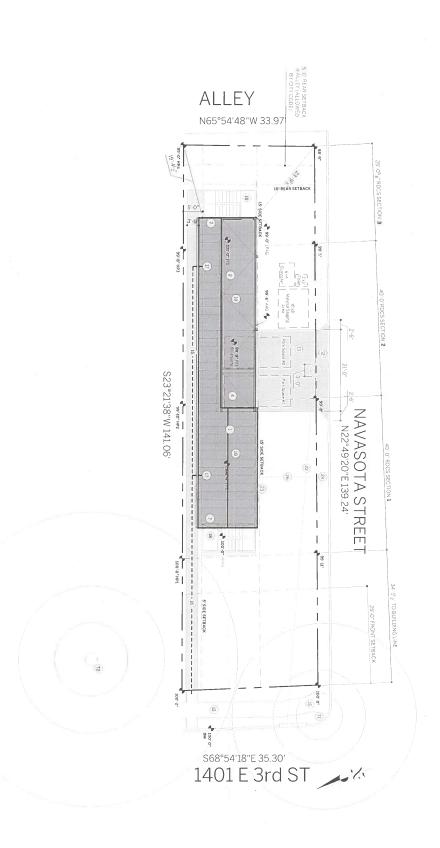


1 Site Plan
Scale 1/16" = 1'-0" @ 11x17
Scale 1/8" = 1'-0" @ 24x35

OCHONA

G-1/95





1 Site Plan
Scale 1/16"=1'-0"@11x17
Scale 1/8"=1'-0"@24x36

OCHONA

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	City of Aust	# REG	This document is issued under the said of WILLIAM LAWRISCH STORES "fease architect and a state of 18/32". This cocument is not for regulatory supproxit, prefet go construction unless the said signature of the Architect are vicible. This document is not approved for conductation unless a said of transcipal supprovid is stable. No set of connection documents can conceive a loss of the said said said said said said said said	SIOU Foundation Plans SIOU Foundation Plans SIOU Roof Faming Plans SIOU Anol Framing Plans SIOU Anol Brang Plans SIOU Anol Brang Plans SIOU Foundation Details SIOU Foundation Details	A201 Elevations, Bldg 1 A202 Elevations, Bldg 1 A203 Elevations, Bldg 1 A203 Elevations, Bldg 1 A204 Elevations, Bldg 2 A205 Elevations, Bldg 2 A206 Elevations, Bldg 2	AIOO Site Plan AIO1 Floor Plans, Level 01 AI02 Floor Plans, Level 02 AI03 Floor Plans, Level 03 AI04 Roof Plans AI05 MEP Plans, Level 01	G001 Cover Sheet G002 General Notes G003 Specifications G004 Standard Details G005 Standard Details G005 Door Schedules

G-1/96

GENERAL CONDITIONS.

com The common to the common t comprigie a porcision of a contract between the Owner and the Contractor. Yet all between the Owner and any other party, you between the Activities and any other party, you between the Activities and any other party, you between the Activities and any other party and operation of the construct a project, and Contractors are just contained as the Instrument and one and the Activities and Contractors are quite and the Activities and Contractors are party and the Activities and Contractors are party and the Activities and Contractors are activities and the Activities and Contractors are activities and the Activities and Activities

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withhold obtaining Architect cross/station and Ower to payonal beforemand.

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where and/or the Architect shall be permitted to access the project site, in part and as a whole, at being me without from route. If the project site, in part or as a whole, is product or otherwise being without from route. If the project site, in part or as a whole, is product or otherwise Architect shall coordinate with the General Contractor to gain access. Neither the Owner nor the Architect shall be held liable for the consequences of the Architect's presence orsite unless said as seven from an incale or otherwise a utherward informer promition.

equarces are at from an unsale or otherwise substancial project condition.

The General Contraction is easily responsible for obliming a project manishming all such bonding, surel extrauments such as may be required to aplied the Content from climing partialing to the General
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ply with all februard (Turks and Socious) and conduct themselves in a safe and prudent marmer at all
solvelies for ensuring that all passention on the conduct themselves in a safe and prudent marmer at all
solvelies or not the General Contraction to present.

