDERS, INCLUDING DELIVERY DATES, FOR ALL MATERIALS AND EQUIPMENT WHOSE TIMELY DELIVERY IS REQUIRED TO AVOID CHANGES IN THE CONSTRUCTION DOCUMENTS OR IN THE CONSTRUCTION SCHEDULE.
- THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OR ASSEMBLY, FOR PERFORMING THE WORK IN A SAFE MANNER, AND FOR ADHERING TO ALL APPLICABLE CODES AND STANDARDS.
- 11. LOCATION OF ALL CEILING MOUNTED ITEMS ON THE ARCHITECTURAL DRAWINGS HAVE PRECEDENCE OVER MEP DRAWINGS. ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- 12. IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE A MECHANICAL, ELECTRICAL, AND PLUMBING INSTALLATION THAT IS COMPLETE. ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLY INCIDENTAL, OR CUSTOMARILY INCLUDED, EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN IN THE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED.
- IN THE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED.

  13. ALL MEP RELATED ITEMS SHOULD BE REVIEWED BY THE ENGINEER AND MAY BE ADJUSTED PENDING NOTICE TO AND APPROVAL OF THE ARCHITECT.
- 14. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
   15. ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT.
- 16. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "TYPICAL" OR "TYP." AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
   "SIMILAR" OR "SIM." AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE
- CONDITION IS SIMILAR TO A CONDITION DETAILED FOR ANOTHER LOCATION.

  THE CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS OF AS-BUILT CONDITIONS WHEN DIFFERENT FROM CONSTRUCTION DOCUMENTS, AND SHALL PROVIDE SAID DOCUMENTATION TO ARCHITECT WITHIN 30 CALENDAR DAYS OF
- COMPLETION OF CONSTRUCTION.

  20. THIS COVER SHEET IS A MASTER INDEX. NOT ALL SYMBOLS/ITEMS WILL BE INCLUDED IN DRAWINGS.
- 21. DO NOT DISASSEMBLE THIS SET. COVER SHEET CONTAINS DATA PERTINENT TO ALL SHEETS.
- 22. REFER TO ADDITIONAL INFORMATION FOR ADDITIONAL GENERAL NOTES, IF ANY.

#### 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
- WITH ALL SECTION 4.3 "ACCESSIBLE ROUTE" REQUIREMENTS.

  THE ACCESSIBLE PARKING SERVING THE ALTERED AREA SHALL COMPLY WITH ALL SECTION 4.6 "ACCESSIBLE PARKING" REQUIREMENTS.
- 4. THE RESTROOMS 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".

#### 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

ADDRES

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

BUILDING DATA COMMERCIAL - OFFICE

THREE (3) STORY
IBC TYPE III-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

TOTAL: 48,246 SF GROSS

#### PROJECT DIRECTORY

COLINA WEST REAL ESTATE.....OWNER 804 CONGRESS AVENUE, STE 300 AUSTIN, TX 78701 CONTACT: SEAN O'BRIEN 512.565.4477

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

#### **SYMBOL LEGEND**

1/A101 ELEVATION SYMBOL

1 SECTION SYMBOL

A3RA PARTITION TYPE SYMBOL

Room name

101 ROOM NAME & NUMBER SYMBOL

DOOR NUMBER SYMBOL

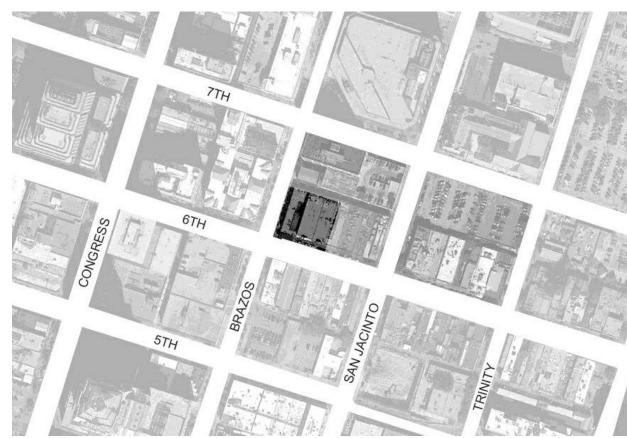
A101

DETAIL SYMBOL

WINDOW SYMBOL

#### **VICINITY MAP**

200 E. 6TH STREET AUSTIN, TX 78701



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03/21/2018

hitoot

office for local architecture 201 East Fifth Street #104 Austin, TX 78701 Contact: Megan Slattery 512.553.1711

HANNIG ROW
WINDOW
REPLACEMENT

200 E. 6TH ST. AUSTIN, TX 78701

03/21/2018

Colina West 804 Congress Ave. Suite 300 Austin, TX 78701 Contact: Sean OBrien

512.565.4477



true north

tag: date: submission:

COVER

sue:

03/21/2018 project no:

A000

18-011

#### **CODE ANALYSIS**

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

APPLICABLE CODES & ORDINANCES:
LOCAL BUILDING CODE EDITION: 2 BUILDING DEPARTMENT:

CITY OF AUSTIN 505 BARTON SPRINGS RD. 2ND FLR ADDRESS: AUSTIN, TX 78704 PHONE: 512.974.2384 ZONING: COA, LAND DEVELOPMENT CODE, TITLE 25 2015 IFC - WITH COA AMENDMENTS FIRE CODE: **ENERGY CODE:** 2015 IECC OTHER CODES: 2017 NEC - WITH COA AMENDMENTS 2015 UMC - WITH COA AMENDMENTS

REQUIREMENTS BASED ON OCCUPANCY
OCCUPANCY GROUPS: B (BU

MAX HEIGHT IN FEET:

MAX HEIGHT IN STORIES:

B (BUSINESS) TYPE OF CONSTRUCTION: TYPE III-B (TÁBLE 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 3 STORIES W/ SPRINKLER 3 STORIES ACTUAL HEIGHT (FEET & STORIES): EXISTING 3 STORIES

2015 UPC - WITH COA AMENDMENTS

REQUIREMENTS BASED ON OCCUPANCY FIRE RESISTIVE REQUIREMENTS: EXTERIOR BEARING WALLS: 2 HR INTERIOR BEARING WALLS: 0 HR EXTERIOR NON-BEARING WALLS: 0 HR 0 HR STRUCTURAL FRAME: PERMANENT PARTITIONS: 0 HR **FIRE CONTROL SYSTEMS** 

PLUMBING CALCULATIONS
MALE

FIRE EXTING. SIZE & TRAVEL DIST.:

STANDPIPES:

LAVATORIES:

URINALS:

**FEMALE** 

UNISEX

LAVATORIES:

LAVATORIES:

WATER CLOSETS:

WATER CLOSETS:

WATER CLOSETS:

DRINKING FOUNTAINS:

PARKING REQUIREMENTS

H.C. PARKING SPACES REQ.:

OFF STREET LOADING REQ.:

ACCESSIBILITY REQUIREMENTS

ACCESSIBLE ROUT REQUIREMENTS: PER 2012 TAS

SIZE OF PARKING STALL:

SPACES PROVIDED:

MIN. DRIVE ISLE:

AUTOMATIC SPRINKLER SYSTEM: PROVIDED

FIRE ALARM & DETECTION SYSTEMS: NOT REQUIRED PER SECTION 907.2.2

**EXISTING** 

NA

PROVIDED

TABLE 906.3(1))

3000 S.F./UNIT OF A 75' MAX TRAVEL

DISTANCE TO A FIRE EXTINGUISHER (IFC

DRINKING WATER

WATER DISPENSER

PROVIDED BY KITCHENETTE

0 HR 2012 IBC - WITH COA AMMENDMENTS SHAFT ENCLOSURES: 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

NOT REQUIRED PARAPETS: DRAFT STOPS: NOT REQUIRED ATRIUMS: NONE SMOKE CONTROL SYSTEM: **ENCLOSURE:** STANDBY POWER: **HEIGHT IN STORIES:** MAX. CLEAR OPENING: MAX. AREA:

