BURNET COUNTY ANNEX

127 E JACKSON ST. BURNET TX 78611

PROJECT TEAM DIRECTORY:

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BURNET, TX 78611
CONTACT:JOE DON DOCKERY
CELL #:512-715-5235

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GENERAL CONTRACTOR:
TBD
PROJECT #:TBD
TBD
TBD
TBD
TBD
CONTACT:TBD
CELL #:TBD
EMAIL:TBD

1 **VIEW FROM E. JACKSON ST.**

PROJECT GENERAL NOTES

1 THE CONTRACTOR, IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THESE CONTRACT DOCUMENTS, SHALL PROVIDE ALL MATERIALS, EQUIPMENT, LABOR AND SUPERVISION TO COMPLETE ALL WORK DESCRIBED HEREIN AND WHICH CAN BE REASONABLY INFERRED TO BE REQUIRED IN THESE DRAWINGS FOR CONSTRUCTION.

2 PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR TO VERIFY ALL DIMENSIONS, AND CONDITIONS, AND SHALL NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES. PROCEEDING WITH WORK SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR THAT ALL CONDITIONS ARE ACCEPTABLE AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.

3 DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.

4 CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ACTS, AND COVENANTS. HAVING JURISDICTION.

5 THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, INSPECTION FEES, AND DEPOSITS REQUIRED FOR THE PROVISION AND INSTALLATION OF ALL WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM INSPECTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSURANCE AND NECESSARY INCIDENTALS

6 SEAL ALL CRACKS AROUND STRUCTURAL MEMBERS, BRACING, PIPES, CONDUITS, DUCTS AND BETWEEN WALLS AND ROOF DECK WHERE AIR INFILTRATION BETWEEN CONDITIONED AND NON-CONDITIONED (EXTERIOR) SPACES MAY OCCUR (I.E. SEAL THE BUILDING ENVELOPE).

7 CONCEAL ALL PIPING IN GYPSUM WALLBOARD, TYPE 'X'. WHERE PIPING IS TOO LARGE, WALLS ARE TO BE FURRED-OUT THE MINIMUM REQUIRED TO CONCEAL PIPING. INFORM ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

8 PROVIDE DOUBLE STUDS, BLOCKING, AND/OR DIAGONAL BRACING AT JAMBS OF DOORS, AND ALL WALL OPENINGS.

9 PROVIDE TRANSITION STRIPS AT ALL CHANGES IN FLOOR FINISH.

10 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND PERSONNEL DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, EXCAVATION PROTECTION, SCAFFOLDING, AND JOB SITE SAFETY. OBSERVATION VISITS TO THE SITE BY ARCHITECT, OWNER, OR ENGINEER SHALL NOT INCLUDE INSPECTION OF ABOVE ITEMS

11 FIRE EXTINGUISHERS SHALL BE PURCHASED AND INSTALLED BY THE CONTRACTOR PER LOCAL FIRE DEPARTMENT AND BUILDING CODE REQUIREMENTS.

12 ELECTRICAL PANEL AND FIRE EXTINGUISHER CABINETS LOCATED IN RATED PARTITIONS SHALL BE BACKED WITH DRYWALL TO MAINTAIN FIRE RATING

13 ALL DOORS PENETRATING "1 HOUR" CORRIDOR WALLS SHALL BE 45-MINUTE RATED DOORS UNLESS NOTED OTHERWISE.

14 PENETRATIONS THROUGH WALLS OR CEILINGS NOTED TO BE FIRE RATED SHALL BE FIRE SAFED AND SEALED TO MAINTAIN THE RATING. ALL WALL AND FLOOR CEILING PENETRATIONS SHALL BE PROTECTED BY PRODUCTS EQUIVALENT TO USG FIRE CODE SEALANT AND THERMAFIBER SAFING INSULATION PER MANUFACTURER'S INSTRUCTIONS AND CONFORMING TO SYSTEM WL-7001, WL-7002, WL-1027, WL-3023, WL-1039, AND/OR UL SYSTEM #CAJ-0032, CAJ-0032, CAJ-3045. DUCT WORK PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE PROVIDED WITH AN APPROPRIATELY TESTED/RATED FIRE AND SMOKE DAMPER.

15 CONTRACTOR TO PROVIDE FIRE / SMOKE DETECTION AND ALARM SYSTEM.

16 IT IS THE INTENT OF THE OWNER AND ARCHITECT THAT THIS PROJECT COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARDS.

17 THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL AGREE TO WARRANTY THE WORK, INCLUDING BOTH MATERIALS AND WORKMANSHIP, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. CONTRACTOR SHALL REMEDY, AT NO EXPENSE TO THE OWNER, ANY DEFECTS IN THE WORK WHICH BECOME APPARENT DURING THE WARRANTY PERIOD.

GENERAL NOTES

1 FIRE ALARM SYSTEM. A FIRE ALARM SYSTEM WILL BE INSTALLED PER THE FIRE CODE AND NFPA STANDARD 72. THE APPROVAL OF THIS SYSTEM WILL BE ADDRESSED THROUGH A DEFERRED SUBMITTAL. APPROVAL OF THE BUILDING PERMIT DOES NOT IMPLY APPROVAL TO INSTALL THE FIRE ALARM SYSTEM.

2 EMERGENCY SERVICES. NORMAL BUILDING LIGHTING WILL BE SUPPLIED FROM DEDICATED LIGHTING CIRCUITS AND EMERGENCY LIGHTING WILL BE SUPPLIED FROM THE SAME CIRCUITS. A SINGLE PRIMARY HOT FROM THE BREAKER WILL BE SPLIT BETWEEN THE SWITCH AND EMERGENCY HOT. THE PRIMARY HOT WILL SUPPLY THE LIGHTING FIXTURES AND WILL BE ROUTED THROUGH THE SWITCHES LOCATED ON THE CIRCUIT. THE EMERGENCY HOT WILL SUPPLY THE BACKUP BATTERIES ONLY. THE EMERGENCY HOT WILL BE INSTALLED AS AN UNSWITCHED, CONSTANT HOT. THE BREAKER SUPPLYING THE CIRCUITS MUST BE TURNED OFF TO CUT POWER TO THE EMERGENCY HOT. COORDINATE WITH MPE SYSTEMS DRAWINGS.

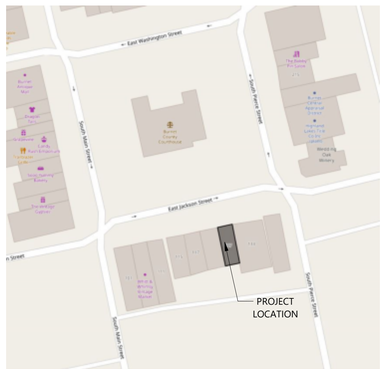
3 PORTABLE FIRE EXTINGUISHERS. PORTABLE FIRE EXTINGUISHERS WILL BE INSTALLED SO THAT NO POINT IN THE BUILDING WILL BE LOCATED MORE THAN 75 FEET FROM AN EXTINGUISHER. THIS DISTANCE IS MEASURED BY THE PATH OF TRAVEL. THE MINIMUM RATING FOR AN EXTINGUISHER IS 2A:10BC. 5-LB DRY CHEMICAL UNITS, WHICH CARRY A 3A:40BC RATING. EXTINGUISHERS SHALL BE MOUNTED ADJACENT TO EXIT DOORS AND AT INTERMIDIATE LOCATIONS TO MEET TRAVEL DISTANCE REQUIREMENTS. EXTINGUISHERS MUST BE MOUNTED IN A VISIBLE AND ACCESIBLE LOCATION. THE TOP OF EXTINGUISHER SHALL NOT BE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR LEVEL. EXTINGUISHERS MUST BE PROVIDED WITH A CURRENT INSPECTION TAG BY A LICENSED FIRE PROTECTION CONTRACTOR.

4 MAIN ELECTRICAL DISCONNECT. THE MAIN ELECTRICAL DISCONNECT MUST BE LOCATED ON THE EXTERIOR OF THE BUILDING AND APPROVED SIGNAGE TO BE PROVIDED AND INSTALLED TO IDENTIFY THE LOCATION OF THE MAIN ELECTRICAL DISCONNECT. THE DISCONNECT MUST BE A KNOX-VAULT 4500 SERIES POWER SHUTDOWN. PRIOR TO INSTALLATION, THE SIZE, DESIGN AND PLACEMENT OF IDENTIFICATION SIGNS MUST BE APPROVED BY THE FIRE DEPARTMEN. COORDINATE WITH MPE SYSTEMS DRAWINGS.

5 MAIN GAS DISCONNECT. THE MAIN GAS DISCONNECT MUST BE LOCATED ON THE EXTERIOR OF THE BUILDING AND APPROVED SIGNAGE TO BE PROVIDED AND INSTALLED TO IDENTIFY THE LOCATION OF THE MAIN GAS DISCONNECT. PRIOR TO INSTALLATION, THE SIZE, DESIGN AND PLACEMENT OF IDENTIFICATION SIGNS MUST BE APPROVED BY THE FIRE DEPARTMENT. COORDINATE WITH MPE SYSTEMS DRAWINGS.

6 CARBON DIOXIDE SYSTEMS WITH MORE THAN 100 POUNDS (45.4 KG) OF CARBON DIOXIDE USED IN BEVERAGE DISPENSING APPLICATIONS SHALL COMPLY WITH THE 2015 INTERNATIONAL FIRE CODE, SECTIONS 5307.2 THROUGH 5307.5.2.

LOCATION MAP



SYMBOL LEGEND

TRUE NORTH — TRUE NORTH

PROJECT NORTH — PROJECT NORTH

AREA NOT IN CONTRACT

REVISION CLOUD & REVISION TAG/ NUMBER

X — COLUMN REFERENCE GRID

Ref XX/AX.X — EXTERIOR ELEVATION

X / X XX/AX.X X / X — INTERIOR ELEVATION

XX AX.X Ref — DETAIL CALLOUT

? — KEY NOTE

CL — CENTERLINE

LEVEL NAME ELEVATION — LEVEL HEAD, DATUM POINT

X' - X" — SPOT ELEVATION

ROOM NAME 101 150 SF — ROOM LABEL

Ref XX/AX.X — WALL SECTION

Ref XX/AX.X Ref XX/AX.X — BUILDING SECTION

X — PARTITION TAG

101 — DOOR TAG

X — GLAZING TAG

SHEET INDEX

SHEET #	SHEET NAME	CURRENT REVISION #	DESCRIPTION	DATE
00 - GENERAL				
G-001	COVER SHEET			
G-101	LIFE SAFETY PLAN			
G-501	ACCESSIBILITY GUIDELINES			
G-502	ACCESSIBILITY GUIDELINES			
03 - STRUCTURAL				
S-000	STRUCTURAL NOTES			
S-001	STRUCTURAL NOTES			
S-002	STRUCTURAL NOTES			
S-003	SPECIAL INSPECTIONS			
S-100	FOUNDATION PLAN			
S-200	FRAMING PLAN			
S-201	ROOF FRAMING PLAN			
S-300	TYPICAL CONCRETE DETAILS			
S-301	SLAB ON GRADE FOUNDATION SECTIONS			
S-302	SLAB ON GRADE FOUNDATION SECTIONS			
S-303	CONCRETE REPAIR DETAILS			
S-600	TYPICAL WOOD DETAILS			
S-601	TYPICAL WOOD DETAILS			
S-610	TYPICAL WOOD SHEAR WALL DETAILS			
S-611	TYPICAL WOOD SHEAR WALL DETAILS			
S-612	TYPICAL WOOD SHEAR WALL DETAILS			
S-630	STICK FRAME FLOOR FRAMING DETAILS			
S-650	MONOSLOPE ROOF TRUSS DETAILS			
04A - ARCHITECTURAL SITE				
AS-101	ARCHITECTURAL SITE PLAN			
04B - ARCHITECTURAL DEMOLITION				
AD-101	DEMOLITION FLOOR PLANS			
AD-121	DEMOLITION ROOF PLAN & EXTERIOR ELEVATIONS			
04C - ARCHITECTURAL				
A-101	ARCHITECTURAL FLOOR PLANS			
A-111	REFLECTED CEILING PLANS			
A-131	FINISH PLANS			
A-201	EXTERIOR ELEVATIONS			
A-221	INTERIOR ELEVATIONS			
A-301	BUILDING SECTIONS			
A-401	ENLARGED FLOOR PLANS			
A-431	ENLARGED FINISH PLANS			
A-511	DETAILS			
A-512	STAIR DETAILS			
A-522	MILLWORK DETAILS			
A-602	INTERIOR PARTITION TYPES			
A-611	DOOR SCHEDULES AND DETAILS			
06 - MECHANICAL				
M-001	MECHANICAL COVER SHEET			
M-002	MECHANICAL DETAILS			
M-003	MECHANICAL SCHEDULES			
M-201	MECHANICAL HVAC PLANS - LEVEL 1			
07 - PLUMBING				
P-001	PLUMBING COVER SHEET			
P-002	PLUMBING DETAILS			
P-003	PLUMBING SCHEDULES			
P-101	PLUMBING DWV PLANS			
P-201	PLUMBING DOMESTIC WATER PLANS			
P-301	PLUMBING RISER DIAGRAMS			
08 - ELECTRICAL				
E-001	ELECTRICAL COVER SHEET			
E-002	ELECTRICAL SPECIFICATIONS			
E-003	ELECTRICAL DETAILS			
E-004	ELECTRICAL ONE-LINES & SCHEDULES			
E-201	ELECTRICAL LIGHTING PLAN			
E-301A	ELECTRICAL POWER PLAN			
E-301B	ELECTRICAL HVAC POWER PLAN			

REQUIREMENTS

IMPORTANT:

SHOULD A CONFLICT AND/ OR DISCREPANCY ARISE BETWEEN THE SPECIFICATIONS AND/ OR DRAWINGS, THE HIGHEST QUALITY AND QUANTITY SHALL BE PROVIDED AND INSTALLED.

IMPORTANT:

GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR), TEXAS ACCESSIBILITY STANDARDS (TAS), AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS ARE MET.

IMPORTANT:

THE ARCHITECT'S PACKAGE IS INTENDED TO BE VIEWED IN FULL COLOR. WORK INCORRECTLY INSTALLED AS A RESULT OF VIEWING THE DRAWINGS IN GRAYSCALE, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CORRECT.

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REGISTERED ARCHITECT MAURICIO E. FELDSBERG STATE OF TEXAS 27513

8/7/2024

BURNET COUNTY ANNEX
127 E JACKSON ST. BURNET TX 78611

#	DATE	ISSUE

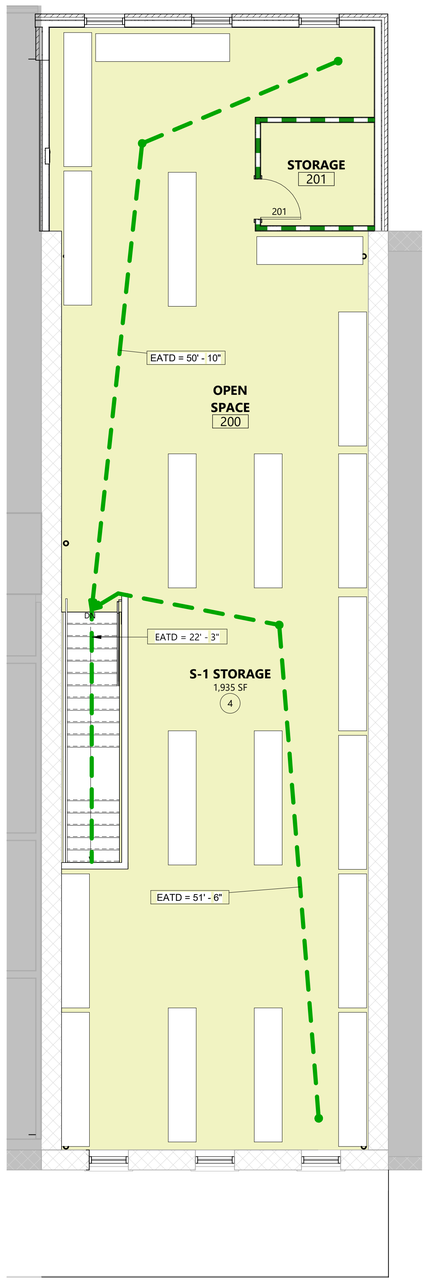
Project Number: LD10-23055

COVER SHEET

G-001

OCCUPANCY

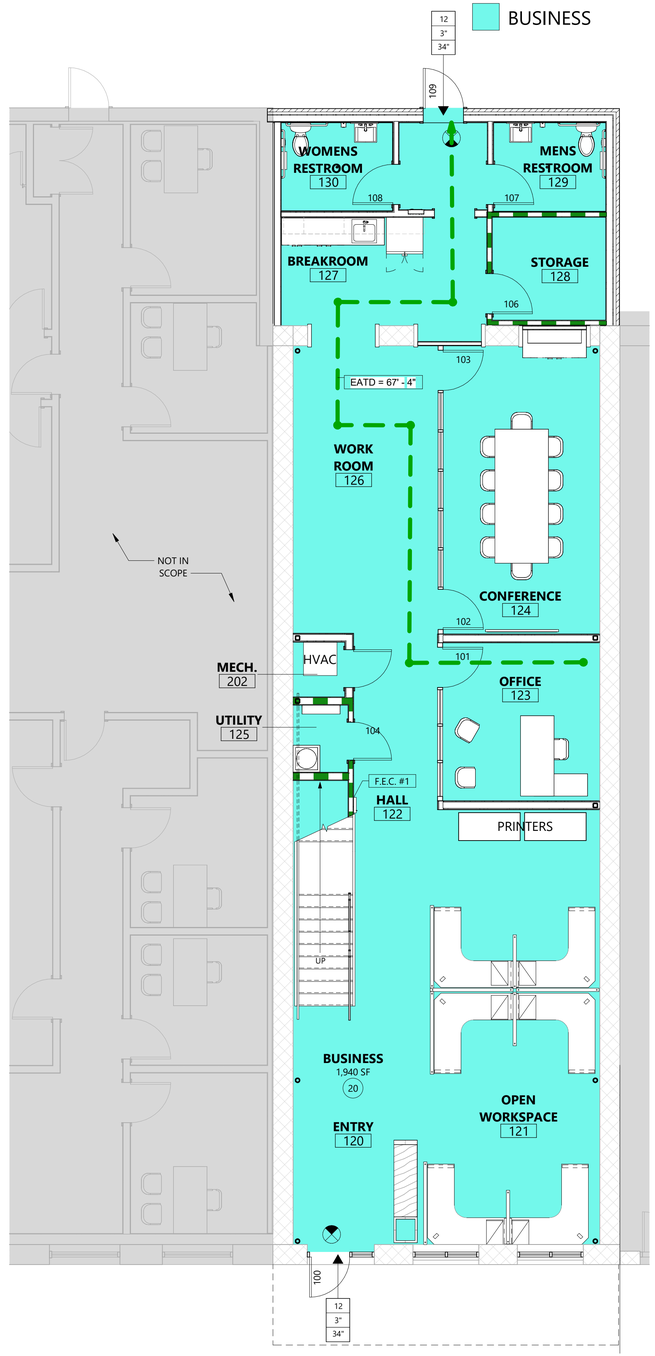
S-1 STORAGE



2 **LIFE SAFETY PLAN - SECOND FLOOR**
SCALE: 3/16" = 1'-0"

OCCUPANCY

BUSINESS



1 **LIFE SAFTY PLAN - FIRST FLOOR**
SCALE: 3/16" = 1'-0"

APPLICABLE CODES & STANDARDS

AUTHORITY HAVING JURISDICTION: BURNET, TEXAS

APPLICABLE CODES:

2015 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
2015 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS
2015 INTERNATION FIRE CODE WITH AMENDMENTS
2015 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS
2015 NFPA 101 LIFE SAFETY CODE
2014 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
2012 TEXAS ACCESSIBILITY STANDARDS (TAS/TDLR)

TDLR NUMBER: 1234567

USES & CONSTRUCTION TYPES:

USE GROUP(S) AND CONSTRUCTION TYPE(S) PER IBC CHAPTERS 3, 4, 5, AND 6

BASIC OCCUPANCY GROUPS:
BUSINESS (GROUP B)
STORAGE (GROUP S-1)

TYPE OF CONSTRUCTION:
TYPE V : □ A ■ B

BUILDING LIMITS

MAXIMUM BUILDING HEIGHT	40' - 0"
ACTUAL BUILDING HEIGHT	30' - 6"
ALLOWABLE STORIES ABOVE GRADE	2
ACTUAL STORIES ABOVE GRADE	2
MAX. FLOOR AREA:	9,000 SF
ACTUAL FLOOR AREA:	3,875 SF

MIN. FIRE-RESISTIVE REQUIREMENTS:

FIRE-RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS (PER IBC TABLE 601):

TYPE OF CONSTRUCTION **V-B**

BUILDING ELEMENT	REQ'D RTG (HRS)
PRIMARY STRUCTURAL FRAME	0
EXTERIOR BEARING WALLS	0
INTERIOR BEARING WALLS	0
EXTERIOR NON-BEARING WALLS	0
INTERIOR NON-BEARING WALLS	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

OCCUPANCY	OCCUPANT LOAD SERVED
B , S	>30

ADDITIONAL FIRE-RESISTIVE RATINGS:

BUILDING ELEMENT	REQ'D RTG (HRS)
SHAFT ENCLOSURES (IBC 713.4)	
<4 STORIES	1
EXIT ENCLOSURES (IBC 1023.2)	
<4 STORIES	1
EXIT PASSAGEWAYS (IBC 1024.3)	1

OCCUPANCY	REQ'D RATING (HRS)
B , S	1

MEANS OF EGRESS SIZING:

BUILDING ELEMENT	MINIMUM REQUIRED EGRESS WIDTH
STAIRWAYS	0.3
OTHER EGRESS COMPONENTS	0.2

OCCUPANCY	MAXIMUM COMMON PATH OF TRAVEL (IBC TABLE 1006.2.1)	EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2)	DEAD END CORRIDOR LENGTH (IBC 1020.5)
B	75'	200'	20'
S-1	75'	200'	20'

PROJECT GENERAL NOTES

1 THE PURPOSE OF THE LIFE SAFETY PLANS IS TO ILLUSTRATE IN A SCHEMATIC FASHION, THE APPLICABLE EXITING, FIRE-RESISTANCE, AND LIFE SAFETY CONCEPTS UTILIZED BY THIS PROJECT; INCLUDING, BUT NOT LIMITED TO:
- OCCUPANCY CLASSIFICATIONS
- OCCUPANCY LOAD FACTORS
- EXIT LOCATIONS, EXIT PATHS & CAPACITY
- FUNCTION OF SPACE
- FIRE-RESISTANCE RATED CONSTRUCTION
- AND OTHER STRATEGIES RELATED TO THE CODE COMPLIANCE APPROACH OF THIS PROJECT.

2 ADDITIONAL DETAILED REQUIREMENTS APPLY TO THE CONSTRUCTION OF PARTITIONS, FIRE RATED DOOR ASSEMBLIES, INTERIOR GLAZED OPENINGS, DUCTS, SMOKE AND FIRE DAMPERS AND THROUGH-PENETRATION FIRE STOPPING ,IF APPLICABLE. REFER TO THE DRAWINGS OF EACH DISCIPLINE FOR THESE REQUIREMENTS.

3 ADDITIONAL DETAILED REQUIREMENTS SHOWN ELSEWHERE MAY REQUIRE CONSTRUCTION HAVING GREATER FIRE RATINGS, MORE EXTENSIVE FIRE-RATED CONSTRUCTION,OR MORE COMPLEX ASSEMBLIES THAN INDICATED. WHEN PROVIDED, THE ADDITIONAL DETAILED REQUIREMENTS SHALL GOVERN.

4 FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES.

5 SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS.

6 FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO.

7 SMOKE BARRIERS SHALL FORM AN EFFECTIVE MEMBRANE CONTINUOUS FROM OUTSIDE WALL TO OUTSIDE WALL AND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE, INCLUDING CONTINUITY THROUGH CONCEALED SPACES.

8 SMOKE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE OR TO THE UNDERSIDE OF THE CEILING ABOVE WHERE THE CEILING MEMBRANE IS CONSTRUCTED TO LIMIT THE TRANSFER OF SMOKE.

9 DIRECTIONAL SIGNAGE SHALL BE PROVIDED AT EACH ELEVATOR LANDING THAT STATES "IN FIRE EMERGENCY, DO NOT USE THE ELEVATOR, USE THE STAIRS".

10 INTERIOR WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX RATING OF NO MORE THAN CLASS 'B' AT VERTICAL EXITS & EXIT PASSAGEWAYS, EXIT ACCESS CORRIDORS, AND OTHER EXIT WAYS.

11 INTERIOR WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX RATING OF NO MORE THAN CLASS 'C' AT ROOMS AND ENCLOSED SPACES.

12 ALL MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE A FLAME SPREAD INDEX RATING OF NOT MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 50.

13 FIRE EXTINGUISHERS SHALL BE LOCATED SUCH THAT TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEEED 75' (WHERE REQUIRED BY CODE).

14 LEVEL / AREA MAIN OCCUPANCY EXIT SIGN LOCATIONS MAY NOT BE SHOWN ON THIS SHEET. REFERENCE ELECTRICAL SHEETS FOR ALL EXIT SIGN LOCATIONS.

15 FIRE RESISTIVE ASSEMBLY DETAILS, IF APPLICABLE, ARE LOCATED ELSEWHERE IN THIS DRAWING SET. REFERENCE THE SHEET INDEX.

16 ELEVATOR HOISTWAY OPENINGS SHALL BE PROTECTED AS REQUIRED BY CODE, CORRESPONDING TO THE RATING OF THE HOISTWAY.

17 EVERY ROOM / SPACE WITH AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD POSTED IN A CONSPICUOUS SPACE.

18 EACH PARTITION SHOWN ON THE DRAWINGS TO HAVE A FIRE AND/OR SMOKE RESISTANCE RATING SHALL BE IDENTIFIED AS SUCH WITH A LABEL ABOVE THE CEILING ON EACH SEGMENT OF THE WALL AND 6' - 0" MAX. EACH SIDE.

LIFE SAFETY LEGEND:

□ ITEM NOT SELECTED
■ ITEM SELECTED

ROOM NAME
101
OCCUPANCY
150 SF
22
OCCUPANCY
ROOM AREA
OF OCCUPANTS

1-HR FIRE RATED WALL
2-HR FIRE RATED WALL
(EATD) EXIT ACCESS TRAVEL DISTANCE
(CPET) COMMON PATH OF EGRESS TRAVEL DISTANCE
(DECL) DEAD END CORRIDOR LENGTH

F.E.C.-# FIRE EXTINGUISHER CABINET
F.E.-# FIRE EXTINGUISHER
FA FIRE ALARM/STROBE
FP FIRE PULL
F.A.C.P. FIRE ACCESS CONTROL PANEL
KNOX KNOX BOX
EXIT SIGN
SD SMOKE DETECTOR
123 # OF PEOPLE EGRESSING THROUGH DOOR
24" REQUIRED EGRESS WIDTH
12" ACTUAL EGRESS WIDTH

OCCUPANCY LOAD

OCCUPANCY TYPE	AREA	OCCUPANT LOAD FACTOR	OCCUPANCY
01 FIRST FLOOR			
BUSINESS	1,940 SF	100 SF	20
02 SECOND FLOOR			
WAREHOUSE	1,935 SF	500 SF	4

REQUIRED PLUMBING FIXTURES

FLOOR	CLASSIFICATION	OCCUPANCY LOAD	WATER CLOSETS MEN	WATER CLOSETS WOMEN	LAVATORIES MEN	LAVATORIES WOMEN	DRINKING FOUNTAINS	SERVICE SINKS
1ST FLOOR	BUSINESS	20	.4	.4	.25	.25	.2	1
2ND FLOOR	STORAGE	4	.02	.02	0.02	.02	0.004	0*
TOTAL		24	1	1	1	1	1**	1

*Per IBC 2015 Table 1004.1.2 and IPC 2015 Table 403.1
**SEEKING ALTERNATE COMPLIANCE METHOD OF: TENANT STAFF TO UTILIZE EXISTING DRINKING FOUNTAINS IN CURRENT ANNEX OFFICE (WITHIN 500 FEET PER 2015 IPC) AND OWNER TO PROVIDE BOTTLED WATER TO THE PUBLIC. SEE LETTER EXHIBIT.

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REGISTERED ARCHITECT
MAURICIO E. FELDSBERG
STATE OF TEXAS
23513

8/7/2024

127 E JACKSON ST. BURNET TX 78611

BURNET COUNTY ANNEX

#	DATE	ISSUE

Project Number: LD10-23055

LIFE SAFETY PLAN

G-101

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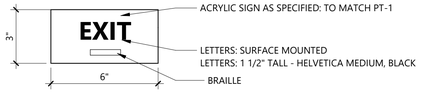
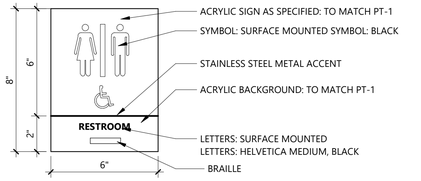
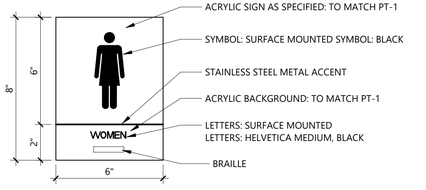


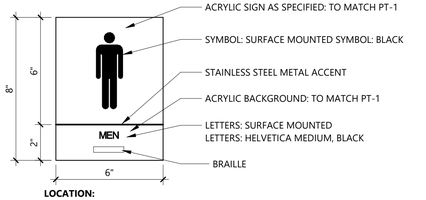
LOCATION:
EXIT STAIRWAYS, EXIT PASSAGEWAYS, AND EXIT DISCHARGE



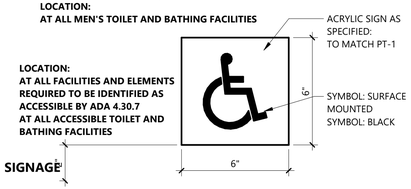
LOCATION:
AT ALL UNISEX TOILET AND BATHING FACILITIES



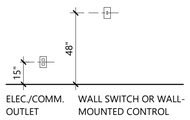
LOCATION:
AT ALL WOMEN'S TOILET AND BATHING FACILITIES



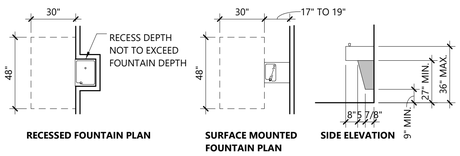
LOCATION:
AT ALL MEN'S TOILET AND BATHING FACILITIES



SIGNAGE



OUTLETS AND CONTROL DEVICES

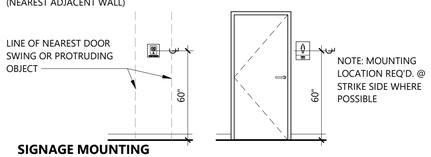


DRINKING FOUNTAINS

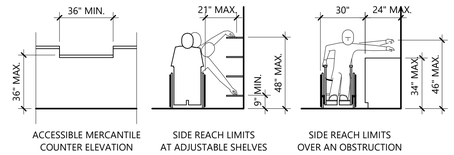
NOTE: IF MOUNTED MORE THAN 27" A.F.F, THE LEADING EDGE OF THE DRINKING FOUNTAIN CAN PROTRUDE A MAXIMUM OF 4" INTO WALKS, CORRIDORS, PASSAGEWAYS, HALLS OR AISLES

ALTERNATE MOUNTING
LOCATION WHERE STRIKE SIDE MOUNTING NOT POSSIBLE
(NEAREST ADJACENT WALL)

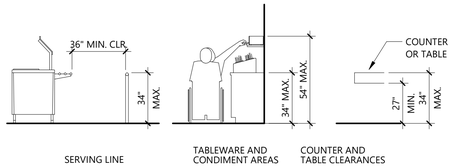
NOTE: A PERSON MUST BE ABLE TO APPROACH WITHIN 3" OF SIGN WITHOUT ENCOUNTERING AND DOOR SWING OR PROTRUDING OBJECT



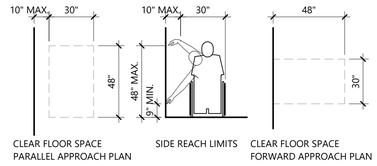
SIGNAGE MOUNTING

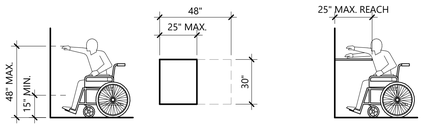


SEE SECTIONS 4.2, 4.3, 4.4 AND 4.5 OF THE A.D.A. ACCESSIBILITY GUIDELINES FOR ADDITIONAL INFORMATION ON PASSAGE WIDTHS, SPACE REQUIREMENTS, CLEARANCES, REACH, AND PROTRUSIONS

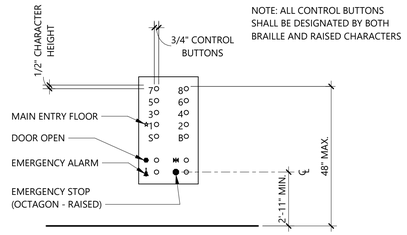


SEE SECTIONS 5.5 AND 5.6 OF THE A.D.A. ACCESSIBILITY GUIDELINES FOR ADDITIONAL INFORMATION ON FOOD SERVICE

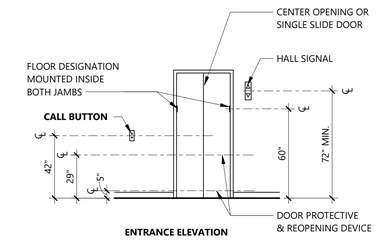




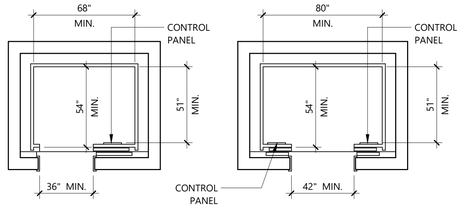
REACH LIMITATIONS



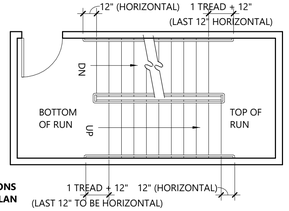
CONTROL PANEL



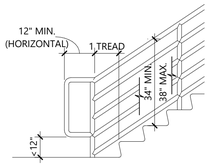
ENTRANCE ELEVATION

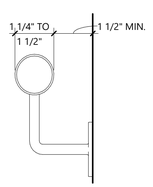


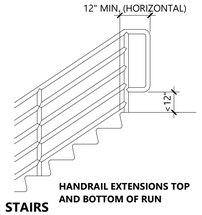
ELEVATORS



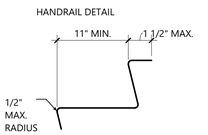
HANDRAIL EXTENSIONS AND CLEARANCES PLAN







HANDRAIL EXTENSIONS TOP AND BOTTOM OF RUN

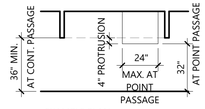


NOSING DIMENSIONS

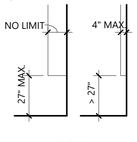
NOTE: COORDINATE NOSING DEPTH WITH BUILDING CODE REQUIREMENTS

STAIRS

ANY DIMENSION IS PERMISSIBLE BETWEEN WING WALLS; ADDITIONAL PROTECTION IS NOT REQUIRED BETWEEN WING WALLS

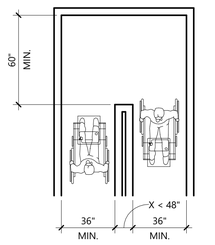


EXAMPLE PLAN

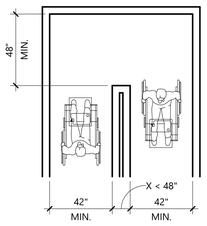


SECTIONS

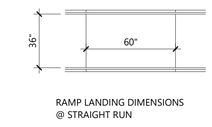
PROTRUSION LIMITS



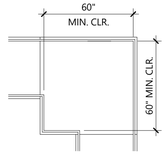
180 DEGREE TURN (EXCEPTION)



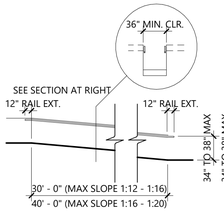
180 DEGREE TURN



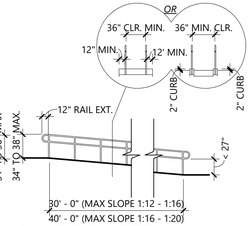
RAMP LANDING DIMENSIONS @ STRAIGHT RUN



RAMP LANDING DIMENSIONS @ CHANGE OF DIRECTION

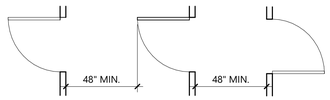


RAMP LONGITUDINAL SECTION
WALL MOUNTED RAIL

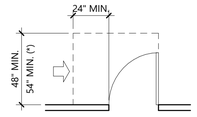


RAMP LONGITUDINAL SECTION
FREE STANDING RAIL

RAMPS

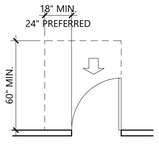


CLEARANCES FOR DOORS IN SERIES

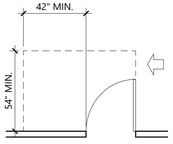


PULL SIDE, LATCH SIDE APPROACH (*) W/ CLOSER

SWING DOOR CLEARANCES

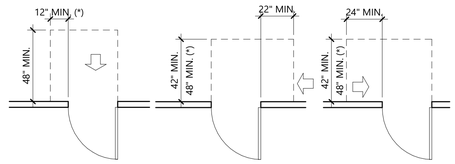


PULL SIDE, FRONT APPROACH



PULL SIDE, HINGE SIDE APPROACH

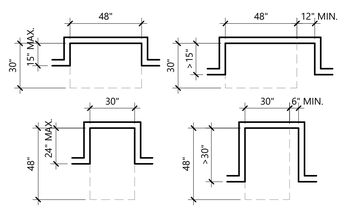
MANEUVERING CLEARANCES AT DOORS - OUTSWINGING DOORS



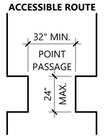
PUSH SIDE, FRONT APPROACH (*) W/ LATCH & CLOSER
PUSH SIDE, HINGE SIDE APPROACH (*) W/ LATCH & CLOSER
PUSH SIDE, LATCH SIDE APPROACH (*) W/ CLOSER

MANEUVERING CLEARANCES AT DOORS - INSWINGING DOORS

NOTE: ALL DOORS IN ALCOVES MUST COMPLY WITH CLEARANCE NOTED FOR FRONT APPROACHES



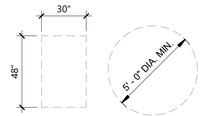
ALCOVES



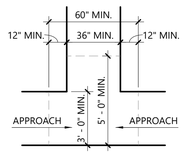
CONTINUOUS PASSAGE:
36" MIN. CLEAR FOR SINGLE WHEELCHAIR PASSAGE;
48" MIN. CLEAR FOR SINGLE WHEELCHAIR & ONE AMBULATORY PERSON;
60" MIN. CLEAR FOR TWO WHEELCHAIR PASSAGE

POINT PASSAGE:
32" MIN. CLEAR FOR PASSAGE;
POINT PASSAGE MAY CONTINUE FOR 24" MAX.