NOTES REGARDING CODES, REGULATIONS, STANDARDS, PERMITS and INSPECTIONS.

The General Contractor is responsible for ensuring built compliance with all codes, regulations, and indards such as may be in force. These codes include but may not be limited to:

International Energy Conservation Code, 2012 Amended National Electrical Code International Fire Code, 2012 Uniform Mechanical Code Uniform Plumbing Code, 2012 International Residential Code

Stoudd the Jeneral Contractor become awase of a condition shown or depicted in the contract ment that would result in a violation of any code or regulation is test above, the General Contractor shall set the Architect immediately for resolution; and the contractor shall be responsible for above the General Contractor shall be responsible for abotining any permit not provided beforehand by the

The Owner and/or the General Contractor shall commission a third-party inspector. Failure on the part Owner and/or the General Contractor to retain a third-party inspector shall release the Architect from The General Contractor and/or his/her subcontractors shall be responsible for coordinating all required

Is illushily fur the project.

Is illushily fur the project.

When the Covern of the Architect shall be considered to act in the role of an inspector. While the settine is covern of the Covern of the Section of the Covern of t

NOTES REGARDING VISITABILITY REQUIREMENTS. (Ref. Oly of Austin ordinance #20140180-021 and City of Austin amendments to section R320 to the 2012)

wer receptacles and data ports on all floors shall be located not less than 18° (θ) unction box θ) above final floor, level. Best one entrance to the first floor of the dwelling shall have a "no stap" entrance with a beveiled of 1/2 or less. roon(s) on the first floor shall receive an entry door with minimum 30° clear opening, roon(s) on the first floor shall receive 2-66 wood blocking parallel with floor (except directly behind Blocking, shalls in itsalial such that the centerline of blocking 3-84 boxed floor floor level. These levels the control of the

NOTES REGARDING TREE PROTECTION

2 No protected tree shall be armoved without a permit.
3 To the extent that special lows, all protected trees shall be surrour ded with a chain-six ferce of Astain standard details 5.05.2 and 5.05.2 and 5.05.4, repailed at a distance of 12 three shall be found to the capital chain of the capital chain or C12 times the trunk diameter from the sof 12 times the trunk diameter from the retailed 20°0° from the center of the tree.) ribed in (3) above, the protective fence risks shall be strapped to the trunk for a service fig. 6.

NOTES REGARDING SPECIFIC PORTIONS OF THE WORK.

FOUNDATIONS.
All concrete slab-on-grade and pier+beam foundations shall be engineered by a structural engineer sed in the state of Toxas. sed in the state of Texas.

All concrete intended for exposure as flooring shall be protected during construction.

FERMING.

All wall framing shall be engineered by a structural engineer licensed in the state of Texas.

All wall framing shall be stated as indicated chinewise in architectural or engineering crawings.

All wall studs shall be stated as indicated chinewise in architectural or engineering crawings.

All floor and roof trusses shall be engineered by a structural engineer licensed in the state of Texas.

crawings.

B. All floor docking shall be, at a minimum, 1:1/4* 0.58 "screwed and glued" unless indicated otherwise on engineering drawings.

engineering drawings.

In cod decking shall be, at a minimum, 5/8* 0.58 with a radiant barrier facing downward (unless spray-foam insulation is to be used). SHEATHING and DECKING.

All wall sheathing shall be, at a minimum, 7/16" OSB unless indicated otherwise on engineering.

AIR AND WATER BARRIERS. All exterior wall sheathing shall receive a vapor-permeable air rwater barrier equal to or better than ber hydro tex.

All shealthing shalf be sealed all joints and junctions as required by manufacturer,
Shealthing all window and door assemblies shall be shingled over head and jamb life and shall be further
dwith compatible self-allered membrane talgeling.
All root shealthing shall receive an ice-water shield.

INSULATION, SEALANTS and VENT<u>LATION</u>.