**EXIT REQUIREMENTS** OCCUPANT LOAD:

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 NOT LESS THAN 1/2 DIAGONAL DISTANCE MIN. SEPARATION OF EXITS: (EXISTING)

EXISTING/ NA

MAX. DISTANCE OF TRAVEL 75'-0"

#### **CODE LEGEND**

AREA NOT IN SCOPE CPT COMMON PATH OF TRAVEL EXIT ACCESS PATH OF TRAVEL POINT OF ORIGIN / TERMINATION COMMON PATH OF TRAVEL

EXIT ACCESS PATH OF TRAVEL FEC TRAVEL DISTANCE ACCESSIBLE BUILDING EXITS FEC FIRE EXTINGUISHER CABINET Room name OCCUPANT LOAD

OCCUPANT LOAD AT EGRESS EMERGENCY EXIT SIGN

> HANNIG ROW WINDOW **REPLACEMENT**

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03/21/2018

office for local architecture

201 East Fifth Street #104

Contact: Megan Slattery

Austin, TX 78701

512.553.1711

architect

200 E. 6TH ST. AUSTIN, TX *7*8701

03/21/2018

Colina West 804 Congress Ave. Suite 300 Austin, TX 78701 Contact: Sean OBrien 512.565.4477

plan north

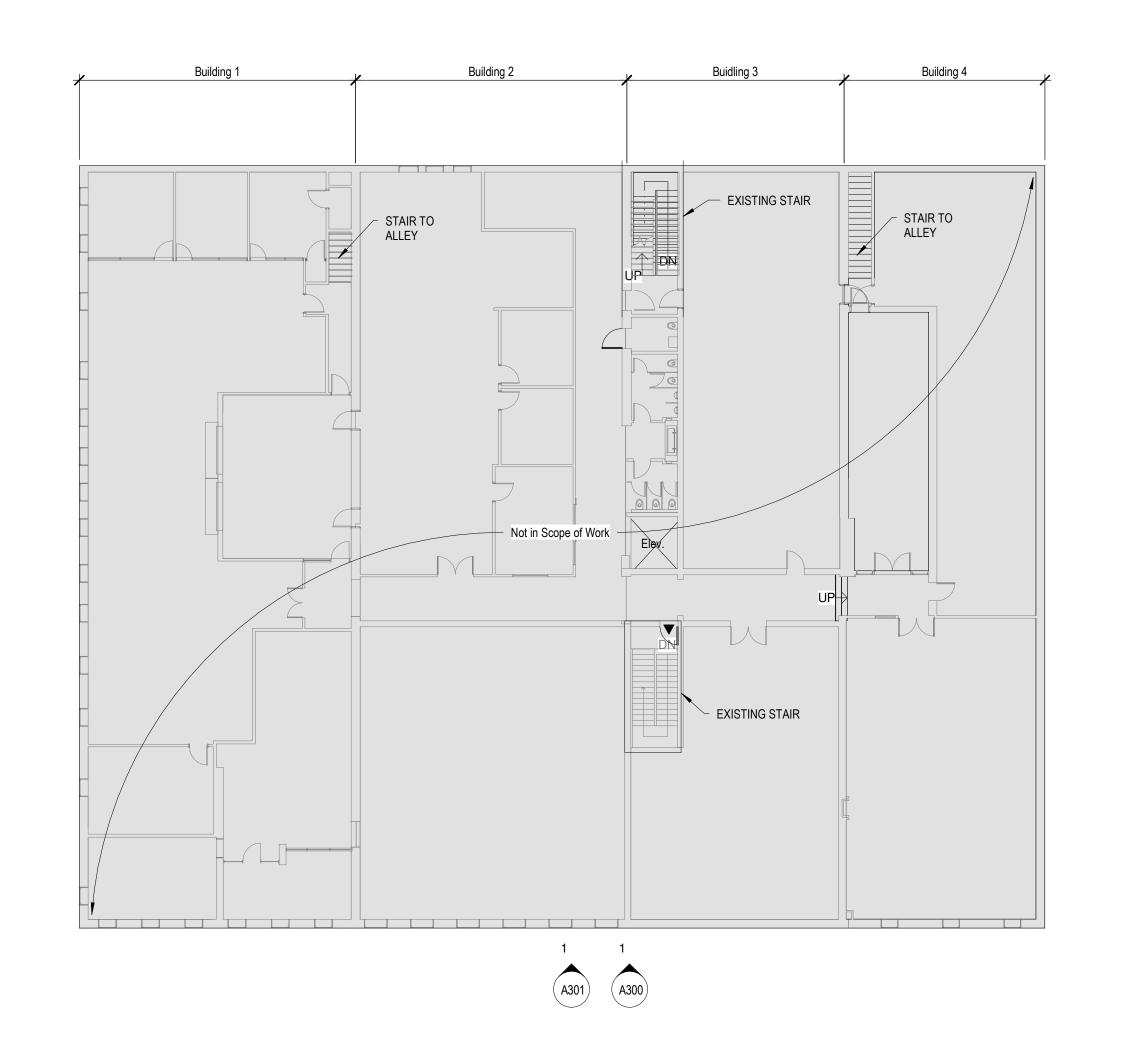
submission:

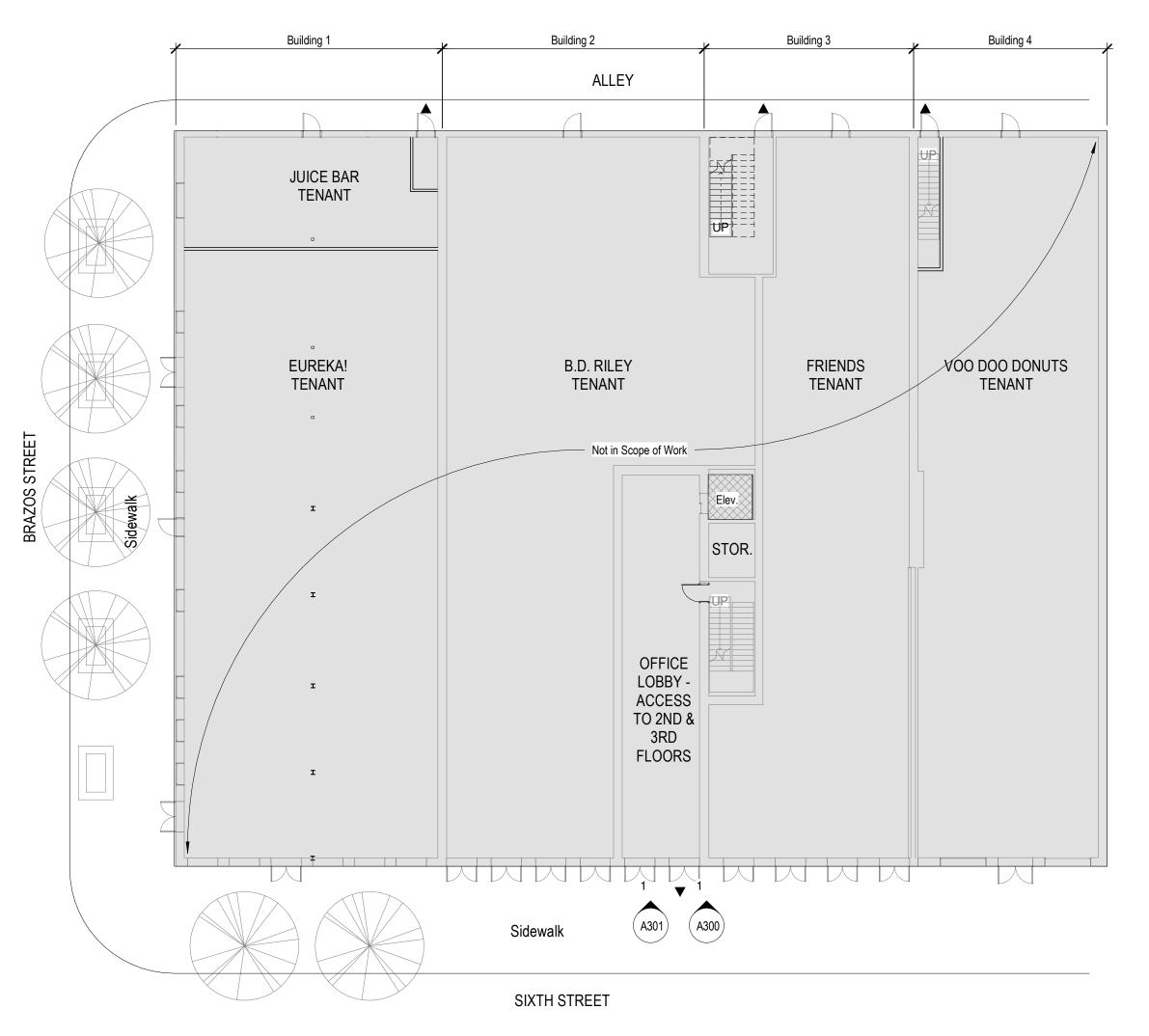
CODE INFORMATION

03/21/2018

A001

18-011





DRAWING LEGEND



DRAWING LEGEND

INCOMPLETE DOCUMENTS FOR

office for local architecture 201 East Fifth Street #104

200 E. 6TH ST. AUSTIN, TX

Colina West

true north

submission:

TYPE	TYPE 01	TYPE 02	TYPE 03	TYPE 04	TYPE 05
EXISTING	3 - 7 1/2" 2' - 6 1/2" 1- 6 1/2" 4 - 0 1/4" 4 - 1 5/8"	3-11/8"	37 1/2"  8 - 2"  8 - 2"  4 - 0 1/4"	31178" 3538" 4458"	6' - 6 1/8" 2' - 11 1/2" 7 1/8" 2' - 11 1/2" 1' - 2 3/8" 1' - 2 3/8"
PROPOSED	3 - 7 118"	3-71/8"	3 - 7 1/8"	311/2" 311/2" 4.18"	6'-6 1/8" 2'-11 1/2" 7 1/8" 2'-11 1/2" 1'-2 3/8" 1'-2 3/8"
QUANTITY LEVEL 2	3	2	0	0	3
QUANTITY LEVEL 3	2	2	2	1	0
OTAL	5	4	2	1	3

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CONSTRUCTION. 03/21/2018 architect office for local architecture 201 East Fifth Street #104 Austin, TX 78701 Contact: Megan Slattery 512.553.1711 HANNIG ROW WINDOW REPLACEMENT 200 E. 6TH ST. AUSTIN, TX *7*8701 03/21/2018 Colina West 804 Congress Ave. Suite 300 Austin, TX 78701 Contact: Sean OBrien 512.565.4477 WINDOW TYPES

issue: 03/21/2018

project no: 18-011

Δ710

TYPE	TYPE 06	TYPE 07	TYPE 08
EXISTING	3 - 8 - 1/2" 3 - 9" 4 - 3 1/2" 4 - 3 1/2"	3-8.8 3-8.8 1-21/5.1/2 4-31/2	3 2 1/2"
PROPOSED	INTERIOR 1.5 1/2"  **TITE NOTE NOTE NOTE NOTE NOTE NOTE NOTE NO	3-834" 1-23/12" 1-21/2" 1-21/2"	3'-2 1/2" 3'-2 1/2" 3'-7 1/2"
QUANTITY LEVEL 2	6	0	6
QUANTITY LEVEL 3	0	6	0
TOTAL	6	6	6
NOTES			

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03/21/2018

architect

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HANNIG ROW WINDOW REPLACEMENT

200 E. 6TH ST. AUSTIN, TX 78701

Colina West 804 Congress Ave. Suite 300 Austin, TX 78701 Contact: Sean OBrien 512.565.4477

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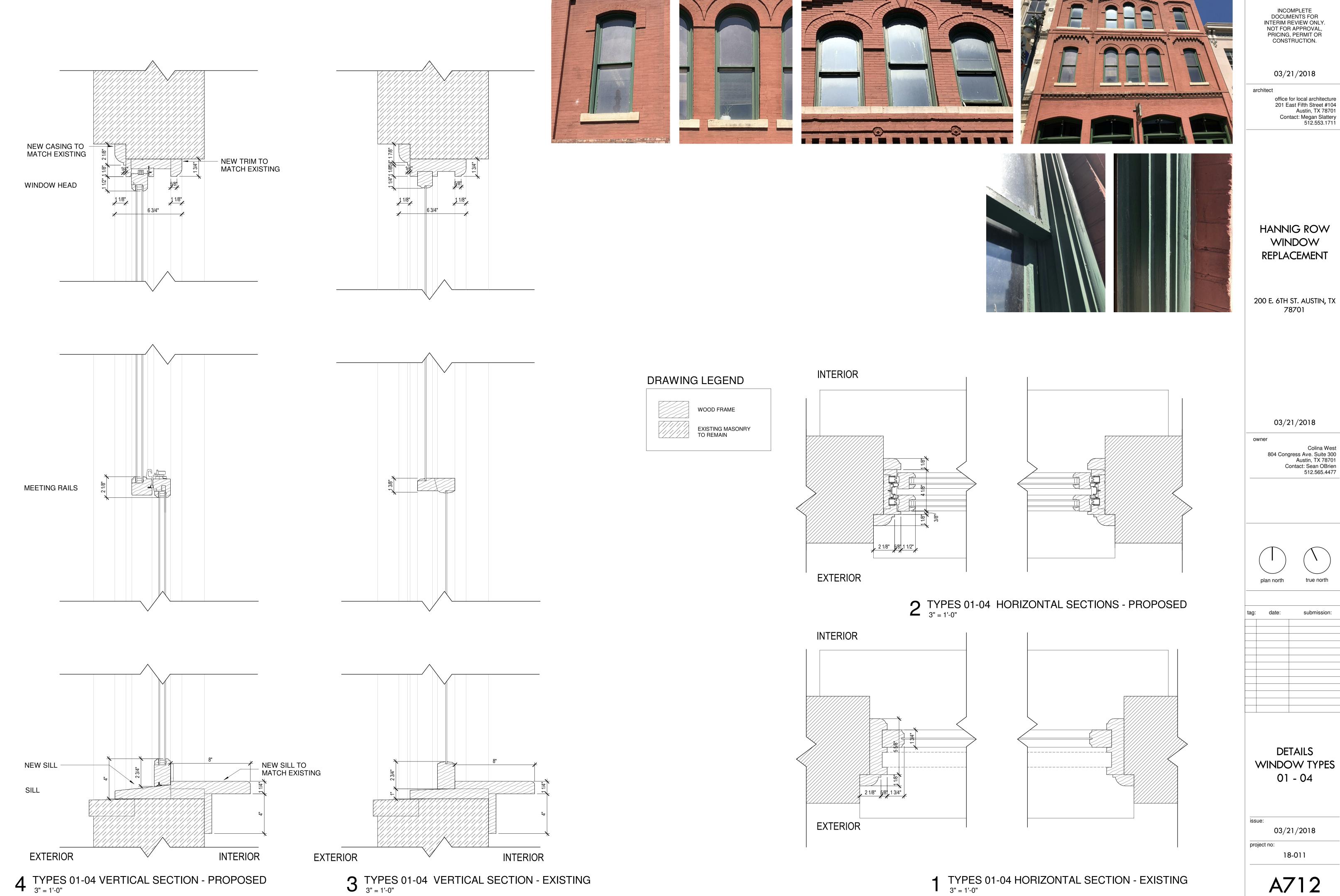
true north