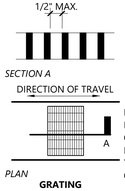
MINIMUM PASSAGE WIDTHS



SPACE REQUIREMENTS

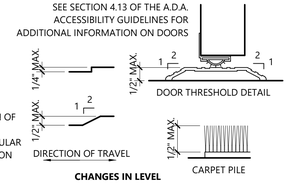


T-SHAPED SPACE FOR 180 DEGREE TURNS



GRATING

LONG DIMENSION OF GRATING PERPENDICULAR TO DIRECTION OF TRAVEL



CHANGES IN LEVEL

PATH OF TRAVEL

GENERAL NOTES:

1. LEVY DYKEMA WILL USE ITS REASONABLE PROFESSIONAL JUDGEMENT TO INTERPRET APPLICABLE ADA, TAS, AND OTHER GOVERNING BODIES' REQUIREMENTS AS THEY APPLY TO THIS PROJECT. LEVY DYKEMA CANNOT WARRANT OR GUARANTEE THAT THE PROJECT WILL COMPLY WITH ALL INTERPRETATIONS OF THESE REQUIREMENTS DUE TO CONTRADICTORY INTERPRETATIONS.
2. INFORMATION SHOWN ON THIS SHEET IS EXCERPTED FROM THE 'ADA STANDARDS FOR ACCESSIBLE DESIGN' AND THE STATE OF TEXAS 'TAS ACCESSIBILITY GUIDELINES'. THESE GUIDELINES / STANDARDS GOVERN OVER ANY INFORMATION INDICATED ELSEWHERE IN THESE DOCUMENTS.
3. REFER TO FEDERAL PUBLICATION 'AMERICANS WITH DISABILITIES ACT, TITLE III: PUBLIC ACCOMODATIONS' (LATEST EDITION), ARCHITECTURAL BARRIERS ACT, ARTICLE 9102 (TEXAS CIVIL STATUTES, TEXAS ACCESSIBILITY STANDARDS (LATEST ISSUE), AND LOCAL GOVERNING REGULATIONS FOR COMPLETE PROJECT ACCESSIBILITY REQUIREMENTS.
4. NOT ALL CONDITIONS SHOWN ON THIS SHEET MAY BE REQUIRED FOR THIS PROJECT. COMPARE THE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS WITH THIS SHEET FOR RELEVANT INFORMATION.
5. DIMENSIONS INDICATED REPRESENT THE MINIMUM OR MAXIMUM CLEAR DIMENSIONS REQUIRED BY THE ACCESSIBILITY STANDARDS / GUIDELINES. THE CONTRACTOR IS RESPONSIBLE FOR LAYOUT OF BUILDING ELEMENTS TO ASSURE THAT DIMENSIONS SHOWN ARE PROVIDED.
6. NOTIFY LEVY DYKEMA IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, THE INFORMATION ON THIS SHEET, AND/OR THE ACCESSIBILITY STANDARDS / GUIDELINES.
7. DO NOT SCALE THESE DRAWINGS.

TEXAS ACCESSIBILITY STANDARDS:

1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.
2. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12.
3. THE MINIMUM CLEAR WIDTH OF A RAMP 30 FEET OR LESS IN LENGTH SHALL BE 36", RAMPS MORE THAN 30 FEET IN LENGTH SHALL HAVE A MINIMUM CLEAR WIDTH OF 44".
4. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:50.
5. MAXIMUM OFFSETS AT DOORWAY THRESHOLDS (INCLUDING THRESHOLD) SHALL NOT EXCEED 1/2".
6. THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
7. PLUMBING FIXTURES ARE DIMENSIONED TO FINISH FACE OF WALL, U.N.O.
8. DRINKING FOUNTAINS SPOUT OUTLET HEIGHT SHALL BE NO HIGHER THAN 36" MEASURED OR FINISH FLOOR.
9. THE HEIGHT OF WATER CLOSETS SHALL BE 17" TO 19" MEASURED TO THE TOP OF THE TOILET SEAT.
10. THE FLUSH CONTROL OF THE WATER CLOSET TANK MUST BE MOUNTED ON THE SIDE OPPOSITE THE SIDE WALL. THE FLUSH VALVE MUST BE LOCATED BENEATH ADJACENT GRAB BARS.
11. LAVATORIES SHALL BE MOUNTED WITH RIM OR COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISH FLOOR. PROVIDE KNEE CLEARANCE OF AT LEAST 29" ABOVE THE FINISH FLOOR TO THE BOTTOM OF THE APRON.
12. EXPOSED HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED WITH A BOOT OR SLEEVE MANUFACTURED FOR THIS PURPOSE.
13. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40" ABOVE THE FINISH FLOOR, AND THE TOPMOST EDGE OF THE MIRROR SHALL BE AT LEAST 74" ABOVE THE FINISH FLOOR.
14. WHERE MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44" ABOVE THE FLOOR.
15. EACH ACCESSIBLE SINK SHALL BE A MAXIMUM OF 6 1/2" DEEP.
16. HANDRAILS AND GRAB BARS NOMINAL DIAMETER OR WIDTH OF THE GRIPPING SURFACES SHALL BE 1 1/4" TO 1 1/2". THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2". GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
17. ALL GRAB BARS AND LAVATORIES SHALL BE ABLE TO WITHSTAND 250 LBS.
18. ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR.
19. CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.
20. WHERE PROVIDED, AUDIBLE EMERGENCY ALARMS SHALL PRODUCE A SOUND THAT EXCEEDS THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE BY AT LEAST 15dbA OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 60 SECONDS BY 5 dbA, WHICHEVER IS LOUDER. SOUND LEVELS FOR ALARM SIGNALS SHALL NOT EXCEED 120dbA.
21. VISUAL ALARM SIGNAL APPLIANCES SHALL BE INTEGRATED INTO THE BUILDING OR FACILITY PLACED 89" ABOVE THE HIGHEST FLOOR LEVEL WITHIN THE SPACE OR 6" BELOW THE CEILING, WHICHEVER IS LOWER.
22. SIGNAGE - LETTERS AND NUMBERS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THE BACKGROUND. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING HEIGHT SHALL BE 60 IN. ABOVE FINISH FLOOR TO THE CENTERLINE OF THE SIGN.
23. CURB RAMP SURFACES - TEXTURE SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB. RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
24. PROVIDE FIRE-RATED BLOCKING/BACKING PER MANUFACTURER.

LEVY DYKEMA
620 CONGRESS AVENUE
SUITE 1500
AUSTIN, TX 78701
(512) 342-5777
WWW.LEVYDYKEMA.COM

REGISTERED ARCHITECT
MAURICIO E. FELDSBERG
27513
STATE OF TEXAS
8/7/2024

127 E JACKSON ST. BURNET TX 78611

BURNET COUNTY ANNEX

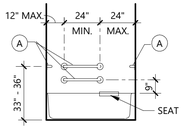
#	DATE	ISSUE

PROJECT NORTH
TRUE NORTH

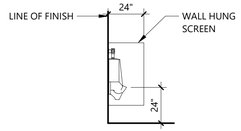
Project Number: LD10-23055

ACCESSIBILITY GUIDELINES

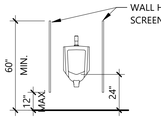
G-501



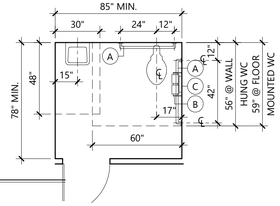
19 **ACCESSIBLE TUB BACK WALL**
SCALE: 1/4" = 1'-0"



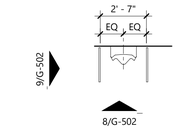
9 **STANDARD URINAL SIDE**
SCALE: 1/4" = 1'-0"



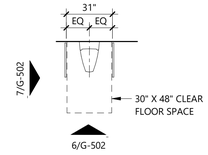
8 **STANDARD URINAL FRONT**
SCALE: 1/4" = 1'-0"



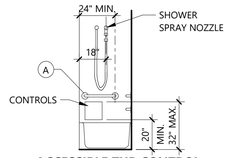
R1 **ACCESSIBLE STALL**
SCALE: 1/4" = 1'-0"



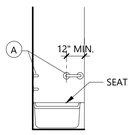
U2 **STANDARD URINAL**
SCALE: 1/4" = 1'-0"



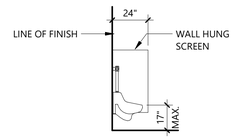
U1 **ACCESSIBLE URINAL**
SCALE: 1/4" = 1'-0"



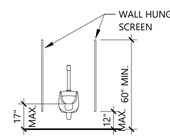
18 **ACCESSIBLE TUB CONTROL WALL**
SCALE: 1/4" = 1'-0"



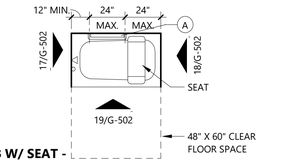
17 **ACCESSIBLE TUB SEAT END**
SCALE: 1/4" = 1'-0"



7 **ACCESSIBLE URINAL SIDE**
SCALE: 1/4" = 1'-0"

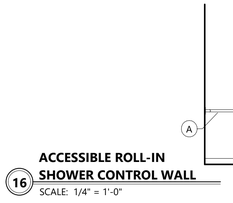


6 **ACCESSIBLE URINAL FRONT**
SCALE: 1/4" = 1'-0"

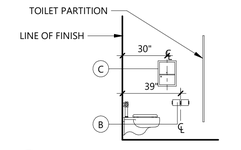


B4 **ACCESSIBLE TUB W/ SEAT - FRONT APPROACH**
SCALE: 1/4" = 1'-0"

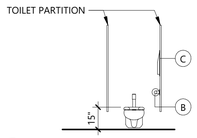
S5 **STANDARD STALL**
SCALE: 1/4" = 1'-0"



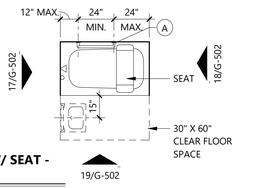
16 **ACCESSIBLE ROLL-IN SHOWER CONTROL WALL**
SCALE: 1/4" = 1'-0"



5 **STANDARD STALL SIDE**
SCALE: 1/4" = 1'-0"

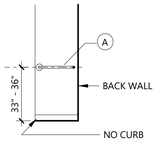


4 **STANDARD STALL FRONT**
SCALE: 1/4" = 1'-0"

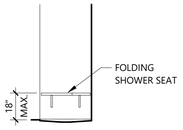


B3 **ACCESSIBLE TUB W/ SEAT - SIDE APPROACH**
SCALE: 1/4" = 1'-0"

S4 **ACCESSIBLE STALL (CRUTCH)**
SCALE: 1/4" = 1'-0"

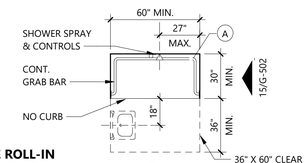


15 **ACCESSIBLE ROLL-IN SHOWER SIDE**
SCALE: 1/4" = 1'-0"



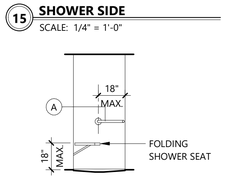
14 **ACCESSIBLE SHOWER SEAT WALL**
SCALE: 1/4" = 1'-0"

3 **CRUTCH STALL FRONT**
SCALE: 1/4" = 1'-0"

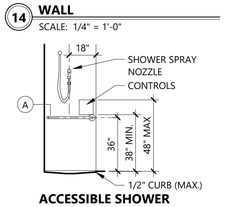


B2 **ACCESSIBLE ROLL-IN SHOWER**
SCALE: 1/4" = 1'-0"

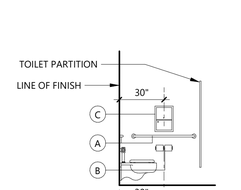
S3 **ACCESSIBLE END STALL**
SCALE: 1/4" = 1'-0"



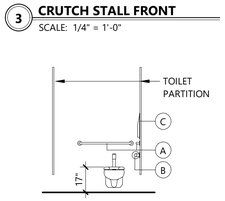
13 **ACCESSIBLE SHOWER BACK WALL**
SCALE: 1/4" = 1'-0"



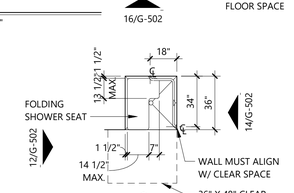
12 **ACCESSIBLE SHOWER CONTROL WALL**
SCALE: 1/4" = 1'-0"



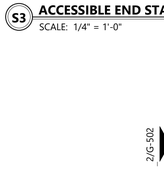
2 **ACCESSIBLE STALL SIDE**
SCALE: 1/4" = 1'-0"



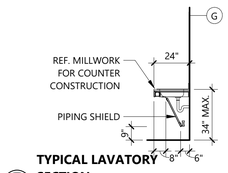
1 **ACCESSIBLE STALL FRONT**
SCALE: 1/4" = 1'-0"



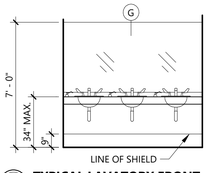
B1 **ACCESSIBLE SHOWER**
SCALE: 1/4" = 1'-0"



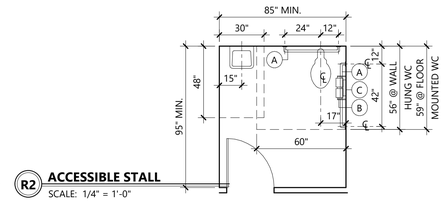
S2 **ACCESSIBLE STALL**
SCALE: 1/4" = 1'-0"



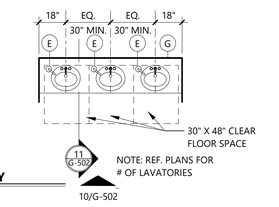
11 **TYPICAL LAVATORY SECTION**
SCALE: 1/4" = 1'-0"



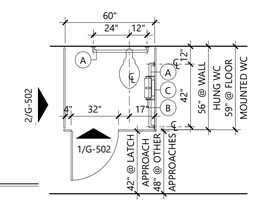
10 **TYPICAL LAVATORY FRONT**
SCALE: 1/4" = 1'-0"



R2 **ACCESSIBLE STALL**
SCALE: 1/4" = 1'-0"

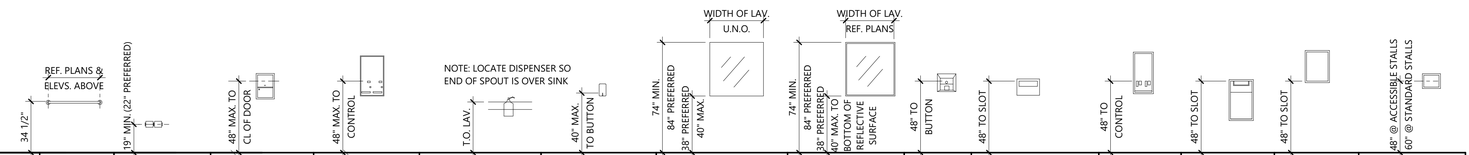


L1 **TYPICAL LAVATORY**
SCALE: 1/4" = 1'-0"



S1 **ACCESSIBLE STALL**
SCALE: 1/4" = 1'-0"

MOUNTING HEIGHTS & REINFORCEMENT:



ACCESSORY SPECIFICATION NO.	(A) GRAB BAR TA.1, TA.2	(B) TOILET TISSUE DISPENSER TA.3	(C) SANITARY NAPKIN DISPOSAL TA.4	(D) SANITARY NAPKIN DISPENSER	(E) COUNTER-MOUNTED SOAP DISPENSER	(F) WALL-MOUNTED SOAP DISPENSER TA.5	(G) UNFRAMED MIRROR	(H) FRAMED MIRROR TA.6	(J) HAND DRYER	(K) TOILET SEAT COVER DISPENSER	(L) VENDING MACHINE	(M) WASTE RECEPTACLE TA.7	(N) TOWEL DISPENSER TA.7	(P) ROBE HOOK
WALL REINFORCEMENT DETAIL - REF. -/---	C	A	A	A		A			B	A	A	B	A	

GENERAL NOTES:

1. LEVY DYKEMA WILL USE ITS REASONABLE PROFESSIONAL JUDGEMENT TO INTERPRET APPLICABLE ADA, TAS, AND OTHER GOVERNING BODIES' REQUIREMENTS AS THEY APPLY TO THIS PROJECT. LEVY DYKEMA CANNOT WARRANT OR GUARANTEE THAT THE PROJECT WILL COMPLY WITH ALL INTERPRETATIONS OF THESE REQUIREMENTS DUE TO CONTRADICTORY INTERPRETATIONS.
2. INFORMATION SHOWN ON THIS SHEET IS EXCERPTED FROM THE 'ADA STANDARDS FOR ACCESSIBLE DESIGN' AND THE STATE OF TEXAS 'TAS ACCESSIBILITY GUIDELINES'. THESE GUIDELINES / STANDARDS GOVERN OVER ANY INFORMATION INDICATED ELSEWHERE IN THESE DOCUMENTS.
3. REFER TO FEDERAL PUBLICATION 'AMERICANS WITH DISABILITIES ACT, TITLE III: PUBLIC ACCOMODATIONS' (LATEST EDITION), ARCHITECTURAL BARRIERS ACT, ARTICLE 9102 (TEXAS CIVIL STATUTES, TEXAS ACCESSIBILITY STANDARDS (LATEST ISSUE), AND LOCAL GOVERNING REGULATIONS FOR COMPLETE PROJECT ACCESSIBILITY REQUIREMENTS.
4. NOT ALL CONDITIONS SHOWN ON THIS SHEET MAY BE REQUIRED FOR THIS PROJECT. COMPARE THE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS WITH THIS SHEET FOR RELEVANT INFORMATION.
5. DIMENSIONS INDICATED REPRESENT THE MINIMUM OR MAXIMUM CLEAR DIMENSIONS REQUIRED BY THE ACCESSIBILITY STANDARDS / GUIDELINES. THE CONTRACTOR IS RESPONSIBLE FOR LAYOUT OF BUILDING ELEMENTS TO ASSURE THAT DIMENSIONS SHOWN ARE PROVIDED.
6. NOTIFY LEVY DYKEMA IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, THE INFORMATION ON THIS SHEET, AND/OR THE ACCESSIBILITY STANDARDS / GUIDELINES.
7. DO NOT SCALE THESE DRAWINGS.

TEXAS ACCESSIBILITY STANDARDS:

1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.
2. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12.
3. THE MINIMUM CLEAR WIDTH OF A RAMP 30 FEET OR LESS IN LENGTH SHALL BE 36", RAMPS MORE THAN 30 FEET IN LENGTH SHALL HAVE A MINIMUM CLEAR WIDTH OF 44".
4. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:50.
5. MAXIMUM OFFSETS AT DOORWAY THRESHOLDS (INCLUDING THRESHOLD) SHALL NOT EXCEED 1/2".
6. THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
7. PLUMBING FIXTURES ARE DIMENSIONED TO FINISH FACE OF WALL, U.N.O.
8. DRINKING FOUNTAINS SPOUT OUTLET HEIGHT SHALL BE NO HIGHER THAN 36" MEASURED OR FINISH FLOOR.
9. THE HEIGHT OF WATER CLOSETS SHALL BE 17" TO 19" MEASURED TO THE TOP OF THE TOILET SEAT.
10. THE FLUSH CONTROL OF THE WATER CLOSET TANK MUST BE MOUNTED ON THE SIDE OPPOSITE THE SIDE WALL. THE FLUSH VALVE MUST BE LOCATED BENEATH ADJACENT GRAB BARS.
11. LAVATORIES SHALL BE MOUNTED WITH RIM OR COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISH FLOOR. PROVIDE KNEE CLEARANCE OF AT LEAST 29" ABOVE THE FINISH FLOOR TO THE BOTTOM OF THE APRON.
12. EXPOSED HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED WITH A BOOT OR SLEEVE MANUFACTURED FOR THIS PURPOSE.
13. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40" ABOVE THE FINISH FLOOR, AND THE TOPMOST EDGE OF THE MIRROR SHALL BE AT LEAST 74" ABOVE THE FINISH FLOOR.
14. WHERE MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44" ABOVE THE FLOOR.
15. EACH ACCESSIBLE SINK SHALL BE A MAXIMUM OF 6 1/2" DEEP.
16. HANDRAILS AND GRAB BARS NOMINAL DIAMETER OR WIDTH OF THE GRIPPING SURFACES SHALL BE 1 1/4" TO 1 1/2". THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2". GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
17. ALL GRAB BARS AND LAVATORIES SHALL BE ABLE TO WITHSTAND 250 LBS.
18. ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR.
19. CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.
20. WHERE PROVIDED, AUDIBLE EMERGENCY ALARMS SHALL PRODUCE A SOUND THAT EXCEEDS THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE BY AT LEAST 15dbA OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 60 SECONDS BY 5 dbA, WHICHEVER IS LOUDER. SOUND LEVELS FOR ALARM SIGNALS SHALL NOT EXCEED 120dbA.
21. VISUAL ALARM SIGNAL APPLIANCES SHALL BE INTEGRATED INTO THE BUILDING OR FACILITY PLACED 89" ABOVE THE HIGHEST FLOOR LEVEL WITHIN THE SPACE OR 6" BELOW THE CEILING, WHICHEVER IS LOWER.
22. SIGNAGE - LETTERS AND NUMBERS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THE BACKGROUND. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING HEIGHT SHALL BE 60 IN. ABOVE FINISH FLOOR TO THE CENTERLINE OF THE SIGN.
23. CURB RAMP SURFACES - TEXTURE SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB. RAMPS SHALL HAVE A LIGHT REFLECTIVE VALLUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
24. PROVIDE FIRE-RATED BLOCKING/BACKING PER MANUFACTURER.

LEVY DYKEMA
620 CONGRESS AVENUE
SUITE 150
AUSTIN, TX 78701
(512) 342-9177
WWW.LEVYDYKEMA.COM

REGISTERED ARCHITECT
MAURICIO E. FELDSBERG
27319
STATE OF TEXAS
8/7/2024

127 E JACKSON ST. BURNET TX 78611

BURNET COUNTY ANNEX

#	DATE	ISSUE

Project Number: LD10-23055

ACCESSIBILITY GUIDELINES

G-502

C:\Users\mfeldsberg.LEVYARCHITECTS\Documents\LD10-23055 Burnet County Annex_Central_R22_NEW_MauricioFeldsberg.rvt

ABBREVIATIONS:

A.C.T.	ACOUSTICAL CEILING TILE
A.D	AREA DRAIN
A.F.F.	ABOVE FINISHED FLOOR
AB	ANCHOR BOLT
ABV.	ABOVE
ACC.	ACCESS
ACOUS.	ACOUSTICAL
ADJ.	ADJACENT / ADJUSTABLE
ALLOW.	ALLOWANCE
ALT.	ALTERNATE
ALUM.	ALUMINUM
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECT / ARCHITECTURAL
AUTO.	AUTOMATIC
B.B.	BULLETIN BOARD
B.L.	BUILDING LINE
B.M.	BENCH MARK
B.O.	BY OTHERS
B.O.D.	BOTTOM OF DECK
B.O.F.	BOTTOM OF FIXTURE
B.U.R.	BUILT-UP ROOFING
B.W.	BOTH WAYS
BATH	BATHROOM
BD.	BOARD
BDRM.	BEDROOM
BEL.	BELOW
BITUM.	BITUMINOUS
BKSHLVS	BOOK SHELVES
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BRG.	BEARING
BRKKT.	BRACKKET
BSMT.	BASEMENT
BTM.	BOTTOM
BTW.	BETWEEN
BVL.	BEVELED / BEVEL
C TO C	CENTER TO CENTER
C.	COURSE(S)
C.B.	CHALKBOARD
C.F.	CUBIC FOOT
C.G.	CORNER GUARD
C.H.	COAT HOOK
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
C.IN.	CUBIC INCH
C.J.	CONTROL JOINT
C.L.	CENTERLINE
C.M.P.	COMPOSITE METAL PANEL
C.M.U.	CONCRETE MASONRY UNIT(S)
C.O.	CASED OPENING / CLEANOUT
C.P.	CENTER POINT
C.R.	CHAIR RAIL
C.R.S.	COLD ROLLED STEEL
C.T.	CERAMIC TILE
C.W.	CURTAIN WALL
C.Y.	CUBIC YARD
CAB.	CABINET
CEM.	CEMENT
CER.	CERAMIC
CIR.	CIRCLE
CIRCUM.	CIRCUMFERENCE
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR / CLEARANCE
CNTR.	COUNTER
COL.	COLUMN
COMB.	COMBINATION
COMP.	"COMPRESS(ED), (ION), (IBLE)" COMPOSITION / COMPOSITE
COMPT.	COMPARTMENT
CONC.	CONCRETE
COND.	CONDITION
CONN.	CONNECT(IION)
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS / CONTINUE(D)
CONTR.	CONTRACT / CONTRACTOR
CORR.	CORRUGGATED / CORRIDOR
CPRS.	COMPRESSIBLE
CPT.	CARPET
CTR.	COUNTER
D.	DRAIN
D.F.	DRINKING FOUNTAIN
D.H.	DOUBLE HUNG
D.L.	DEAD LOAD
D.S.	DOWNSPOUT
DBL.	DOUBLE
DEMO.	DEMOLITION
DEPT.	DEPARTMENT
DIAG.	DIAGONAL
DIAM.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER / DISPOSER
DIV.	DIVIDER / DIVISION
DR.	DOOR
DTL.	DETAIL
DUPL.	DUPLICATE
DWG.	DRAWING
DWR.	DRAWER
E.B.	EXPANSION BOLT
E.D.F.	ELECTRIC DRINKING FOUNTAIN
E.F.	EACH FACE
E.J.	EXPANSION JOINT
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
E.W.H.	ELECTRIC WATER HEATER
EA.	EACH
EIFS.	EXTERIOR INSULATION FINISH SYSTEM
EL.	ELEVATION
ELEC.	ELECTRIC / ELECTRICAL
ELEV.	ELEVATOR
EMERG.	EMERGENCY
ENCL.	ENCLOSE / ENCLOSURE
ENGR.	ENGINEER
ENT.	ENTRANCE
EPS.	EXPANDED POLYSTYRENE
EQ.	EQUAL
EQUIP.	EQUIPMENT
ESC.	ESCALATOR
EST.	ESTIMATE / ESTIMATED
EXC.	EXCAVATE / EXCAVATION
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION / EXPANDED
EXT.	EXTERIOR
EXTR.	EXTRUDE(D)
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONNECTION
F.E.	FIRE EXTINGUISHER / FINISHED END
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.F.E.	FINISHED FLOOR ELEVATION / FURNITURE, FINISHES, & EQUIPMENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
F.P.	FIREPROOF / FIREPROOFING
F.R.T.	FIRE RETARDANT TREATED
F.W.C.	FABRIC WALL COVERING
F.W.P.	FABRIC WRAPPED PANELS
FAB.	FABRICATED / FABRICATION
FCO.	FLOOR CLEANOUT
FIN.	FINISH / FINISHED
FIXT.	FIXTURE
FLEX.	FLEXIBLE
FLR.	FLOOR
FLUOR.	FLUORESCENT
FND.	FOUNDATION
FRM.	FRAME
FTG.	FOOTING
FUT.	FUTURE
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
G.I.	GALVANIZED IRON
G.R.	GUARD RAIL
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS / GLAZED / GLAZING
GRT.	GROUT
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H.D.	HEAVY DUTY
H.M.	HOLLOW METAL
H.R.	HANDRAIL
H.W.	HOT WATER
HDBD.	HARDBOARD
HDR.	HEADER
HDW.	HARDWARE
HORIZ.	HORIZONTAL
HT.	HEIGHT
HTG.	HEATING
HVAC	HEATING VENTILATION AIR CONDITIONING
I.D.	INSIDE DIAMETER
INCL.	INCLUDE(D), (ING)
IND.	INDUSTRIAL
INFO.	INFORMATION
INST.	INSTALL(ED)
INSUL.	INSULATE(D) / INSULATION
INT.	INTERIOR / INTERNAL
ISOL.	ISOLATE / ISOLATION
J-BOX	JUNCTION BOX
JST.	JOIST
JT.	JOINT
K.D.	KNOCK DOWN
K.O.	KNOCKOUT
K.O.P.	KNOCK OUT PANEL
KIT.	KITCHEN
L.	LEFT
L.D.	LINEAR DIFFUSER
L.H.	LEFT HAND
L.L.	LIVE LOAD
L.P.	LOW POINT
L.V.T.	LUXURY VINYL TILE
LAB.	LABORATORY
LAM.	LAMINATE(D)
LAV.	LAVATORY
LBL.	LABEL
LBR.	LUMBER
LDG.	LANDING
LDR.	LADDER
LIN.	LINEAR
LKR.	LOCKER
LNTL.	LINTEL
LOC.	LOCATION
LT.	LIGHT
LT.WT.	LIGHT WEIGHT
LTG.	LIGHTING
LVR.	LOUVER
M.B.	MARKER BOARD
M.D.F.	MEDIUM DENSITY FIBER BOARD
M.D.O.	MEDIUM DENSITY OVERLAY
M.H.	MANHOLE
M.O.	MASONRY OPENING
M.R.T.	MOISTURE RESISTANT TREATED
MAN.	MANUAL
MAS.	MASONRY
MATL.	MATERIAL(S)
MBR.	MEMBER
MECH.	MECHANICAL
MED.	MEDIUM
MEMB.	MEMBRANE
MEZZ.	MEZZANINE
MFD.	MANUFACTURED
MFR.	MANUFACTURE(R)
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MLDG.	MOLDING
MOD.	MODIFY / MODIFIED / MODIFICATION / MODULAR / MODULE
MOV.	MOVABLE
MT.	MOUNT
MTD.	MOUNTED
MTG.	MOUNTING
MTL.	METAL
MULL.	MULLION
MW.	MICROWAVE
N.I.C.	NOT IN CONTRACT
N.R.	NOISE REDUCTION
N.R.C.	NOISE REDUCTION COEFFICIENT
N.S.	NON-SLIP
N.T.S.	NOT TO SCALE
N/A	NOT APPLICABLE
NAT.	NATURAL
NC.	NON-CORROSIVE
NO.	NUMBER
NOM.	NOMINAL
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
O.H.	OVER HEAD / OPPOSITE HAND
O.R.D.	OVERFLOW ROOF DRAIN
O.S.B.	ORIENTED STRAND BOARD
OPP.	OPPOSITE
ORIG.	ORIGINAL
P.B.	PARTICLE BOARD
P.C.F.	POUNDS PER CUBIC FOOT
P.C.Pl.	PORTLAND CEMENT PLASTER
P.F.D.	PORTABLE FIRE EXTINGUISHER
P.L.	PROPERTY LINE
P.L.F.	POUNDS PER LINEAR FOOT
P.LAM.	PLASTIC LAMINATE
P.S.	PROJECTION SCREEN
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	POST TENSIONED
P.V.C.	POLYVINYL CHLORIDE
PC.	PRECAST
PED.	PEDESTAL
PERF.	PERFORATE(D)
PERIM.	PERIMETER
PERM.	PERMANENT
PERP.	PERPENDICULAR
PKG.	PARKING
PL.	PLATE
PLAS.	PLASTER / PLASTIC
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL
PNT.	PAINT(ED)
POLYISO.	POLYISOCYANURATE
PORT.	PORTABLE
PR.	PAIR
PREFAB.	PREFABRICATE(D)
PREFIN.	PREFINISH(ED)
PRJ.	PROJECT(OR) / PROJECTION
PS.	POLYSTYRENE
PTD.	PAINTED
PTN.	PARTITION
PWR.	POWER
Q.T.	QUARRY TILE
QTR.	QUARTER
QTY.	QUANTITY
R.	RISER(S) / RADIUS
R.A.	RETURN AIR
R.B.	RUBBER BASE
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
R.H.	ROOF HATCH / RIGHT HAND
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
R.T.U.	ROOF TOP UNIT
R.W.	RETAINING WALL
RAD.	RADIUS
REBAR.	REINFORCING BAR(S)
REC.	RECESSED
RECPT.	RECEPTACLE
REF.	REFERENCE
REFR.	REFRIGERATOR
REG.	REGISTER / REGULATOR
REINF.	REINFORCE(D) / REINFORCING
REM.	REMOVE
REQ.	REQUIRED
RESIL.	RESILIENT
RET.	RETURN
REV.	REVISE(D) / REVISION / REVERSE (SIDE)
RFG.	ROOFING
RM.	ROOM
S.A.F.B	SOUND ATTENUATING FIRE BLANKET
S.C.	SOLID CORE
S.D.	STORM DRAIN / SOAP DISPENSER
S.F.	SQUARE FOOT(AGE) / STORE FRONT
S.G.D.	SLIDING GLASS DOOR
S.H.	SINGLE HUNG
S.PLY	SINGLE PLY
S.S.	SERVICE SINK / SANITARY SEWER
S.S.M.	SOLID SURFACE MATERIAL
S.STL.	STAINLESS STEEL
S.T.C.	SOUND TRANSMISSION CLASS
S.V.	SHEET VINYL
S.W.C.	SPECIAL WALL COVERINGG
S.Y.P.	SOUTHERN YELLOW PINE
SCHED.	SCHEDULE(D)
SCRN.	SCREEN
SDG.	SIDING
SECT.	SECTION / SECTOR
SEP.	SEPARATE / SEPARATION
SHT.	SHEET
SHTG.	SHEATHING
SHV.	SHELVING
SHWR.	SHOWER
SIM.	SIMILAR
SKYLT.	SKYLIGGHT
SLNT.	SEALANT
SLV.	SLEEVE
SPCL.	SPECIAL
SPEC(S).	SPECIFICATION(S)
SPKR.	SPEAKER
SQ.	SQUARE
STA.	STATION
STD.	STANDARD
STG.	STORAGE
STL.	STEEL
STRUCT.	STRUCTURE / STRUCTURAL
SUBST.	SUBSTITUTE
SURF.	SURFACE
SUSP.	SUSPEND(ED)
SYM.	SYMMETRICAL
SYN.	SYNTHETIC
SYS.	SYSTEM
T&G	TONGUE & GROOVE
T.	TREAD(S)
T.B.	TOWER BAR / TACK BOARD / THROUGH BOLT
T.D.	TRENCH DRAIN
T.O.B.	TOP OF BEAM
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PARAPET
T.O.S.	TOP OF STEEL
T.O.S.C.	TOP OF STRUCTURAL CONCRETE
T.O.W	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
T.S.	TUBULAR STEEL
TAN.	TANGENT
TECH.	TECHNICAL
TEL.	TELEPHONE
TEMP.	TEMPERED / TEMPORARY / TEMPERATURE
THK.	THICK(NESS)
THRESH.	THRESHOLD
TLT.	TOILET
TOL.	TOLERANCE
TRANS.	TRANSPARENT
TRMT.	TREATMENT
TRTD.	TREATED
TV.	TELEVESION
TYP.	TYPICAL
U.C.	UNDER COUNTER
U.H.	UNIT HEATER
U.L.	UNDERWRITERS LABORATORIES, INC.
U.N.O.	UNLESS NOTED OTHERWISE
UNFIN.	UNFINISHED
UR.	URINAL
UTIL.	UTILITY
V.C.T.	VINYL COMPOSITION TILE
V.T.	VINYL TILE
V.W.C.	VINYL WALL COVERING
VAR.	VARIES / VARIABLE / VARIOUS
VEN.	VENEER
VERT.	VERTICAL
VEST.	VESTIBULE
VOL.	VOLUME
W.B.	WOOD BASE
W.C.	WATER CLOSET
W.H.	WATER HEATER / WALL HUNG / WEEP HOLE
W.I.	WROUGHT IRON
W.P.	WATER PROOFING
W.R.	WATER REPELLANT (RESISTANT) / WASTE RECEPTACLE
W.S.	WATER STOP / WEATHER STRIPPING
W.T.	WINDOW TREATMENT / WEIGHT
W.T.W.	WALL TO WALL
W.V.	WOOD VENEER
W.W.F.	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
WD.	WOOD
WIN.	WINDOW
WNSCT.	WAINSCOT
YD.	YARD

ARCHITECTURAL FINISH SCHEDULE:

MARK	DESCRIPTION	SOURCE	SPECIFICATION	COMMENTS
03 CONCRETE				
CONC-01	GLASS-FIBER-REINFORCED CONCRETE ARCHITECTURAL PANELS	SOURCE: ADVANCED ARCHITECTURAL STONE REP: TIM MICHAEL PHONE: (817)509-1133 EMAIL: TMICHAEL@ADVSTONE.COM	REFER TO MANUFACTUERER'S DRAWINGS	
04 MASONRY				
MAS-01	STONE MASONRY	SOURCE: LEGEND STONE LLC. REP: CHRIS MILLEGAN PHONE: (512) 563-9553 EMAIL: CHRIS@LEGENDSTONELLC.COM	FINISH: CHOPPED FACE, SAWN TOP/BOTTOM COLOR: MIDNIGHT SKY REGULAR CHOP INSTALLATION: COURSED ASHLAR MORTAR COMPANY: SPECTRUM MORTAR COLOR: LIGHT QUARRY -N / SHELL -S MORTAR JOINT: 3/8" CONCAVE	*PROVIDE MOCKUP WITH MORTAR SAMPLES FOR ARCHITECT REVIEW AND APPROVAL
05 METALS				
MTL-05	METAL RAILING WIRE MESH	SOURCE: BANKERWIRE PHONE: (262) 363-9792 EMAIL: SALES@BANKERWIRE.COM	STYLE: WIRE MESH M22-104 COLOR: PROVIDE SAMPLES OF STAINLESS STEEL, ANTIQUE NICKEL AND BLACK COPPER PRIOR TO ARCHITECT AND OWNER APPROVAL	
MTL-06	METAL RAILING	SOURCE LOCALLY	MODEL: STEEL FINISH: BLACK POWDER COAT	
06 WOOD, PLASTICS AND COMPOSITE				
PLAM-01	PLASTIC LAMINATE	SOURCE: WILSONART REP: ALLYSON MAZZARINI EMAIL: ALLYSON.MAZZARINI@WILSONART.COM	STYLE: TRACELESS SILK VELVET COLOR NUMBER: 15513 FINISH: ULTRA MATTE	<varies>
PLAM-02	PLASTIC LAMINATE	SOURCE: FORMICA REP: ANN BENTON EMAIL: A.BENTON@DAKOTAHARDWOODS.COM	STYLE: SILVER SHALESTONE COLOR NUMBER: 9307-58 FINISH: MATTE FINISH	COUNTERTOPS
WD-01	ARCHITECTURAL WOODWORK	MILLWORK BY CONTRACTOR: MATCH ARCHITECT'S CONTROL SAMPLE	SPECIES: WHITE OAK GRAIN PATTERN: RIFTSAWN GRADE: FIRSTS AND SECONDS STAIN: PROVIDE SAMPLES TO MATCH CONTROL SAMPLE WHITE OAK + ALPINE AL18 STAIN BY VT INDUSTRIES	CASED OPENING TRIM, STAIR TREAD, STAIR RAILING WOOD HANDLE, FLOATING SHELVES, LVL 4/4 TRIM
07 THERMAL AND MOISTURE PROTECTION				
MTL-01	STANDING SEAM METAL ROOFING	SOURCE: BERRIDGE REP: PATRICK BERRIDGE PHONE: (210) 650-3050 EMAIL: PATB@BERRIDGE.COM	MODEL: BERRIDGE CEE-LOCK PANEL COVERAGE WIDTH: 11-1/2" GAUGE: 24 FASTENERS: CONCEALED SEAM: 1-1/2" SNAP-LOCK SEAM FINISH: SMOOTH COLOR: CITYSCAPE	*PROVIDE PHYSICAL COLOR SAMPLES PRIOR TO ARCHITECT APPROVAL
MTL-02	DOUBLE RIB METAL PANEL	SOURCE: BERRIDGE REP: PATRICK BERRIDGE PHONE: (210) 650-3050 EMAIL: PATB@BERRIDGE.COM	MODEL: BERRIDGE DOUBLE-RIB METAL PANEL COVERAGE WIDTH: 24" GAUGE: 24 FASTENERS: EXPOSED SEAM: 1/2" DOUBLE RIB OVERLAP FINISH: SMOOTH COLOR: COLOR TO MATCH ADJACENT AWNING	*NOTE: EXACT SPECIFICATION TO MATCH EXISTING ANNEX AWNING. IF SPECIFICATION IS NOT AVAILABLE, USE THIS SPECIFICATION AS BASIS OF DESIGN. PROVIDE PHYSICAL COLOR SAMPLES PRIOR TO ARCHITECT APPROVAL
MTL-03	METAL WALL PANELS	SOURCE: BERRIDGE REP: PATRICK BERRIDGE PHONE: (210) 650-3050 EMAIL: PATB@BERRIDGE.COM	BERRIDGE FW-1025 PANEL, 24 GAUGE STEEL COLOR TO MATCH ADJACENT METAL ROOFS	-
MTL-04	ROOF SPECIALTIES - METAL COPING	SOURCE: BERRIDGE REP: PATRICK BERRIDGE PHONE: (210) 650-3050 EMAIL: PATB@BERRIDGE.COM	MODEL: BERRIDGE CUSTOM FABRICATED METAL COPING GAUGE: 24 COLOR: CHARCOAL GREY	*PROVIDE PHYSICAL COLOR SAMPLES PRIOR TO ARCHITECT APPROVAL
09 FINISHES				
CPT-01	CARPETING	MANUFACTURER: INTERFACE CONTACT: DEREK BALFOUR PHONE: (210) 213-6470 EMAIL: DEREK.BALFOUR@INTERFACE.COM	PRODUCT LINE: OPEN AIR COLLECTION COLOR: PROVIDE PHYSICAL SAMPLES OF STONE AND GRANITE PRIOR TO ARCHITECT APPROVAL	*NOTE: EXACT SPECIFICATION TO MATCH EXISTING ANNEX CARPET. IF INFORMATION IS NOT AVAILABLE, USE THE PROVIDED SPECIFICATION AS BASIS OF DESIGN. PROVIDE PHYSICAL SAMPLES FOR ARCHITECT APPROVAL.
PT-01	PAINT-INTERIOR WALL TYPICAL	MANUFACTURER: SHERWIN WILLIAMS CONTACT: ZAK GALLA EMAIL: ZAKARY.R.GALLA@SHERWIN.COM	COLOR NUMBER: SW 7100 COLOR NAME: ARCADE WHITE WALL FINISH: EGGSHELL CEILINGS: FLAT	THROUGHOUT U.N.O.
PT-02	PAINT-INTERIOR BATHROOM	MANUFACTURER: SHERWIN WILLIAMS CONTACT: ZAK GALLA EMAIL: ZAKARY.R.GALLA@SHERWIN.COM	COLOR NUMBER: SW 7570 COLOR NAME: EGRET WHITE WALL FINISH: EGGSHELL BATHROOMS: SATIN CEILINGS: FLAT	
PT-03	PAINT-EXTERIOR METAL BRACKETS	MANUFACTURER: SHERWIN WILLIAMS CONTACT: ZAK GALLA EMAIL: ZAKARY.R.GALLA@SHERWIN.COM	COLOR NUMBER: SW 6258 COLOR NAME: TRICORN BLACK SHEEN: EGGSHELL/SATIN	COLOR TO MATCH ADJACENT ANNEX BUILDING'S BRACKETS: PROVIDE PAINT SAMPLES FOR ARCHITECT APPROVAL
PT-04	PAINT-EXTERIOR HM DOOR	MANUFACTURER: SHERWIN WILLIAMS CONTACT: ZAK GALLA EMAIL: ZAKARY.R.GALLA@SHERWIN.COM	PRODUCT ID: XXX COLOR: XXX SHEEN: XXX SPECIAL COATINGS: XXX	HOLLOW METAL DOOR
RB-01	RUBBER BASE	SOURCE: TARKETT/JOHNSONITE REP: EVELYN SMITH COMPANY: TARKETT EMAIL: EVELYN.SMITH@TARKETT.COM	STYLE: TARKETT JOHNSONITE MANDALAY RUBBER WALL BASE COLOR: 01 SNOW WHITE SIZE: 4.5" HEIGHT	THROUGHOUT, U.N.O.
TL-01	PORCELAIN TILING	SOURCE: IB SUPPLY REP: ANNE RHODES PHONE: (469) 709-9650 EMAIL: ANNE@IB-SUPPLY.COM	MODEL: MONTERREY COLOR: SAND FINISH: MATTE SIZE: 12" X 12" PATTERN/INSTALLATION: STACKED GROUT: LACRETE IRON 97, 1/8"	RESTROOM FLOOR
TL-02	PORCELAIN TILING	SOURCE:BPI REP: MELINDA KENNING PHONE:601.842.6018 EMAIL: mkenning@bpiteam.com	MODEL: ANATOLIA SOHO COLOR: HALO GREY SIZE: 4" X 16" PATTERN/INSTALLATION: VERTICAL STACKED GROUT: LATICRETE 90 LIGHT PEWTER	RESTROOM WALLS
TR-01	TRANISITIONS	SOURCE: SCHLUTER REP:JOSIE JANSSEN PHONE: 512-230-7953 EMAIL: JJANSEN@SCHLUTER.COM	MODEL: QUADEC FINISH: ALUMINUM GREY RAL 7030 SIZE: 1/4" PATTERN/INSTALLATION: AT WALLS TRANSITION FROM TILE TO GYP.	TILE TRANSITION AT RESTROOMS

LEVY DYKEMA
620 CONGRESS AVENUE
SUITE 150
AUSTIN, TX 78701
(512) 342-9177
WWW.LEVYDYKEMA.COM

REGISTERED ARCHITECT
MAURICIO E. FELDENKREIS
STATE OF TEXAS
25513

8/7/2024

127 E JACKSON ST. BURNET TX 78611

BURNET COUNTY ANNEX

#	DATE	ISSUE

Project Number: LD10-23055

FINISH SCHEDULE & ABBREVIATIONS

G-601

GENERAL NOTES:

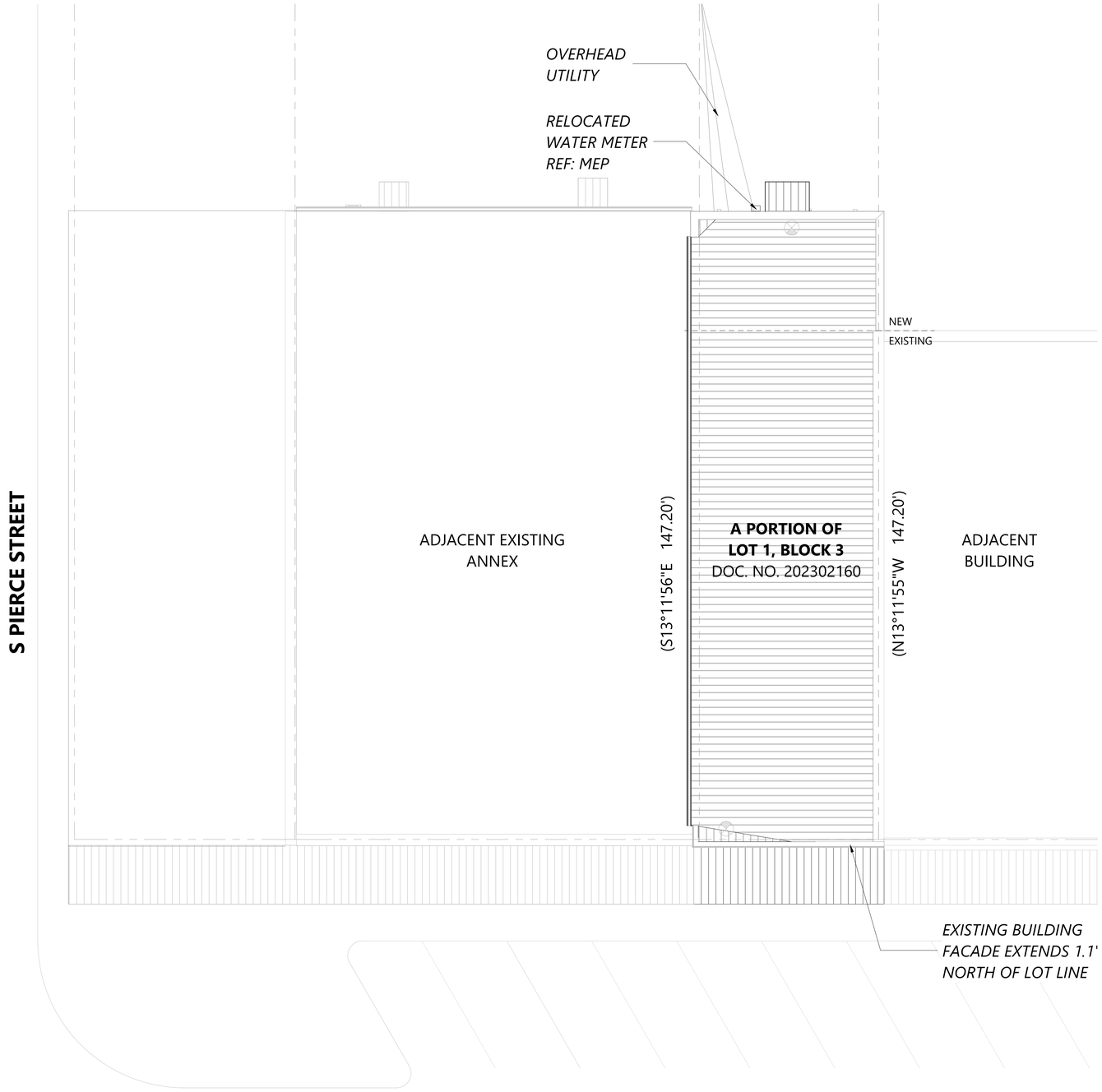
1 PRIOR TO CONSTRUCTION, CONTRACTOR SHALL COORDINATE ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS WITH SERVICE PROVIDERS.

2 ACCESSIBLE ROUTES FROM THE BUILDING SHALL MEET THE REQUIREMENTS OF TEXAS ACCESSIBILITY STANDARDS (TAS).

3 PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS WITH SERVICE PROVIDERS.

4 GENERAL CONTRACTOR SHALL MINIMIZE DISTURBANCE AND DAMAGE TO THE GREATEST EXTENT PRACTICAL TO EXISTING HARDSCAPED AND LANDSCAPED AREAS TO REMAIN. PRESERVE AND PROTECT DURING CONSTRUCTION.

11 THE GENERAL CONTRACTOR SHALL PROVIDE A STAGING AREA FOR MATERIAL STOCKPILES, JOB TRAILERS, EMPLOYEE PARKING, AND CONSTRUCTION DUMPSTERS AT LOCATION DETERMINED BY THE OWNER, ARCHITECT, AND CIVIL ENGINEER.



1 **ARCHITECTURAL SITE PLAN**
SCALE: 1/8" = 1'-0"

LEVY DYKEMA
600 CONGRESS AVENUE
SUITE 1500
AUSTIN, TX 78701
(512) 342-5177
WWW.LEVYDYKEMA.COM

REGISTERED ARCHITECT
MAURICIO E. FELDSBERG
STATE OF TEXAS
27514

8/7/2024

127 E JACKSON ST. BURNET TX 78611

BURNET COUNTY ANNEX

#	DATE	ISSUE

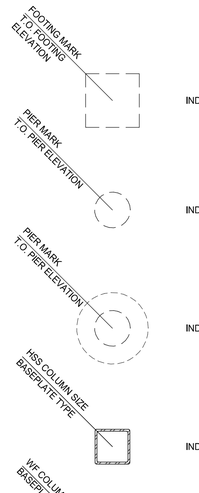
PROJECT NORTH
TRUE NORTH

Project Number: LD10-23055

ARCHITECTURAL SITE PLAN

AS-101

SYMBOLS LEGEND



INDICATES ISOLATED FOOTING

INDICATES STRAIGHT SHAFT PIER

INDICATES BELLED PIER

INDICATES HSS COLUMN

INDICATES WF COLUMN

INDICATES WOOD COLUMN

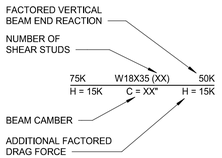
INDICATES TOP MOUNT OR FACE MOUNT HANGER CONNECTION

INDICATES CONCEALED HANGER CONNECTION OR STEEL SADDLE

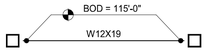
INDICATES MOMENT CONNECTION

INDICATES SCHEDULED CMU WALL

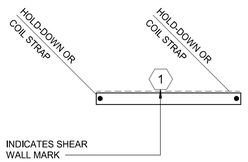
INDICATES SLAB OR DECK SPAN DIRECTION



INDICATES COMPOSITE STEEL BEAM



INDICATES BOTTOM OF DECK (BOD) ELEVATION. ROOF DECK SLOPES LINEARLY BETWEEN NOTED ELEVATIONS.



INDICATES SCHEDULED WOOD SHEAR WALL BELOW. SEE SHEAR WALL SCHEDULE IN S6 SERIES FOR REQUIRED BLOCKING & NAILING. HOLD-DOWN OR STRAP OCCURS AT BOTTOM OF SHEAR WALL.

HATCH LEGEND

CMU | PLYWOOD

CONCRETE | STEEL

EXISTING BUILDING | MEP EQUIPMENT

GROUT | DEMO

ABBREVIATIONS

ARCH	ARCHITECT, ARCHITECTURAL
BOD	BOTTOM OF DECK (METAL DECK ONLY)
BP	BASEPLATE
CFMF	COLD FORMED METAL FRAMING
CJP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONT	CONTINUOUS
DBA	DEFORMED BAR ANCHOR
(E)	EXISTING
EJ	EXPANSION JOINT
ENG	ENGINEER
EOD	EDGE OF DECK
EOS	EDGE OF SLAB
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FTG	FOOTING
FV	FIELD VERIFY
GT	GIRDER TRUSS
HCA	HEADED CONCRETE ANCHOR
HDG	HOT-DIP GALVANIZED
HDR	HEADER
HORIZ	HORIZONTAL
HSS	HOLLOW STEEL SECTION
INFO	INFORMATION
KSI	KIPS PER SQUARE INCH
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSH	LONG SIDE HORIZONTAL
LSV	LONG SIDE VERTICAL
LW	LIGHT WEIGHT
MAX	MAXIMUM
MCJ	MASONRY CONTROL JOINT
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MFR	MANUFACTURER
MIN	MINIMUM
NTS	NOT TO SCALE
NW	NORMAL WEIGHT
O.C.	ON CENTER
O.H.	OPPOSITE HAND
PCF	POUNDS PER CUBIC FOOT
PJP	PARTIAL JOINT PENETRATION
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
REF	REFER, REFERENCE
REINF	REINFORCED, REINFORCEMENT
REQ'D	REQUIRED
SIM	SIMILAR
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
T.O.	TOP OF
TOW	TOP OF WALL
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WWF	WELDED WIRE FABRIC

SHEET INDEX

GENERAL

1. Refer to Architectural, Mechanical, Electrical, and Plumbing series drawings for floor elevations, slopes, drains, and location of depressed and elevated floor areas.
2. Structural series drawings shall be compared with drawings of other series; differences shall be referred to the Architect for instruction.
3. The general contractor is responsible for coordination of all resulting revisions to the structural system or other trades as a result of acceptance of contractor proposed alternatives or substitutions.
4. The general contractor and sub-contractors shall determine the scope of the structural work from the contract documents taken as a whole. The structural drawings shall not be considered separately for purposes of bidding the structural work. Due consideration shall be given to other structural work or work related to the structure, including necessary coordination described or implied by the Architectural, Civil and MEP drawings.
5. Safety Measures: At all times the Contractor shall be solely and completely responsible for the conditions of the job site, including, but not limited to:

   A. Safety of the persons and property,
   B. Means and methods of construction,
   C. Compliance with applicable OSHA requirements and guidelines,
   D. All necessary independent engineering reviews of these conditions.

6. The contractor shall brace and/or shore the construction as required to provide a safe and true structure. Where bracing and/or shoring is indicated in the drawings, it is done so only as a courtesy to the contractor and shall not relieve the contractor of their responsibility to coordinate the work with the aforementioned provisions. The Architect's or Engineer's job site review is not intended to include review of the adequacy of the contractor's safety measures.
7. Principal openings in the structure are indicated on the contract documents. Refer to the architectural and MEP drawings for openings, sleeves, curbs, inserts, etc. not indicated on the structural drawings. Submit new or modified opening locations to StructuresPE, LLP for review and approval.
8. The reproductive use of the structural contract documents or electronic files as structural shop drawing documents by the contractor or sub-contractors is not allowed. Submitting copies of the structural drawings is unacceptable and will be rejected.
9. Scales noted on the drawings are for general reference only. No dimensional information shall be obtained by direct scaling of the drawing.
10. These drawings do not, nor are intended to, locate property lines, building set backs nor height limitations. It is the contractor's responsibility to locate the building and construct it to, and within, applicable code restrictions. Further, it is the Civil Engineer's responsibility to address site drainage appropriate to the site and in consideration of adjoining properties.
11. The general contractor is responsible for fitting new work with existing construction. Information on existing buildings shown in the drawings was based upon the information supplied to Structures. This information is not as-built data and the actual as-built construction may differ from that represented in the drawings. Contractors shall verify all information. Variations from the dimensions indicated on the contract documents shall be brought to the attention of the architect and/or Structures.

CODES

1. The structure and components shown in these drawings have been designed under the guidelines of the structural requirements listed in the 2021 International Building Code with required amendments.
2. Minimum Design Loads & Associated Criteria for Buildings & Other Structures, ASCE/SEI 7-16.
3. Structural Concrete: American Concrete Institute, ACI 318-14.
4. Structural Wood: National Design Specification (NDS) for Wood Construction, 2018 Edition, ANSI/AWC NDS-2018.
5. Cold-formed Steel Framing: North American Specification for the Design of Cold-formed Steel Structural Members, S100-16.

DEFERRED SUBMITTAL & DELEGATED DESIGN

1. Shop drawings for deferred submittals and delegated designs shall bear the seal of the designing professional engineer and shall be approved by the component designer prior to the cursory review by the Engineer of Record for loads imposed on the basic structure. The designing engineer is responsible for code conformance and all necessary connections not specifically called out on architectural or structural drawings. Shop drawing calculations shall be included in the submittal.
2. Deferred submittals and/or delegated designs for this project are as follows:
   Shop-fabricated wood trusses

DESIGN BASIS

1. Reference elevation 100'-0" = Mean Sea Level (MSL) elevation of XXX.X'.
2. Foundations:

   The following allowable soil capacities are per the Geotechnical Report noted in the Foundation and Site Preparation section of the structural notes:

   Grade Beams and Slab:
   Allowable Bearing Pressure:
   Total Load: 1,500 psf

3. Gravity Loads:
   - The self weight of all specified structural components is included as dead load. Additional design gravity loads are as follows:

   Superimposed Dead Loads (included, but not limited to):

MEP and Ceiling:	10 psf
Roof Assemblies Above Decking:	10 psf
Roof PV Panels:	5 psf
Architectural Floor Finishes:	10 psf
Sprinkler Systems:	See Below

   Fire sprinkler piping supported by the structural system is to be distributed so that the weight of the water-filled pipe divided by tributary area of the supporting member does not exceed 5 pounds per square foot, and the loading imparted to any one structural member does not exceed 50 pounds per linear foot. Each structural support of the piping shall be designed to support a load equal to the weight of the water-filled pipe plus 250 pounds.

   Live Loads*:

Roof:	20 psf
Lobbies, Corridors, Stairs, and Exits	100 psf
Corridors above first level	80 psf
Balconies and Decks:	1.5x live load of area served (not to exceed 100 psf)
Offices	50 psf + 15 psf partition load
Classrooms	40 psf + 15 psf partition load

   *Live loads are reduced in accordance with the Building Code, where permissible. Live loads which exceed 100 psf and live loads in areas of public assembly have not been reduced.

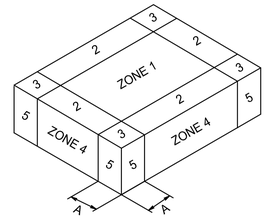
4. Wind Loads:

   The structure has been designed in accordance with ASCE 7 including the following wind design parameters:

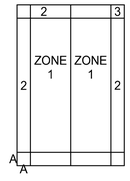
Ultimate Design Wind Speed (3 second gust)	105 miles per hour
Risk Category	II
Wind Exposure	B
Internal Pressure Coefficient	± 0.18

   See the following design wind pressures for exterior components and cladding materials not specifically designed by the registered design professional responsible for the design of the structure:

Flat Roof



ISOMETRIC VIEW



PLAN VIEW

NET DESIGN WIND PRESSURE (PSF) FOR COMPONENTS & CLADDING

	EFFECTIVE WIND AREA (SQ. FT.)				
	10	20	50	100	500
ZONE 1	16.0 -35.4	16.0 -35.4	16.0 -35.4	16.0 -35.4	16.0 -35.4
ZONE 2	16.0 -40.9	16.0 -40.1	16.0 -39.0	16.0 -38.2	16.0 -38.2
ZONE 3	16.0 -54.7	16.0 -49.7	16.0 -43.1	16.0 -38.2	16.0 -38.2
ZONE 4	29.9 -32.3	28.5 -31.0	26.8 -29.3	25.5 -28.0	22.4 -24.9
ZONE 5	29.9 -39.8	28.5 -37.2	26.8 -33.7	25.5 -31.0	22.4 -24.9

Refer to ASCE 7 for zone definition and locations.

NOTE 1: Effective areas between those given above, the pressure is permitted to be linearly interpolated.

NOTE 2: Net design wind pressures have been determined using Method 1 which represent the net pressures (sum of internal and external pressures) applied normal to building surfaces.

NOTE 3: Net design wind pressures provided above are ultimate wind loads based on the load combinations outlined in ASCE 7. Appropriate load factors should be applied based on the controlling design load combinations.

5. Earthquake Loads (does not control design): The structure has been designed in accordance with ASCE 7 including the following seismic design parameters:

Risk Category	II
Seismic Importance Factor	I_E =1.0
Mapped Spectral Acceleration, Short Period	S_S = 0.064
Mapped Spectral Acceleration, 1-Second Period	S_1 = 0.038
Site Class	BC
Spectral Response Coefficient, Short Period	S_{DS} = 0.038
Spectral Response Coefficient, 1-Second Period	S_{D1} = 0.029
Seismic Design Category	A
Basic Seismic Force Resisting System	Ordinary Steel Frames
Design Base Shear(s)	$V = C_S W_t$ (per ASCE7 Section 11.7)
Seismic Response Coefficient	C_S = 0.01
Response Modification Factor	R = 3.5
Analysis Procedure Used	ELFP

6. Handrails and guardrails shall be designed in accordance with Table 1607.1 of the International Building Code as follows:

   A. Handrail assemblies and guards shall be designed to support lateral load of 50 pounds per linear foot (PLF) applied in any direction at the top and to transfer this load through the supports to the structure.

   B. Intermediate rails, balusters, and panel fillers shall be designed to support a horizontally applied normal load of 50 pounds on an area not to exceed one square foot including openings and space between rails. Reactions due to this loading are not required to be superimposed with those in note (a) above or note (c) below.

   C. Handrail assemblies and guards shall be designed to support a load of 200 pounds applied in any direction at any point on the rail. These loads need not be assumed to act cumulatively with those in note (b) above.

7. Stair treads and stringers shall be designed for a uniform load of 100 PSF. Individual stair treads shall also be designed to support a 300 lb load on a 4 square inch area in a position that will cause maximum stress.

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08.06.24

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BURNET COUNTY ANNEX

#	DATE	ISSUE
A	08.06.2024	100% CD SET

STRUCTURES
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FIRM NO.: F-3323
PROJECT N.: 23.078

PROJECT NORTH

TRUE NORTH

Project Number: 23.078

STRUCTURAL NOTES

S000

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FOUNDATION AND SITE PREPARATION

1. Geotechnical information indicated in the structural drawings are intended to replicate the recommendations stated in the geotechnical report. The geotechnical report shall govern in the case of any discrepancies. Contractor shall comply with recommendations indicated therein and all clarifications and interpretations of the report shall be made by the Geotechnical Engineer.

2. Due to the absence of a site specific subsurface analysis and report from a registered Geotechnical Engineer, the foundation design is based on assumptions and/or site observations of the existing site conditions and the maximum allowable soil capacities per the IBC. These assumptions may not be verifiable without the expending of additional fees. Foundation conditions noted during construction that differ than those shown in the structural drawings shall be noted to the Structural Engineer before further construction is to proceed.

3. The subsurface information and foundation design are based on a geotechnical report prepared by Terracon Consultants, Inc., Project Number AC245033, dated June 13, 2024. The contractor shall perform excavations, foundation construction, and preparation of the subgrade under the slab on grade in accordance with the recommendations contained in the geotechnical report and Contract Documents. See DESIGN BASIS notes for design values from the report.

4. Place backfill behind retaining walls after concrete has attained a 28-day design strength. Brace building and pit walls below grade from lateral loads until attached floors and slabs on grade have attained a 28-day design strength.

5. Contractor shall remove all fat clay and/or unstable, completely weathered limestone strata, all organics (i.e., roots, trees, grass, and other humus), building foundations or rubble, and any other deleterious materials according to recommendations provided in the geotechnical report.
   A. Removal is required within the building outline and **5'-0"** beyond.
   B. Removal shall reach a minimum depth of **24"** and shall be proofrolled per TxDOT item 216.
   C. If proofroll fails in any area, additional excavation shall be executed until subgrade passes proofroll test.

6. Foundation conditions noted during construction, which differ from those described in the geotechnical report shall be reported to the architect, geotechnical engineer and StructuresPE, LLP before further construction is attempted.

7. The floor subgrade shall be proofrolled per the geotechnical report recommendations and shall be free of standing water, mud and frozen soil.

8. Testing Laboratory shall confirm the proper bearing strata per the geotechnical report.

9. A 15 mil vapor barrier shall be placed beneath the slab and sealed at all perimeter edges using 3" Stego Crete Claw tape (see Stego installation video for guidance). An acceptable alternative is to provide a continuous vapor barrier under the grade beams and slab. Vapor barrier shall also be sealed along all seams, penetrations, and tears with approved tape or mastic as specified by the vapor barrier manufacturer. Refer to specifications, when provided, for additional information.

   Acceptable sheet vapor retarder products include:
   A. Stego Wrap 15 mil Class A
   B. W.R. Meadows Perminator 15 mil
   C. Fortifiber Building Systems Group Moistop Ultra 15 mil
   D. No Substitutions

10. In areas where limestone is exposed at the cut surface, remove a depth of limestone to provide for at least 6" of compacted select fill. In areas where soil or completely weathered limestone is exposed, scarify at least six inches of the cut soil subgrade and recompact to at least 95% of the maximum dry density determined using Texas State Department of Highways and Public Transportation (SDHPT) Test Method TEX-113-E conducted with a laboratory compacted effort of 6.63 FT lbs/cu. in. Hold water contents within ± 2%.

11. Contractor shall bring the building pads to grade with select fill material conforming to the recommendations of the geotechnical report. Contractor shall certify the compaction of the select fill material according to the testing requirements of the geotechnical report.

12. Means and methods of utility attachment shall be the responsibility of the contractor and do not fall under the scope of these structural documents.

13. The foundation design assumptions do allow for a limited amount of potential vertical rise that will not affect structural stability. This allowance in design does not cover architectural, mechanical, electrical or plumbing features.

14. Do not allow water or debris to stand in trenches. It bottoms of trenches become softened due to rain or slurry or other water before concrete is placed, excavate softened material and replace with properly compacted backfill or concrete.

CONCRETE

1. Concrete in the following areas shall have the following characteristics:

Usage	28-day Strength (f'c)	Max w/ Slump (in.)[A]	Max cm Ratio	Air content[B/C]	Agg. Size
Grade Beams:	3000 psi	3-5	0.50	3-6%	1"
Slabs on Grade:	3000 psi	2-4	0.45	3-6%	1"

   A. Slump shall be measured before adding water reducing admixture or plasticizing mixture.

   B. Do not allow air content to exceed 3 percent for trowel-finished floors or for concrete slabs receiving a polished finish.

   C. Specified air content is only required when elements are permanently exposed to weather and outside of the conditioned building envelope perimeter.

2. The minimum amounts of cementitious material may be changed if a concrete performance mix is submitted to the structural engineer for approval two weeks prior to placing any concrete. The performance mix shall include the amounts of cement, fine and course aggregate, water and admixtures, as well as the water-cement ratio, slump, and strength data in accordance with ACI 318. The use of a performance mix requires batch plant inspection, the cost of which shall be paid by the general contractor. Review of mix submittals by the Engineer of Record indicates only that information presented conforms generally with contract documents. Contractor or supplier maintains full responsibility for specified performance.

3. All concrete mix designs shall be reviewed and approved by the testing agency prior to sending to the engineer of record for approval.

4. Use the following cementitious materials, of the same type, brand and source throughout the Project:

   A. Portland Cement: ASTM C 150, Type I/II

5. Fly ash may be used as a pozzolan to replace a portion of the portland cement in a concrete mix, subject to the approval of the structural engineer. Fly ash, when used, shall conform to ASTM C618, Type C or F. Concrete mixes using fly ash shall be proportioned to account for the properties of the specific fly ash used and to account for the specific properties of the fly ash concrete thus resulting. The ratio of the amount of the fly ash to the total amount of fly ash and cement in the mix shall not exceed the following:

   A. Drilled Piers: 40 percent
   B. Architecturally Exposed Concrete Slabs: 10 percent
   C. All Other Concrete: 25 percent

6. Normal weight aggregates shall conform to ASTM C33 and be provided from a single source. Fine aggregates shall be free of materials with deleterious reactivity to alkali in cement

7. Water shall conform to ASTM C 94/C 94M and be potable.

8. Admixtures if used shall be subject to the approval of the structural engineer.

9. Water shall not be added to the concrete at the jobsite unless the total water quantity including the water added at the jobsite does not exceed the total water quantity of the reviewed mix design. It shall be the responsibility of the contractor to coordinate the requirements of the concrete supplier and pumper to meet this requirement and to ensure a pumpable and workable mix. The use of plasticizers, retardants, and other additives shall be at the option of the contractor subject to the approval of StructuresPE, LLP. Follow the recommendations of the manufacturer for the proper use of additives. the use of calcium chloride or other chloride bearing salts is not permitted.

10. Mixing, transporting, and placing of concrete shall conform to ACI 301 and ASTM C 94.

11. Conformance to ACI 305.1 "Specification for Hot Weather Concreting" is required when air temperature is above 90 deg F.

12. Conformance to ACI 306 "Cold Weather Concreting" is required when a period for more than three (3 consecutive days, the average daily air temperature is below 40 deg F and the air temperature is not greater than 50 deg F for more than one-half of any 24 hour period.

13. The fire protection rating for this project is based upon the use of normal weight aggregate concrete made with carbonate aggregates. Carbonate aggregates consist mainly of calcium or magnesium carbonate, e.g., limestone or dolomite, and contain 40 percent or less quartz, chert and flint.

14. General contractor shall notify the architect and StructuresPE, LLP 72 hours prior to placement of concrete in the foundation.

15. During construction, the contractor shall provide temporary shoring of walls which are ultimately supported top and bottom. Such shoring shall not be removed until the supporting elements are in place, the concrete in the walls and supporting elements has attained the specified 28 day compressive strength (fc') and compaction of the backfill against the wall has been completed.

16. Detailing of concrete reinforcement bars and accessories shall conform to the recommendations of ACI 315 "Details and Detailing of Concrete Reinforcement" and ACI SP-66 "Detailing Manual". Placing of reinforcing bars shall conform to the recommendations of ACI 315R "Manual of Engineering" and placing drawings for reinforced concrete structures" and CRSI "Manual of Standard Practice".

17. No conduit or piping larger than 1" I.D. shall be run in structural concrete members unless shown on structural drawings.

18. All pipe sleeves in concrete members shall be schedule 40 pipe unless noted otherwise on the structural drawings. Location of the sleeves shall be as approved by the Structural Engineer. Provide 3 additional stirrups each side of each sleeve in beams and space as directed by the Engineer.

19. Reinforced steel shall be deformed new billet steel bars in accordance with A.S.T.M. Specification A615 Grade 60.

20. All stirrups shall be Grade 60 steel with standard 90 degree hooks.

21. All hooks and bends in reinforcing bars shall conform to ACI Standards unless shown otherwise.

22. Reinforcement designated as "continuous" may be spliced using Type "B" splices.

23. In lieu of lap splices, rebar couplers may be used. Detailer shall account for coupler size, 24 inch staggering of couplers and reinforcement spacing. The couplers shall develop 125% of the specified yield strength of the rebar.

24. Vertical joints may occur at center of spans at locations reviewed by StructuresPE, LLP.

25. Horizontal construction joints in concrete pours shall be permitted only where indicated on the drawings. All construction joints shall be made in the center of spans - see drawings for typical detail. The location of the construction joints shall be as approved by the Architect and the Structural Engineer. Additional reinforcing at construction joints shall be as specified by the Engineer without additional cost to the owner.

26. Construction joints between piers and pier caps, footings and walls or columns, or walls, columns, beams, and the floor system they support shall be prepared by roughening the contact surface to a full amplitude of approximately 1/4 inch leaving the contact surface clean and free of laitance.

27. Reinforcement bars shall not be tack welded, welded, heated, or cut unless indicated on the Contract Documents or approved by StructuresPE, LLP.

28. Minimum concrete cover protection for reinforcement bars shall be as follows: (see ACI 318 for conditions not noted)

Concrete exposed to weather	
#5 bars and smaller	1-1/2 inches
All other bars	2 inches
Concrete cast against earth	3 inches
Grade beams	
Top	1-1/2 inches
Board formed sides	2 inches
Earth formed sides	3 inches
Bottom	3 inches
Slabs on grade:	
Single layer or top layer	2 inches
Bottom layer cast against soil	3 inches
Bottom layer not cast against soil	2 inches

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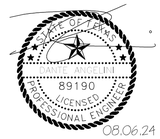

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STRUCTURAL NOTES

S001

TIMBER

1. All lumber shall be of the following grades and species unless noted otherwise on plan:

• 2x headers, beams, joists and rafters:	Douglas Fir-Larch No. 2/ Southern Pine No. 2
• 6x beams:	Douglas Fir-Larch No. 2/ Southern Pine No. 2
• Top and Bottom wall plates:	Southern Pine No. 2 or No. 3
• Posts 4x and larger:	Douglas Fir-Larch No. 2/ Southern Pine No. 2
• Posts 6x and larger:	Douglas Fir-Larch No. 1/ Southern Pine No. 1
• Studs:	See Stud Schedule

2. Provide solid 2x blocking at floor joists and roof joists at each member end, above supports, and 8'-0" on center maximum. At all walls exceeding 8'-0" in plate height, provide solid 2x blocking at 4'-0" on center maximum vertically. Fasten all blocking per the nailing schedule.

3. All plywood decking shall be APA rated sheathing, exposure 1. Decking panel joints shall be staggered. Fasten all floor and roof decking with 16d common nails (0.148" minimum diameter) spaced at 6" o.c. at all supported panel edges and 12" o.c. at intermediate supports (1 5/8" minimum penetration). Thickness and span rating of the decking shall be as follows:

• Floor decking:	3/4" with 48/24 span rating
• Roof decking:	5/8" with "H" clips at 24" o.c. and 40/20 span rating

4. All exterior walls as well as interior walls noted on plan as "shear walls" shall be sheathed with 15/32" APA rated sheathing, exposure 1, unless noted otherwise. Sheathing shall be full height of stud wall. Nail sheathing directly to wall studs per the shear wall schedule. At exterior walls not noted as "shear walls", the sheathing shall be fastened to studs using 8d nails (0.131" minimum diameter) spaced at 6"o.c. along panel edges and at 12" o.c. at intermediate studs.

5. All wood studs shall be full height without intermediate plate line unless noted otherwise.

6. All framing members framing into the side of a header or flush beam shall be attached using metal joist hangers.

7. Place a single plate at the bottom and a double plate at the top of all stud walls.

8. Moisture content of wood at time of placement shall not exceed 19%. Top and bottom plates that are kiln-dired shall have a moisture content not to exceed 15%.

9. Bottom plates resting on foundation concrete slabs or masonry in contact with soil shall be pressure treated. Bottom plates bearing on elevated concrete slabs are not required to be pressure treated. Do not kiln dry pressure treated bottom plates.

10. APA rated oriented strand board (OSB) may be substituted for plywood sheathing when allowed by the local building official.

11. Contractor shall flush out all framing surfaces requiring straps or other connectors.

LAMINATED WOOD BEAMS (GLULAM)

1. All laminated beams shall be of type 24F-V8 fabricated Douglas Fir per Inspection Bureau "Standard Specification for Structural Glued Laminated Timber of Softwood Species" and shall provide allowable design values of 2400 psi in bending, 265 psi in horizontal shear and 1,800,000 psi in modulus of elasticity, unless noted otherwise in plan. Builder shall refer to architect for designation of exposed laminated beams as architectural grade.

2. Glue laminated wood members shall be Douglas Fir with grade combinations that furnish a minimum allowable extreme fiber stress in bending of 2,400 psi per square inch in the tension zone. Contact the E.O.R. for all other approved alternatives if desired for consideration.

3. All members unless noted otherwise shall be "balanced" and shall be provided with laminations conforming to tension zone requirements in both the top and bottom of the member resulting in a minimum extreme fiber bending stress in bending of 2,400 pounds per square inch in both the tension and compression zones.

4. Axially loaded members shall be furnished with grade combinations that furnish a minimum allowable stress in tension parallel to grain of 1000 pounds per square inch and in compression parallel to grain of 1,550 pounds per square inch for four or more laminations.

5. Members shall conform to the latest edition of "Standard Specifications for Structural Glued Laminated Timber of Softwood Species (AITC 117)," The American Institute of Timber Construction.

6. Exposed members shall be AITC Architectural (or Premium(appearance grade.

7. All holes for bolts or connectors shall be shop drilled using templates. Bolt holes shall be 1/16" larger than the bolt diameter.

8. Provide standard camber in all members to compensate for short and long term dead load deflection, unless other camber is shown on the Structural Drawings.

LAMINATED VENEER LUMBER (LVL)

1. All laminated veneer lumber (LVL) shall be of species so. pine, Grade 1.9E & shall provide the following allowable design values:

- 2600 psi in bending
- 285 psi in horizontal shear
- 1,900,000 psi in modulus of elasticity

2. Multiple plies shall be attached together with a minimum of:

- 2 rows of 10d common nails @ 12" o.c., 2" from top and bottom.
- 3 rows of 10d common nails @ 12" o.c. for beam depths 14" or greater, 2" from top and bottom.
- For multiple plies of 4, 2 rows of 1/2" Ø A307 bolts w/ washers @ 16" o.c., 2" from top and bottom.