All exterior wall and root assembles, shall exterior haulation consisting of one of the following types LECTED PRODUCT IS INDIVIDENTED IN SPECIFICATIONS ON SHEET GOOD).

10 Danced storay framinisation: Blownin balt installation; or, Paperiess file-gless batt installation. Installation shalt comply with the following minimum thermal-performance requirements:

At walls surrounding bait room areas shall receive paperless thoughts 5 balt insulation.

Wheel blown but insulation or fiberglass balt insulation is to bused, root cavities shall be verifiated means of continuous perforated ceremic-to-act stalls and ridge entits.

All ponetrations through exterior chadding shall be scaled with silicone sealarn to prevent water across

Introduct.

All crawlspaces beneath pier+beam foundations shall be ventiated by means of 6" diameter round vents with insect screens.

6 EXTERIOR DLA DONG and TRIM.
A All returns called by a size benealed of anticl accordance with manulacturers' (instructions and glaced per architectural elevations).

B. All returns the called by a size benealed of a size of the called by a size

All stone cadding shall be Austin chalk or Lieders Jimestone masorry, random-ashlar bond, nominal 41/2" hiphiciass.
All shiphiciass.
K. All exterior from shall be RealTrim, nominal 1x4 size, smooth all sides (\$45) with not its se wood grain.
L. All exterior lass as shall be coment board or RealTrim, nominal 1x4 size, smooth all sides (\$45) with not lasse wood grain.
Talse wood grain.

-I) Standing-seam metal roofing, J-1/2* minimum seam, dark-bronze finish;
 2) 30-year composition-shingle roofing;
 3) Walkable PVC roofing;

TRUM AND CASINGS.

All Inners in Nacabasis scall be one of the following assembles:

—3) List fail AMD or paining public wood with no quarter-round, or,

—3) List fails AMD or paining public wood with no quarter-round.

All inners don't fair all side some of the following assembles:

—3) List fails AMD or paining public wood, or,

—2) List fails AMD or paining public wood, or,

—2) List fails AMD or paining public wood, or,

ELASHINGS_DOPINGS_GUTTERS_andS_GUTPERS_

All liberings and counterflashings shall be gaiven zed steel unless nated otherwise,

All joints_tetween libshings shall be abaped and scaled unless acceptable per industry standard based

All joints_tetween libshings shall be abaped and scaled unless acceptable per industry standard based

NOTES REGARDING SPECIFIC PORTIONS OF THE WORK (continued)

NOTES REGARDING SPECIFIC PORTIONS OF THE WORK (continued)

EXTERIOR DOCRS

All ackiers does shall be to ne of the following.

All ackiers does shall be should sharing.

—1) STEEL SHYKKING DOCRS with temperal glazing.

—2) STEEL SHYKKING DOCRS with temperal glazing.

All ackiers swinging doors shall receive level hardware (NO (NOBS)).

All coorings on paragets small be continuous with search top londs (NO BOTT LOINTS, EVEN IF SELEED).

All low-serves on lated, gable, and his pools south receive of "gutters under not netweat, where root in deep root way parters. If "gutter shall be assumed, and depend show parters. If "gutter shall be assumed, and desprease shall be able and re-thoroze in fact to match metal or of or painted to match section.

All downspouls shall be either dark-bronze (nish to match gutter or painted to match cement-board.)

(x Through-wall suppose shall be provided all plangues.)
(x Through-wall suppose shall be provided all plangues.)
(x Through-wall suppose shall be provided and provided a

All undersides of copings and gutter attachments to cladding shall be sealed with silicone sealent All through wall scuppers shall be sealed at all junctions with exterior wall.

ntractor is responsible for ensuring that thermal performance is compliant with all and the requirements of these contract documents.

RODFING
All rooting shall consist of one of the following assemblies (SELECTED PRODUCT IS INDICATED ON

B DEDKS and BALCOMES.
 Minor feeting above conditioned space shall receive one of the following deck surfaces (SELECTED A MINOR TEXT OF CONTROL OF THE PRODUCT IS INDICATED ON GOOS):

"".1) Synthetic-wood decking on treated wood sleepers, or.