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WINDOW TYPES

issue: 03/21/2018

18-011



A712

18-011

03/21/2018

**DETAILS** 

01 - 04

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WINDOW

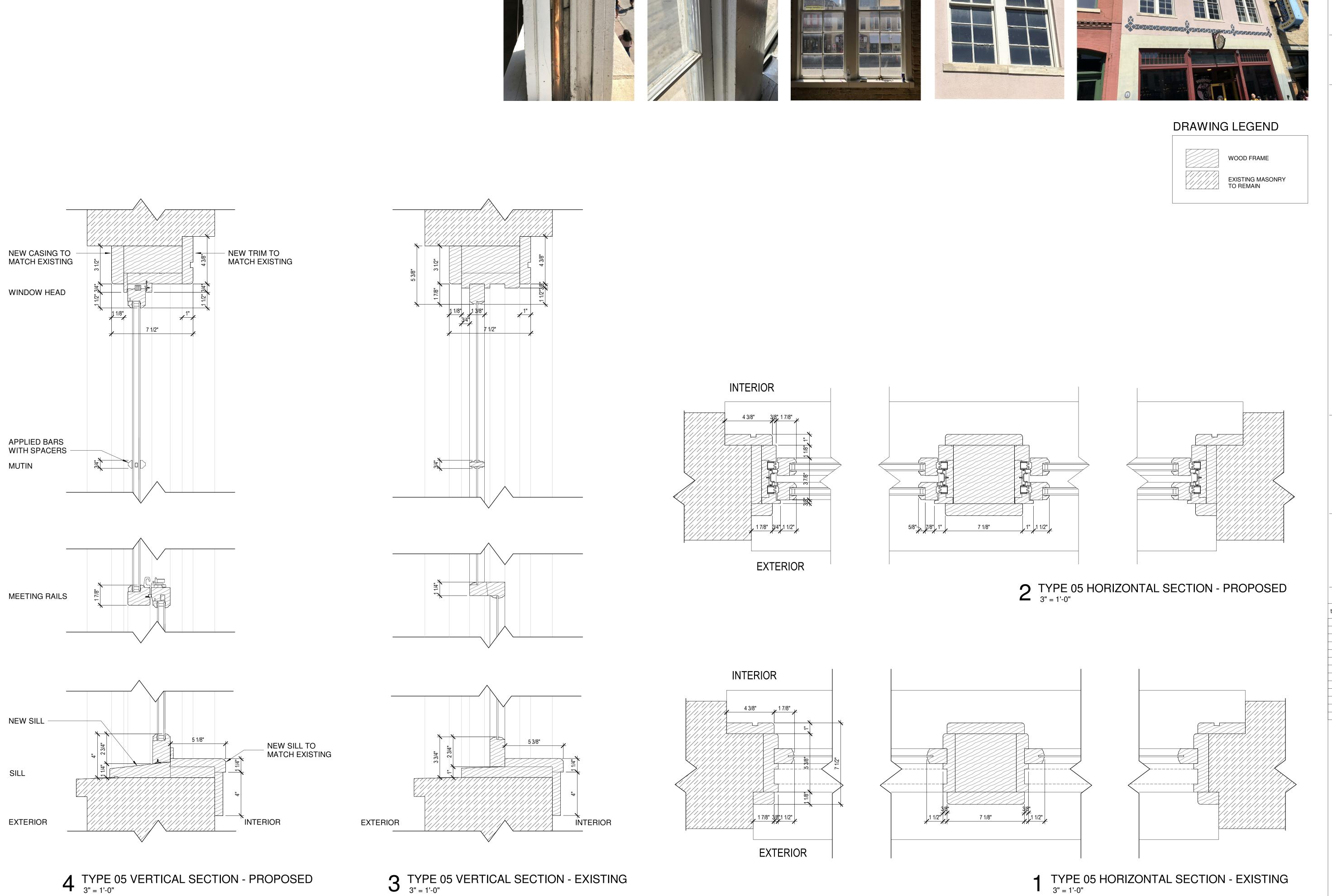
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HANNIG ROW WINDOW

200 E. 6TH ST. AUSTIN, TX 78701

**REPLACEMENT** 

03/21/2018

Colina West

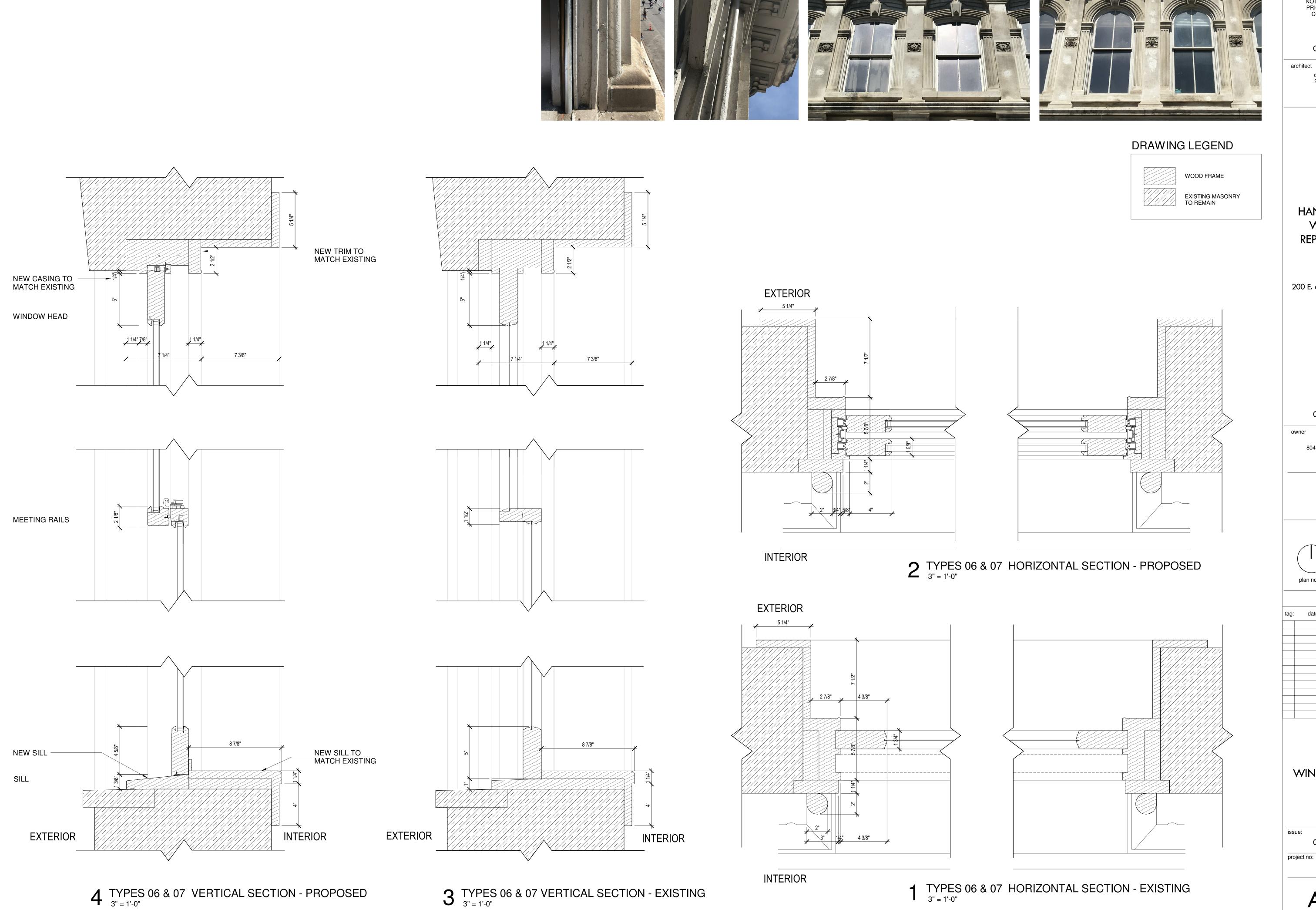
804 Congress Ave. Suite 300 Austin, TX 78701 Contact: Sean OBrien 512.565.4477

submission:

**DETAILS** WINDOW TYPE

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HANNIG ROW WINDOW **REPLACEMENT** 

200 E. 6TH ST. AUSTIN, TX 78701

03/21/2018

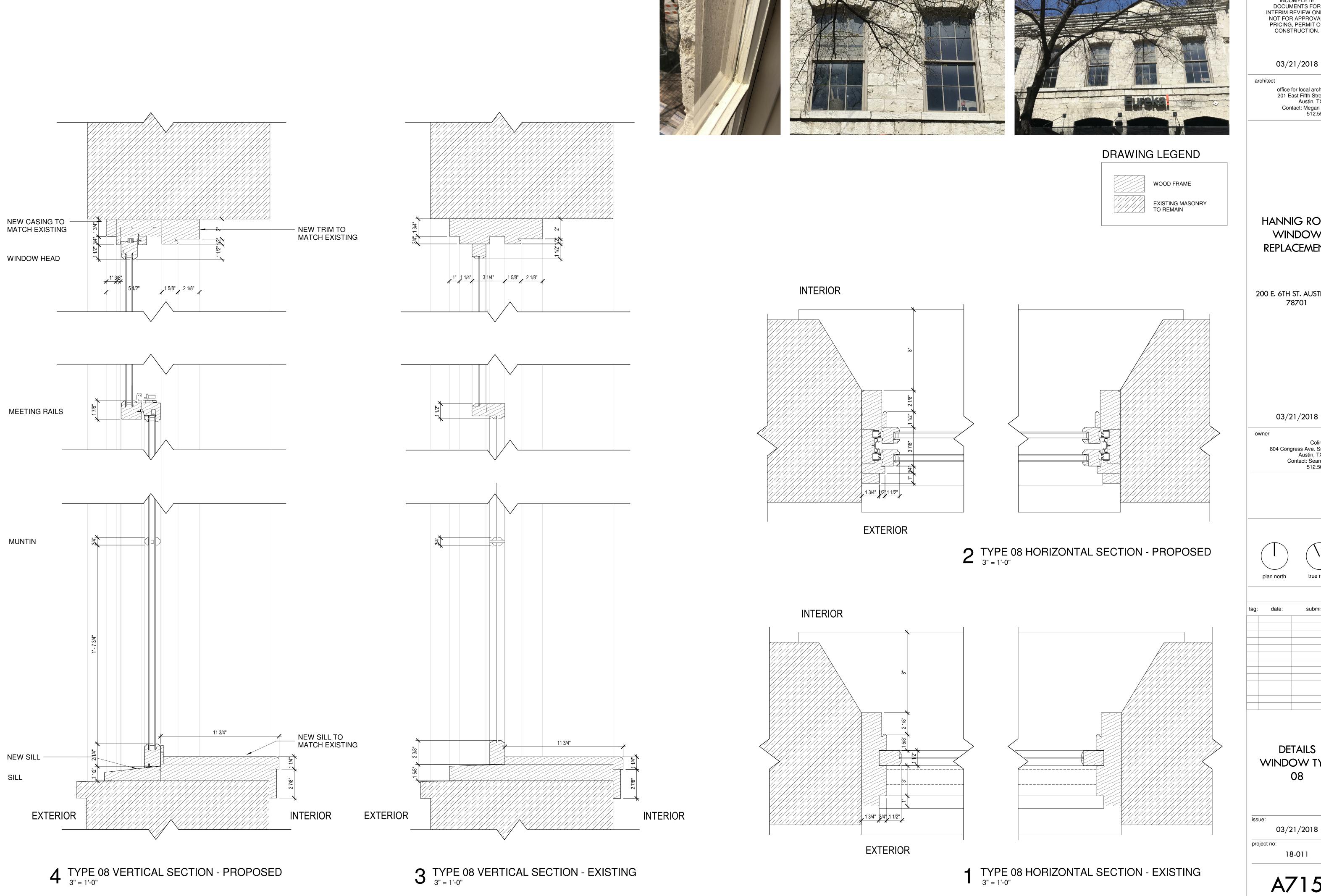
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**DETAILS** WINDOW TYPES 6&7

03/21/2018

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HANNIG ROW WINDOW **REPLACEMENT** 

200 E. 6TH ST. AUSTIN, TX

Colina West 804 Congress Ave. Suite 300 Austin, TX 78701 Contact: Sean OBrien 512.565.4477

submission:

**DETAILS** WINDOW TYPE

03/21/2018

18-011

#### **DEMOLITION**

- 1. It is the intent of the demolition to remove all existing construction which conflicts with the intent of new construction. Every demolition detail may not necessarily be covered on these documents. Prior to bid, the contractor shall review the existing conditions and shall include all demolition work required to accommodate new work, even if not specifically called for.
- 2. Where existing walls or ceilings are damaged by the contractor for access to services, and new construction is not scheduled or shown on the drawings, the contractor shall be responsible for repairing materials and finishes to match original conditions.
- 3. Restore exposed finishes of patched areas and extend restoration into adjoining construction in a manner that eliminates evidence of patching and refinishing.
- 4. Do not cut and patch elements in a manner that could change their load-carrying capacity, load-deflection ratio, or that results in increased maintenance or decreased operational life or safety.
- 5. If materials suspected of containing hazardous materials are encountered, do not disturb. Suspend work immediately and notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract

#### METAL FABRICATIONS

- 1. See drawings for details of all fabrications, unless noted otherwise.
- 2. All structural steel items shown or noted shall be ASTM A36 Grade, unless noted otherwise.
- 3. All bolted connections shall be made using ASTM A325 bolts of the size noted or best suited for the intended purpose.
- 4. All required welding shall be performed by welders qualified per AWS requirements. At exposed connections, finish exposed welds and surfaces smooth and blended so no roughness shows after finishing and contour of welded surface matches that of adjacent
- 5. Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left as exposed joints but cannot be shop welded because of shipping size limitations.

#### ROUGH CARPENTRY

- 1. Provide preservative treatment by pressure process in accordance with AWPA C2 and AWPA C9 for rough carpentry at the following locations:
- A. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
- B. Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.
- 3. C. Wood floor plates that are installed over concrete slabs directly in contact with earth.
- 4. or required by local building codes. Telephone and electrical equipment backing panels shall be DOC PS 1, exposure 1, C-D plugged, fire-retardant treated, in

Provide fire-retardant-treated materials that comply with performance requirements in AWPA C20 and AWPA C27 where indicated

6. Provide fasteners of size and type appropriate for installation. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A153/A.

#### INTERIOR ARCHITECTURAL WOODWORK

- 1. Submit shop drawings showing location of each item, dimensioned plans and elevations, large-scale details, location of plastic laminate seams, attachment devices and other components.
- **2.** Wood cabinets for transparent finish:
- A. Wood species, cut, and grain matching as indicated in the finish schedule B. Shop Finished: AWI finish system

thickness indicated or, if not indicated, not less than 3/4" thick.

- **3.** Plastic laminate cabinets:
- A. Horizontal surfaces, vertical surfaces, and edges to be HGS high-pressure decorative laminate. B. Postformed surfaces to be HGP high-pressure decorative laminate.
- 4. Countertop substrate shall be water resistant plywood for a minimum of 24 inches each side of all sink locations.
- Install woodwork to comply with AWI section 1700 for the same grade specified.
- Install standing and running trim with minimum number of joints possible, using full-length pieces from maximum length of lumber available to greatest extent possible. Do not use pieces less than 36 inches long. Scarf running joints and stagger in adjacent and related members. Exposed end returns to be mitered or profiled. Any miters over 4" long shall be splined or doweled and glued.