3. Members exposed to weather or high humidity during construction shall be laminated with appropriate materials using approved processes by the manufacturer.

4. Load must be applied evenly across entire beam width, u.n.o. If unable, follow manufacturer specifications for side-loaded beams or contact engineer.

5. LVL beams shall only be penetrated in the middle third span. Do not notch LVL beams without approval from Engineer. The maximum allowable round hole size is 2" for beams 7 1/4" in depth or more. Rectangular holes are not allowed. Holes shall be located in the middle third of the depth & spaced a minimum of 2x diameter of the largest hole.

WOOD CONNECTION NOTES

1. Nails noted in drawings shall be common wire nails, hot-dip galvanized box nails, or coil nails with the following minimum diameters:

• 6d	0.113" diameter
• 8d	0.131" diameter
• 10d	0.148" diameter
• 12d	0.148" diameter
• 16d	0.162" diameter

2. All connectors and fasteners for exterior and preservative-treated wood locations shall be hot-dipped galvanized or stainless steel, except plain finish fasteners may be used with borate treated wood at interior conditions, Provide plain finish fasteners at all interior conditions unless noted otherwise.

3. All wood construction connectors shown shall be Simpson strong-tie connectors manufactured by Simpson strong-tie company, Inc. (or approved equivalent). Before substituting another brand, confirm load capacity based on reliable published testing data or calculations and submit to StructuresPE, LLP for evaluation and written approval for substitution prior to installation.

4. All specified wood connectors shall be installed according to the manufacturer's instructions. 10d (0.148" ∅) nails may be substituted for 16d nails where allowed by the manufacturer.

5. Bolt holes shall be a minimum of 1/32" and a maximum of 1/16" larger than the bolt diameter.

6. Install all specified fasteners before loading the connection.

7. Nail guns with hole-locating mechanisms should be used for installation of all Simpson connectors.

8. Joists shall bear completely on the connector seat, and the gap between the joist end and the header shall not exceed 1/8".

9. For hold-downs, anchor bolt nuts shall be finger-tight plus 1/3 to ½ turn with wrench. Re-tighten immediately prior to installation of finishes.

10. Unless noted otherwise, bolts and nails shall not be combined in a single connection.

11. Bolts shall be ASTM A307 grade or better.

12. If wood splits during fastener installation, replace damaged wood and pre-bore holes to 0.75 times the nail diameter.

13. All framing members framing into the side of a header or flush beam shall be attached using metal joist hangers.

14. Bottom plate attachment to Concrete or Masonry:

A. Shear wall plates shall be attached per the shear wall schedule.
B. Exterior non-shear wall bottom plates shall be attached with 5/8" ∅ anchor bolts @ 6'-0" o.c. maximum with 7" minimum embedment.
C. Interior walls not designed as "shear walls" shall have bottom plates attached with HiltiX-CP 72P8S23 (0.145"∅) powder actuated fasteners @ 36" o.c. with a 1" minimum embedment or with an approved alternate.
D. Bolts shall be located not more than 12" or less than 4" from the end of the bottom plate section. Each bottom plate section shall have a minimum of 2 bolts.
E. 5/8" ∅ Simpson Titen HD mechanically galvanized screw anchors with 4" minimum embedment are acceptable alternative for embedded anchor bolts.

15. Bottom plate attachment to wood framing:

A. Shear wall bottom plates shall be attached per the shear wall schedule.
B. Non-shear wall bottom plates shall be attached to solid wood framing below with (2) 10d nails @ 12"o.c.

16. Fasteners, including bolts, lag screws, and drift pins with diameters 3/8" or greater shall conform to SAE J 429 Grade 1. Bolts shall be installed per AMSI/ASME Standard B 18.2.1

17. If nailing is not shown on plans or details, nailing schedule shall default to the following minimum nailing requirements from the IBC:

TYPICAL CONNECTION:	NAILING
1. Joist to bottom, top plate or Girder - toenail	(3) - 8d
2. Blocking to joist, rafter or truss - toenail each end	(2) - 8d
3. Bottom plate to joist, rim joist, or blocking - face nail (at non shear walls)	10d @ 12" O.C.
4. Top plate or bottom plate to stud - end nail	(3) 10d
5. Stud to top or bottom plate - toenail - OR end nail	(4) 8d (3) 10d
6. Stud to stud (at non-shear walls) - toenail	10d @ 16" O.C.
7. Double top plates - face nail - OR lap splice - face nail each side of joint	10d @ 12" O.C. (12) 10d
8. Blocking between joists, rafters or trusses - toenail or end nail each end	(3) - 8d
9. Rafters to top plate w/ overhang < 2' - 0" - toenail	(3) - 8d
10. Rafters to top plate w/ overhang > 2' - 0"	Simpson H3 Hurricane Tie
11. Rim joist or blocking to top plate - toenail	8d @ 6" O.C.
12. Top plate laps at corners, and intersections - face nail	(3) 10d
13. Built-up Header	See Typical Detail
14. Ceiling joists to plate - toenail each joist	(3) - 8d
15. Continuous Header to stud - toe nail	(4) - 8d
16. Ceiling joists (laps over partitions) - face nail	(4) - 10d
17. Built-up corner studs - face nail	10d @ 12" O.C.
18. Built-up girders and beams	See Typical Detail
19. Collar tie to rafter - face nail	(4) - 10d
20. Roof rafter to ridge, valley or hip rafters or roof rafter to 2X ridge beam - toenail - end nail	(4) - 10d (3) - 10d
21. Roof rafter or roof truss to top plate - toenail	(4) - 10d
22. Joist to band joist or rim joist - end nail	(4) - 10d
23. Ledger strip - face nail each joist or rafter	(4) - 10d
24. Built-up columns (unless detailed otherwise):	- 10d @ 24" O.C. (Each Ply)

SHOP FABRICATED METAL PLATE CONNECTED WOOD TRUSSES AND GIRDER TRUSSES

1. Wood trusses shall be a delegated design conforming to the National Forest Products Association "National Design Specification for stress graded lumber and its fastenings" and the Truss Plate Institute" design specifications for light metal plate connected wood "trusses". The design calculations and drawings shall bear the seal of the responsible registered professional engineer. All chords must be cut from lumber bearing the proper grade mark for the material specified. Design drawings shall be submitted for all trusses indicating the species, sizes, and stress grades of lumber and connector plate sizes to be used in the fabrication of the trusses. Bearing, anchorage and bracing details shall be shown. Connector plates shall be manufactured from material conforming to ASTM A446, Grade A, and shall be galvanized in accordance with ASTM A525, coating designation G60. In highly corrosive environments or where fire retardant lumber is specified, stainless steel connector plates shall be used.

2. The Truss Engineer shall design trusses for the following loads and any additional loads indicated on the Architectural, MEP, or Structural drawings:

A. Floor Trusses at Residential Units and Corridors within Units:

• Additional Top Chord Dead load:	15 psf
• Top Chord Live Load:	40 psf
• Bottom Chord Dead Load:	10 psf

B. Floor Trusses at Private Unit Balconies:

• Additional Top Chord Dead Load:	15 psf
• Top Chord Live Load:	60 psf
• Bottom Chord Dead Load:	10 psf

C. Floor Trusses at Mechanical/Electrical Rooms:

• Additional Top chord Dead Load:	15 psf
• Top Chord Live Load:	40 psf
• Bottom Chord Dead Load:	10 psf

D. Floor Trusses at Lobbies, Assembly Areas, Public Restrooms, and Public Corridors:

• Additional Top Chord Dead Load:	15 psf
• Top Chord Live Load:	100 psf
• Bottom Chord Dead Load:	10 psf

E. Roof Trusses:

• Additional Top Chord Dead Load:	15 psf
• Top Chord Live Load, Typ.:	20 psf
• Top chord Live Load at RTU Areas:	40 psf
• Bottom Chord Dead Load	10 psf

3. Special load considerations, such as mechanical units, congested piping, overframing, etc., shall be accounted for in the design. Truss types shown are for general orientation only. Some truss types may occur that are not shown in these drawings. The truss engineer is responsible for ensuring that truss shapes and dimensions match architectural plans and details.

4. Trusses and Girder Trusses shall be designed to meet or excess the following deflection limits:

A. Floor Trusses:

- L/360 Live Load
- L/240 Total Load with a maximum deflection of 3/4"
- 1/2" Maximum deflection between adjacent trusses.

B. Roof Trusses:

- L/360 Live Load
- L/240 Total Load with a maximum deflection of 1"

5. The truss engineer shall accept full responsibility for the design. The truss engineer shall prepare design calculations and drawings which shall be sealed, signed and dated by the responsible structural engineer licensed in the state in which the project is located.

6. The design shall include internal connections and connections between trusses and other structural members and architectural systems. Typical details of connections shall be shown.

7. The member size and properties for each member used shall be shown, clearly indicating where each member is being used.

8. Particular attention shall be given to heel heights and top chord slopes to ensure that the fascia details are consistent, aligned, and in accordance with the architectural drawings. Details herein are based upon the use of 2x4 dimensional lumber top and bottom chord members. If chord depths vary from 2x4 dimensional lumber truss configuration shall be adjusted as required.

9. Complete erection plans and details shall be submitted to each trade for review.

10. The truss engineer shall be responsible for any field coordination issues which may arise regarding the trusses, girder trusses, openings in trusses, and connections of trusses.

11. Truss engineer shall verify that details of connections shown are appropriate for the truss design. If not, proposed revisions to details shall be submitted.

12. The maximum spacing of the trusses shall be 24 inches on center (verify spacing with plans and details). The specified spacing shall be coordinated with the truss engineer, mechanical engineer, fabricator, decking subcontractor, HVAC subcontractor, electrical subcontractor, erectors, drywaller, and any other related subcontractors. The spacing shall be denoted in shop drawings for each trade.

13. Shop drawings shall include the following:

A. Allowable loads in lbs/effective nail or lbs/square inch for lumber and plates used as allowed by ICBO and current ICBO report number and by Southern Building Code Congress International.
B. Stress reduction factors used for plates.
C. Top and bottom chord design loads in plf.
D. Size, gauge, and exact location by dimension of plates.
E. Lumber species and grades used.
F. Stamp and signature of engineer responsible for preparation of all truss design and layout drawing.
G. Name and trademark of plate manufacturer, truss fabricator, project name, and project location.
H. Calculations and documentation of concentrated load requirements.
I. Truss blocking requirements.
J. Installing securing, bracing, etc. of all trusses.

14. Metal gusset plates:

A. Plate design and manufacture shall be as approved by "the research committee for the ICBO".
B. Manufacturer's name or trademark shall be visible on plates.

15. Fabrication:

A. Fabrication of trusses shall be as approved by ICBO except that this specification shall govern when it exceeds ICBo requirements.
B. Trusses shall be fabricated from approved shop drawings. Trusses shall be fabricated in jigs with members accurately cut to provide full contact at joints.
C. Each chord section shall extend through two panel points before being spliced.
D. Truss fabricator shall have his plant inspected four times per year by an independent testing laboratory in accordance with TPI regulations and copies of inspections made available to owner upon request.

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PROFESSIONAL ENGINEER
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BURNET COUNTY ANNEX

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FIRM NO.: F-3323
PROJECT N.: 23.078

PROJECT NORTH
TRUE NORTH

Project Number: 23.078

STRUCTURAL NOTES

S002

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STRUCTURAL STATEMENT OF SPECIAL INSPECTION

1. The structural special inspection coordinator (SSIC) shall keep records of all structural inspections and shall furnish inspection reports to the owner's project manager (OPM) and the structural registered design professional in responsible charge (SRDP). Discovered discrepancies shall be brought to the immediate attention of the contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the OPM and the SRDP. The special inspection program does not relieve the contractor of his or her responsibilities.
2. Interim reports shall be submitted to the OPM and the SRDP at an interval determined by the SSIC and the OPM.
3. A final report of special inspections documenting completion of all required special inspections, testing and correction of any discrepancies noted in the inspections shall be submitted to the OPM prior to issuance of a certificate of use and occupancy.
4. Job site safety and means and methods of construction are solely the responsibility of the contractor.

Alternate Materials and Systems - Section 1705.1

SI Item No.	Verification and Inspection	Referenced Standard	"Y" if Req'd	Cont./ Periodic "C" or "P"
1	Construction materials and systems that are alternatives to materials and systems prescribed by the IBC			C
2	Unusual design applications of materials described in this code			
3	Materials and systems required to be installed in accordance with additional manufacturer's instructions that prescribe requirements not contained in the IBC or in standards referenced by the IBC			

Steel - Section 1705.2

SI Item No.	Verification and Inspection	Referenced Standard	"Y" if Req'd	Cont./ Periodic "C" or "P"
4	Structural Steel: Special inspection and nondestructive testing of structural steel elements in buildings, structures, and portions thereof shall be in accordance with the quality assurance inspection requirements of AISC 360.			
a.	Material verification of structural steel shall comply with the requirements of Section 6.1 of the Code of Standard Practice	Section 6.1 of the Code of Standard Practice	Y	C
b.	Welding, high-strength bolting, and details in accordance with Section N5	AISC 360 Section N5	Y	C
c.	Cut surfaces in accordance with Section M2.2	AISC 360 Section M2.2		
d.	Heating for straightening in accordance with Section M2.1	AISC 360 Section M2.1		
e.	Tolerances for field erection in accordance with Section 7.13 of the Code of Standard Practice	Section 7.13 of the Code of Standard Practice	Y	C
5	Steel deck and headed steel stud anchor placement and attachment	SDIQA/QC		per ref. standard
6	Cold-formed steel deck	SDIQA/QC		
7	Cold-formed steel trusses spanning 60 feet or greater			

Steel Joists & Joist Girders - Section 1705.2.3

SI Item No.	Verification and Inspection	Referenced Standard	"Y" if Req'd	Cont./ Periodic "C" or "P"
8	Installation of open-web steel joists and joist girders			P
a.	End connections - welding or bolted	SJI specifications listed in Section 2207.1		P
b.	Bridging - horizontal or diagonal			
	1. Standard bridging	SJI specifications listed in Section 2207.1		P
	2. Bridging that differs from the SJI specifications listed in Section 2207.1			P

Concrete - Section 1705.3

SI Item No.	Verification and Inspection	Referenced Standard	"Y" if Req'd	Cont./ Periodic "C" or "P"
9	Inspection of reinforcing steel, including prestressing tendons, and placement	ACI 318 Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	Y	C
10	Reinforcing bar welding:			
a.	Verify weldability of reinforcing bars other than ASTM A706	AWS D1.4; ACI 318: 26.6.4	Not Allowed	
b.	Inspect single-pass fillet welds, maximum 5/16"	AWS D1.4; ACI 318: 26.6.4	Not Allowed	
c.	Inspect all other welds	AWS D1.4; ACI 318: 26.6.4	Not Allowed	
11	Inspect anchors cast in concrete	ACI 318: 17.8.2	Y	P
12	Inspect anchors post-installed in hardened concrete members			
a.	Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads	ACI 318: 17.8.2.4		C
b.	Mechanical anchors and adhesive anchors not defined in 11.a	ACI 318: 17.8.2	Y	P
13	Verifying use of required design mix	ACI: 318 Ch. 19, 26.4.3, 26.4.4	Y	P
		IBC 1904.1, 1904.2		
14	Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete	ASTM C172; ASTM C31; ACI 318: 26.4, 26.12	Y	C
		IBC 1908.10		
15	Inspection of concrete and shotcrete placement for proper application techniques	ACI 318: 26.5		C
		IBC 1908.6, 1908.7, 1908.8		
16	Verify maintenance of specified curing temperatures and techniques	ACI 318: 26.5.3 -26.5.5		P
17	Inspection of prestressed concrete:			
a.	Application of prestressing forces	ACI 318: 26.10		C
b.	Grouting of bonded prestressing tendons	ACI 318: 26.10		C
18	Inspect erection of precast concrete members	ACI 318: Ch. 26.9		P
19	Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs	ACI 318: 26.11.2		P
20	Inspect formwork for shape, location, and dimensions of the concrete member being formed	ACI 318: 26.11.1.2 (b)	Y	P
21	Note Exceptions 1, 2, 3, 4, and 5 in Section 1705.3 discussing footings for buildings three stories or less, nonstructural slabs, foundations and certain exterior concrete features when placed on grade. **"Y" here indicates Special Inspection for Concrete not required due to exceptions.**			

Masonry - Section 1705.4

SI Item No.	Verification and Inspection	Referenced Standard	"Y" if Req'd	Cont./ Periodic "C" or "P"
22	Minimum Quality Assurance Level 1:			
a.	Designed in accordance with Part 4 of TMS 402; and Risk Category I, II, or III:	TMS 402: 3.1 TMS 602: 1.6		
b.	Designed in accordance with Appendix A of TMS 402; and Risk Category I, II, or III:	TMS 402: 3.1 TMS 602: 1.6		
23	Minimum Quality Assurance Level 2:			
a.	Designed in accordance with Part 3 or Appendix B or Appendix C of TMS 402; and Risk Category I, II, or III:	TMS 402: 3.1 TMS 602: 1.6	Y	P
b.	Designed in accordance with Part 4 of TMS 402; and Risk Category IV:	TMS 402: 3.1 TMS 602: 1.6	Y	P
24	Minimum Quality Assurance Level 3: Designed in accordance with Part 3 or Appendix B or Appendix C of TMS 402; and Risk Category IV:	TMS 402: 3.1 TMS 602: 1.6		
25	Vertical Masonry Foundation Elements shall be inspected in accordance with IBC Section 1705.4			

Wood - Section 1705.5

SI Item No.	Verification and Inspection	Referenced Standard	"Y" if Req'd	Cont./ Periodic "C" or "P"
26	Metal-plate-connected wood trusses spanning 60 feet or greater: verify temporary installation restraint/bracing and permanent individual truss member restraint/bracing are installed in accordance with the approved truss submittal package			

Mass Timber Construction - Section 1705.5.3

SI Item No.	Verification and Inspection		Referenced Standard	"Y" if Req'd	Cont./ Periodic "C" or "P"
27	Inspection of anchorage and connections of mass timber construction to timber deep foundation systems.				P
28	Inspect erection of mass timber construction.				P
29	Inspection of connections where installation methods are required to meet design loads.				
	Threaded Fasteners	a. Verify use of proper installation equipment.			P
		b. Verify use of pre-drilled holes where required.			P
		c. Inspect screws, including diameter, length, head type, spacing, installation angle and depth.			P
		d. Adhesive anchors installed in horizontal or upwardly inclined orientation to resist sustained tension loads.			C
	e. Adhesive anchors not defined in preceding cell.				P
	f. Bolted connections				P
	g. Concealed connections				P

Soils - Section 1705.6

SI Item No.	Verification and Inspection	Referenced Standard	"Y" if Req'd	Cont./ Periodic "C" or "P"
30	Verify materials below shallow foundation are adequate to achieve the design bearing capacity		Y	P
31	Verify excavations are extended to proper depth and have reached proper material		Y	P
32	Perform classification and testing of compacted fill materials		Y	P
33	During fill placement, verify use of proper materials and procedures in accordance with the provisions of the approved geotechnical report. Verify densities and lift thicknesses during placement and compaction of compacted fill.		Y	C
34	Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly		Y	P

Driven Deep Foundations - Section 1705.7

SI Item No.	Verification and Inspection	Referenced Standard	"Y" if Req'd	Cont./ Periodic "C" or "P"
35	Verify element materials, sizes and lengths comply with the requirements			C
36	Determine capacities of test elements and conduct additional load tests, as required			C
37	Observe driving operations and maintain complete an accurate records for each element			C
38	Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element			C
39	For steel elements, perform additional inspections in accordance with Section 1705.2			In accordance with Section 1705.2
40	For concrete elements and concrete-filled elements, perform tests and additional inspections in accordance with Section 1705.3			In accordance with Section 1705.3
41	For specialty elements, perform additional inspections as determined by the registered design professional in responsible charge			In accordance with SSI

Cast-in-Place Deep Foundations - Section 1705.8

SI Item No.	Verification and Inspection	Referenced Standard	"Y" if Req'd	Cont./ Periodic "C" or "P"
42	Observe drilling operations and maintain complete and accurate records for each element			C
43	Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable) and adequate endbearing strata capacity. Record concrete or grout volumes			C
44	For concrete elements, perform tests and additional inspections in accordance with Section 1705.3			In accordance with Section 1705.3

Helical Pile Foundations - Section 1705.9

SI Item No.	Verification and Inspection	Referenced Standard	"Y" if Req'd	Cont./ Periodic "C" or "P"
45	Record installation equipment used, pile dimensions, tip elevations, final depth, final installation torque and other pertinent installation information as required by RDPiR			

MINIMUM QUALIFICATIONS FOR SPECIAL INSPECTORS AND TESTING TECHNICIANS

1. Reference IAS Table 1 for minimum qualifications for special inspectors and testing technicians. Unless noted otherwise or approved by the building official, required experience and required certifications are required for all approved inspectors and technicians.
2. The SRDP involved in the design of the project are permitted to act as the approved agency and their personnel are permitted to act as the special inspector for the work designed by them, provided they qualify as special inspectors.
3. The credentials of all inspectors and testing technicians shall be provided to the SSIC for their records.

IAS Table 1 - Minimum Qualifications for Special Inspectors[1]

No.	Special Inspection Category	Required Experience	Required Certification(s)	Notes
8.1.1	Concrete Construction (Prestressed/Precast)	Note 2	ICC Pre-stressed SI and CC Reinforced Concrete SI	
8.1.2	Reinforced Concrete	Note 2	ICC Reinforced Concrete SI or ACI Concrete Construction SI	
8.2	Nondestructive Testing (NDT)	As per relevant provision for Level II	Hours of field experience as per -CP-189 NDT or SNT-TC-1a NDT	
8.3	Pier and Pile Foundations	Note 2	NICET II (geotechnical or construction or construction material testing or soils)	Note 3
8.4	Post-Installed Structural Anchors in Concrete	Note 2	ICC Reinforced Concrete SI or ACI Concrete Construction SI	
8.5	Soils	Note 2	ICC Soils SI (ICC-EC) or NICET II (geotechnical or construction or construction material testing or soils)	Note 3
8.7.1	Steel (High-Strength Bolting)	Note 2	ICC Structural Steel and Bolting SI	
8.7.12	Steel (Welding)	5 Years Minimum or per AWS	AWS CWI or ICC Structural Steel and Welding SI	
8.8	Masonry Construction	Note 2	ICC Structural Masonry SI	
8.9	Wood Construction	Note 2	ICC Commercial Building Inspector or ICC Residential Building Inspector	Note 3
8.16	Structural Cold-formed Steel	Note 2	ICC Commercial Building Inspector or ICC Residential Building Inspector	Note 3
8.17	Excavation - Sheeting, Shoring, and Bracing	Note 2	NICET II (geotechnical or construction or construction material testing or soils)	Note 3
8.25	Seismic Isolation Systems	Note 2	RDP, PE, or BS Engineering / Architecture where licensing is not practiced	
8.27	Special Cases	Note 2	ICC Commercial Building Inspector or ICC Residential Building Inspector	Note 3

Abbreviations:
AHJ = Authority Having Jurisdiction
AWCI = Association of the Wall and Ceiling Industry
BS = Bachelor of Science
IAS = International Accreditation Service
ICC = International Code Council
NICET = National Institute for Certification in Engineering Technologies
PE = Professional Engineer
RDP = Registered Design Professional
SI = Special Inspector
SIA = Special Inspection Agency
UL = Underwriters Laboratories Inc

Note 1:
When qualifications for special inspectors are locally defined by statute, ordinance or rule, and vary from the requirements outlined in this criteria, these local requirements may be recognized at the discretion of IAS.

Note 2:
Applicants shall comply with one of the following education and experience requirements, unless stipulated by the AHJ with an additional requirement(s):
a. Professional Engineer (PE) , licensed Architect, or Registered Design Professional (RDP) and a minimum of three months of relevant work experience; or
b. Bachelor of Science Degree (BS) in Engineering, Architecture, or Physical Science and a minimum of six months of relevant work experience; where licensing is not practiced minimum experience period may be extended at the discretion of the AHJ ; or
c. Two years of verified college or technical school (copy of diploma or transcript required) and a minimum of one year of relevant work experience; or
d. High school or equivalent graduate (copy of diploma or certificate required) and a minimum of two years of verified relevant work experience; or
e. A minimum of three years of verified relevant work experience.
f. A minimum of two years structural design/engineering experience, or a minimum of two years in manufacturing/testing.

Note 3:
RDPs, PEs, or licensed Architects are exempt from Required Certification(s) listed in Table 1 above unless required by AHJ, but are subject to on-site assessment of competence by IAS. Where licensing is not practiced, Bachelor of Science Degree (BS) in Engineering, Architecture, or Physical Science shall be used as equivalent educational need. A relevant number of years of experience as mentioned in Note 2 above are desirable for professionals performing inspection, and the need is based on the area of expertise and the AHJ requirements, if any.

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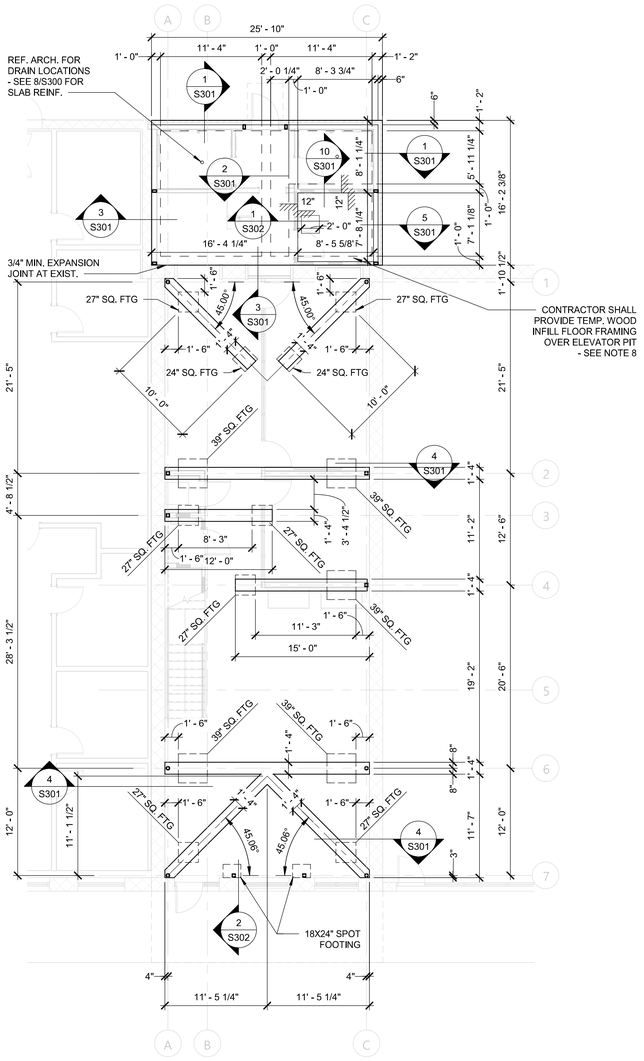
PROJECT N.: 23.078

PROJECT NORTH
TRUE NORTH

Project Number: 23.078

SPECIAL INSPECTIONS

S003



FOUNDATION PLAN NOTES

1. SEE SHEET S000 FOR BUILDING PAD SPECIFICATIONS.
2. VERIFY AND COORDINATE ALL DIMENSIONS, ELEVATIONS, DROPS AND SLOPES WITH ARCHITECTURAL PLANS.
3. TOP OF SLAB (T.O.S.) ELEVATION SHALL BE 100' - 0".
4. SLAB SHALL BE 5" MINIMUM THICKNESS ON 95% COMPACTED SELECT FILL, REINFORCED WITH #4 @ 16" O.C., EACH WAY AT MID-DEPTH OF SLAB.
5. PROVIDE (2) #5 X 4'-0" "L" SHAPED BARS TOP AND BOTTOM AT ALL CORNERS AND "T" INTERSECTIONS OF BEAMS.
6. THESE STRUCTURAL DOCUMENTS DO NOT ADDRESS WATER ISSUES AS IT RELATES TO BUT NOT LIMITED TO SITE DRAINAGE, ROOF RUNOFF, OR WWATER INTRODUCED BY ADJACENT PROPERTIES. ADEQUATE DRAINAGE SHALL BE PROVIDED TO LIMIT THE EFFECTS OF EROSION AND TO MAINTAIN THE INTEGRITY OF THE STRUCTURAL SYSTEM DESCRIBED. WATER ISSUES AND/OR WATERPROOFING ARE THE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR AND ARE BEYOND THE SCOPE OF THESE DOCUMENTS.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CERTIFY THAT THE COMPOSITION OF THE FILL MATERIL USED AND ITS COMPACTION ARE IN ACCORDANCE WITH THE BUILDING PAD NOTES SPECIFIED ON SHEET S000.
8. CONTRACTOR SHALL PROVIDE TREATED 2X8 LEDGER W/ (2) 1/2" Ø ANCHORS @ 16" O.C. ALONG PERIMETER OF ELEVATOR PIT AND 2X6 FLOOR JOIST AT 16" O.C. IN SHORT DIRECTION AS TEMPORARY FLOOR FRAMING.
9. SEE SHEET S300 FOR FOUNDATION DETAILS.
10. SEE SHEET S000 FOR ADDITIONAL NOTES.

1 FOUNDATION PLAN
1/8" = 1'-0"

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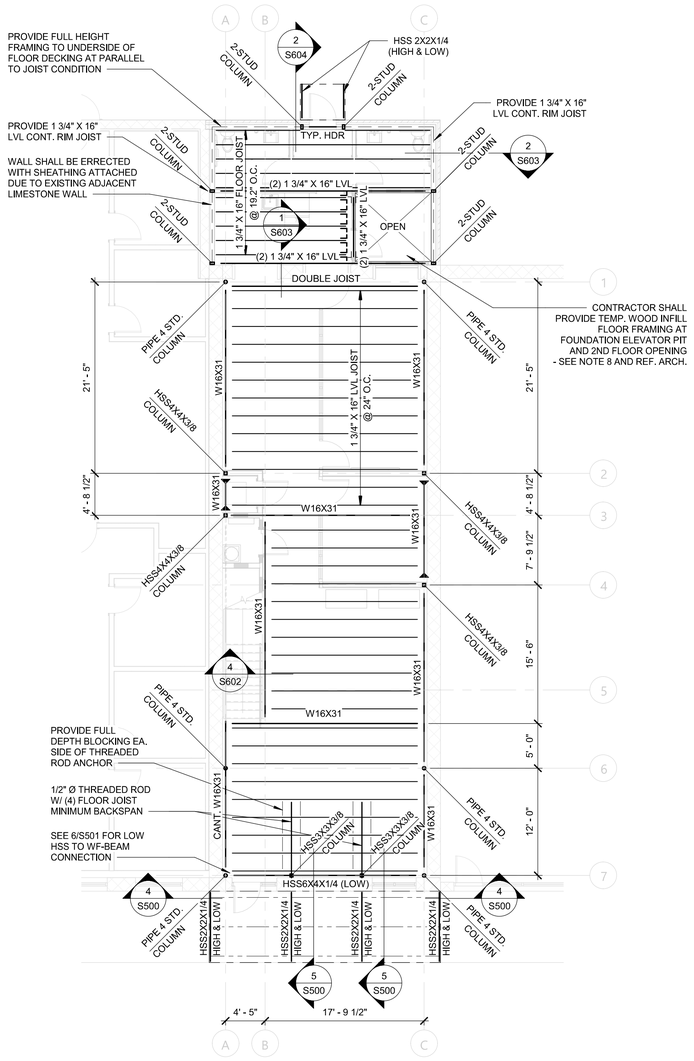
FOUNDATION PLAN

S100



FRAMING PLAN NOTES

1. ALL FLOOR JOISTS SHALL BE 1 3/4" X 16" LVL JOIST @ 24" O.C. U.N.O. ON PLAN. SKIN FLOOR JOIST WITH 1X TRIM PER ARCHITECTRUAL DRAWING SPECIFICATIONS, U.N.O. ON PLAN.
2. ALL LOAD BEARING WALLS SHALL BE 2X6 STUDS @ 16" O.C. FOR EXTERIOR WALLS AND 2X4 STUDS @ 16" O.C. FOR INTERIOR WALLS AND ARE INDICATED AS: — — — — —
3. ALL WALLS SHOWN ARE FROM FLOOR BELOW.
4. ALL WALLS INCLUDING GABLE END WALLS SHALL BE FRAMED FULL HEIGHT WITH NO INTERMEDIATE PLATES.
5. CEILING JOISTS SHALL MEET OR EXCEED THE FOLLOWING CRITERIA:

   FOR UNINHABITABLE ATTICS WITH LIMITED STORAGE:

JOIST SIZE	SPACING	MAXIMUM SPAN
2X6	24" O.C.	11'-0"
2X8	24" O.C.	14'-2"
2X10	24" O.C.	16'-11"

   *DOUBLE ALL CEILING JOISTS SUPPORTING ROOF RIDGE LOADS

   FOR UNINHABITABLE ATTICS WITHOUT STORAGE:

JOIST SIZE	SPACING	MAXIMUM SPAN
2X6	24" O.C.	15'-6"
2X8	24" O.C.	20'-1"
2X10	24" O.C.	23'-11"

   *DOUBLE ALL CEILING JOISTS SUPPORTING ROOF RIDGE LOADS.
6. ALL HEADERS SHALL BE FULLY SUPPORTED BY 2-STUD COLUMNS, U.N.O. ON PLAN. HEADERS MARKED (TYP. HDR) SHALL BE (3) 2X6 MIN. @ 2X6 STUD WALLS & (2) 2X8 MIN. @ 2X4 STUD WALLS.
7. ALTERNATIVE FLOOR JOIST OPTION MAY BE 3-1/2" X 16" (ARCHITECTURAL GRADE) GLULAM @ 32" O.C. IN LIEU OF LVL JOIST @ 24" O.C. NOTED ON PLAN. 1-1/8" STURD-I-FLOOR DECKING RECOMMENDED FOR 32" O.C. JOIST SPACING.
8. PROVIDE 2X6 FLOOR JOIST @ 16" O.C. IN SHORT DIRECTION FOR TEMPORARY FLOOR FRAMING AT PROPOSED ELEVATOR OPENING.
9. ALL RIGID MOMENT CONNECTIONS ARE INDICATED AS ⟵ ON THE PLAN. SEE 4/S501 FOR DETAILS.
10. WELDABLE THREADED STUDS FOR STEEL BEAM FLANGE NAILER SHALL BE F1554 (GRADE 55) OR A307 (GRADE A, B, OR C) THAT CONFORMS TO AISC SUPPLEMENTAL REQUIREMENT S1 SPECIFICATION PER DESIGN GUIDE 21.
11. SEE SHEET S000 FOR ADDITIONAL NOTES.

1 LEVEL 2 FRAMING PLAN

1/8" = 1'-0"

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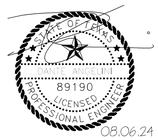

08.06.24

127 E JACKSON ST., BURNET, TX 78611

BURNET COUNTY ANNEX

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STRUCTURES
4315 GUADALUPE ST
SUITE 301
AUSTIN, TX 78751

PHONE: (512) 499 0919
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FIRM NO.: F-3323
PROJECT N.: 23.078

PROJECT NORTH

TRUE NORTH

Project Number: 23.078

LEVEL 2 FRAMING PLAN

S200

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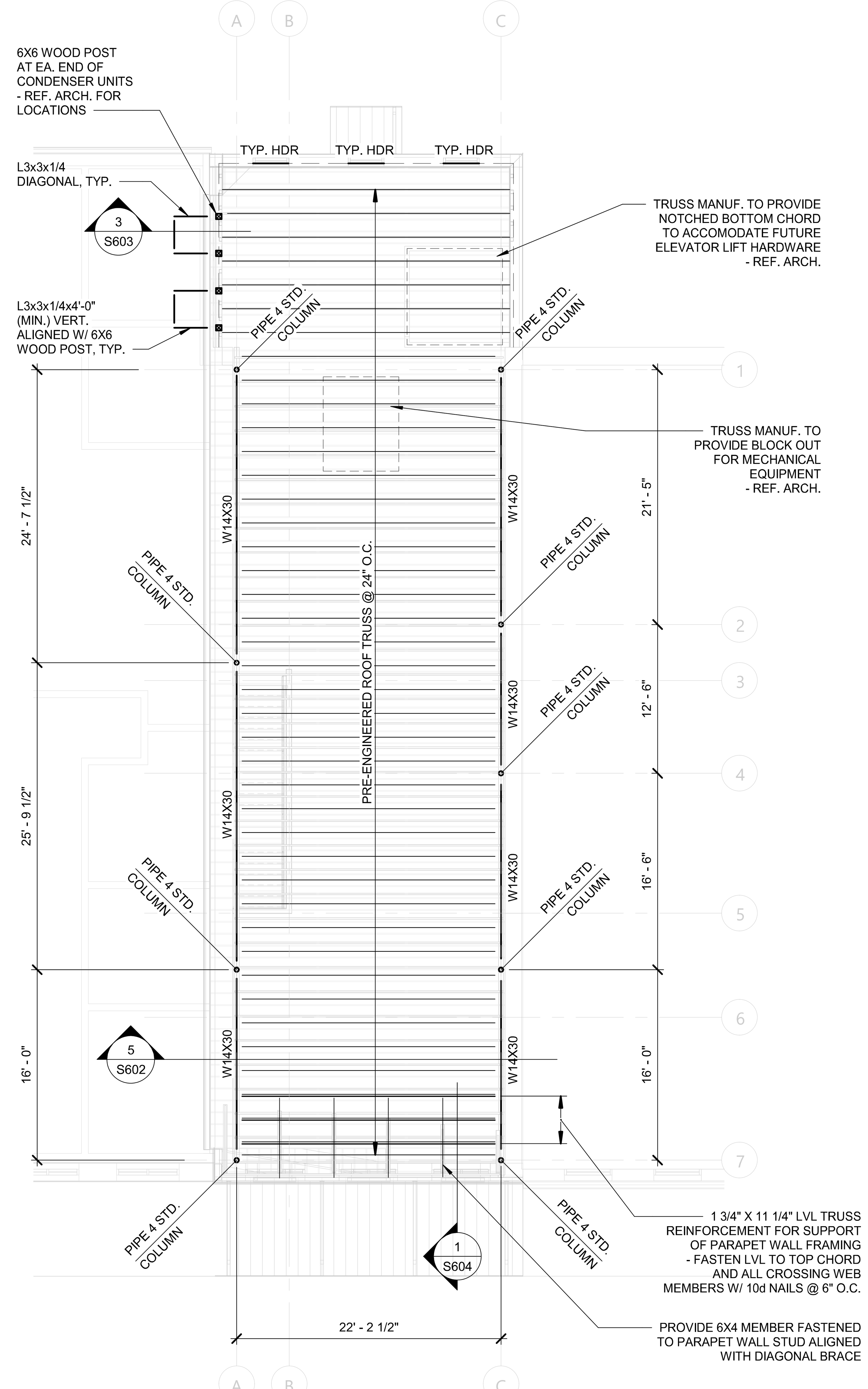

FRAMING PLAN NOTES

1. ALL LOAD BEARING WALLS SHALL BE 2X6 STUDS @ 16" O.C. FOR EXTERIOR WALLS AND 2X4 STUDS @ 16" O.C. FOR INTERIOR WALLS AND ARE INDICATED AS:

2. ALL WALLS SHOWN ARE FROM FLOOR BELOW.

3. ALL WALLS INCLUDING GABLE END WALLS SHALL BE FRAMED FULL HEIGHT WITH NO INTERMEDIATE PLATES.

4. CEILING JOISTS SHALL MEET OR EXCEED THE FOLLOWING CRITERIA:

   FOR UNINHABITABLE ATTICS WITH LIMITED STORAGE:

JOIST SIZE	SPACING	MAXIMUM SPAN
2X6	24" O.C.	11'-0"
2X8	24" O.C.	14'-2"
2X10	24" O.C.	16'-11"

   *DOUBLE ALL CEILING JOISTS SUPPORTING ROOF RIDGE LOADS

   FOR UNINHABITABLE ATTICS WITHOUT STORAGE:

JOIST SIZE	SPACING	MAXIMUM SPAN
2X6	24" O.C.	15'-6"
2X8	24" O.C.	20'-1"
2X10	24" O.C.	23'-11"

   *DOUBLE ALL CEILING JOISTS SUPPORTING ROOF RIDGE LOADS

5. ALL HEADERS SHALL BE FULLY SUPPORTED BY 2-STUD COLUMNS, U.N.O. ON PLAN. HEADERS MARKED (TYP. HDR) SHALL BE (3) 2X6 MIN. @ 2X6 STUD WALLS & (2) 2X8 MIN. @ 2X4 STUD WALLS.