2) Walkabee PCC config.

2) Walkabee PCC config.

4) Nationes and structured wood decks above covered porches shall receive one of the foligwing deck and before per property in the property of t

secile conditions.
All copings on parapets and deck railings shall be galvanized steel, dark-bronze finish, unless noted

 BANTAG and TEXTURNA
A Allertic colored subsets for patietry (dutico, cerrent board, fascine and trim) shall receive
A flametric colored subsets for patietry with Flametric subsets and trim) shall receive
A colored site on onti. Color patietry with Flametric subsets and board patietry (DWNET
B Allertic media subsets for patietry (Grings Colored Samma, balantardes) scall receive
actioning good sites paint intended for use or motal. Color shall match roof unless otherwise selected by
WHEE. DRYWALL and BACKINS.

All inter of downlish and skall be 1/2" gopsum brand druggd all common val is between dudies units. All inter of downlish all common valls between dugles units shall be 5/8" TYPE X grpsum brand. All interior of dywall at dugles skall be 5/8" grosum brand.

All drywall at WET AREAS (barts, utility rooms) shall consist of one of the following:

—1) Exterior grade though sack schooled ground brand. Installed at full thingift of wall (o. ""-2) Centerior grade though brand in shall and it hingift) of wall (o. ""-2) Centerior to shall be sufficient to the school brand in shall and it hingift) of wall (o. ""-2) Centerior brand in shall as it hingift) of wall (or ""-2) Centerior brand in shall as it hingift) of wall (or ""-2) Centerior brand thought of brand in shall as it is hingift) of wall (or ""-2) Centerior brand in shall be shall be shall be 5/8" type of the following the shall be 5/8" type of the following the shall be 5/8" type of the following t

All interior walls, trin., assings, and ceilings shall be receive no VOC lates paint. Color shall be WriTTE unless otherwise selected by ONVER.
 All interior walls and ceilings shall receive orange peet teature.

(<u>ABINETS stad COUNTERTORS</u>

All interrier cabinshs med stelleng stall consist of one of the following assembles:

—I) Praint grade wood or (ABF cabinetry, or,

—2) Stall or grade wood ar chaptering

All cabinetes shall be full-flush overlay cabinets with concealed (European) hinges and drawer

All cabinetes shall be full-flush overlay cabinets with concealed (European) hinges and drawer

--HORZOVIAL D. MEKSJOW Contered on width of coor front.
All countertops shall be either GRANITE or SQLID SURFACE as selected by OWNER, Where OWNER automostection, countertops shall be white Silestone.

ELECTRICAL SYSTEMS
Electrical systems shall be designed by master electrician.
Electrical systems shall be designed by master electrician.
A whole-house surge prodector shall be installed unless deleted by OWNER.
Location of meters and load center shall be determined by master electrician.

D C B A 19 PLUMBING SYSTEMS.
Pulmbing systems rathe be designed by master plumber.
Interior supply shall be use leable (PDX) system with maniford.
A master cutoff "wave shall be incisited at maniford unless deleted by OWNER.
All piping in exterior walls shall be installed.

PMAC SYSTEMS.

PMAC Systems shall be designed by master HVAC incrincian.

PMAC systems shall constal of one of the following.

PMAC systems shall constal of one of the following.

PMAC systems shall constal of one of the following.

—1) Hast Jump completely with constal energy code.

—2) Cast Vinnes av Inf. 10% maleuro at completel with current energy code.

—2) Cast Vinnes av Inf. 10% maleuro at complete means are sequented by energy code.