#### STEEL DOORS AND FRAMES

- 1. Provide steel doors and frames where scheduled, complying with ANSI A250.8 and NFPA 80 for fire-rated assemblies.
- 2. Exterior door construction: Level 3 (16 gauge) and physical performance level A (extra heavy duty), Model 2 (seamless). Close top and bottom edges of doors flush with galvanized .053 inch thick steel channels, seal watertight.
- 3. Interior door and frame construction: Level 3 (16 gauge) and physical performance level A (extra heavy duty), Model 2 (seamless).
- 4. Fabricate frames of .053 inch thick steel with mitered or coped and continuously welded corners. Knock-down frames are not acceptable.
- At exterior locations and elsewhere as shown or scheduled, provide doors fabricated as thermal-insulating door and frame

assemblies of galvanized steel with a minimum R-value of 11.

- Where shown or scheduled, provide door and frame assemblies fabricated as sound-reducing type with STC sound rating of 33 or

#### INTERIOR ALUMINUM FRAMES

- 1. Provide extruded aluminum components of not less than .062 inch thick material. Comply with NFPA 80 for fire-rated assemblies.
- 2. Fabricate frames for drywall slip-on type with throat size as required for scheduled partition type thickness.
- 3. Install ceiling track and trim in longest possible lengths with no section less than 48 inches long. Use concealed installation clips to ensure that splices and connections are tightly butted and properly aligned.
- 4. Easter finish all components so that any part expected to view upon completion of installation will be uniform in finish and color

#### URETHANE TOPCOAT SEAMLESS FLOORING SYSTEM

1.FLOORING

- A. Dur-A-Flex, Inc, Poly-Crete MDB (self leveling broadcast quartz), Urethane topcoat seamless flooring system.
- a. Topping: Dur-A-Flex, Inc, Poly-Crete MD resin, hardener and aggregate.
- b. The aggregate shall be Dur-A-Flex, Inc. flintshot quartz aggregate. d. Topcoat: Dur-A-Flex, Inc. Poly-Crete Color-Fast resin, hardener and powder aggregate.
- 2. Patch Materials a. Shallow Fill and Patching: Use Dur-A-Flex, Inc. Poly-Crete MD (up to ¼ inch).
- b. Deep Fill and Sloping Material (over ¼ inch): Use Dur-A-Flex, Inc. Poly-Crete WR.
- 2. MANUFACTURER
- A. Dur-A-Flex, Inc., 95 Goodwin Street, East Hartford, CT 06108, Phone: (860) 528-9838, Fax: (860) 528-2802 B. Manufacturer of Approved System shall be single source and made in the USA.

Semi-gloss appearance

### 3. PRODUCT REQUIREMENTS

- A. Topping Poly-Crete MD 1.Percent Reactive 100 % 3.Bond Strength to Concrete ASTM D 4541 400 psi, substrates fails 4. Compressive Strength, ASTM C 579 7,400 psi 5. Tensile Strength, ASTM D 638 6.Impact Resistance @ 125 mils, MIL D-3134, >160 inch lbs No visible damage or deterioration
- B.Topcoat Poly-Crete Color-Fast 1. Percent Solids 100% 3. Compressive Strength, ASTM C 579 7,800 psi 4. Tensile Strength, ASTM D 638 4,200 psi 1,000 psi 5. Flexural Strength, ASTM D 790 6. Abrasion Resistance, ASTM D 4060 30 mg loss CS-17 wheel, 1,000gm load, 1,000 cycles 7. Impact Resistance, ASTM D 1709 160 in.lbs

8. Shore D Hardness, ASTM D 2240

9. Gloss, ASTM D 523, 600

#### FLUSH WOOD DOORS

- 1. Fire-rated wood doors shall comply with NFPA 80 and shall be listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction for fire ratings indicated.
- 2. Provide warranty on manufacturer's standard form, signed by Manufacturer, Installer, and Contractor, in which Manufacturer agrees to repair or replace doors that are defective in materials or workmanship. Warranty shall be in effect from date of Substantial Completion for life of installation.
- 3. Construct doors with five plies with stiles and rails bonded to core, then entire unit abrasive planed before faces and crossbands are applied. Door cores to be particleboard complying with ANSI A208.1, Grade LD-2. Provide manufacturer's standard mineral-core
- construction as needed to achieve fire rating indicated. Provide blocking in doors as required to eliminate through-bolting hardware.
- **4.** Door facing as indicated in door schedule shall be as follows:
- A. Wood veneer (WV): 1. Grade: AWI Premium, with Grade A faces
- 2. Species: Cut and grain matching as indicated in door schedule 3. Stiles: Same species as faces
- 4. Finish: Primum grade, AWI system
- B. Plastic-Laminate (PL):
- 1. Grade: AWI Premium 2. Laminate Faces: High-pressure decorative laminates complying with NEMA LD 3
- 3. Colors, Patterns, and Finishes: As indicated in door schedule
- 4. Stiles: Hardwood edges for painting
- 5. Provide manufacturer's standard wood beads for lite openings in non-rated wood doors of same species as door faces. At 20 minute, fire-rated, wood-core doors, provide wood beads and metal glazing clips approved for such use. Provide manufacturer's standard metal frame formed of 0.0478-inch thick, cold-rolled steel sheet; factory primed and approved for use in doors of fire rating

#### GLAZING

- 1. Glass thickness' indicated are minimums and are for detailing only. Confirm glass thickness by analyzing project loads and in-service conditions. Provide glass lites for various size openings in nominal thickness' indicated, but not less than thickness' and in strengths (annealed or heat treated) required to meet or exceed ASTM E 1300.
- 2. Comply with NFPA 80 for glazing in fire rated door and window assemblies.
- 3. Provide Kind HS (heat strengthened) and Kind FT (fully tempered) as indicated or required by local code and Federal Safety Glazing Standards.
- **4.** Glazing schedule: GL.1 Float glass: ASTM C1036, Type, I (transparent glass, flat) Quality q3 (glazing select),
- Class 1 (clear) unless noted otherwise. GL.2 Wire Glass: ASTM C 1036, Type II, Class 1 (clear), Quality q8 (glazing),
- Form 1 (wire polished both sides), Mesh m2 (square).
- GL.3 Patterned Glass ASTM C 1036, Type II, Clasee 1 (clear) Form 3 (patterned), Quality q8 (glazing), Finish f1 (pattern on side).
- Unframed mirrors (Framed mirrors are scheduled with Toilet Accessories): Annealed Float Glass, ASTM C 1048, Type 1, Class 1 (clear), Quality a? Imirror) with coating system complying with FS DD-M-411 with poliched edges. Prepare substrate and install alass in

#### GYPSUM BOARD ASSEMBLIES

- 1. Install metal studs, framing and gypsum board in accordance with ASTM C840, GA-201, GA-214, GA-216 and GA-600.
- 2. Contractor shall determine size and gauge of studs based on the stud manufacturer's limiting height tables for the application. Studs shall be installed in full lengths unless height exceeds manufacturer's maximum length in which case contractor shall submit stud splice details designed by stud manufacturer.
- 3. Penetrations in demising and sound insulated partitions above finished ceiling shall be effectively sealed to prevent sound leakage.
- 4. Screws or any other mechanical fasteners shall not attach partitions abutting window mullions. Provide soundproof closure strips at partition termination's at windows.
- 5. All partition returns shall have metal corner beads floor to ceiling. All exposed gypsum board edges shall have J bead floor to ceiling.
- **6.** All gypsum board is to be 5/8" type X fire rated unless noted otherwise.

resistance or sound-rated assemblies

- 7. Install 5/8" cement board at all shower stalls and other wet locations. Install ASTM C-630, 5/8" type X moisture resistant gypsum board at all other locations that are subject to moisture exposure.
- Install control joints according to ASTM C840, GA-216 and in specific locations approved by Architect for visual effect.
- All partitions identified as demising or sound insulated to be min. of 48 STC. No back-to-back wall boxes. Separate boxes a minimum 24".
- 10. Finish gypsum board in accordance with ASTM C840 to levels indicated below:
- Level 1: Embed tape at joints above finished ceiling areas concealed from view unless a higher level of finish is required for fire-
- Level 2: Embed tape and apply separate first coat of joint compound to tape, fasteners, and trim flanges where panels are substrate for tile and where light to medium weight wallcoverings are scheduled.
- Level 3: Embed tape and apply separate first and fill coats of joint compound to tape, fasteners, and trim flanges where indicated. Apply full coat of drywall primer.
- Level 4: Embed tape and apply separate first, fill and finish coats of joint compound to tape, fasteners, and trim flanges at panel surfaces that will be exposed to view. Apply full coat of drywall primer. Embed tape and apply separate first, fill and finish coats of joint compount to tape, fasteners, and trim flanges at panel
- surfaces that will be exposed to view. Apply skim coat of joint compound and full coat of drywall primer to entire surface.