6. PREFABRICATED ROOF TRUSSES SHALL BE DESIGNED TO SUPPORT SUPERIMPOSED UNIFORM LOADS AS FOLLOWS:
   LIVE LOAD PER SHEET S000
   DEAD LOAD PER SHEET S000
   WIND LOAD PER SHEET S000

7. BUILDER SHALL COORDINATE SPECIAL TRUSS END BRACING REQUIREMENTS WITH TRUSS MANUFACTURER. EXISTING LIMESTONE WALL AT ADJACENT BUILDINGS ON BOTH ENDS WILL INTERFERE WITH INSTALLATION OF PLYWOOD SHEATHING ON EXTERIOR FACE OF TRUSS.

7. SEE SHEET S000 FOR ADDITIONAL NOTES.

1 ROOF FRAMING PLAN
1/8" = 1'-0"

LEVY DYKEMA
620 CONGRESS AVENUE
SUITE 500
AUSTIN, TX 78701
(512) 342-9177
WWW.LEVYDYKEMA.COM

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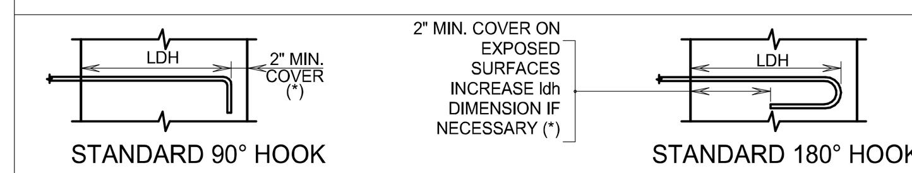
Project Number: 23.078

ROOF FRAMING PLAN

S201

'Ldh' TENSION DEVELOPMENT LENGTH (EMBEDMENT LENGTH) FOR STANDARD END HOOKS

(GRADE 60 UNCOATED BARS)
NORMAL WEIGHT CONCRETE



STANDARD 90° HOOK
SIDE COVER > 2 1/2"

STANDARD 180° HOOK
SIDE COVER > 2 1/2"

BAR SIZE	f'c=3000 PSI	f'c=4000 PSI	f'c=5000 PSI	f'c=6000 PSI	f'c=8000 PSI
	LDH	LDH	LDH	LDH	LDH
#3	6"	6"	6"	6"	6"
#4	8"	7"	6"*	6"*	6"*
#5	10"	9"	8"	7"	6"*
#6	12"	10"	9"	8"	7"*
#7	14"	12"	11"	10"	9"
#8	16"	14"	12"	11"	10"
#9	18"	15"	14"	13"	11"
#10	20"	17"	15"	14"	12"*
#11	22"	19"	17"	16"	14"*

NOTES:
1. WHEN EITHER SIDE OR END COVER IS SMALLER THAN 2 1/2", MULTIPLY "LDH" BY 1.4.
2. END CONCRETE COVER (90° HOOKS) > 2".
3. * FOR 180° HOOKS AT RIGHT ANGLES TO EXPOSED SURFACES, 2" MINIMUM COVER TO TAIL SHALL BE PROVIDED.

TENSION LAP SPLICES - CLASS B - TOP & BOTTOM BARS

(GRADE 60 UNCOATED BARS)
NORMAL WEIGHT CONCRETE

BAR SIZE	f'c = 3000 PSI		f'c = 4000 PSI		f'c = 5000 PSI		f'c = 6000 PSI		f'c = 8000 PSI	
	TOP	BOTTOM	TOP	BOTTOM	TOP	BOTTOM	TOP	BOTTOM	TOP	BOTTOM
#3	28"	22"	24"	19"	22"	17"	20"	16"	17"	16"
#4	37"	29"	32"	25"	29"	22"	26"	20"	23"	18"
#5	47"	36"	40"	31"	36"	28"	33"	25"	29"	22"
#6	56"	43"	48"	37"	43"	33"	40"	31"	34"	26"
#7	81"	63"	70"	54"	63"	49"	58"	44"	50"	38"
#8	93"	72"	80"	62"	72"	55"	66"	51"	57"	44"
#9	105"	81"	91"	70"	81"	63"	74"	57"	64"	49"
#10	118"	91"	102"	79"	91"	70"	83"	64"	72"	56"
#11	131"	101"	113"	87"	101"	78"	93"	71"	80"	62"

NOTES:
1. TABULATED VALUES ARE APPLICABLE ONLY IF CLEAR SPACING OR BARS BEING DEVELOPED OR SPLICED IS NOT LESS THAN 'db', CLEAR COVER IS NOT LESS THAN 'db', AND STIRRUPS OR TIES THROUGHOUT 'ld' IS NOT LESS THAN CODE MINIMUM OR CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED IS NOT LESS THAN 2X 'db' AND CLEAR COVER IS NOT LESS THAN 'db'. WHERE db IS THE NOMINAL DIAMETER OF THE BAR.
2. 'TOP' BARS ARE HORIZONTAL REBAR WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW THE BARS AT THE END DEVELOPMENT LENGTH.
3. FOR LIGHT WEIGHT CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.3.
4. FOR EPOXY COATED BARS, MULTIPLY TABULATED VALUES BY THE RATIO OF THE REINFORCEMENT YIELD STRENGTH DIVIDED BY 60 KSI.
5. FOR CLASS "A" SPLICE USE VALUE AS NOTED IN THE TENSION DEVELOPMENT LENGTH TABLE.

'Ld' TENSION DEVELOPMENT LENGTH

(GRADE 60 UNCOATED BARS)
NORMAL WEIGHT CONCRETE

BAR SIZE	f'c = 3000 PSI		f'c = 4000 PSI		f'c = 5000 PSI		f'c = 6000 PSI		f'c = 8000 PSI	
	LD TOP	LD BOTTOM	LD TOP	LD BOTTOM	LD TOP	LD BOTTOM	LD TOP	LD BOTTOM	LD TOP	LD BOTTOM
#3	22"	17"	19"	15"	17"	13"	15"	12"	13"	12"
#4	29"	22"	25"	19"	22"	17"	20"	16"	18"	14"
#5	36"	28"	31"	24"	28"	22"	25"	20"	22"	17"
#6	43"	33"	37"	29"	33"	26"	31"	24"	26"	20"
#7	63"	48"	54"	42"	49"	37"	44"	34"	38"	30"
#8	72"	55"	62"	48"	55"	43"	51"	39"	44"	34"
#9	81"	62"	70"	54"	63"	48"	57"	44"	49"	38"
#10	91"	70"	79"	61"	70"	54"	64"	49"	56"	43"
#11	101"	78"	87"	67"	78"	60"	71"	55"	62"	48"

NOTES:
1. TABULATED VALUES ARE APPLICABLE ONLY IF CLEAR COVER OF BARS BEING DEVELOPED OR SPLICED IS NOT LESS THAN 'db', AND STIRRUPS OR TIES THROUGHOUT 'LD' IS NOT LESS THAN CODE MINIMUM, OR CLEAR SPACING OR BARS BEING DEVELOPED OR SPLICED IS NOT LESS THAN 2X 'db' AND CLEAR COVER IS NOT LESS THAN 'db'. WHERE db IS THE NIMINAL DIAMETER OF THE BAR.
2. 'TOP' BARS ARE HORIZONTAL REBAR WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW THE BARS AT THE DEVELOPMENT LENGTH.
3. FOR LIGHT WEIGHT CONCRETE, MULTIPLY TABULATED VALUES BY 1.3.
4. FOR EPOXY COATED BARS, MULTIPLY TABULATED VALUES BY 1.5 FOR BOTTOM BARS, AND BY 1.3, FOR TOP BARS.
5. FOR REINFORCEMENT OTHER THAN GRADE 60, MODIFY THE TABULATED VALUES BY THE RATIO OF THE REINFORCEMENT YIELD STRENGTH DIVIDED BY 60KSI.

'Ldc' COMPRESSION DEVELOPMENT LENGTH AND COMPRESSION LAP SPLICES

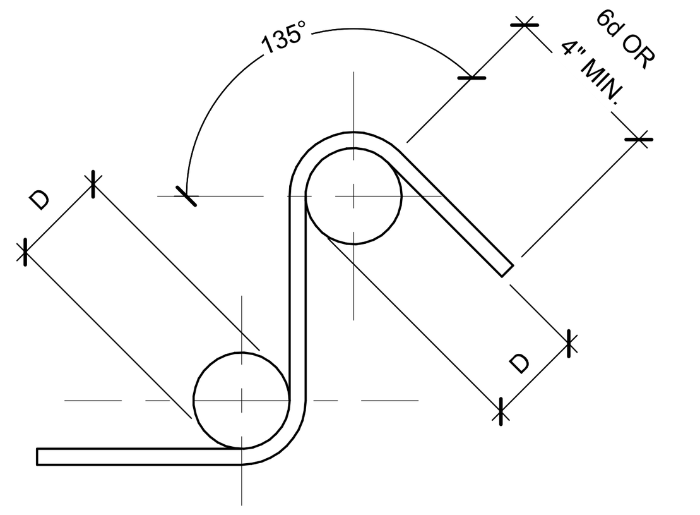
(GRADE 60 UNCOATED BARS)
NORMAL WEIGHT CONCRETE

BAR SIZE	f'c ≥ 3000 PSI	MINIMUM LAP SPLICE	
	LDC	STANDARD LAP	WITH COLUMN SPIRALS
#3	9"	12"	12"
#4	11"	15"	12"
#5	14"	19"	14"
#6	17"	23"	17"
#7	20"	26"	20"
#8	22"	30"	23"
#9	25"	34"	25"
#10	28"	38"	29"
#11	31"	42"	32"

NOTES:
1. STANDARD LAP SPLICE LENGTH FOR COMPRESSION BARS = 30 BAR DIAMTERS, BUT NOT LESS THAN 12".
2. WHEN BARS OF DIFFERENT SIZE ARE LAP SPLICED, SPLICE LENGTH SHALL BE THE LARGER OF LDC.
3. SPIRALS SHALL CONFORM TO ACI 7.10.4 & 10.9.3

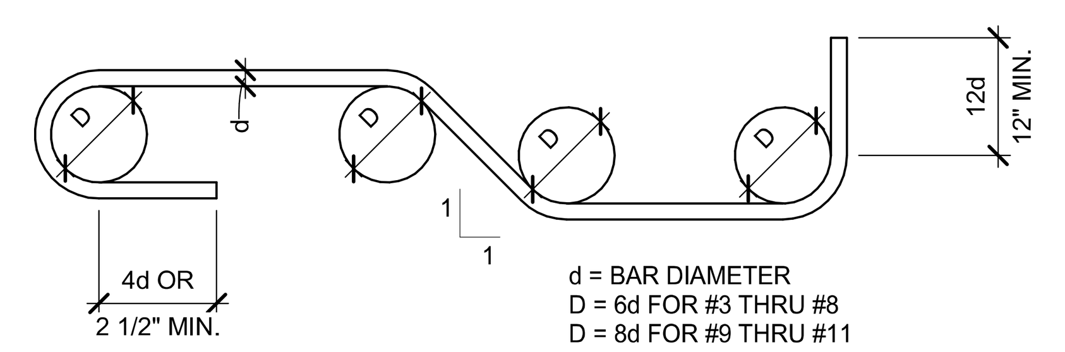
1 LAP SPLICE SCHEDULE

3/4" = 1'-0"

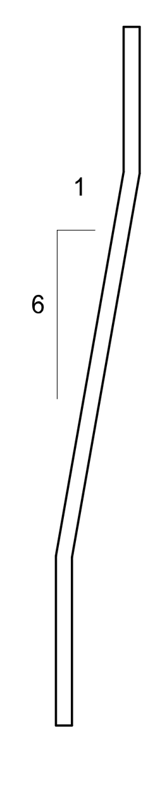


FOR STIRRUPS AND TIES

BAR	D
#3	2 1/2"
#4	2"
#4	2 1/2"
#6-#8	6d



FOR REINFORCING BARS

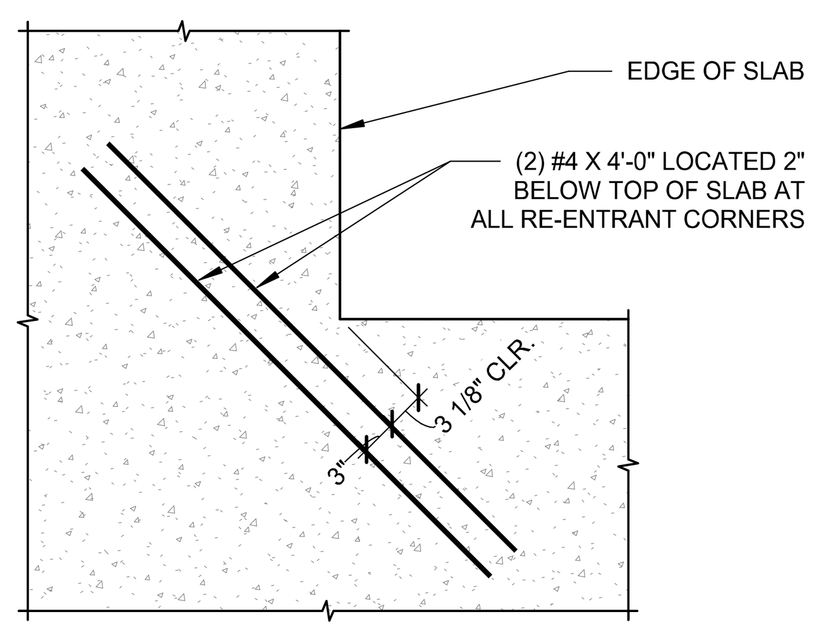


OFFSET

2 BAR BENDING DIAGRAMS

3/4" = 1'-0"

NOTE:
PROVIDE BARS AS SHOWN AT ALL RE-ENTRANT CORNERS INCLUDING OPENINGS, ISOLATION JOINTS, AND CONSTRUCTION JOINTS.

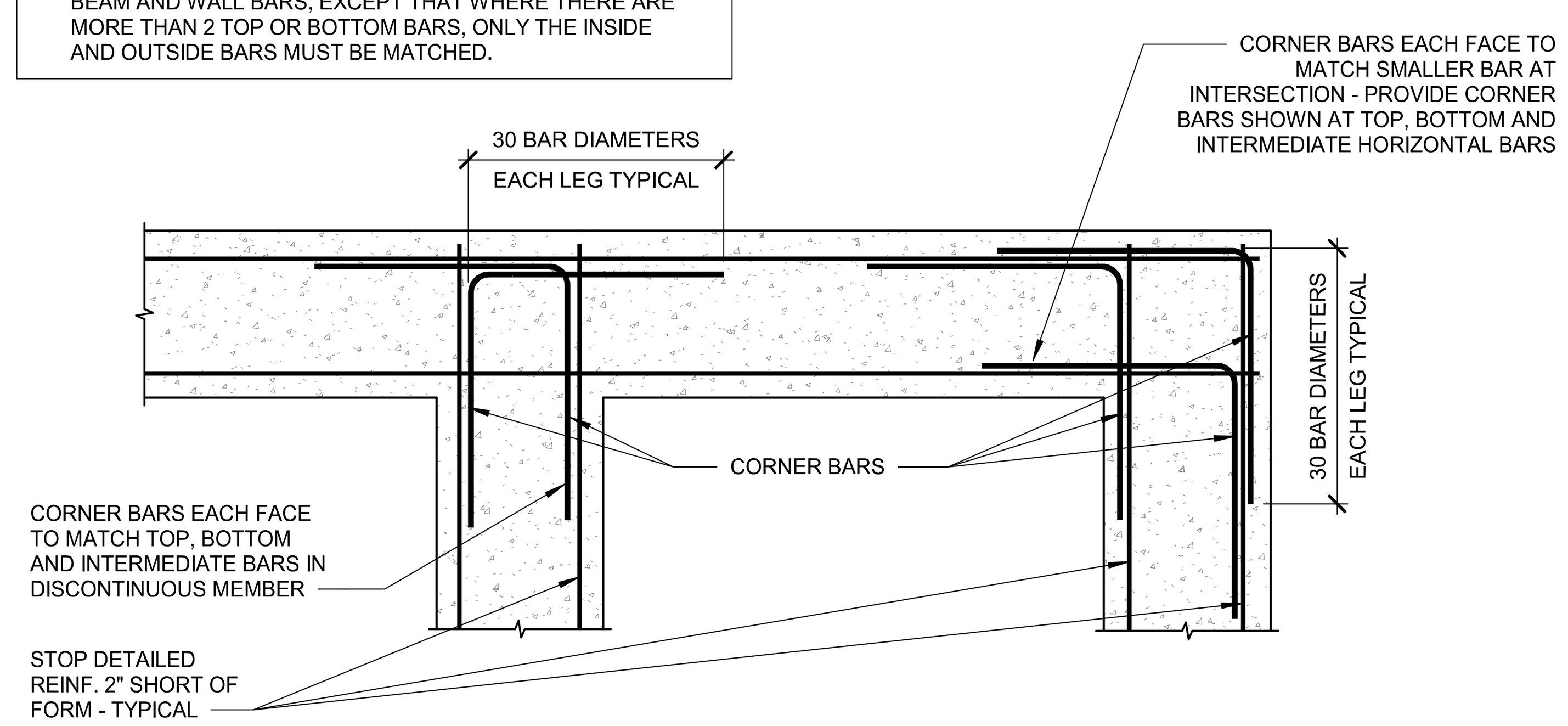


PLAN VIEW

3 RE-ENTRANT CORNER SLAB BARS

3/4" = 1'-0"

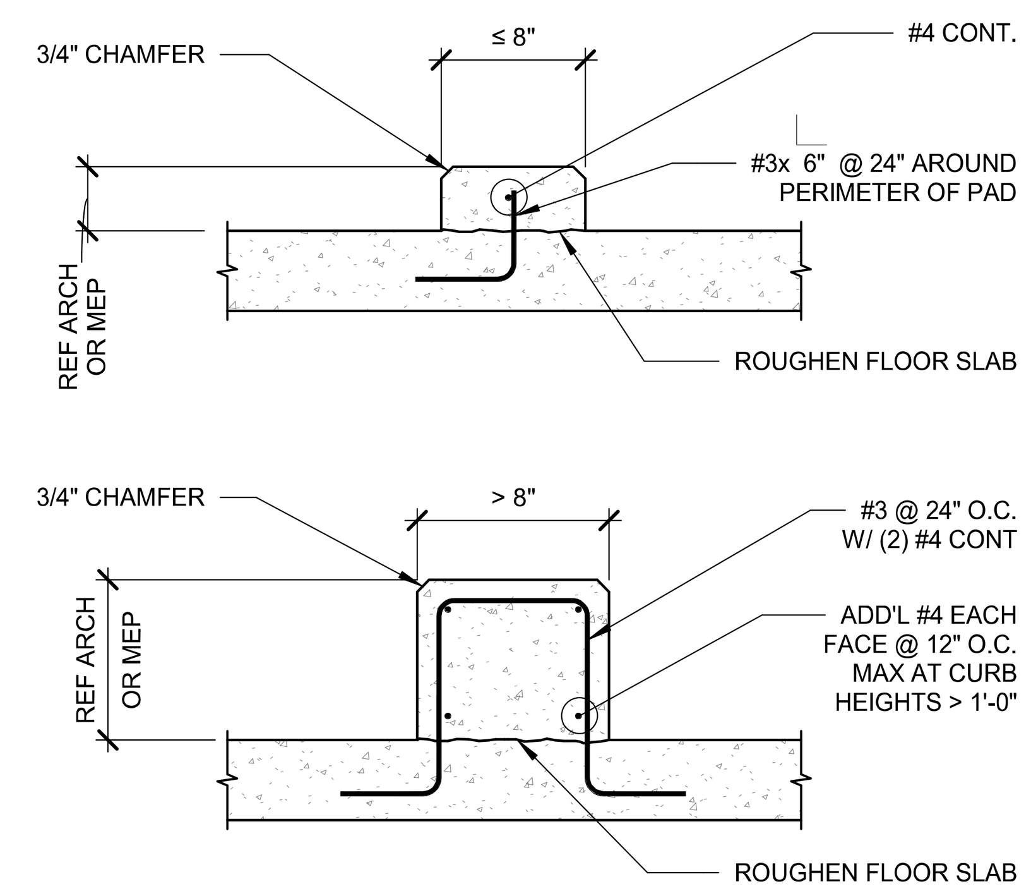
NOTES:
1. WHERE 90 DEGREE HOOKS ARE SCHEDULED OR DETAILED FOR TOP OR BOTTOM BARS, CORNER BARS MAY BE OMITTED.
2. MATCH SIZE, LOCATION AND NUMBER OF HORIZONTAL BEAM AND WALL BARS, EXCEPT THAT WHERE THERE ARE MORE THAN 2 TOP OR BOTTOM BARS, ONLY THE INSIDE AND OUTSIDE BARS MUST BE MATCHED.



PLAN VIEW

4 CORNER BARS AT WALL OR GRADE BEAM INTERSECTION

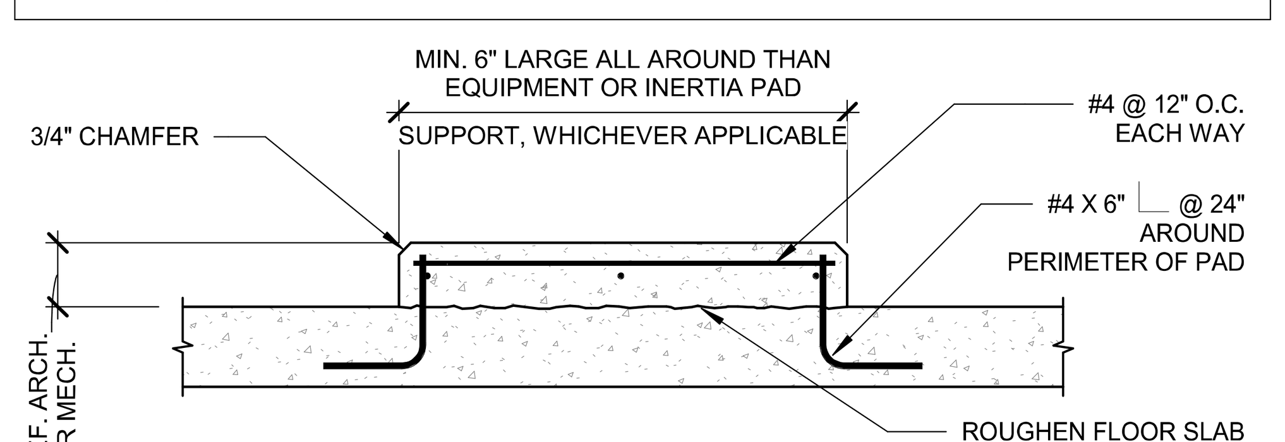
3/4" = 1'-0"



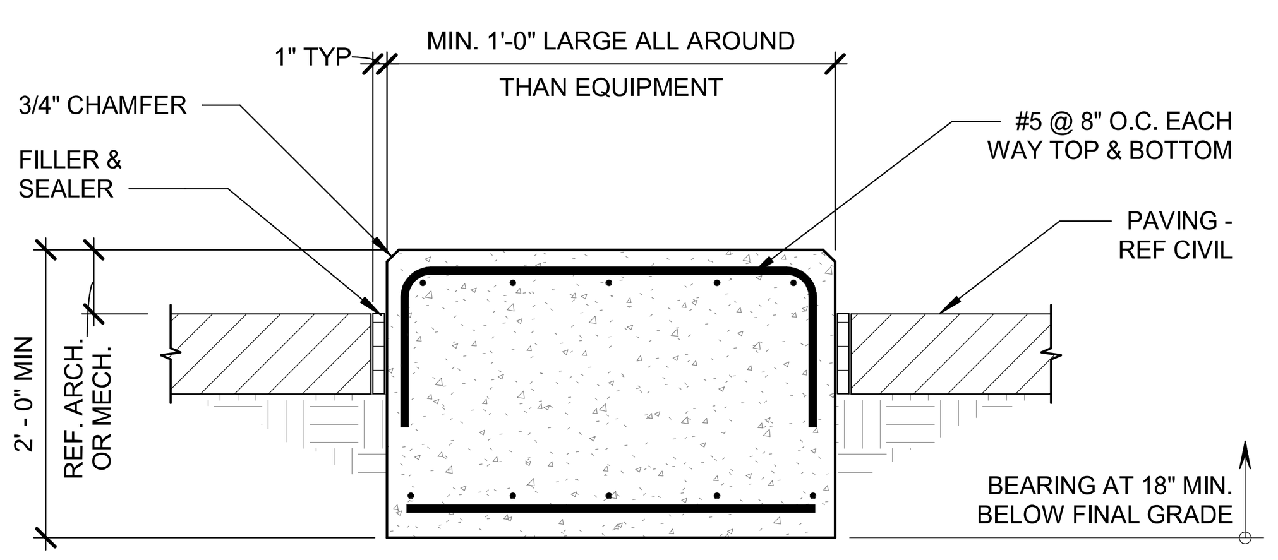
5 CURB ON SLAB

3/4" = 1'-0"

NOTES:
1. PADS PER DETAIL "A" TO BE PROVIDED UNDER EQUIPMENT SUPPORTED ON SLAB-ON-GRADE OR ELEVATED SLABS.
2. PADS PER DETAIL "B" TO BE PROVIDED OUTSIDE EXTENTS OF BUILDING FOUNDATION. SUBGRADE SHALL BE PREPARED ACCORDING TO THE PAVEMENT SUBGRADE PREPARATION REQUIREMENTS IN THE GEOTECHNICAL REPORT. COMPACT SUBGRADE TO 98% PROCTOR DENSITY.
3. COORDINATE MECHANICAL PAD SIZE, LOCATION AND EMBEDDED ITEMS WITH MEP DRAWINGS AND EQUIPMENT MANUFACTURER.



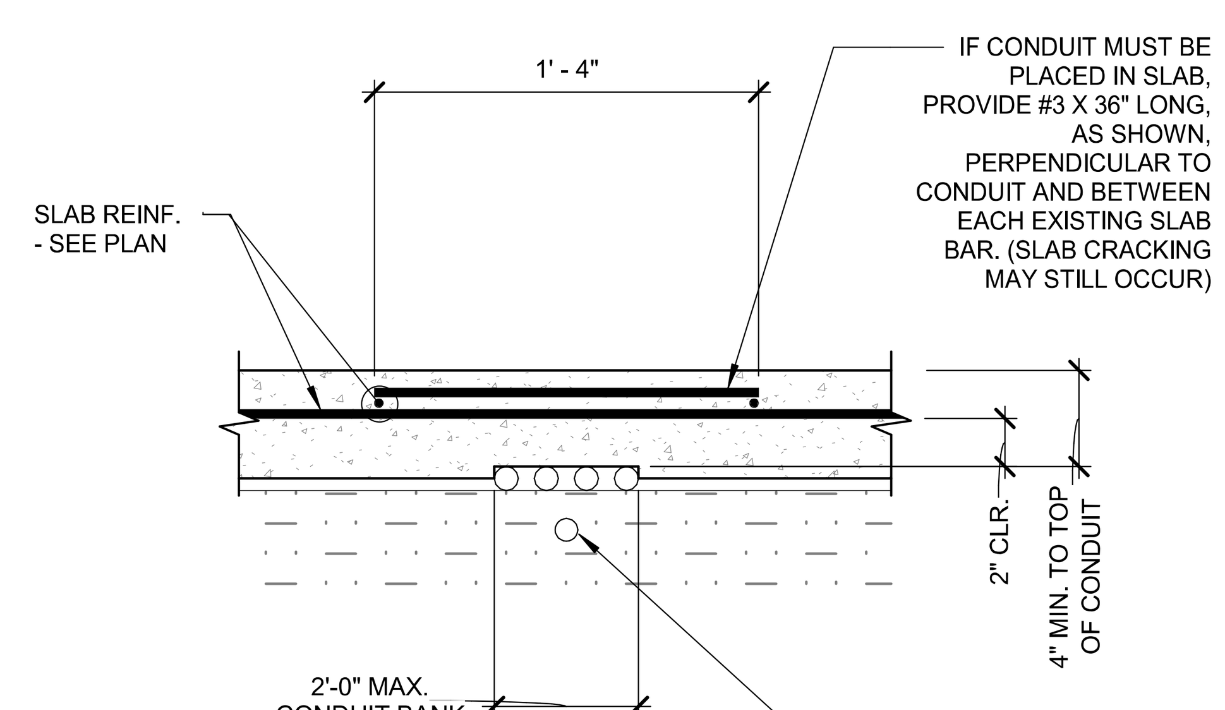
EQUIPMENT PAD DETAIL "A"



EQUIPMENT PAD DETAIL "B"

6 MECHANICAL PAD DETAILS

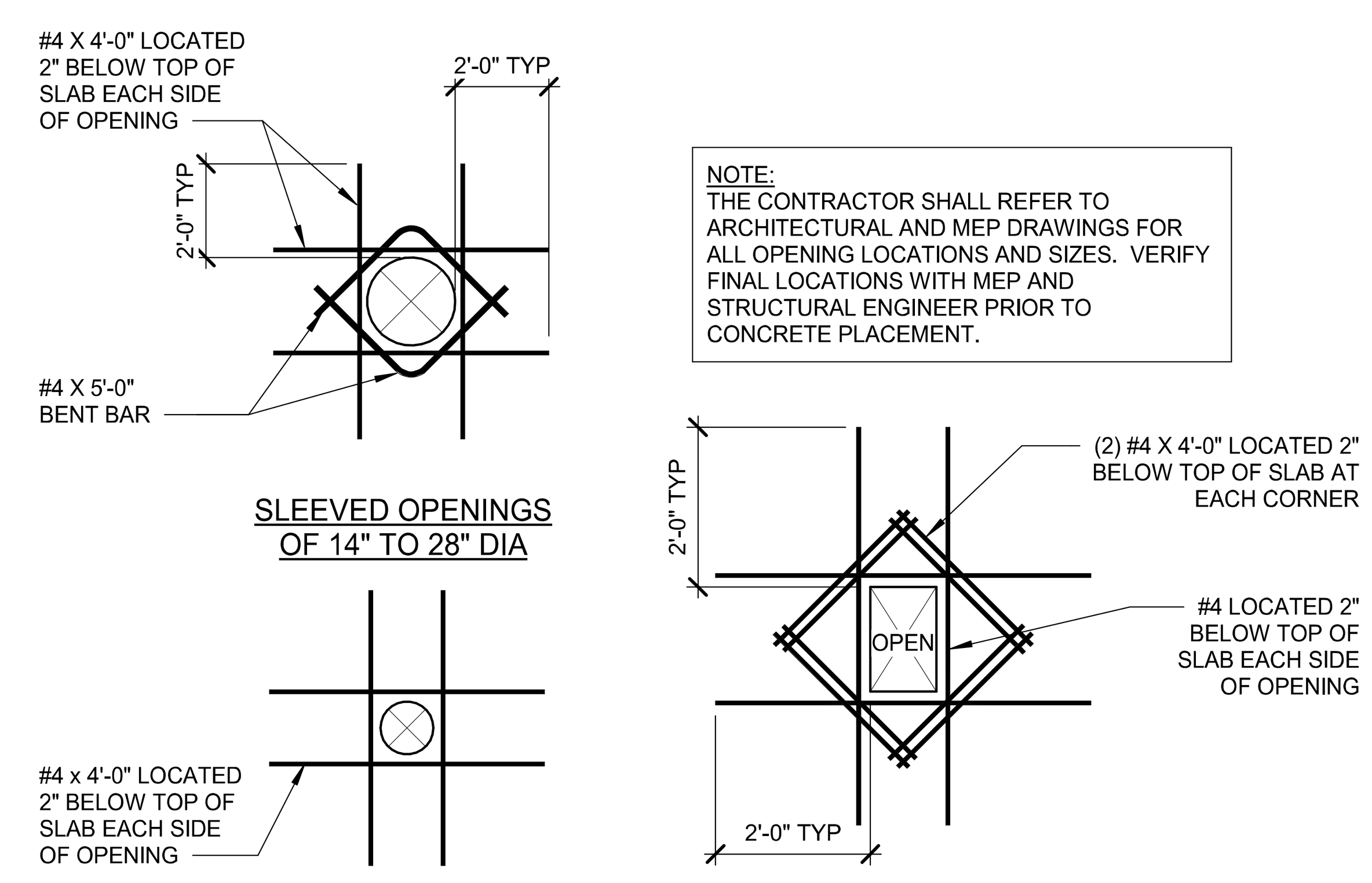
3/4" = 1'-0"



7 SLAB REINFORCING AT CONDUIT

1 1/2" = 1'-0"

NOTE:
THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND MEP DRAWINGS FOR ALL OPENING LOCATIONS AND SIZES. VERIFY FINAL LOCATIONS WITH MEP AND STRUCTURAL ENGINEER PRIOR TO CONCRETE PLACEMENT.



SLEEVED OPENINGS OF 14" TO 28" DIA

SLEEVED OPENINGS OF 6" TO 12" DIA

RECTANGULAR OR SQUARE OPENING

8 TYPICAL SLAB ON GRADE PENETRATIONS

3/4" = 1'-0"

LEVY DYKEMA

LICENSED PROFESSIONAL ENGINEER 89190
08.06.24

127 E JACKSON ST., BURNET, TX 78611

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SUITE 301
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PHONE: (512) 499 0919
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FIRM NO.: F-3323
PROJECT N.: 23.078

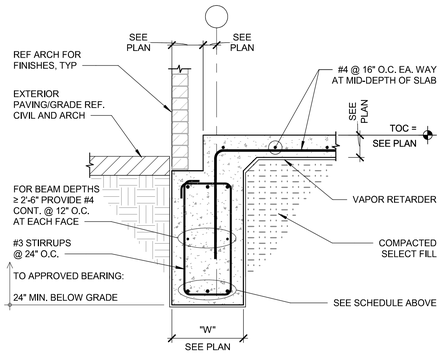
PROJECT NORTH
TRUE NORTH

Project Number: 23.078

TYPICAL CONCRETE DETAILS

S300

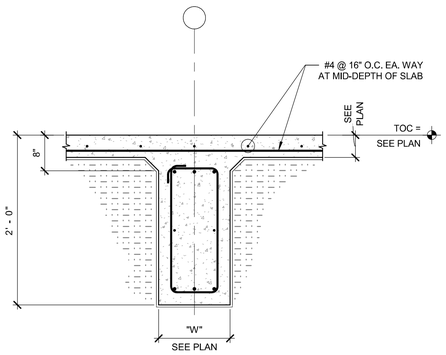
BEAM SCHEDULE	
"W"	TOP AND BOTTOM BARS
≤ 1'-0"	(2) #5 CONT
≤ 1'-6"	(3) #5 CONT



1 PERIMETER GRADE BEAM

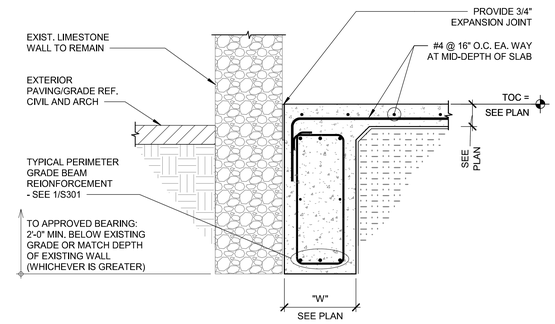
3/4" = 1'-0"

NOTE:
SEE 1/S301 FOR BEAM SCHEDULE AND INFORMATION NOT SHOWN.



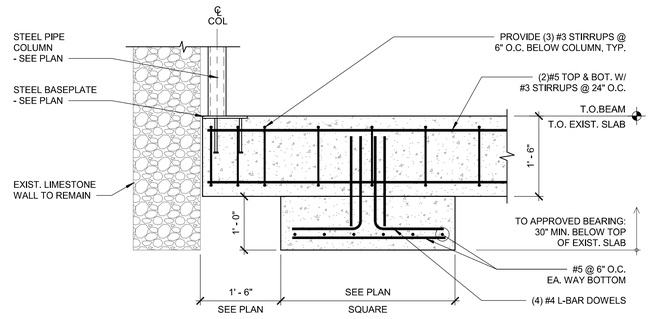
2 INTERIOR GRADE BEAM

3/4" = 1'-0"



3 PERIMETER GRADE BEAM AT EXISTING

3/4" = 1'-0"



4 CONCRETE BEAM WITH FOOTING AT STEEL COLUMN DETAIL

3/4" = 1'-0"

NOTE:
SEE 1/S301 FOR BEAM SCHEDULE AND INFORMATION NOT SHOWN.

5 PERIMETER GRADE BEAM W/ STEM WALL AT DROPPED SLAB

3/4" = 1'-0"

NOTES:
1. DETAIL ASSUMES SLAB AND GRADE BEAM BEAR CONTINUOUSLY ON COMPACTED SUBGRADE.
2. REPLACE DISTURBED EXISTING FILL WITH NEW COMPACTED SELECT FILL OR CONCRETE. PATCH AND REPLACE EXISTING VAPOR RETARDER WITH NEW.
3. CLEAR COVER BETWEEN EMBEDDED PIPE AND REBAR SHALL BE 1 BAR DIAMETER OR 1", WHICHEVER IS GREATER.
4. SEE S1.0 FOR ADDITIONAL NOTES.

6 DETAIL FOR CUT SLAB REINFORCEMENT AT NEW UTILITY TRENCH

3/4" = 1'-0"

NOTES:
1. DETAIL ASSUMES SLAB AND GRADE BEAM BEAR CONTINUOUSLY ON COMPACTED SUBGRADE.
2. REPLACE DISTURBED EXISTING FILL WITH NEW COMPACTED SELECT FILL OR CONCRETE. PATCH AND REPLACE EXISTING VAPOR RETARDER WITH NEW.
3. CLEAR COVER BETWEEN EMBEDDED PIPE AND REBAR SHALL BE 1 BAR DIAMETER OR 1", WHICHEVER IS GREATER.
4. SEE S1.0 FOR ADDITIONAL NOTES.