All HVAC Systems shall recomplete means parts required by energy code.

sheets are complementary. This which as a sheets in the call steets in the call steets in the call steets in the call steets in the call the call steets are called the call steets and call steets are called the called th

ISSUE DATE SEAL OF ARCHITECT



02 Nov 2017.

Drywell, walls, general Drywell, walls, wet areas Drywell, walls, wet areas Drywell, ceilings Tink, baseboards Trim, baseboards Trim, baseboards Trim, castings Doors, interior Door hardware, exterior Door hardware, interior Material

Sibilion grade, origineered by others

244 / 265 wood studied, Southern' reliably Pine #2 or better

Pre-fibraricated tradit tusses, engineered by others

Pre-fibraricated tradit tusses, engineered by others

Pre-fibraricated tradit tusses, engineered by others

Pre-fibraricated tradit chastes, engineered by others

2/4" minimum originated strand-board

3/4" minimum originated strand-board

Pro-filiber hydro-Tex waster-resistive burrier

Fro-filiber hydro-Tex waster-resistive burrier

Fro-filibe WITH OWNER PRIOR TO INSTALLATION). Schlage Plymouth Style privator/passage sets, Latitude levers Paint grade MDF or vood cabhetry, full-flust hoverlay (NO EXPOSED FACE FRAMES). European-style hinges, flat-paint about (no stile-and-rall paneling) Solid-sunface countertops, white (OWNER SELECTION) 57.8° gypsum board Subway tile, 3° x 6°, white, stack bond 1x4 wood, flat profile, painted, NO QUARTER-RGUND 1x4 wood, flat profile, painted Solid-core wood doors (NO PANELING), painted Schlage Century One keyed handleset w/ Latitude lever Cementitious backer board OR glass-mat-faced gypsum board Ceiling fan, wet locations
Ceiling-mounted light
Recessed ceiling light
Recessed ceiling light trim
Recodant light, small
Pendant light, small
Pendant light, large
Exterior light
Vanity light Fixture HVAC system Exhaust fan Fixture Ceiling fan w/ light kit

MECHANICAL SCHEDULE (CONFIRM WITH OWNER PRIOR TO PURCHASE). ELECTRICAL SCHEDULE (CONFIRM WITH OWNER PRIOR TO PURCHASE). Farmation Involution two bloader deniing fan, satin nêde, EP42COSN with self-in-chiede blacke, B450COSN and light like, IA62COSN Farmation I Zonix ceiling fan, satin nichel, EP454COSN [Farmation I Zonix ceiling fan, satin nichel, EP454COSN [Farmation I Zonix ceiling fan, satin nichel, EP454COSN [Farmation I Zonix ceiling fan cei

Trane gas furnace with 90% makeup air Broan model 684 exhaust fan

Kahler Purist bath-shover valve trim with cross handles and 90° spout model no. K.11422.35, with Rite-Temp valve with diverter and stops, model no. K.11748-KS Kohler Persuade auta-flushs: tolet, model no. K.3654 w/ Brevia elongated tolet seat, model no. K-4774 Kohler Vault undermount sink, single-hole, model no. K-3839-J. Kohler Sensata electronic pill-down kitchen sink faucet K-72218 NOTE; REQUIRES UNSWITCHED 120V POWER OUTLET Kohler Verticyl undermount bathroom sink K-2883 Kohler Villager bath K-715 (left drain) or K-716 (right drain)

Flxture Kitchen sink Kitchen faucet

PLUMBING SCHEDULE (COM

FIRM WITH OWNER PRIOR TO PURCHASE).
Specification

GE Energy Star front-load washer, model no. GFWH1200HWW GE front-load electric dryer, model no. GFDN120EDWW, stacked Waste King Legend Series 1 HP disposal, model no. 8000TC GE Cafe series stainless interior built-in dishwasher with hidden controls, model no. CDT765SSFSS GE Cafe series 1.7 cu.ft. convection over-the-range microwave oven. stainless steel, model no. CVM1790SSSS GE Cafe series 30" free-standing range with storage drawer, stainless steel, model no. CGS975SEDSS GE Cafe series Energy Star 22.1 cu.ft. counter-depth French-door refrigerator, stainless-steel, model no. CYE22TSHSS

Range

APPLIANCE SCHEDULE (CONFIRM WITH OWNER PRIOR TO PURCHASE).

Dishwasher

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ISSUE DATE 02 Nov 2017

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SEAL OF MUNICIPAL APPROVAL OCHONA ACCESSORY APT AT