#### **CERAMIC AND STONE TILE**

- 1. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions, unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments. When tile patterns are given in the drawings, inform the Architect if field conditions will prevent the specified pattern from being installed as shown. Where possible, always lay out tile and stone from centerlines to avoid edge pieces of less than half tile or unit unless noted otherwise.
- 2. Submit shop drawings showing stone tile sizes, dimensions of tiled areas, joint patterns, bedding, and details showing relationship of
- 3. For tile installed on walking surfaces, provide products with the following static coefficient of friction values as determined by testing identical products per ASTM C 1028: Level surfaces: Minimum 0.6
- Step treads: Minimum 0.6 Ramp surfaces: Minimum 0.8
- 4. Provide setting and grouting materials that are compatible with stone products specified and that will not discolor the stone
- Seal stone and grout materials with colorless, slip and stain resistant sealer which will not affect color, appearance, or physical properties of stone surfaces as recommended by stone tile manufacturer for application indicated.
- Tile installation schedule according to Tile Council of America (TCA) systems: Interior floor installation on concrete;
- Interior wall installation over gypsum board on metal studs; Interior wall installation over water-resistant gypsum backer board;
- Where showers are indicated on the drawings, provide and install York Copper Fabric Shower Pans (5 oz.) unless noted otherwise. Pans to be factory fabricated to required size including minimum 6" upturn all around

#### FRP (FIBERGLASS REINFORCED PANELS)

- 1. Thickness: 0.090 inch.
- 2. USDA approved.

7. Accessories:

- 3. Burn rate: < 200 (Class C) per ASTM D635-88.
- 4. Smoke Development: < 450 per ASTM E84-91a.
- 5. Acceptable Products a. b. c. d.Construction Specialties, 4000 Series Wall Panel Kalwall Corp., Kal-Lite wall panel Kemlite Company, Inc., Glasbord-P wall panel Sequentia, Inc., Structoglas Standard wall panel Color: as selected by the Architect from the manufacturer's full range of available colors.
- 6. Fasteners and Adhesives: as recommended by plastic sheet manufacturer; adhesive VOC content shall be 50 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
- Division Bars, Corner Trim, Curbing: panel manufacturer's standard single length extruded vinyl pieces; longest length possible to eliminate end joints. 2. Fasteners: non-corrosive, non-metallic drive rivets.

#### ACOUSTIC TILE CEILINGS

- 1. Measure each ceiling area and establish layout of acoustical tiles to balance border widths at opposite edges of each ceiling. Avoid using less than half width tiles at borders.
- 2. Suspend ceiling hangers from building's structural members, plumb and free from contact with insulation or other objects within ceiling plenum. Splay hangers only where required to miss obstructions; offset resulting horizontal forces by bracing, countersplaying, or other equally effective means. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with location of hangers, use trapezes or equivalent devices.
- 3. Locate light fixtures, fire detection devices and alarms, and other ceiling mounted electrical devices centered in ceiling tile. Locate sprinkler heads an equal distance in two directions from tile edges but not less that 2" from tile edge.
- 4. Provide attic stock for each type of acoustical tile equal to 1 to 2% of the total of each type used, unless noted otherwise in the

#### RESILIENT FLOORING

- 1. Prepare substrates according to manufacturer's written recommendations to ensure adhesion of resilient products.
- 2. Lay out tiles from center marks established with principal walls, discounting minor offsets, so tiles at opposite edges of room are of equal width. Adjust as necessary to avoid using cut widths that equal less than one-half tile at perimeter.
- 3. Scribe, cut, and fit tiles to butt neatly and tightly to vertical surfaces and permanent fixtures including built-in furniture, cabinets, pipes, outlets, edgings, door frames, thresholds, and nosings. Extend tiles into toe spaces, door reveals, closets and similar openings
- 4. Adhere tiles to flooring substrates using a full spread of adhesive applied to substrate to produce a completed installation without open cracks, voids, raising and puckering at joints, telegraphing of adhesive spreader marks, and other surface imperfections.
- Install base on solid backing bonded tightly to wall and floor surfaces. Miter internal corners; at external corners, "V" cut back of base strip to 2/3 of its thickness and fold. At exposed ends, use premolded units.

When tile patterns are given in the drawings, inform the Architect if field conditions will prevent the specified pattern from being

installed as shown. Where possible, always lay out tile from centerlines to avoid edge pieces of less than one half tile unless noted

otherwise.

- 1. Maintain uniformity of carpet direction and lay of pile. At doorways, center seams under door in closed position. Bind or seal cut edges as recommended by carpet manufacturer.
- **2.** Refer to Finish Key for specific carpet products.
- 3. Do not install carpet over concrete slabs until slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by manufacturer.
- 4. Comply with Carpet and Rug Institute (CRI) 104.
- Provide carpet warranty in which manufacturer agrees to replace carpet that fails within 10 years from date of Substantial Completion. Failures include, but are not limited to, more than 10 percent loss of face fiber, edge raveling, snags, runs, and delamination.
- Recycle used carpet under the DuPont Carpet Reclamation Program. Reclamation agency and carpet remover shall certify in writing the used carpet was removed and recycled in accordance with the DuPont Carpet Reclamation Program.

#### **PAINTING**

- 1. Provide a full-coat mockup finish sample of at least 12"x12" minimum for each type of coating and substrate required. Final approval of colors will be determined by Architect from mockup samples. Provide additional samples if requested on the finish
- 2. Furnish Owner with 1 gallon of extra paint of each color, type and surface texture utilized. Label each container with color, type, texture and locations in addition to manufacturer's label.
- 3. Provide block fillers, primers, and finish-coat materials that are compatible with one another and with the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
- material being applied. • The term "exposed surfaces" includes areas visible when permanent or built-in fixtures, grilles, covers or similar components are in

4. Apply paint according to manufacturer's written instructions. Use applicators and techniques best suited for substrate and type of

- Paint surfaces behind movable equipment and furniture the same as similar exposed surfaces.
- Paint surfaces of ducts with a flat. nonspecular black paint where visible through registers or arilles.

#### HARDWARE

Quality standard for hardware shall be BHMA Grade 1 for corridor doors and Grade 2 for all other doors.

place. Extend coatings in these areas, as required, to maintain system integrity and provide desired protection.

- Hardware components are noted on the drawings.
- Match building hardware standard, unless noted otherwise.
- Key all locks to building grand master system. Provide construction cores during construction phase. General contractor is responsible for changing out construction cores prior to beneficial occupancy.
- Adjust door closures to comply with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.). Maximum door opening force for interior doors shall not exceed 5 lbs.
- 2 PR HINGES BB1279 - 4 1/2" X 4 1/2 3 SILENCER BY FRAME SUPPLIER 1 FLOOR STOP

HW1 (HARDWARE SET 1)

mounted toilet accessories.