7 DETAIL FOR DAMAGED GRADE BEAM REINFORCEMENT AT NEW UTILITY TRENCH

3/4" = 1'-0"

NOTE: DETAIL ASSUMES EXISTING SLAB BEARS ON COMPACTED SELECT FILL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD THE EXISTING SLAB CONSTRUCTION DIFFER THAN SHOWN - REPLACE ANY REMOVED FILL WITH SELECT COMPACTED FILL AND REPLACE OR REPAIR ANY DAMAGED VAPOR RETARDER WITH APPROVED MATERIAL

8 TYPICAL CONCRETE PATCH DETAIL

1 1/2" = 1'-0"

9 SLAB DROP DETAIL

3/4" = 1'-0"

10 CONCRETE BEAM AT SLAB DROP

3/4" = 1'-0"

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620 CONGRESS AVENUE
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SLAB ON GRADE FOUNDATION SECTIONS

S301

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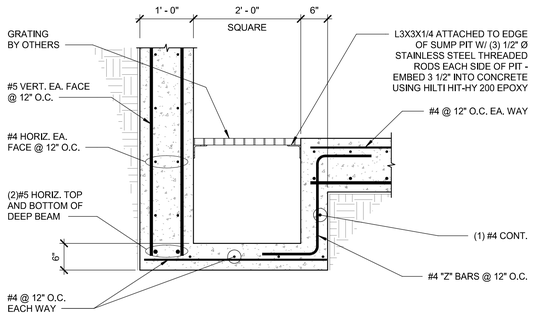
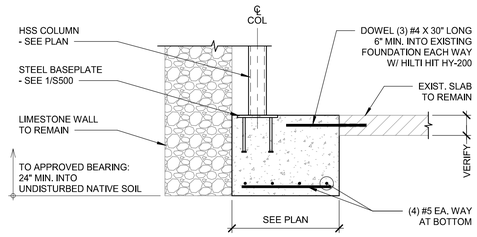


1 ELEVATOR SUMP PIT SLAB-ON-GRADE

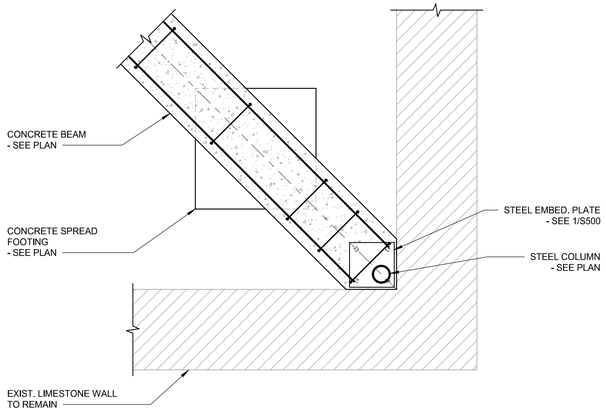
3/4" = 1'-0"



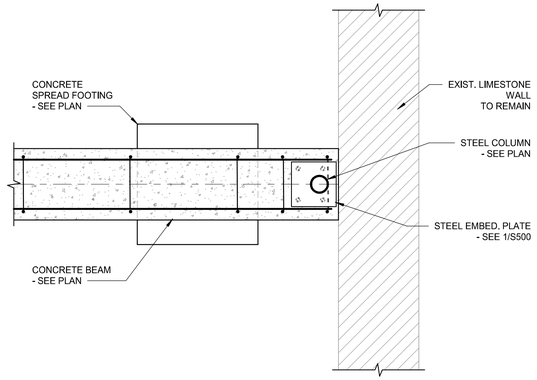
2 SPOT FOOTING
AT EXIST. LIMESTONE WALL DETAIL

3/4" = 1'-0"

NOTE:
SEE DETAIL 4/S301 FOR FOOTING AND BEAM REINFORCEMENT INFORMATION.



CORNER CONDITION



PERPENDICULAR
TO WALL CONDITION

3 PLAN VIEW OF STEEL COLUMN
AT CONCRETE BEAM DETAIL

3/4" = 1'-0"

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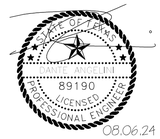

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FOUNDATION AND ELEVATOR PIT DETAILS

S302

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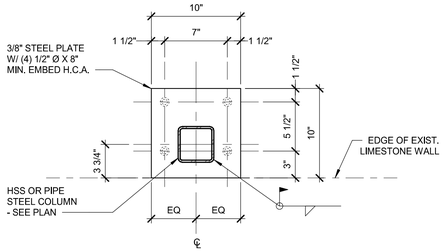
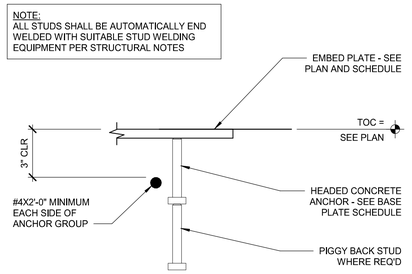


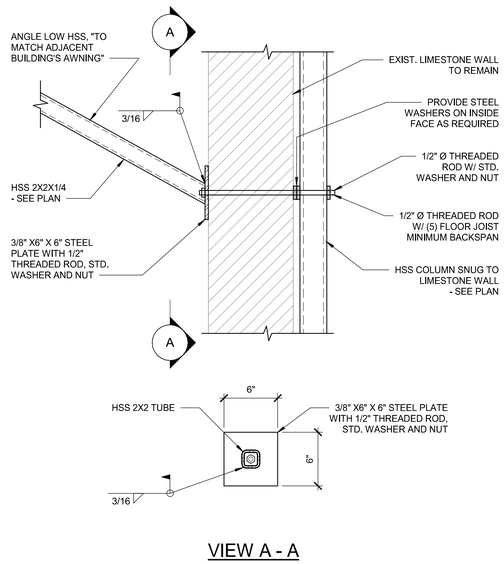
1 COLUMN EMBED PLATES

1 1/2" = 1'-0"



2 TYPICAL HEADED CONCRETE ANCHOR (HCA)

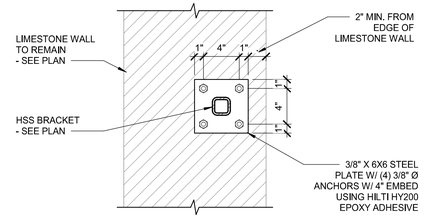
3" = 1'-0"



VIEW A - A

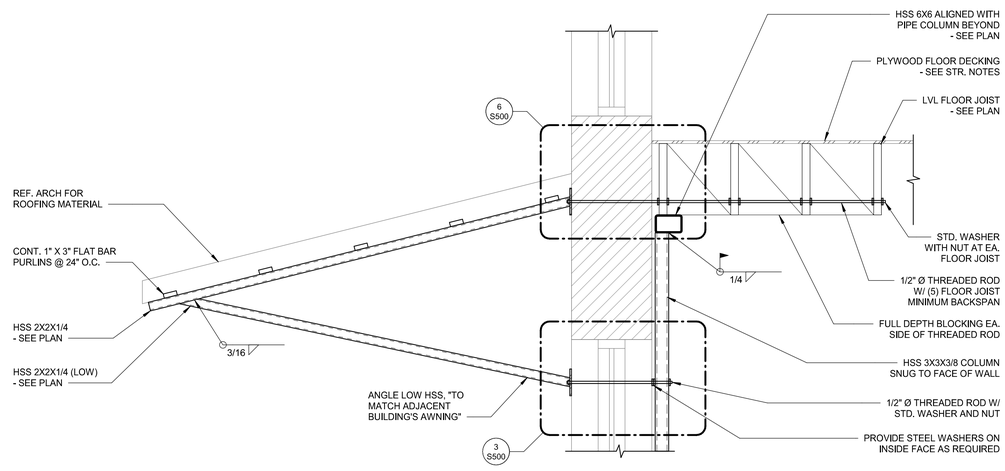
3 AWNING FRAMING ATTACHMENT AT HSS REINFORCEMENT BEAM

1 1/2" = 1'-0"



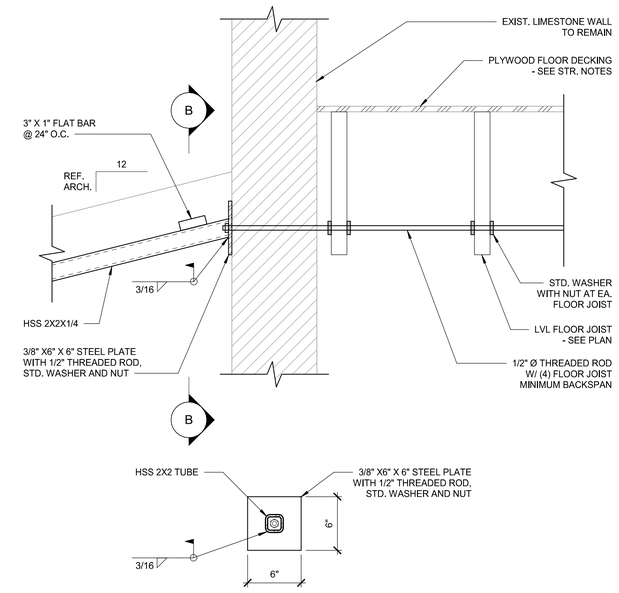
4 STEEL BASE PLATE FOR AWNING END BRACKET DETAIL

1 1/2" = 1'-0"



5 INTERIOR AWNING BRACKETS AT LIMESTONE WALL CONNECTION DETAIL

3/4" = 1'-0"



VIEW B - B

6 AWNING FRAMING ATTACHMENT AT FLOOR LEVEL

1 1/2" = 1'-0"

LEVY DYKEMA
620 CONGRESS AVENUE
SUITE 300
AUSTIN, TX 78701
(512) 342-5177
WWW.LEVYDYKEMA.COM

08.06.24

127 E JACKSON ST., BURNET, TX 78611

BURNET COUNTY ANNEX

#	DATE	ISSUE
A	08.06.2024	100% CD SET

STRUCTURES
4315 GUADALUPE ST
SUITE 301
AUSTIN, TX 78751
PHONE: (512) 499 0919
WWW.STRUCTURESTX.COM
FIRM NO.: F-3323
PROJECT N.: 23.078

PROJECT NORTH
TRUE NORTH

Project Number: 23.078

EMBED PLATE AND STEEL DETAILS

S500

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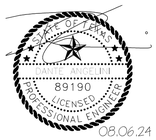
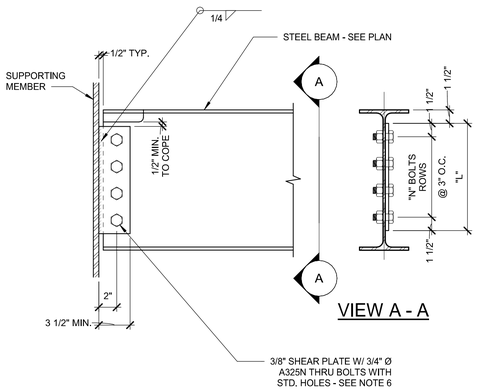
LEVY DYKEMA
623 CONGRESS AVENUE
SUITE 350
AUSTIN, TX 78701
(512) 342-5177
WWW.LEVYDYKEMA.COM



127 E JACKSON ST., BURNET, TX 78611

BURNET COUNTY ANNEX

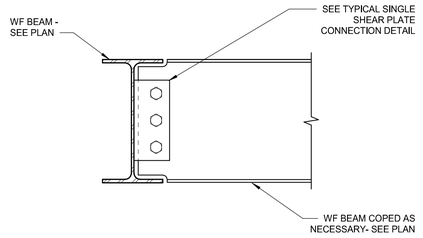


MINIMUM REQUIRED BOLT ROW SCHEDULE					
BEAM	"N"	"L" (INCHES)	PLATE THICKNESS	WELD SIZE	CAPACITY (LRFD)
W12 - W14	3	9"	3/8"	1/4"	43.4 KIPS
W16 - W18	4	12"	3/8"	1/4"	62.5 KIPS

NOTES:
1. THIS CONNECTION DETAIL IS PROVIDED TO ASSIST THE DETAILER WHERE THIS CONNECTION DETAIL IS USED. NO CALCULATIONS ARE REQUIRED TO BE SUBMITTED FOR REVIEW, PROVIDED THAT ALL ASPECTS OF THE CONNECTIONS CONFORM TO THIS DETAIL.
2. ALL CONNECTIONS IN THE DRAWINGS WHICH ARE NOT COVERED BY THIS CONNECTION DETAIL MUST BE DESIGNED BY THE DETAILER. SIGNED AND SEALED DESIGN CALCULATIONS MUST BE SUBMITTED BY A REGISTERED ENGINEER FOR SUCH CONNECTION CONDITIONS.
3. AT THE DETAILER'S OPTION, ALTERNATE CONNECTION DETAILS MAY BE SUBMITTED FOR USE ON THIS PROJECT. ALTERNATE CONNECTION DETAILS MUST BE ACCOMPANIED BY DESIGN CALCULATIONS THAT ARE SIGNED AND SEALED BY A REGISTERED ENGINEER.
4. THE TABULATED CAPACITIES ARE FACTORED LOADS (LRFD)
5. THE TABULATED CAPACITIES ARE BASED ON GRADE 50 BEAMS, A36 PLATES AND ANGLES, A325N BOLTS, AND E70XX ELECTRODES.
6. HORIZONTALLY SHORT SLOTTED HOLES MAY BE USED IN LIEU OF STANDARD HOLES EXCEPT FOR BEAMS WITHIN BRACED FRAMES, AT MOMENT CONNECTIONS, OR WITH HORIZONTAL FORCES NOTED ON PLAN.

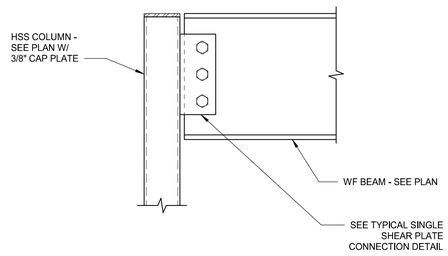
1 TYPICAL SINGLE SHEAR PLATE CONNECTION

1 1/2" = 1'-0"



2 TYPICAL WIDE FLANGE BEAM TO WIDE FLANGE BEAM SHEAR CONNECTION

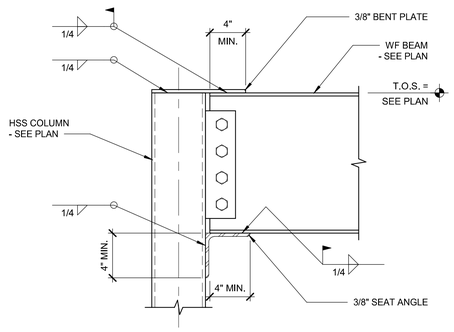
1 1/2" = 1'-0"



3 TYPICAL BEAM TO HSS COLUMN CONNECTION

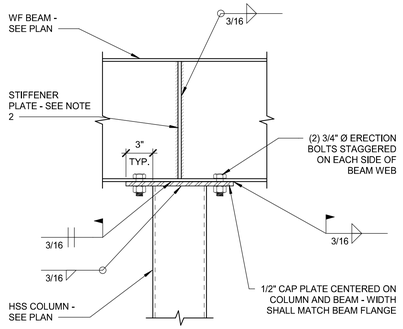
1 1/2" = 1'-0"

NOTES:
1. SEE ROOF PLAN FOR ROOF SLOPE. SLOPE CAP PLATES ACCORDINGLY.
2. STIFFENER PLATE SHALL BE EQUAL IN THICKNESS TO THE COLUMN WALL THICKNESS OR BEAM WEB THICKNESS, WHICHEVER IS GREATER.
3. CONNECT INTERSECTING BEAMS TO STIFFENER PLATES USING BOLTS IN SINGLE SHEAR DESIGNED FOR ECCENTRIC BEAM REACTION.

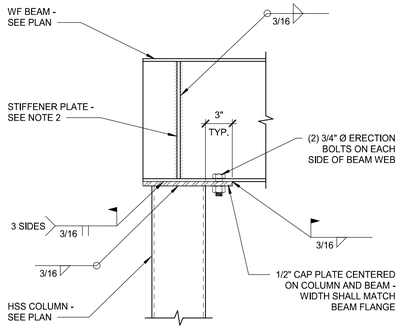


4 TYPICAL WIDE FLANGE BEAM TO HSS COLUMN MOMENT CONNECTION

1 1/2" = 1'-0"



BEAM CONTINUOUS

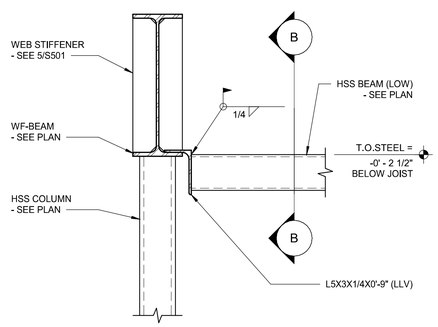


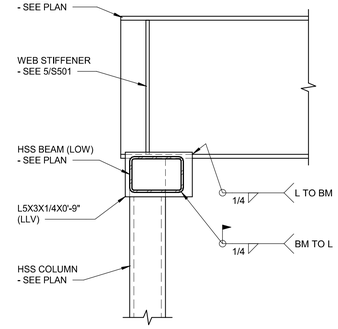
BEAM ONE SIDE

5 TYPICAL CONT. BEAM OVER COLUMN CONNECTION

1 1/2" = 1'-0"

NOTE:
FLOOR FRAMING NOT SHOWN FOR CLARITY. LOCATE ALIGNMENT OF FLAT HSS BEAM IN FIELD FOR CLEARANCE WITH FACE OF LIMESTONE WALL.





VIEW B - B

6 FLAT HSS BEAM AT WF-BEAM CONNECTION DETAIL

1 1/2" = 1'-0"

STRUCTURES
4315 GUADALUPE ST
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AUSTIN, TX 78751
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WWW.STRUCTURESTX.COM
FIRM NO.: F-3323
PROJECT N.: 23.078

PROJECT NORTH
TRUE NORTH

#	DATE	ISSUE
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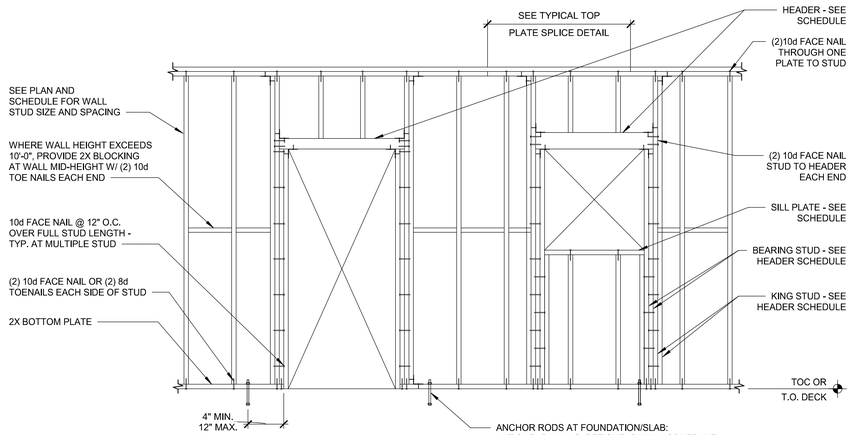
Project Number: 23.078

TYPICAL STEEL CONNECTIONS

S501

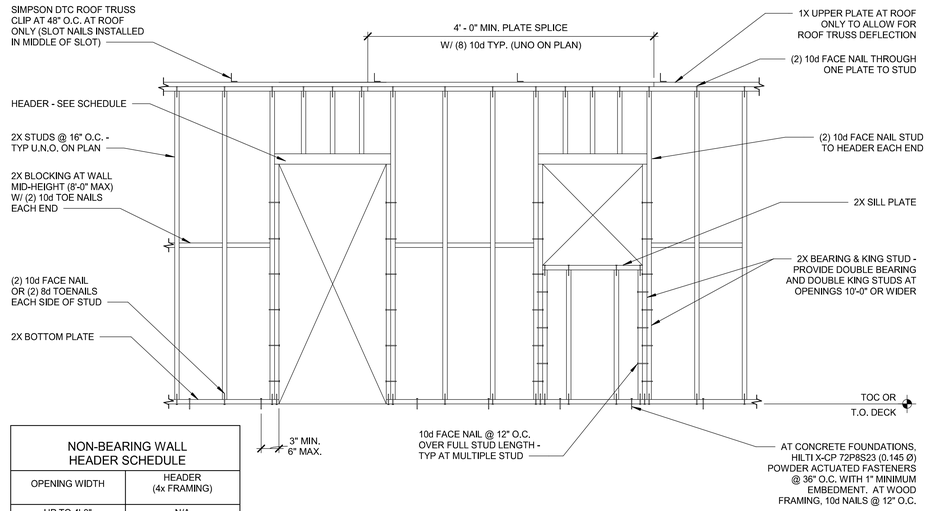


BEARING WALL HEADER SCHEDULE			
OPENING WIDTH	SILL PLATE (@ WINDOWS)	BEARING STUDS	KING STUDS
< 4'-0"	(1) 2X	(1) 2X	(1) 2X
4'-0" TO <6'-0"	(1) 2X	(1) 2X	(1) 2X
6'-0" TO <8'-0"	(2) 2X	(2) 2X	(2) 2X
8'-0" TO <10'-0"	(3) 2X	(2) 2X	(3) 2X
>10'-0"	SEE DETAIL	SEE PLAN	

NOTES:
1. BEARING STUDS, KING STUDS, AND OTHER REFERENCES NOTED ON PLAN GOVERN OVER TYPICAL DETAILS.
2. SEE TYPICAL SHEAR WALL DETAILS AND SCHEDULE FOR INFORMATION AND REQUIREMENTS AT SHEAR WALLS NOTED ON PLAN.

1 TYPICAL EXTERIOR AND INTERIOR BEARING WALL FRAMING

1" = 1'-0"



NON-BEARING WALL HEADER SCHEDULE	
OPENING WIDTH	HEADER (4x FRAMING)
UP TO 4'-0"	N/A
4'-0" TO 6'-0"	N/A
8'-0" TO 10'-0"	2-2X6
10'-0" TO 12'-0"	2-2X8
12'-0" TO 14'-0"	2-2X10
>14'-0"	CONTACT E.O.R.

NOTE:
HEADERS, KING STUDS, AND OTHER REFERENCES NOTED ON PLAN GOVERN OVER TYPICAL DETAILS.

2 TYPICAL INTERIOR NON-BEARING STUD WALL FRAMING

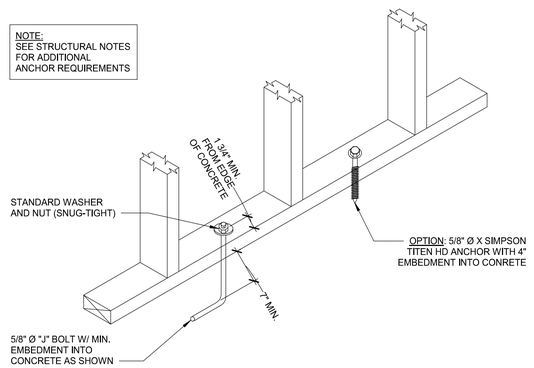
1" = 1'-0"

TYPICAL WASHERS BEARING ON WOOD		
BOLT DIAMETER	MALLEABLE IRON WASHER	STEEL PL WASHER
1/2"	3/16 X 2 1/2" Ø	PL 3/16X2X0'-2"
5/8"	1/4" X 2 1/2" Ø	PL 1/4X2X0'-2"
3/4"	5/16" X 3" Ø	PL 5/16X2 3/4X0'-2 3/4"
7/8"	5/16" X 3 1/2" Ø	PL 3/8X2X0'-3"
1"	3/8" X 4" Ø	PL 7/16X3 1/2X0'-3 1/2"

NOTES:
1. PROVIDE STANDARD CUT WASHERS UNDER BOLT HEADS AND NUTS.
2. PROVIDE MALLEABLE IRON OR STEEL PLATE WASHER UNDER HEAD OR NUT FOR LEDGER BOLTS AND HOLDOWN BOLTS.

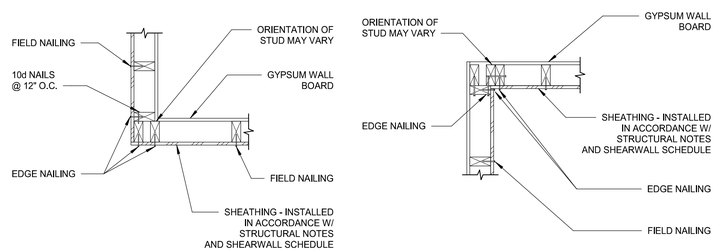
3 WASHERS BEARING ON WOOD

1" = 1'-0"



4 BOTTOM PLATE TO CONCRETE ATTACHMENT

1 1/2" = 1'-0"



OUTSIDE CORNER DETAIL

INSIDE CORNER DETAIL

5 EXTERIOR AND SHEAR WALL INTERSECTION FRAMING

1" = 1'-0"

LEVY DYKEMA
609 CONGRESS AVENUE
SUITE 200
AUSTIN, TX 78701
(512) 342-5177
WWW.LEVYDYKEMA.COM

08.06.24

127 E JACKSON ST., BURNET, TX 78611

BURNET COUNTY ANNEX

#	DATE	ISSUE
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SUITE 301
AUSTIN, TX 78751
PHONE: (512) 499 0919
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FIRM NO.: F-3323
PROJECT N.: 23.078

PROJECT NORTH

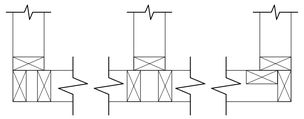
TRUE NORTH

Project Number: 23.078

TYPICAL WOOD DETAILS

S600

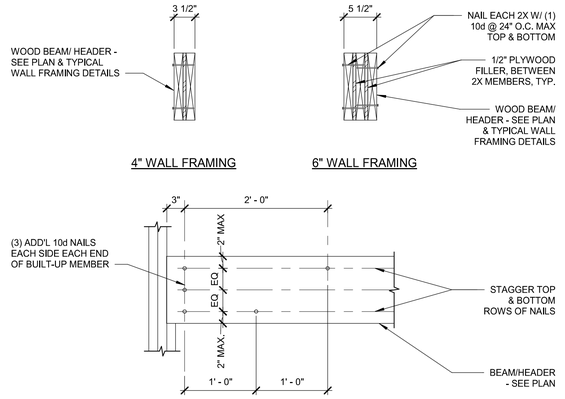
NOTE:
THIS DETAIL APPLIES AT ALL WALLS EXCEPT EXTERIOR WALLS AND SHEAR WALLS.



PLAN VIEW

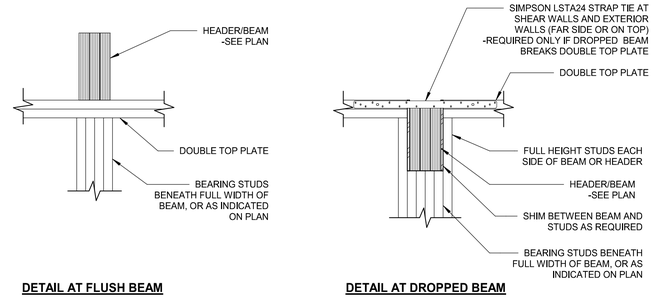
1 INTERIOR WALL INTERSECTION FRAMING

1 1/2" = 1'-0"



2 BUILT-UP WOOD MEMBER NAILING

1" = 1'-0"

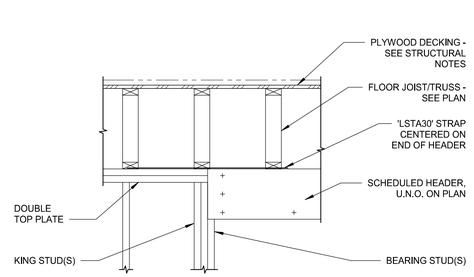


DETAIL AT FLUSH BEAM

DETAIL AT DROPPED BEAM

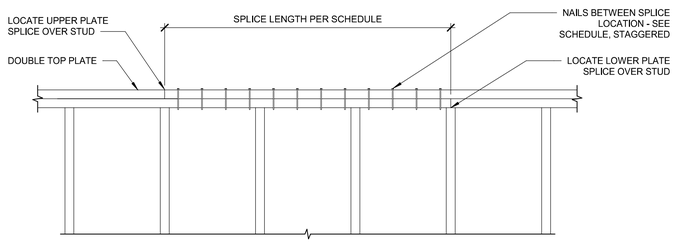
3 TYPICAL WOOD BEAM BEARING PERPENDICULAR TO WALL

1" = 1'-0"



4 ADDITIONAL STRAPPING REQUIREMENTS AT DEEP HEADERS

3/4" = 1'-0"



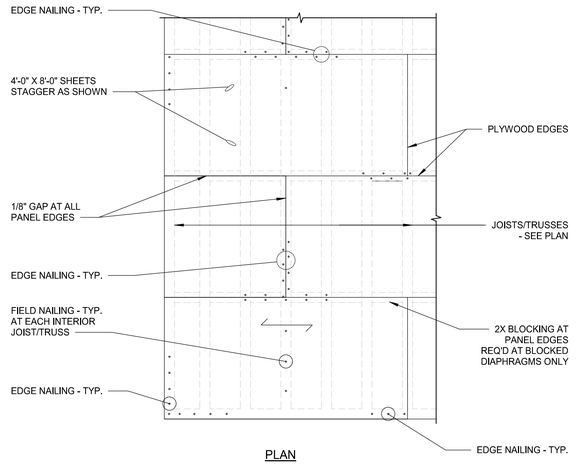
LENGTH OF PLATE (BETWEEN PERP. WALL)	SPLICE LENGTH MINIMUM	NAIL ALONG SPLICE LENGTH
OVER 30'	4'-0"	(27)10d
BETWEEN 20' AND 30'	2'-8"	(18)10d
LESS THAN 20'	1'-4"	(10) 10d

NOTES:
1. DO NOT SPLICE TOP PLATES WITHIN 6'-0" OF ENDS OF WOOD SHEAR WALLS.
2. THIS DETAIL APPLIES AT ALL WALLS.

5 TOP PLATE SPLICE

1" = 1'-0"

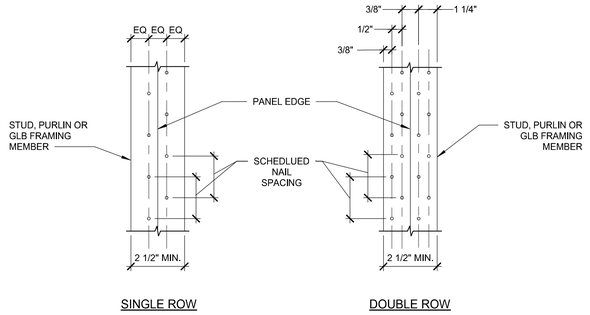
NOTES:
1. SEE STRUCTURAL NOTES AND PLAN FOR PLYWOOD AND FASTENER INFORMATION.
2. PLYWOOD PIECES SHALL CONTAIN NOT LESS THAN 8 SQUARE FEET NOR BE LESS THAN 2FT. WIDE.
3. AT "BLOCKED" DIAPHRAGMS, ALL PLYWOOD EDGES SHALL BE SUPPORTED W/ FRAMING OR BLOCKING.
4. NAILS SHALL BE LOCATED 3/8" MIN. FROM PANEL EDGES.



PLAN

6 FLOOR AND ROOF DECK NAILING

1" = 1'-0"

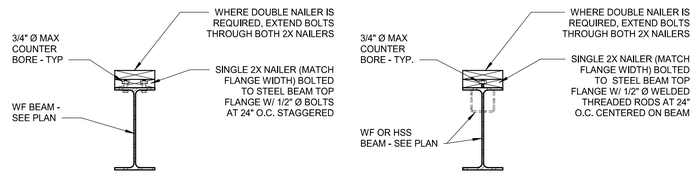


SINGLE ROW

DOUBLE ROW

7 TYPICAL PLYWOOD EDGE NAILING DETAIL

1" = 1'-0"



THRU BOLTED CONNECTION

THREADED STUD CONNECTION

8 WOOD NAILER TO STEEL BEAM ATTACHMENT

1" = 1'-0"

LEVY DYKEMA
620 CONGRESS AVENUE
SUITE 250
AUSTIN, TX 78701
(512) 342-5177
WWW.LEVYDYKEMA.COM

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127 E JACKSON ST., BURNET, TX 78611

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PROJECT N.: 23.078

PROJECT NORTH

TRUE NORTH

Project Number: 23.078

TYPICAL WOOD DETAILS

S601

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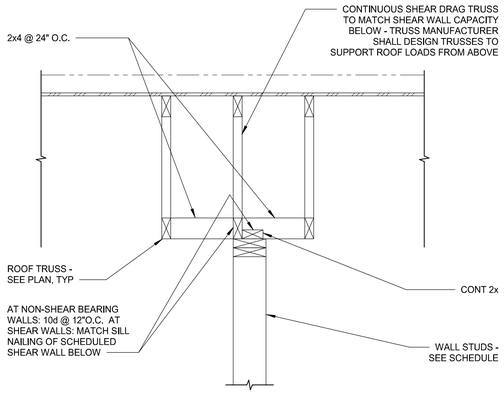
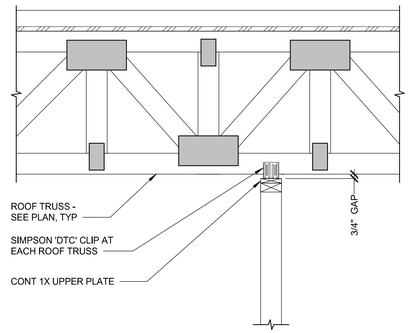


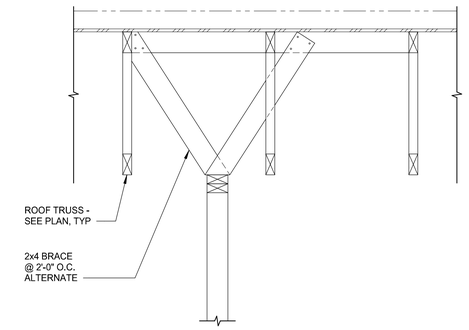
1 ROOF FRAMING PARALLEL TO SHEAR WALL OR BEARING WALL

1" = 1'-0"



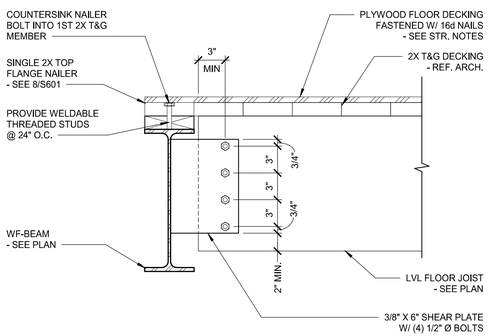
2 ROOF TRUSS PERPENDICULAR TO NON-BEARING WALL

1" = 1'-0"



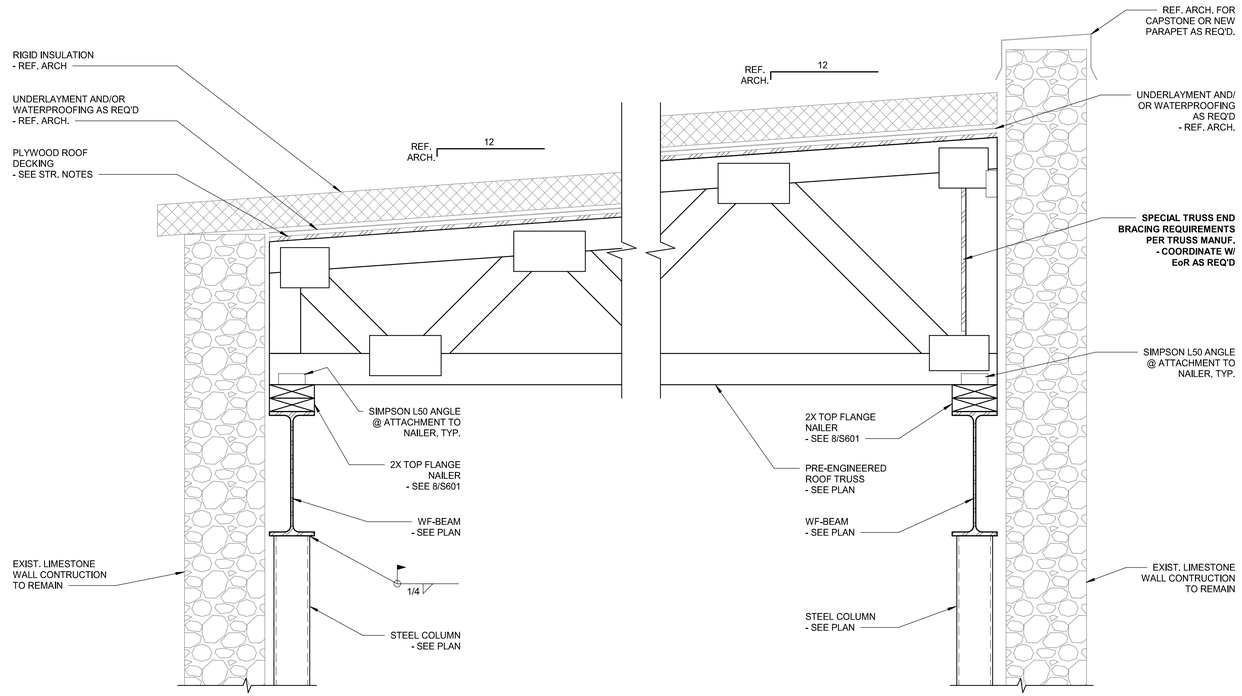
3 ROOF FRAMING PARALLEL TO NON-BEARING WALL

1" = 1'-0"



4 STEEL BEAM AT STAIR OPENING DETAIL

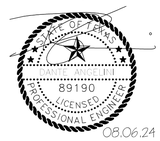
1 1/2" = 1'-0"



5 TYP. ROOF FRAMING SECTION

1 1/2" = 1'-0"

LEVY DYKEMA
603 CONGRESS AVENUE
SUITE 350
AUSTIN, TX 78701
(512) 342-5777
WWW.LEVYDYKEMA.COM



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PROJECT NORTH

TRUE NORTH

Project Number: 23.078

WOOD DETAILS

S602

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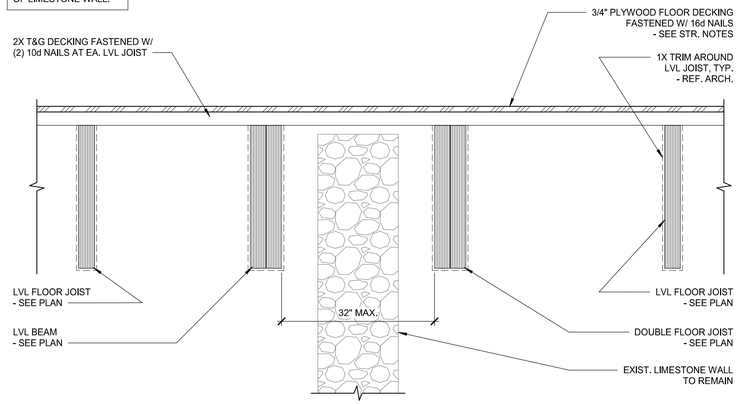
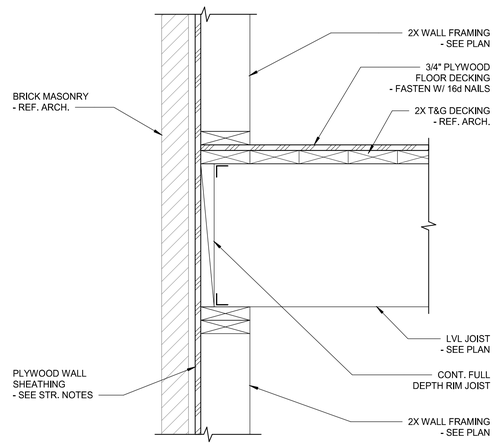
NOTE:
REFER TO ARCH. PLANS FOR DEMOLISHION OF UPPER LEVEL PORTION OF LIMESTONE WALL.