- DSF3225U15-BRUSHED NICKEL (OR EQUAL) 1 DOUBLE SIDED PULL SGS-SQ1875-US15-SATIN NICKEL (OR EQUAL)
- 1 ROLLER LATCH RCA430U15-BRUSHED NICKEL (OR EQUAL)
- **TOILET COMPARTMENTS** 1. Locations and types of compartments and screens are indicated on the Drawings. Unless noted otherwise, match building
- Provide shop drawings for each type and style of toilet compartment and screen indicated. Include details of construction relative to materials, fabrication and installation. Include details of anchors, hardware and fastenings. Include plans, elevations, sections, details and attachments to other work. Show locations of reinforcement and cutouts for compartment-
- Verify dimensions in areas of installation by field measurements before fabrication and indicate measurements on shop drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
- Comply with manufacturer's written installation instructions. Install units rigid, straight, plumb and level. Provide clearances of not more than ½ inch between pilasters and panels and not more than 1 inch between panels and walls. Secure units in
- Secure panels to walls and other panels with not less than 2 stirrup brackets attached near top and bottom of panel. Locate wall brackets so holes for wall anchors occur in masonry or tile joints. Align brackets at pilasters with brackets at walls.

Attach urinal screens with anchoring devices according to manufacturer's written instructions and to suit supporting structure.

- Set units level and plumb and to resist lateral impact. All installations shall be in compliance with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act
- Adjust and lubricate hardware according to manufacturer's written instructions for proper operation. Set hinges on in-

(A.D.A.).

1. Unless noted otherwise, match existing building sign standards.

position with manufacturer's recommended anchoring devices.

- 2. Submit shop drawings for all sign types. Indicate location for each sign. Show all pertinent details and information relating to fabrication and installation, including mounting method, location, height, reinforcement, accessories, electrical requirements and other installation details.
- 3. Verify that items provided under other sections of work are sized and located to accommodate signs.
- Examine supporting members to ensure that surfaces are at elevations indicated or required to comply with authorities having jurisdiction and are free from dirt and other deleterious matter. Proceed with installation only after unsatisfactory conditions have been corrected.

Install signs level, plumb and at heights indicated or otherwise required using methods described in manufacturer's

written instructions.

#### FIRE PROTECTION SPECIALTIES

- 1. Unless otherwise indicated, match building standard fire extinguisher cabinets at all locations.
- 2. Verify required quantities and locations of fire extinguishers and cabinets with local fire department officials prior to
- 3. Coordinate sizes of cabinets with type and capacity of fire extinguishers required, or provided by Tenant/Owner.
  - 4. At locations indicated "FEC", provide a cabinet and a fire extinguisher. At locations indicated "FE", provide a fire extinguisher mounted on a bracket.
- 5. All installations shall be in compliance with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.).
- 6. Provide rated cabinets where cabinets are located in rated partitions. Rating shall match the rating of the partition

## in which the cabinet is installed.

#### TOILET AND BATH ACCESSORIES 1. Toilet room accessories are scheduled on the Drawings.

- 2. Provide scheduled manufacturer's accessories, unless substitutions are authorized in writing prior to installation.
- 3. Confirm that recessed accessories have sufficient depth for installation in locations indicated prior to installation.
- 4. Install accessories according to manufacturer's written instructions, using fasteners appropriate to the substrate indicated and recommended by the accessory manufacturer. Install units level, plumb and firmly anchored in locations and heights indicated. All installations shall be in compliance with Texas Accessibility Standards (T.A.S.) and the Americans with Disabilities Act (A.D.A.).
- Secure framed mirrors to walls in concealed, tamper-resistant manner with special hangers, toggle bolts or screws. Set units level, plumb and square at locations indicated, according to manufacturer's written instructions for substrate indicated.
- , Install grab bars to withstand a downward load of at least 250 lbf when tested according to method in ASTM F 446. Adjust accessories for unencumbered, smooth operation and verify that mechanisms function properly. Replace damaged or

### **APPLIANCES**

#### 1. Appliances are scheduled on the Drawings. Appliances noted "N.I.C." are furnished and installed by others.

adequate for proper functioning and rough openings are completely concealed.

- 2. Examine rough-in for plumbing, mechanical, and electrical services, with Installer present, to verify actual locations of services before appliance installation.
- 3. Install appliances in accordance with manufacturer's written instructions. Provide all components required for a complete installation and as required by local codes.
- 5. Freestanding Equipment: Place units in final locations after finishes have been completed in each area. Verify that clearances are adequate to properly operate equipment.

4. Built-in Equipment: Securely anchor units to supporting cabinets or countertops with concealed fasteners. Verify that clearances are

#### SUSTAINABILITY

The South Shore Apartments, located at Arena Drive and Towncreek Drive, Austin, Texas, will achieve an Austin Energy Green Building (AEGB) Multifamily Rating. South Shore Apartments has been designed and built with environmental features to make it healthy and sustainable. As a tenant, this project is required to meet the same standards for any improvements to the leased space. Austin Energy Green Building Rating criteria includes those quantifiable measures that improve indoor air quality, decrease utility costs and impact on the environment, and increase customer and employee health and comfort.

#### **CONSTRUCTION WASTE MANAGEMENT**

The purpose of Construction Waste Management is to reduce the amount of landfill material produced by construction.

GOAL: At minimum 50% of all construction waste will be recycled, donated, or sold. Contractor shall make every effort to recycle, donate, or sell for salvage a minimum of 50% by weight or volume of construction, demolition, and land clearing debris. IMPLEMENTATION: Contractor will reduce the total amount of waste through: reuse of cut materials, use of materials salvaged from other projects, ordering products with minimized packaging, and efficient take-offs for product orders. Contractor shall provide a Waste Management Plan prior to construction for approval by the Architect and Owner.

#### INDOOR ENVIRONMENTAL QUALITY

The purpose is to reduce toxic Volatile Organic Compounds (VOC's) in the indoor environment by controlling VOC levels in adhesives, sealants, paints, coatings, and carpet.

GOAL: Products shall meet VOC limits. Applies to all adhesives, sealants, paints and coatings applied inside the building (defined as within the building weatherproofing system and applied on site), including carpet and flooring. All flooring shall be either be Carpet

#### IMPLEMENTATION: Contractor shall use only products that meet VOC limits. See "VOC Limits" below:

**VOC LIMITS - PAINTS & COATINGS** Product Type VOC Limit (g/L minus water) Interior Flat Coating or Primer Interior Non-Flat Coating or Primer Anti-Corrosive/Anti-Rust Paint Clear Wood Finish: Lacquer Clear Wood Finish: Sanding Sealer <u>Clear Brushing Lacquer</u> 680 [Do not use]

and Rug Institute (CRI) Green Label Plus or FloorScore certified.

Floor Coatings <u>Sealers and Undercoats</u> 780 [Do not use] Shellac: Clear Shellac: Pigmented 550 [Do not use] Concrete Curing Compounds

#### <u>Waterproofing Sealers</u> <u>Wood Preservatives</u> Low-Solids Coatings

<u>Drywall and Panel Adhesives</u>

Multipurpose construction adhesives

Architectural Sealant Primer, nonporous

Cove base Adhesives

Japans/Faux Finishing Coatings

**VOC LIMITS – ADHESIVES & SEALANTS** Product Type VOC Limit (g/L minus water) Indoor Carpet Adhesives Carpet Pad Adhesives Wood flooring Adhesives Rubber floor Adhesives Subfloor Adhesives <u>Ceramic Tile Adhesives</u> <u> VCT & Asphalt Adhesives</u>

## **SPECIFICATIONS**

SPEC. VER. 04.18.08

NOTE: ALL SPECIFICATION REQUIREMENTS DO NOT NECESSARILY APPLY TO THIS PROJECT.

18-011

03/21/2018

INCOMPLETE DOCUMENTS FOR

INTERIM REVIEW ONLY.

NOT FOR APPROVAL,

PRICING, PERMIT OR

CONSTRUCTION.

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HANNIG ROW WINDOW REPLACEMENT

200 E. 6TH ST. AUSTIN, TX *7*8701

03/21/2018

Colina West 804 Congress Ave. Suite 300 Austin, TX 78701 Contact: Sean OBrien 512.565.4477

plan north

submission: date:

INTERIOR

03/21/2018