1 FLOOR FRAMING AT LIMESTONE WALL DETAIL

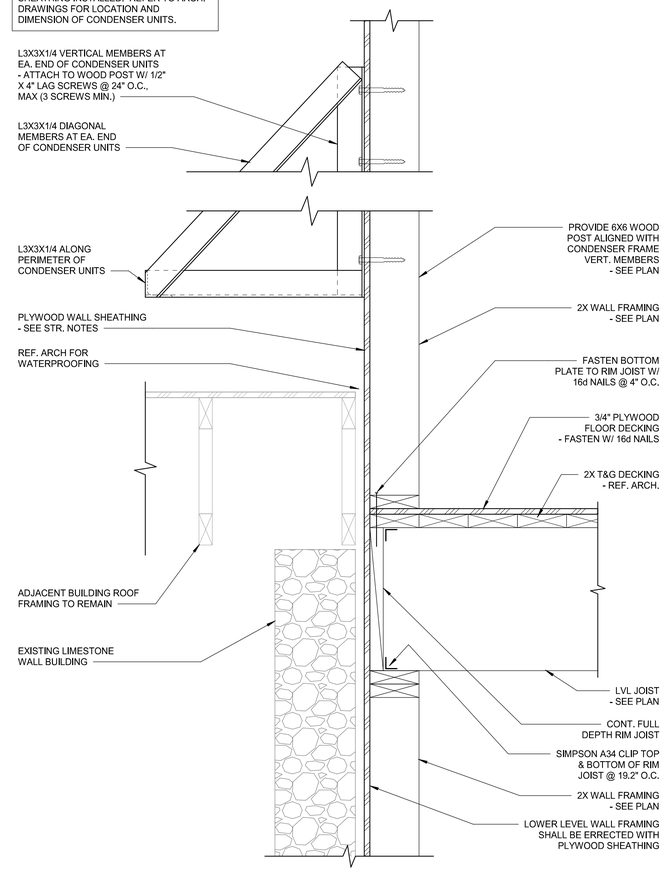
1 1/2" = 1'-0"



2 PERPENDICULAR FLOOR FRAMING AT PERIMETER WALL DETAIL

1 1/2" = 1'-0"

NOTE:
SECTION OF LOWER LEVEL WALL FRAMING ADJACENT TO EXISTING LIMESTONE WALL SHALL BE ERRECTED WITH PLYWOOD SHEATHING INSTALLED. REFER TO ARCH. DRAWINGS FOR LOCATION AND DIMENSION OF CONDENSER UNITS.



3 WALL FRAMING ELEVATION AT AC CONDENSER UNIT DETAIL

1 1/2" = 1'-0"

LEVY DYKEMA
625 CONGRESS AVENUE
SUITE 200
AUSTIN, TX 78701
(512) 342-5177
WWW.LEVYDYKEMA.COM

REGISTERED ENGINEER
89190
LICENSED PROFESSIONAL ENGINEER
08.06.24

127 E JACKSON ST., BURNET, TX 78611

BURNET COUNTY ANNEX

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STRUCTURES
4315 GUADALUPE ST
SUITE 301
AUSTIN, TX 78751

PHONE: (512) 499 0919
WWW.STRUCTURESTX.COM
FIRM NO.: F-3323
PROJECT N.: 23.078

PROJECT NORTH
TRUE NORTH

Project Number: 23.078

WOOD DETAILS

S603

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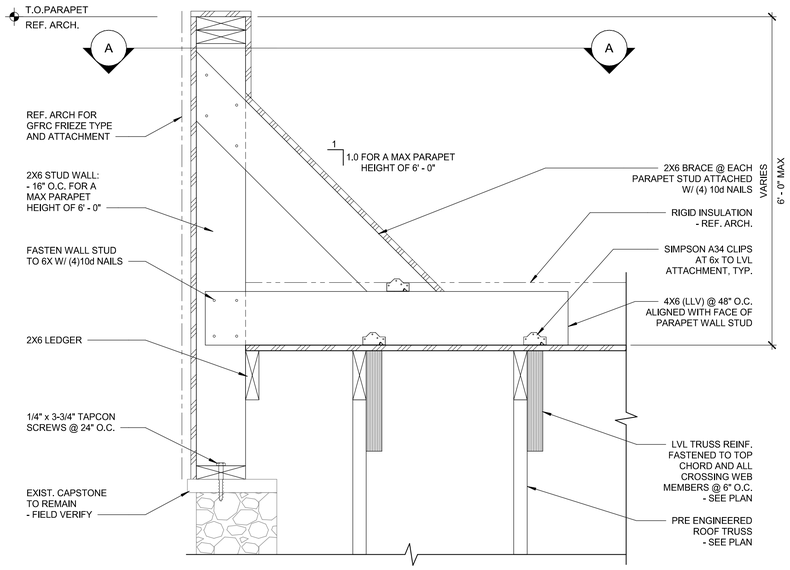
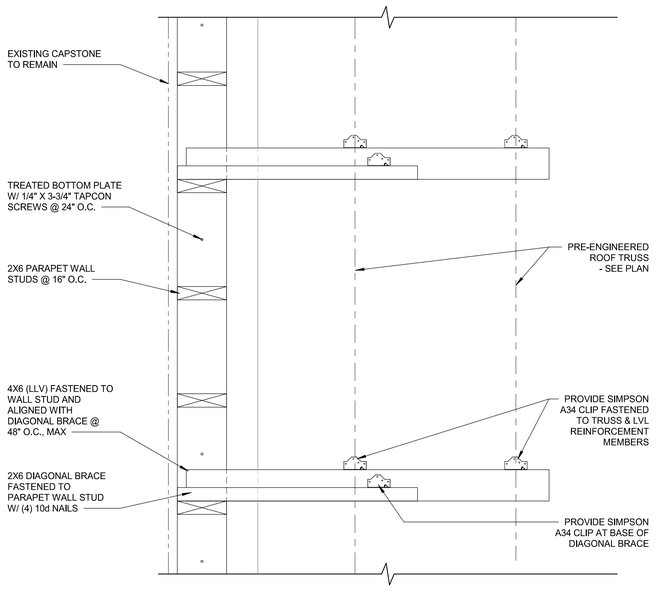
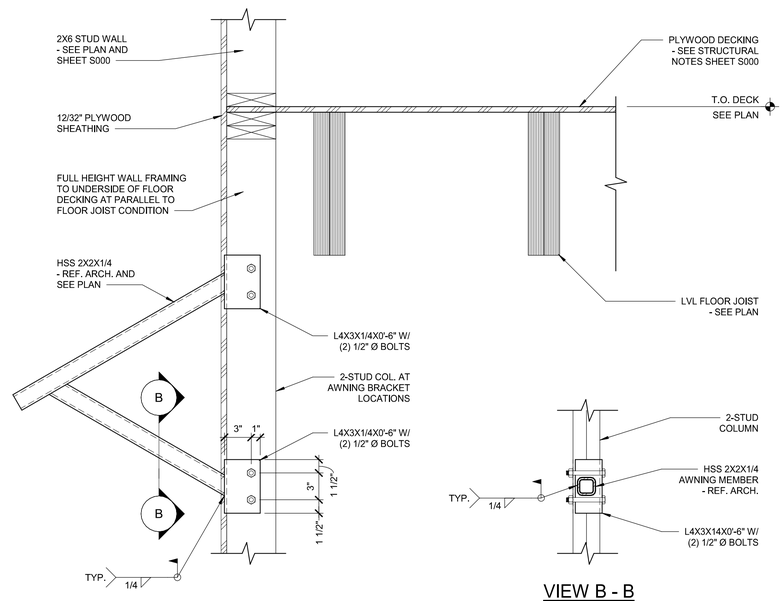




VIEW A - A

1 SECTION AT PARAPET

1 1/2" = 1'-0"



VIEW B - B

2 REAR AWNING SECTION AT JOIST PARALLEL TO SUD WALL

1 1/2" = 1'-0"

LEVY DYKEMA
620 CONGRESS AVENUE
SUITE 1570
AUSTIN, TX 78701
(512) 342-5177
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PROJECT NORTH

TRUE NORTH

Project Number: 23.078

WOOD DETAILS

S604

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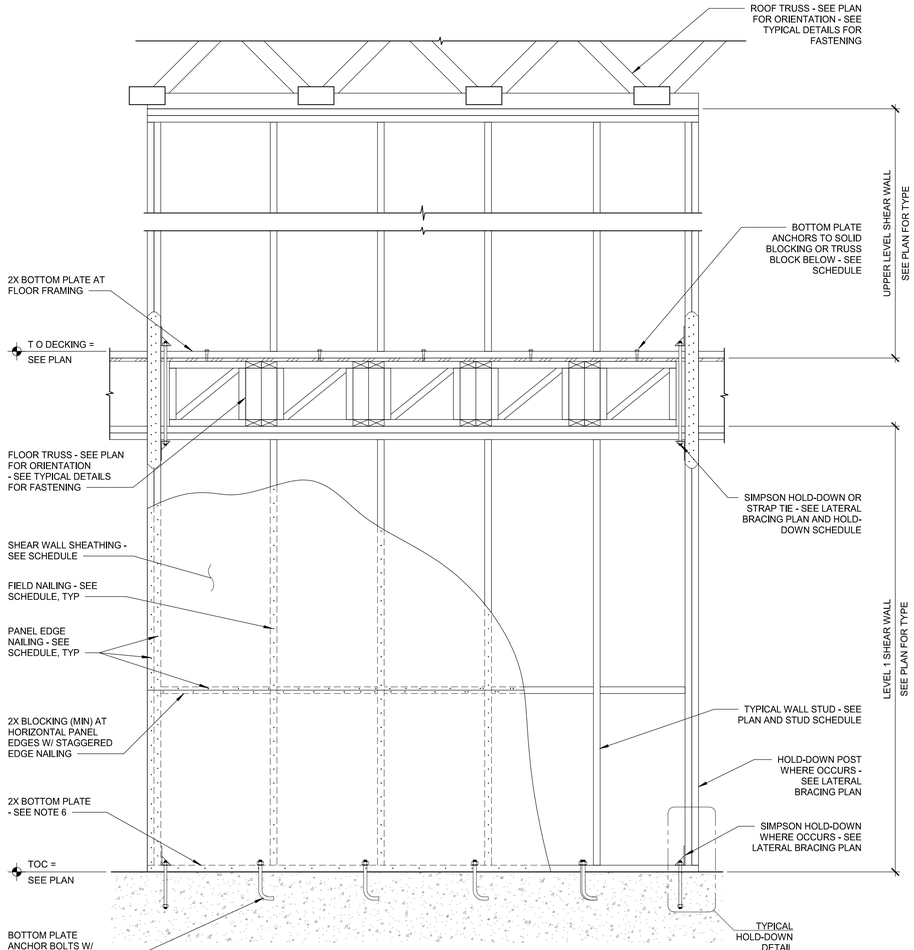

SHEAR WALL ON CONCRETE

SEGMENTED SHEAR WALL SCHEDULE

SW MARK (SEE PLAN)	SHEATHING	SHEATHING FASTENERS		BOTTOM PLATE ANCHORS		A35 OR LTP4 SPACING	ASD WIND SHEAR CAPACITY
		EDGE NAILING	INTERIOR/FIELD NAILING	TO CONCRETE	TO WOOD FRAMING		
1	15/32" STRUCTURAL 1 PLYWOOD OR OSB (ONE SIDE, BLOCKED)	8d @ 6" O.C.	8d @ 12" O.C.	5/8" Ø @ 48" O.C. OR SIMPSON PDPAWL-287 OR HILTI X-CP 72 P8 S23 @ 4" O.C.	10d @ 4" O.C.	16" O.C.	392 PLF
2	15/32" STRUCTURAL 1 PLYWOOD OR OSB (ONE SIDE, BLOCKED)	8d @ 4" O.C.	8d @ 12" O.C.	5/8" Ø @ 30" O.C.	SIMPSON 'SDS' 1/4" Ø X 6" @ 6" O.C.	10" O.C.	602 PLF
3	15/32" STRUCTURAL 1 PLYWOOD OR OSB (ONE SIDE, BLOCKED)	8d @ 3." O.C.	8d @ 12" O.C.	5/8" Ø @ 24" O.C.	SIMPSON 'SDS' 1/4" Ø X 6" @ 4" O.C.	8" O.C.	770 PLF
4	15/32" STRUCTURAL 1 PLYWOOD OR OSB (BOTH SIDES, BLOCKED)	8d @ 4" O.C.	8d @ 12" O.C.	5/8" Ø @ 12" O.C.	SIMPSON 'SDS' 1/4" Ø X 6" @ 3" O.C.	10" O.C. EACH SIDE	1,205 PLF
5	1/2" GYP BOARD (BOTH SIDES)	#6 X 1-1/4" LONG TYPE "S" DRYWALL SCREWS @ 8" O.C.	#6 X 1-1/4" LONG TYPE "S" DRYWALL SCREWS @ 12" O.C.	5/8" Ø @ 48" O.C. OR SIMPSON PDPAWL-287 OR HILTI X-CP 72 P8 S23 @ 16" O.C.	10d @ 12" O.C.	72" O.C.	120 PLF
6	1/2" OR 5/8" GYP. BOARD (BOTH SIDES, BLOCKED)	#6 X 1-1/4" LONG TYPE "S" DRYWALL SCREWS @ 6" O.C.	#6 X 1-1/4" LONG TYPE "S" DRYWALL SCREWS @ 12" O.C.	5/8" Ø @ 48" O.C. OR SIMPSON PDPAWL-287 OR HILTI X-CP 72 P8 S23 @ 10" O.C.	10d @ 8" O.C.	36" O.C.	180 PLF
7	5/8" GYP. BOARD (ONE SIDE, BLOCKED)	6d COOLER (0.092" X 1 7/8" LONG, 1/4" HEAD) @ 7" O.C.		5/8" Ø @ 48" O.C. OR SIMPSON PDPAWL-287 OR HILTI X-CP 72 P8 S23 @ 12" O.C.	10d @ 8" O.C.	48" O.C.	145 PLF
8	5/8" GYP. BOARD (BOTH SIDES, BLOCKED)			5/8" Ø @ 48" O.C. OR SIMPSON PDPAWL-287 OR HILTI X-CP 72 P8 S23 @ 6" O.C.	10d @ 4" O.C.	24" O.C.	290 PLF
9	5/8" GYP. BOARD (ONE SIDE, BLOCKED)	6d COOLER (0.092" X 1 7/8" LONG, 1/4" HEAD) @ 4" O.C.		5/8" Ø @ 48" O.C. OR SIMPSON PDPAWL-287 OR HILTI X-CP 72 P8 S23 @ 10" O.C.	10d @ 8" O.C.	40" O.C.	175 PLF
10	5/8" GYP. BOARD (BOTH SIDES, BLOCKED)			5/8" Ø @ 48" O.C. OR SIMPSON PDPAWL-287 OR HILTI X-CP 72 P8 S23 @ 4" O.C.	10d @ 4" O.C.	18" O.C.	350 PLF

SEGMENTED SHEAR WALL FRAMING NOTES:

1. SEE LATERAL BRACING PLANS FOR LOCATIONS OF SEGMENTED SHEAR WALLS LABELED WITH "SW MARK" PER SCHEDULE.
2. ALL EXTERIOR WALLS SHALL BE TYPE I SHEAR WALLS UNLESS NOTED OTHERWISE ON PLAN.
3. SHEATHING MAY BE INSTALLED LONG SIDE HORIZONTAL OR VERTICAL.
4. PANEL EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POSTS AND AT EACH STUD USED IN BUILT-UP HOLD-DOWN POSTS.
5. MINIMUM EDGE DISTANCE FOR NAILS SHALL BE 3/8"
6. WHERE SHEATHING IS APPLIED TO BOTH SIDES OF WALL, PANEL EDGE JOINTS SHALL BE OFFSET.
7. BOTTOM PLATES RESTING ON FOUNDATION CONCRETE SLABS OR MASONRY IN CONTACT WITH SOIL SHALL BE PRSSURE TREATED. BOTTOM PLATES BEARING ON ELEVATED CONCRETE SLABS ARE NOT REQUIRED TO BE PRESSURE TREATED. DO NOT KILN DRY PRESSURE TREATED BOTTOM PLATES.
8. USE 8d COMMON NAILS, 8d GALVANIZED BOX NAILS, OR 0.131" Ø X 2 1/2" COIL NAILS (NAIL DIAMETER SHALL NOT BE LESS THAN 0.131").
9. SEE TYPICAL SHEAR WALL INTERSECTION FRAMING DETAILS FOR STUD CONFIGURATION AT ENDS OF WALL.
10. WHERE SHEAR WALL IS 5'-0" WIDE OR LESS, MAXIMUM ANCHOR BOLT OR BOTTOM PLATE ANCHOR SPACING SHALL BE 16" O.C.

1 TYPICAL SEGMENTED SHEAR WALL FRAMING DETAIL AND SCHEDULE

3/4" = 1'-0"

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FIRM NO.: F-3323
PROJECT N.: 23.078

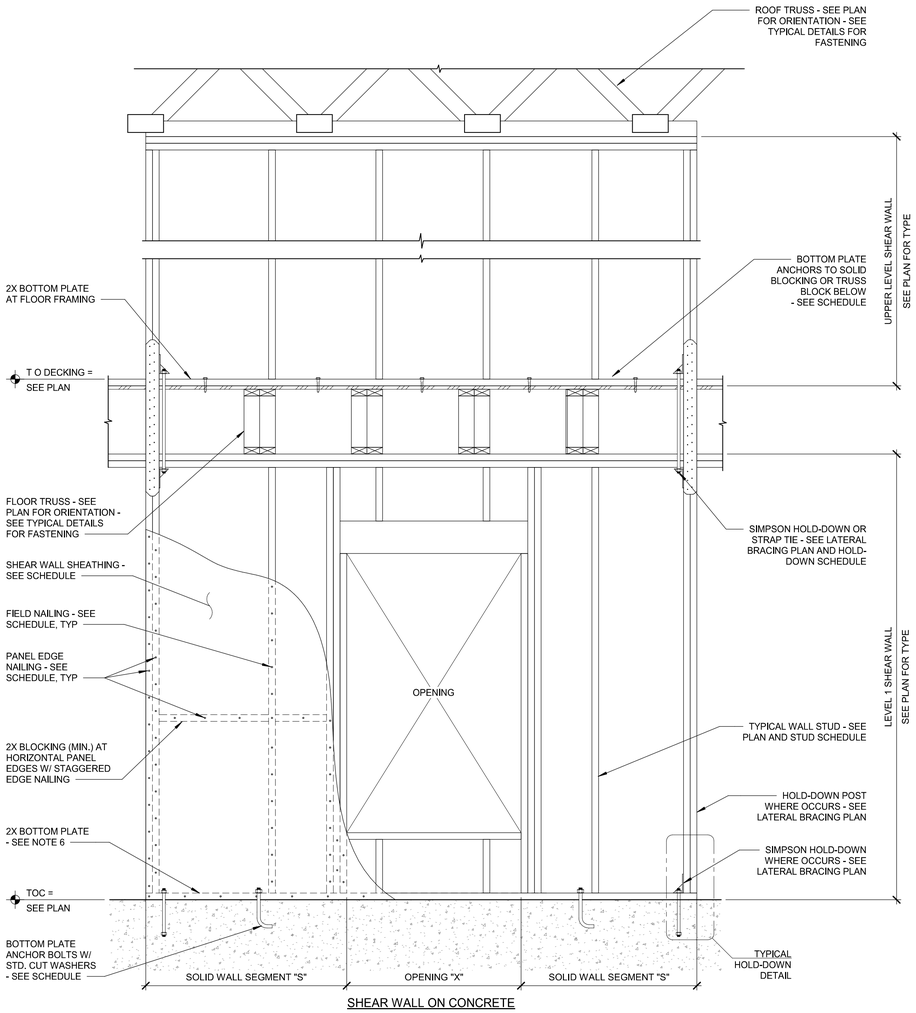
PROJECT NORTH

TRUE NORTH

Project Number: 23.078

TYPICAL WOOD SHEAR WALL DETAILS

S610



SHEAR WALL ON CONCRETE

PERFORATED SHEAR WALL SCHEDULE

SW MARK (SEE PLAN)	SHEATHING	SHEATHING FASTENERS		BOTTOM PLATE ANCHORS AT SOLID SEGMENTS "S"		BOTTOM PLATE ANCHORS UNDER OPENINGS "X"		A35 OR LTP4 SPACING - SEE DETAIL 1/S6.6	ASD WIND SHEAR CAPACITY
		EDGE NAILING	INTERIOR/FIELD NAILING	TO CONCRETE	TO WOOD FRAMING	TO CONCRETE	TO WOOD FRAMING		
1	15/32" STRUCTURAL 1 PLYWOOD OR OSB (ONE SIDE, BLOCKED)	8d @ 6" O.C.	8d @ 12" O.C.	5/8" Ø @ 32" O.C.	SIMPSON 'SDS' 1/4" Ø X 6" @ 6" O.C.	5/8" Ø @ 48" O.C.	SIMPSON 'SDS' 1/4" Ø X 6" @ 6" O.C.	16" O.C.	275 PLF
2	15/32" STRUCTURAL 1 PLYWOOD OR OSB (ONE SIDE, BLOCKED)	8d @ 4" O.C.	8d @ 12" O.C.	5/8" Ø @ 20" O.C.	SIMPSON 'SDS' 1/4" Ø X 6" @ 4" O.C.	5/8" Ø @ 40" O.C.	SIMPSON 'SDS' 1/4" Ø X 6" @ 6" O.C.	10" O.C.	450 PLF
3	15/32" STRUCTURAL 1 PLYWOOD OR OSB (ONE SIDE, BLOCKED)	8d @ 3." O.C.	8d @ 12" O.C.	5/8" Ø @ 16" O.C.	SIMPSON 'SDS' 1/4" Ø X 6" @ 3" O.C.	5/8" Ø @ 32" O.C.	SIMPSON 'SDS' 1/4" Ø X 6" @ 4" O.C.	8" O.C.	540 PLF
4	15/32" STRUCTURAL 1 PLYWOOD OR OSB (BOTH SIDES, BLOCKED)	8d @ 4" O.C.	8d @ 12" O.C.	5/8" Ø @ 10" O.C.	SIMPSON 'SDS' 1/4" Ø X 6" @ 2" O.C. STAGGERED	5/8" Ø @ 20" O.C.	SIMPSON 'SDS' 1/4" Ø X 6" @ 3" O.C.	10" O.C. EACH SIDE	845 PLF

PERFORATED SHEAR WALL FRAMING NOTES:

1. SEE LATERAL BRACING PLANS FOR LOCATIONS OF PERFORATED SHEAR WALLS LABELED WITH "SW MARK" PER SCHEDULE.
2. ALL EXTERIOR WALLS SHALL BE TYPE I SHEAR WALLS UNLESS NOTED OTHERWISE ON PLAN.
3. SHEATHING MAY BE INSTALLED LONG SIDE HORIZONTAL OR VERTICAL.
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5. MINIMUM EDGE DISTANCE FOR NAILS SHALL BE 3/8"
6. WHERE SHEATHING IS APPLIED TO BOTH SIDES OF WALL, PANEL EDGE JOINTS SHALL BE OFFSET.
7. BOTTOM PLATES RESTING ON FOUNDATION CONCRETE SLABS OR MASONRY IN CONTACT WITH SOIL SHALL BE PRESSURE TREATED. BOTTOM PLATES BEARING ON ELEVATED CONCRETE SLABS ARE NOT REQUIRED TO BE PRESSURE TREATED. DO NOT KILN DRY PRESSURE TREATED BOTTOM PLATES.
8. USE 8d COMMON NAILS, 8d GALVANIZED BOX NAILS, OR 0.131" Ø X 2 1/2" COIL NAILS (NAIL DIAMETER SHALL NOT BE LESS THAN 0.131").
9. SEE TYPICAL SHEAR WALL INTERSECTION FRAMING DETAILS FOR STUD CONFIGURATION AT ENDS OF WALL.

1 TYPICAL PERFORATED SHEAR WALL (PSW) FRAMING DETAIL AND SCHEDULE

3/4" = 1'-0"

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FIRM NO.: F-3323
PROJECT N.: 23.078

PROJECT NORTH
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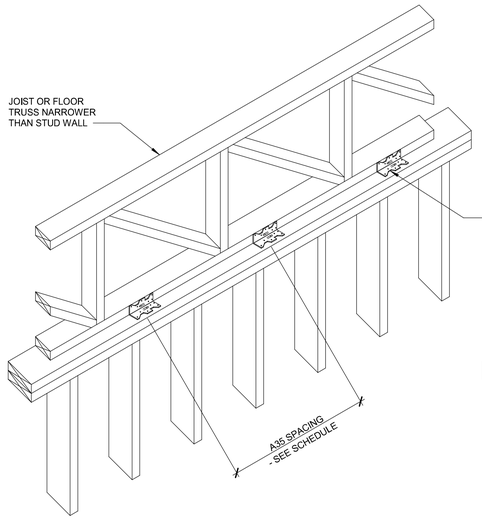
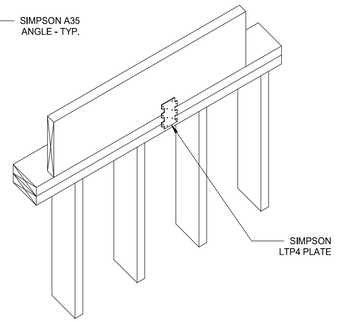
Project Number: 23.078

TYPICAL WOOD SHEAR WALL DETAILS

S611



A35 ANGLE

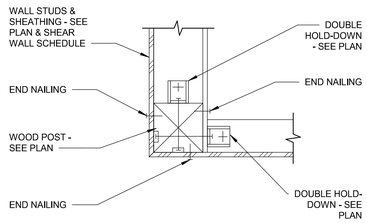


LTP4 PLATE

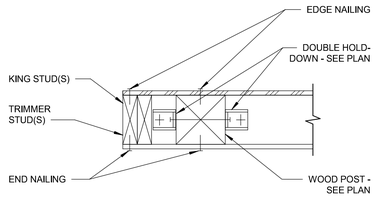
1 TYPICAL A35 ANGLE AND LTP4 PLATE INSTALLATION AT SHEAR WALLS

1" = 1'-0"

NOTE:
DOUBLE HOLD-DOWN AT SINGLE COLUMNS SHALL BE INSTALLED ON OPPOSITE SIDES OF THE END COLUMN AND SHALL BE OFFSET IN HEIGHT TO ELIMINATE SCREW INTERFERENCES.



AT WALL CORNER

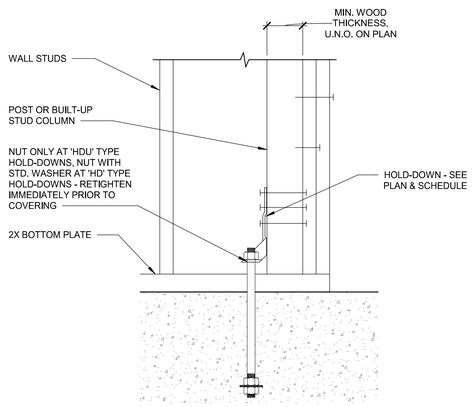


AT END OF WALL

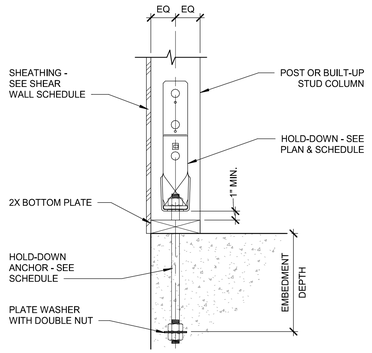
3 SHEAR WALL DOUBLE HOLD-DOWN DETAIL

1 1/2" = 1'-0"

NOTES:
1. 6X6 (6" WALL) OR 4X8 (4" WALL) POSTS MIN. REQ'D. FOR HD12 & 19.
2. HD TYPE HOLD-DOWNS REQUIRES 6X6 POST MINIMUM AND HEAVY ANCHOR NUT TO ACHIEVE TABULATED LOADS (NUT SUPPLIED BY MFR. WITH HOLD-DOWN). HDU 14 CAPACITY SHALL BE REDUCED TO 10,770 LBS FOR INSTALLATION TO EITHER FACE OF 4X6 POST.
3. STUD PACKS WITH HD OR HDU TYPE HOLD-DOWNS SHALL HAVE EACH INDIVIDUAL STUD FASTENED TO THE NEXT WITH 10d NAILS @ 12" O.C.
4. AT WOOD STRUCTURES GREATER THAN 3 STORIES, PROVIDE SIMPSON TAKE-UP SHRINKAGE COMPENSATING DEVICE BETWEEN HOLD-DOWN AND NUT AT EACH FLOOR. AT CONTRACTOR'S OPTION, A CONTINUOUS LOAD PATH ROD SYSTEM MAY BE SUBSTITUTED UPON APPROVAL OF E.O.R. AND SHALL BE DESIGNED AND INSPECTED BY A DELEGATE THIRD PARTY ENGINEER.



ELEVATION VIEW



SECTION VIEW

HOLD-DOWN SCHEDULE

SIMPSON MODEL NO.	SIMPSON TAKE-UP DEVICE (SEE NOTE 4)	MIN. WOOD THICKNESS (U.N.O. ON PLAN)	POST/STUD PACK FASTENERS	ANCHOR DIAMETER	EMBEDMENT DEPTH	CAPACITY
HDU2-SDS2.5	ATUD9	3"	(6) SDS 1/4" x 2 1/2"	5/8" Ø	8"	3,075 LBS
HDU4-SDS2.5		3"	(10) SDS 1/4" x 2 1/2"	5/8" Ø	8"	4,565 LBS
HDU5-SDS2.5		3"	(14) SDS 1/4" x 2 1/2"	5/8" Ø	8"	5,645 LBS
HDU8-SDS2.5		3"	(20) SDS 1/4" x 2 1/2"	7/8" Ø	8"	5,980 LBS
HDU11-SDS2.5		5 1/2"	(30) SDS 1/4" x 2 1/2"	1" Ø	10"	9,535 LBS
HDU14-SDS2.5		5 1/2"	(36) SDS 1/4" x 2 1/2"	1" Ø	10"	14,390 LBS
HD12		5 1/2"	(4) 1"	1" Ø	12"	14,220 LBS
HD19	ATUD14	5 1/2"	(5) 1"	1 1/4" Ø	12"	19,070 LBS

2 TYPICAL SHEAR WALL HOLD-DOWN CONNECTION AND SCHEDULE

1 1/2" = 1'-0"

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623 CONGRESS AVENUE
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TRUE NORTH

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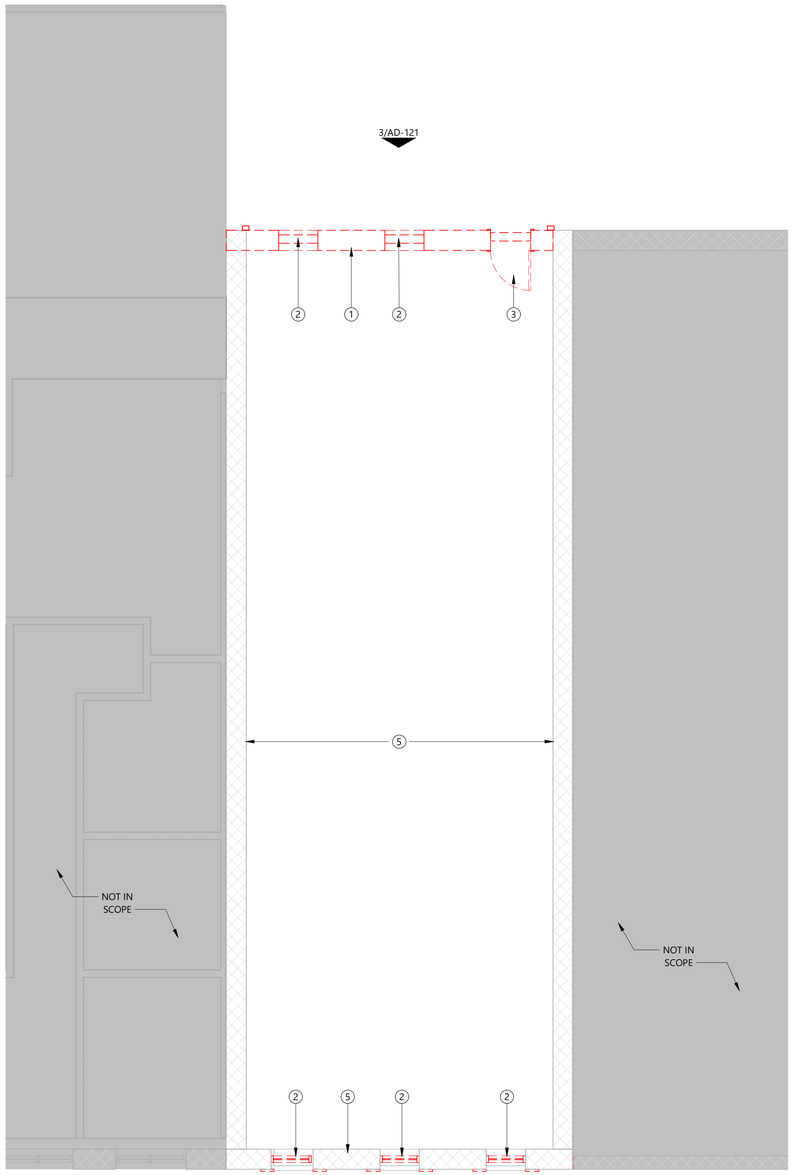
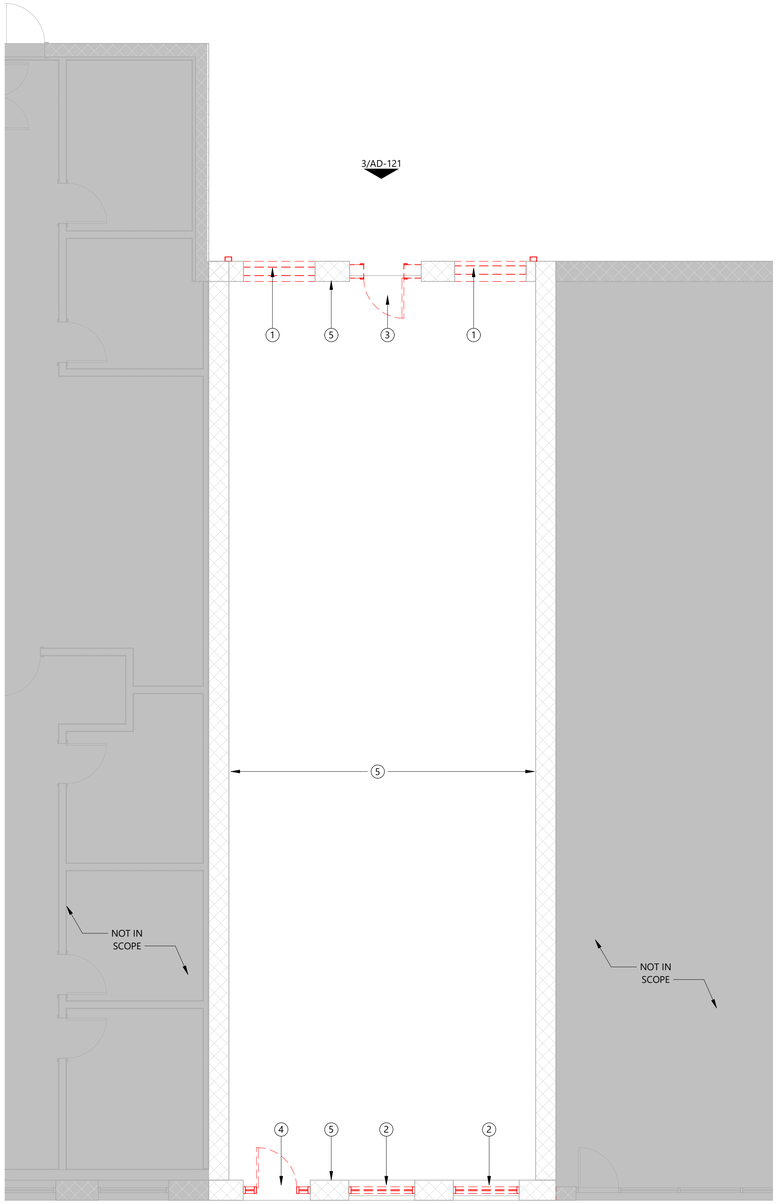
TYPICAL WOOD SHEAR WALL DETAILS

S612





2 DEMOLITION PLAN - SECOND FLOOR

SCALE: 3/16" = 1'-0"

1 DEMOLITION PLAN - FIRST FLOOR

SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS PERTAINING TO THE SAFETY OF PEOPLE, PROPERTY, AND ENVIRONMENTAL PROTECTION.
2. PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
3. WHEN WORKING IN OCCUPIED BUILDINGS, CONTRACTOR TO ERECT AND MAINTAIN DUSTPROOF PARTITIONS TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE TO OTHER PARTS OF THE BUILDING. PRIOR TO PROJECT COMPLETION, REMOVE PARTITIONS AND REPAIR AND DAMAGED SURFACES TO MATCH ADJACENT.
4. WITHIN AREA OF DEMOLITION, REMOVE DESIGNATED PARTITIONS, CEILING COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES EVEN WHERE NOT EXPRESSLY INDICATED ON DEMOLITION PLANS. COORDINATE THE RETURN OF SALVAGABLE ITEMS WITH BUILDING OWNER.
5. WITHIN AREA OF DEMOLIITION, REMOVE ABANDONED HVAC EQUIPMENT, INCLUDING BUT NOT LIMITED TO, DUCTS, CONTROLS, REGISTERS, GRILLES, AND ALL ASSOCIATED HARDWARE & ACCESSORIES. COORDINATE WITH MPE SYSTEMS DEMOLITION DRAWINGS.
6. WITHIN AREA OF DEMOLITION, REMOVE ABANDONED ELECTRICAL, TELEPHONE, DATA, SECURITY, CABLING, CABLE TRAYS, CONDUIT, EQUIPMENT, AND DEVICES (INCLUDING UNDER RAISED FLOORING) UNLESS NOTED OTHERWISE. COORDINATE WITH MPE SYSTEMS DEMOLITION DRAWINGS.
7. WITHIN AREA OF DEMOLITION, REMOVE ABANDONED PLUMBING EQUIPMENT, INCLUDING BUT NOT LIMITED TO, VALVES, PIPING, AND ALL ASSOCIATED HARDWARE & ACCESSORIES. COORDINATE WITH MPE SYSTEMS DEMOLITION DRAWINGS.
8. WITHIN AREA OF DEMOLITION, REMOVE EXISTING FLOOR FINISHES WHERE INDICATED AND PREPARE SUBFLOOR TO RECEIVE NEW FINISHES.
9. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT INDICATED OR NOTED, CONTRACTOR WILL RESTORE AFFECTED AREAS TO MATCH ADJACENT AT NO COST TO THE OWNER.
10. DAILY REMOVE AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
11. COVER EXISTING MECHANICAL, ELECTRICAL, AND FIRE SYSTEMS TO REMAIN. PROTECT FROM DAMAGE, DUST, AND DEBRIS.
12. REMOVE ELECTRICAL OUTLETS AND DEVICES AS INDICATED. PATCH AND REPAIR PARTITIONS TO REMAIN TO MATCH ADJACENT.
13. RETAIN CONNECTION OF ALL LIFE SAFETY DEVICES DURING DEMOLITION, UNLESS NOTED OTHERWISE.
14. PROTECT ALL EXISTING DOORS, FRAMES, AND HARDWARE SCHEDULE TO REMAIN FROM DAMAGE, DUST, AND DEBRIS.
15. WITHIN AREA OF DEMOLITION, CONTRACTOR TO RELOCATE EXISTING FURNITURE. COORDINATE WITH OWNER FOR STORAGE.
16. PATCH AND REPAIR ALL EXISTING WALLS AND FLOORS INDICATED TO RECEIVE NEW FINISH.
17. ALL EXISTING FIRE-RATED PARTITIONS ARE TO REMAIN AND FIRE RESISTANCE RATING TO BE MAINTAINED DURING DEMOLITION, UNLESS NOTED OTHERWISE.

SHEET NOTES:

1. DEMOLISH AND REMOVE EXISTING WALL
2. DEMOLISH AND REMOVE EXISTING WINDOW
3. DEMOLISH AND REMOVE EXISTING DOOR
4. DEMOLISH AND REMOVE EXISTING STOREFRONT AND ENTRY DOOR
5. RESTORE BOTH SIDES OF MASONRY FACADE: REMOVE EXISTING PLASTER AND PAINT. TUCK POINT MASONRY FOR STRUCTURAL INTEGRITY AS REQUIRED

DEMOLITION LEGEND:

- NOT IN CONTRACT
- WALL TO BE DEMOLISHED
- DOOR AND FRAME TO BE DEMOLISHED
- LAY-IN CEILING TO BE DEMOLISHED
- GYP. BD. CEILING TO BE DEMOLISHED

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8/7/2024

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BURNET COUNTY ANNEX

#	DATE	ISSUE

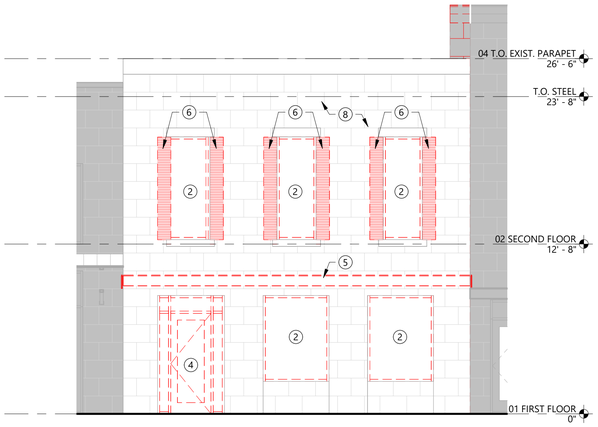
PROJECT NORTH

TRUE NORTH

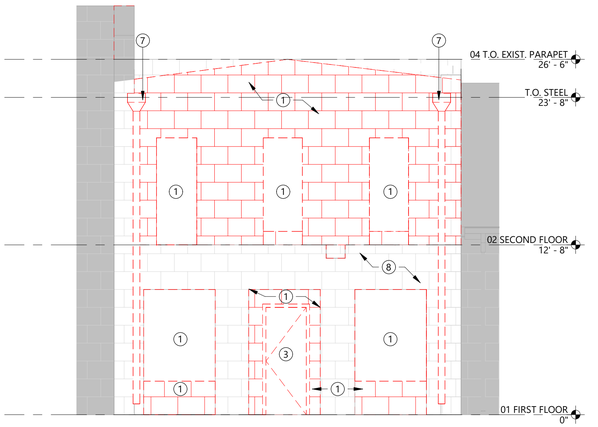
Project Number: LD10-23055

DEMOLITION FLOOR PLANS

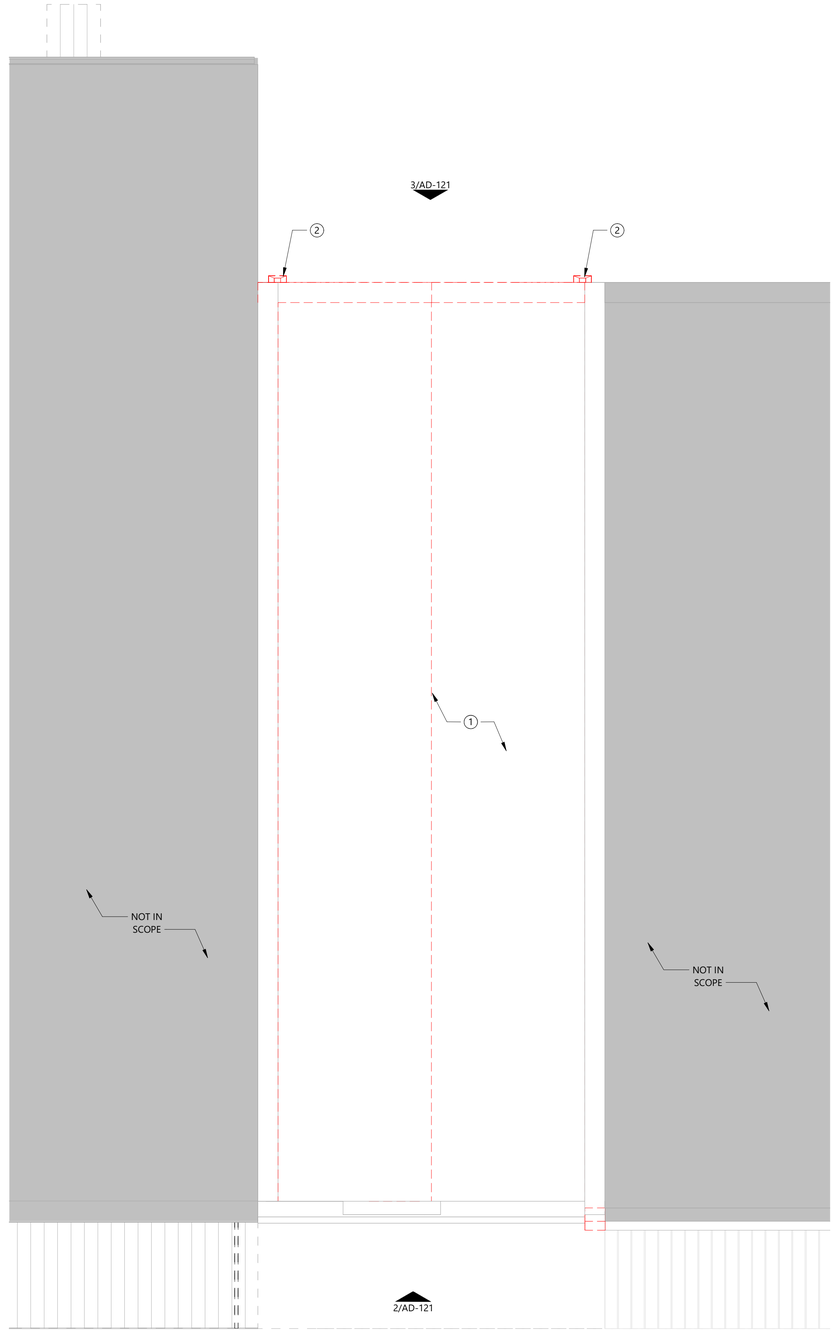
AD-101



2 DEMOLITION FRONT ELEVATION
SCALE: 3/16" = 1'-0"



3 DEMOLITION REAR ELEVATION
SCALE: 3/16" = 1'-0"



1 DEMOLITION ROOF PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS PERTAINING TO THE SAFETY OF PEOPLE, PROPERTY, AND ENVIRONMENTAL PROTECTION.
2. PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
3. WHEN WORKING IN OCCUPIED BUILDINGS, CONTRACTOR TO ERECT AND MAINTAIN DUSTPROOF PARTITIONS TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE TO OTHER PARTS OF THE BUILDING. PRIOR TO PROJECT COMPLETION, REMOVE PARTITIONS AND REPAIR AND DAMAGED SURFACES TO MATCH ADJACENT.
4. WITHIN AREA OF DEMOLITION, REMOVE DESIGNATED PARTITIONS, CEILING COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES EVEN WHERE NOT EXPRESSLY INDICATED ON DEMOLITION PLANS. COORDINATE THE RETURN OF SALVAGABLE ITEMS WITH BUILDING OWNER.
5. WITHIN AREA OF DEMOLIITION, REMOVE ABANDONED HVAC EQUIPMENT, INCLUDING BUT NOT LIMITED TO, DUCTS, CONTROLS, REGISTERS, GRILLES, AND ALL ASSOCIATED HARDWARE & ACCESSORIES. COORDINATE WITH MPE SYSTEMS DEMOLITION DRAWINGS.
6. WITHIN AREA OF DEMOLITION, REMOVE ABANDONED ELECTRICAL, TELEPHONE, DATA, SECURITY, CABLING, CABLE TRAYS, CONDUIT, EQUIPMENT, AND DEVICES (INCLUDING UNDER RAISED FLOORING) UNLESS NOTED OTHERWISE. COORDINATE WITH MPE SYSTEMS DEMOLITION DRAWINGS.
7. WITHIN AREA OF DEMOLITION, REMOVE ABANDONED PLUMBING EQUIPMENT, INCLUDING BUT NOT LIMITED TO, VALVES, PIPING, AND ALL ASSOCIATED HARDWARE & ACCESSORIES. COORDINATE WITH MPE SYSTEMS DEMOLITION DRAWINGS.
8. WITHIN AREA OF DEMOLITION, REMOVE EXISTING FLOOR FINISHES WHERE INDICATED AND PREPARE SUBFLOOR TO RECEIVE NEW FINISHES.
9. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT INDICATED OR NOTED, CONTRACTOR WILL RESTORE AFFECTED AREAS TO MATCH ADJACENT AT NO COST TO THE OWNER.
10. DAILY REMOVE AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
11. COVER EXISTING MECHANICAL, ELECTRICAL, AND FIRE SYSTEMS TO REMAIN. PROTECT FROM DAMAGE, DUST, AND DEBRIS.
12. REMOVE ELECTRICAL OUTLETS AND DEVICES AS INDICATED. PATCH AND REPAIR PARTITIONS TO REMAIN TO MATCH ADJACENT.
13. RETAIN CONNECTION OF ALL LIFE SAFETY DEVICES DURING DEMOLITION, UNLESS NOTED OTHERWISE.
14. PROTECT ALL EXISTING DOORS, FRAMES, AND HARDWARE SCHEDULE TO REMAIN FROM DAMAGE, DUST, AND DEBRIS.
15. WITHIN AREA OF DEMOLITION, CONTRACTOR TO RELOCATE EXISTING FURNITURE. COORDINATE WITH OWNER FOR STORAGE.
16. PATCH AND REPAIR ALL EXISTING WALLS AND FLOORS INDICATED TO RECEIVE NEW FINISH.
17. ALL EXISTING FIRE-RATED PARTITIONS ARE TO REMAIN AND FIRE RESISTANCE RATING TO BE MAINTAINED DURING DEMOLITION, UNLESS NOTED OTHERWISE.

DEMO ROOF PLAN SHEET NOTES:

1 DEMOLISH AND REMOVE EXISTING STRUCTURE AND ROOFING MEMBRANE COMPLETELY
2 DEMOLISH AND REMOVE EXISTING DOWNSPOUT

DEMO ELEVATIONS SHEET NOTES:

1 DEMOLISH AND REMOVE EXISTING WALL
2 DEMOLISH AND REMOVE EXISTING WINDOW
3 DEMOLISH AND REMOVE EXISTING DOOR
4 DEMOLISH AND REMOVE EXISTING STOREFRONT AND ENTRY DOOR
5 DEMOLISH AND REMOVE EXISTING AWNING
6 DEMOLISH AND REMOVE EXISTING WINDOW SHUTTERS
7 DEMOLISH AND REMOVE EXISTING DOWNSPOUT
8 RESTORE BOTH SIDES OF MASONRY FACADE: REMOVE EXISTING PLASTER AND PAINT. TUCK POINT MASONRY FOR STRUCTURAL INTEGRITY AS REQUIRED

DEMOLITION LEGEND:

NOT IN CONTRACT

WALL TO BE DEMOLISHED

DOOR AND FRAME TO BE DEMOLISHED

LAY-IN CEILING TO BE DEMOLISHED

GYP. BD. CEILING TO BE DEMOLISHED

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8/7/2024

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BURNET COUNTY ANNEX

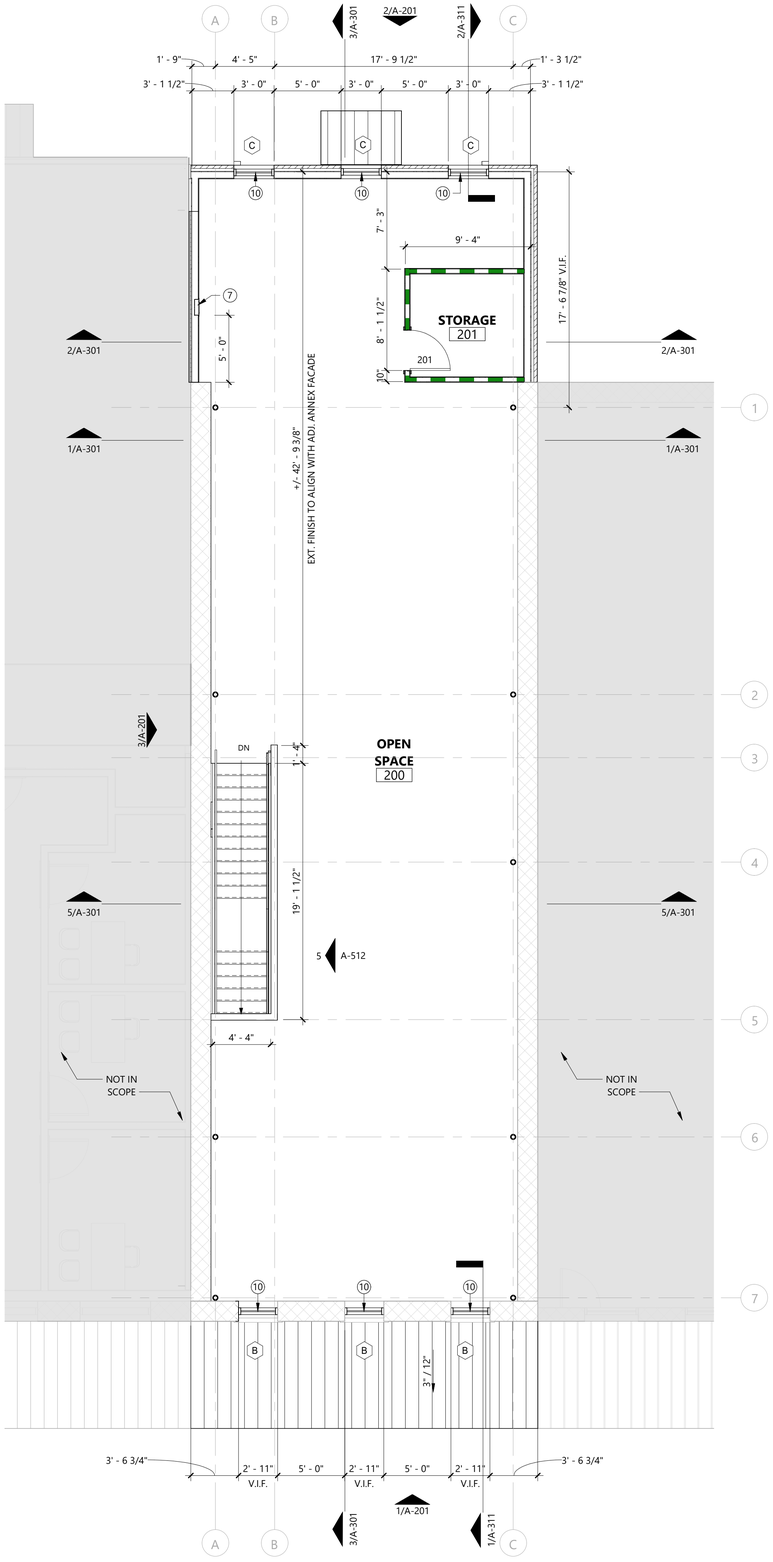
#	DATE	ISSUE

PROJECT NORTH
TRUE NORTH

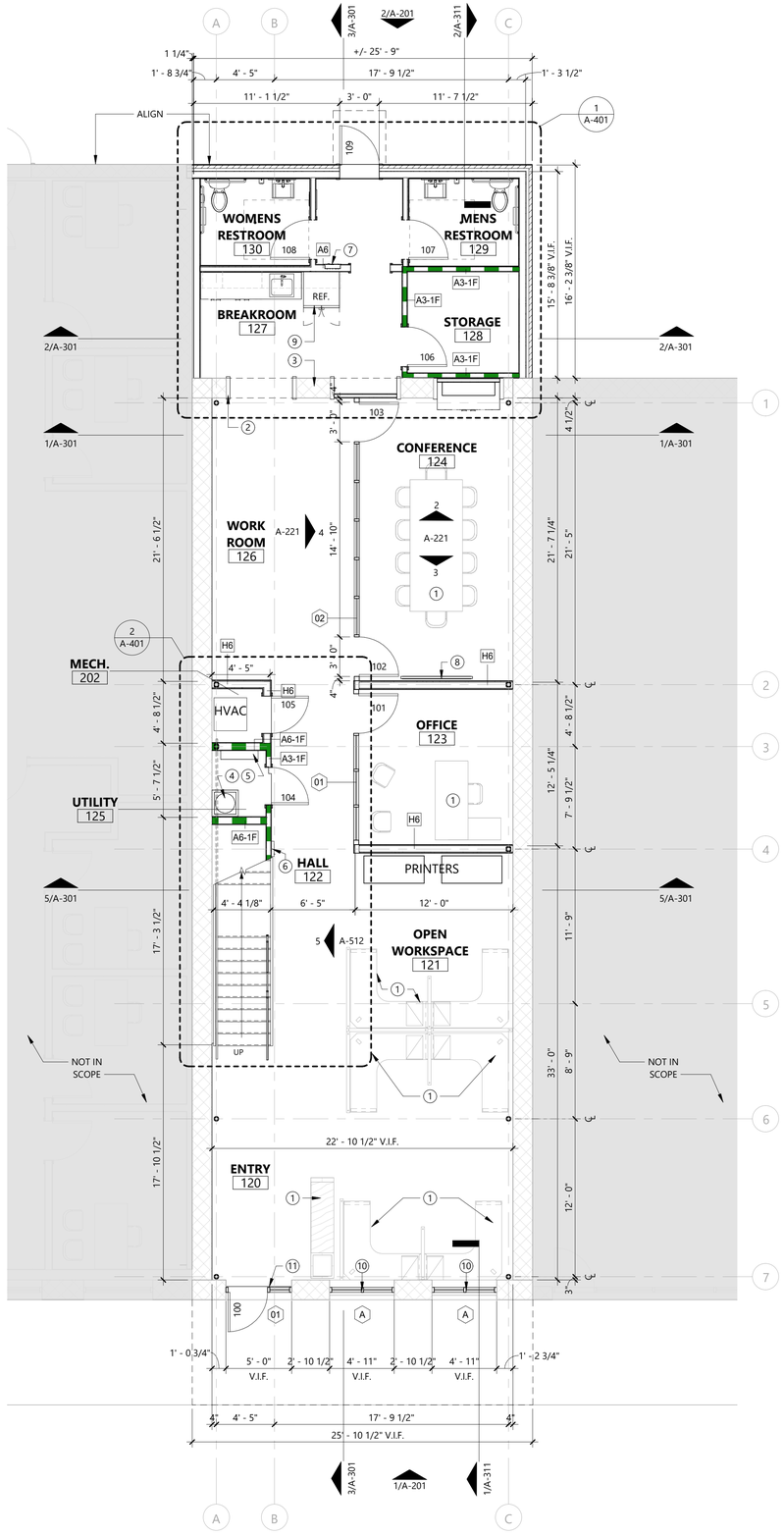
Project Number: LD10-23055

DEMOLITION ROOF PLAN & EXTERIOR ELEVATIONS

AD-121



2 **ARCHITECTURAL FLOOR PLAN - SECOND FLOOR**
SCALE: 3/16" = 1'-0"



1 **ARCHITECTURAL FLOOR PLAN - FIRST FLOOR**
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. REFER TO SHEET A-602 FOR INTERIOR PARTITON TYPES.
2. REFER TO SHEET A-611 FOR DOOR SCHEDULE
3. REFER TO SHEET A-631 FOR WINDOW SCHEDULE
4. REFER TO SHEET G-601 FOR FINISH SCHEDULE.
5. REF. MEP FOR ITEMS REQUIRED BUT NOT SHOWN ON ARCHITECTURAL DRAWINGS. PROVIDE LOCKABLE ACCESS PANELS AT ALL LOCATIONS INDICATED AS NEEDING ACCESS ON MEP DRAWINGS. PROVIDE NECESSARY BLOCKING, FRAMING, ETC. FOR ACCESS PANELS.
6. DO NOT CUT ANY STRUCTURAL ELEMENT IN A MANNER THAT WILL DIMINISH THEIR LOAD-BEARING CAPACITY. NOTIFY STRUCTURAL ENGINEER AND DO NOT PROCEED WITH ANY STRUCTURAL CUT WITHOUT THEIR WRITTEN APPROVAL.
7. EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF STUD OR EDGE OF SLAB. ALL EXISTING WALLS ARE DIMENSIONED TO FAC OF FINISH. VERIFY ALL EXISTING WALL AND WINDOW DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
8. EXTERIOR WALLS (ABOVE GRADE) SHALL ACHIEVE A MINIMUM OF R-20 THERMAL ENVELOPE INSULATION COMPONENT REQUIREMENTS (2015 IECC TABLE C402.1.3).
9. EXTERIOR OPENING DIMENSIONS ARE TO THE ROUGH OPENING.
10. INTERIOR PARTITIONS ARE DIMENSIONED TO THE FACE OF STUD AND DO NOT INCLUDE WALL FINISHES.
11. INSTALL VERTICAL CONTROL JOINTS IN GYP. BD. WHERE WALL LENGTH EXCEEDS 30 FEET, AT EACH SIDES OF OPENINGS THAT DO NOT TERMINATE AT A CEILING, AT OTHER LOCATIONS INDICATED, AND IN ACCORDANCE WITH GA-216.
12. DOOR JAMBS TO BE 6" FROM ADJACENT WALL.
13. PROVIDE A MINIMUM OF 18" CLEAR FLOOR SPACE BETWEEN THE FACE OF THE STRIKE JAMB OF DOORS ADJACENT TO PERPENDICULAR WALLS. THIS REQUIREMENT DOES NOT APPLY TO NON-ACCESSIBLE TOILET STALLS.
14. FINISH FLOOR ELEVATIONS NOTED ARE TAKEN FROM THE TOP OF STRUCTURAL CONCRETE.
15. REF. FINISH PLANS FOR EXTENT OF SPECIAL FINISHES AND FLOOR FINISH PATTERNS.
16. PROVIDE APPROPRIATE FIRESTOPPING ASSEMBLIES AT ALL PENETRATIONS OF RATED WALL AND FLOOR ASSEMBLIES.
17. PROVIDE FIRE RETARDANT BLOCKING IN WALL AS REQUIRED FOR WALL MOUNTED TOILET FIXTURES, ACCESSORIES, CASEWORK / MILLWORK, SHELVING, EQUIPMENT AND SIGNAGE.
18. ALL WOOD BLOCKING CONCEALED WITHIN THE BUILDING CONSTRUCTION SHALL BE FIRE RETARDANT.
19. PROVIDE AND INSTALL 8' HIGH FIRE-RETARDANT PLYWOOD ON ALL WALLS IN THE MDF, IDF, AND ELECTRICAL ROOMS, U.N.O.

SHEET NOTES:

1. FURNITURE BY OWNER
2. NEW WOOD FRAMED CASED OPENING, SEE FINISH SCHEDULE
3. RESTORE MASONRY FACADE: REMOVE EXISTING PLASTER AND PAINT. TUCK POINT MASONRY FOR STRUCTURAL INTEGRITY AS REQUIRED
4. WATER HEATER OVER MOP SINK, REF: PLUMBING
5. BOBRICK B-239 UTILITY SHELF WITH RAG HOOKS AND BROOM HOLDERS
6. SEMI-RECESSED FIRE EXTINGUISHER CABINET, JL INDUSTRIES AMBASSADOR 1017V10
7. ELECTRICAL PANEL, REF: ELECTRICAL
8. TV BY OWNER, CONFIRM LOCATION AND MOUNTING HEIGHT WITH OWNER AND ARCHITECT BEFORE INSTALLATION
9. REFRIGERATOR BY OWNER
10. NEW WINDOWS, REF A-631
11. NEW FRONT DOOR AND WINDOWS, REF A-631

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8/7/2024

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BURNET COUNTY ANNEX

#	DATE	ISSUE

PROJECT NORTH
TRUE NORTH

Project Number: LD10-23055

ARCHITECTURAL FLOOR PLANS

A-101

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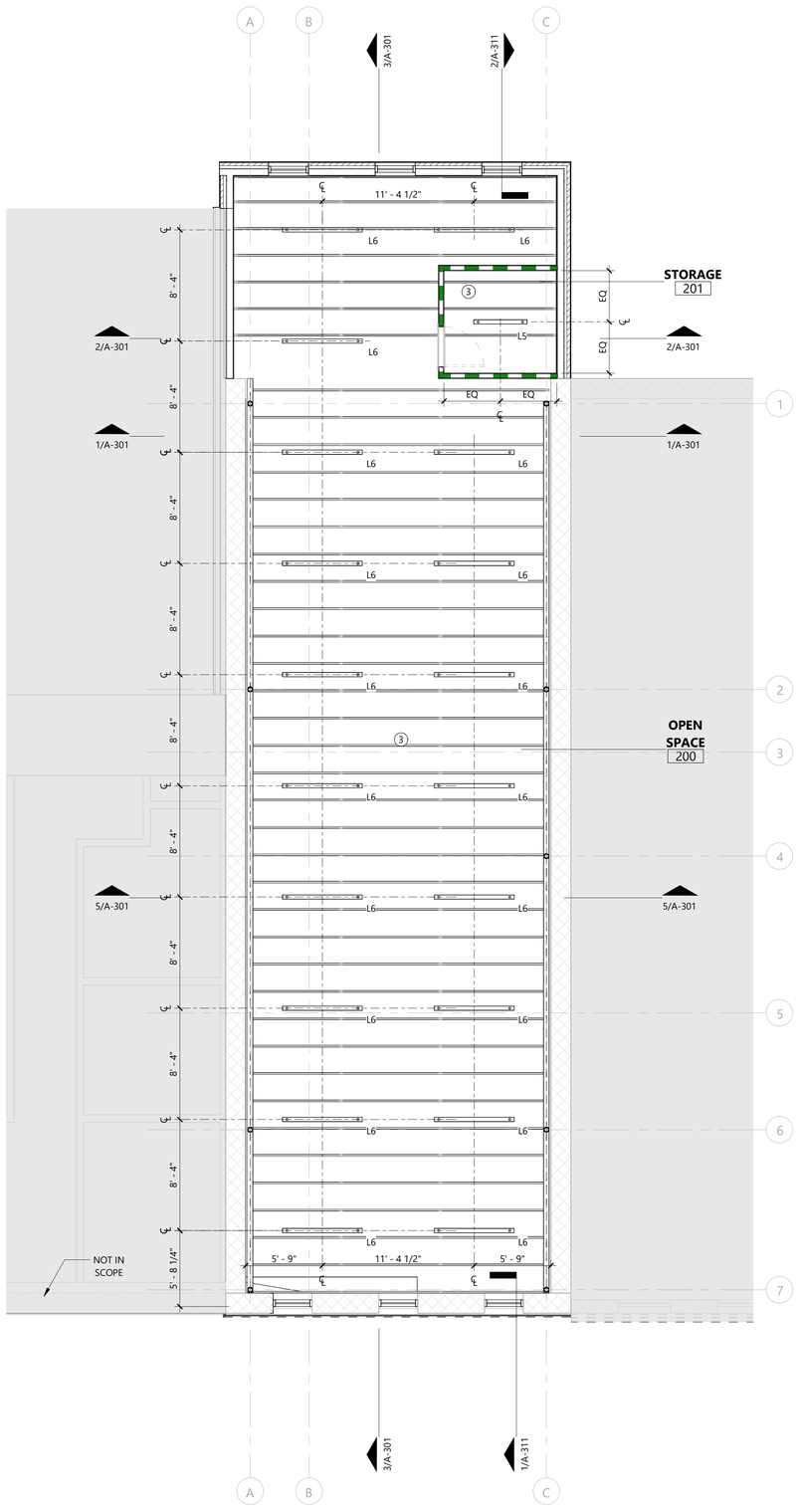

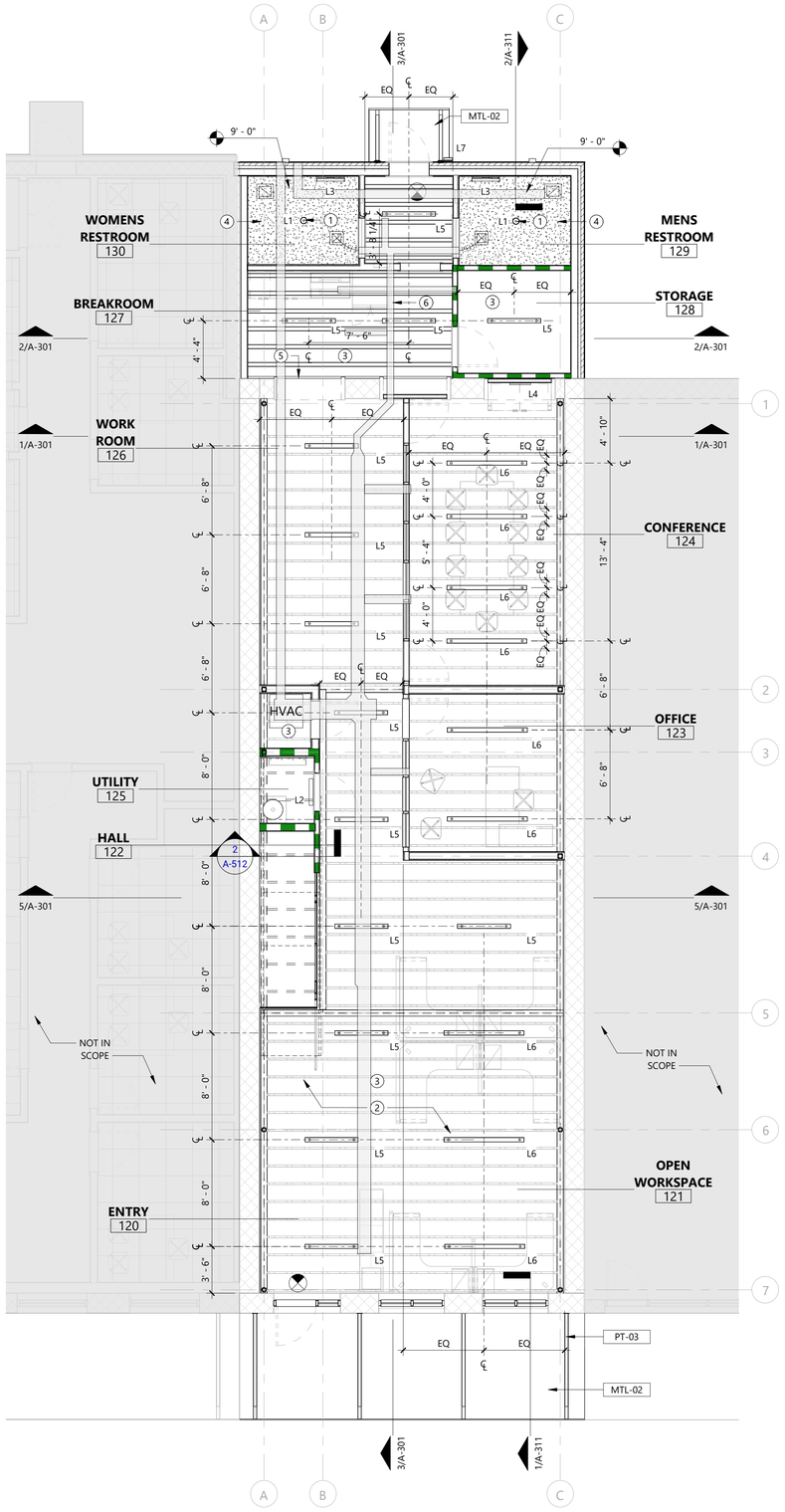

GENERAL NOTES:

1. ARCHITECTURAL REFLECTED CEILING PLAN(S) AND ELECTRICAL PLAN(S) SHALL BE CONSIDERED AS ONE. ANY DESCREPANCIES BETWEEN THE TWO DISCIPLINES SHALL BE PRICED / BID BASED ON THE PLAN WITH THE HIGHEST QUANTITY AND / OR QUALITY.
2. PRIOR TO ROUGH-IN, CONTRACTOR TO COORDINATE WITH ARCHITECT SPECIFIC LOCATIONS OF ALL WALL- AND CEILING-MOUNTED MECHANICAL, ELECTRICAL, PLUMBING, LIFE SAFETY, SECURITY AND AUDIO VISUAL DEVICES.
3. REF. MEP FOR DESIGN OF THESE SYSTEMS (HVAC, CIRCUITING, LIGHTING, SPRINKLERS, ETC.)
4. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, DUCTS, STRUCTURAL ELEMENTS, AND OTHER APPLICABLE ITEMS. ARRANGE AND MODIFY NON-VIABLE ITEMS TO ENSURE ADEQUATE CLEARANCE FOR CEILING LAYOUT AS SHOWN.
5. PROVIDE UNISTRUT METAL FRAMING SYSTEM AND CHAIN SECURED TO STEEL STRUCTURE AS REQUIRED FOR CEILING MOUNTED LIGHTING, FIRE ALARM DEVICES AND EQUIPMENT IN AREAS WHERE FINISHED CEILING IS EXPOSED (OPEN TO STRUCTURE).
6. CEILINGS AND OTHER SUSPENDED ITEMS SHALL BE ATTACHED TO STRUCTURE BY FULLY EMBEDDED OR 'SHEAR' CONNECTION. PULL OUT CONNECTIONS ARE NOT ACCEPTABLE.
7. MEASURE EACH CEILING AREA AND ESTABLISH LAYOUT OF ACT TO BALANCE BORDER WIDTHS AT OPPOSITE SIDES OF THE ROOM. BORDER WIDTHS SHOULD BE >1/2 TILE, U.N.O.
8. ALL GYB. BD. CEILINGS SHALL BE 5/8" TYPE'X' GYPSUM BOARD ON SUSPENDED LIGHT-GAUGE FRAMING PER THE SPECIFICATIONS.
9. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING AND LIFE SAFETY EQUIPMENT
10. LIGHT FIXTURES AND DEVICES TO BE CENTERED AS INDICATED.
11. ALL LIGHT SWITCHES SHALL BE LOCATED 48" TO CENTERLINE ABOVE FINISH FLOOR AND BE LOCATED 6" FROM STRIKE SIDE OF DOOR, U.N.O. COORDINATE WITH ELECTRICAL DRAWINGS.
12. ALL THERMOSTRATS SHALL BE LOCATED 48" TO CENTERLINE ABOVE FINISH FLOOR. QUANTITY AND APPROXIMATE LOCATION OF THERMOSTATS SHALL BE DETERMINED BY MECHANICAL ENGINEER. LOCATIONS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. WHERE LIGHT SWITHC AND THERMOSTATS ARE ADJACENT, INSTALL BOTH ALIGNED HORIZONTALLY AT CENTERLINE. COORDINATE WITH MECHANICAL ENGINEER
13. FIRE SPRINKLER CONTRACTOR SHALL REFERENCE ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE PROPER COVERAGE AND SPRINKLER HEAD LAYOUT / DESIGN.
14. FINAL SPRINKLER HEAD LOCATIONS SHALL BE SET BY ENGINEER AND COORDINATED WITH ARCHITECT. CENTER HEADS IN ACOUSTICAL TILE OR CEILING PANELS, U.N.O.
15. PROVIDE CONTINUOUS SOUND BATT INSULATION ABOVE ALL TOILET ROOM CEILINGS.
16. CEILING / SOFFIT HEIGHTS ARE NOTED ON THE REFLECTED CEILING PLANS. HEIGHTS ARE ABOVE FINISH FLOOR.
17. REF. INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ABOUT CEILING HEIGHTS, MATERIALS, AND SPECIAL CONDITIONS.
18. ALL GYP. BD. CEILINGS AND SOFFITS TO BE PT-01, U.N.O. REF. DETAILS FOR ADDITIONAL INFORMATION.
19. EXPOSED (OPEN TO STRUCTURE) SURFACES TO BE PAINTED AS SCHEDULED.

SHEET NOTES:

1. CENTER LIGHT IN ROOM
2. NEW SECOND FLOOR FRAMED WITH EXPOSED GLUE-LAMINATED BEAMS
3. NO CEILING. OPEN TO STRUCTURE ABOVE
4. PROVIDE BATT INSULATION ABOVE CEILING
5. INTERIOR WALL-TO-CEILING TRANSITION, REF: TRANSITION SCHEDULE
6. REF: MEP FOR DUCT RUNS, SIZING, AND REGISTER LOCATIONS

TRANSITIONS SCHEDULE

EXPANSION JOINTS AND INTERIOR TRANSITIONS

EXTERIOR		
	ROOF EXPANSION JOINT:	INPRO 672 SERIES (G01) ROOF TO ROOF
	WALL-TO-WALL	1200 SERIES FOAM SEAL
INTERIOR		
	WALL-TO-WALL	INPRO 101 SERIES RECESS MOUNT A07 (A09 PER WALL TO CORNER CONDITION)
	WALL-TO-CEILING	INPRO 101 SERIES RECESS MOUNT A09
	FLOOR-TO-FLOOR	INPRO 105 SERIES SURFACE MOUNT A01
	FLOOR-TO-WALL	INPRO 105 SERIES SURFACE MOUNT A02

RCP LEGEND:

- GYP. BD. CLG.
- L1 - 6" RECESSED CAN LIGHT
- L2 - WALL-MOUNTED LINEAR STRIP LIGHT
- L3 - LED VANITY WALL SCONCE
- L4 - LED WALL SCONCE
- L5 - 4' LINEAR PENDANT LIGHT
- L6 - 6' LINEAR PENDANT LIGHT
- L7 - EXTERIOR LIGHT

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8/7/2024

127 E JACKSON ST. BURNET TX 78611

BURNET COUNTY ANNEX

#	DATE	ISSUE

PROJECT NORTH
TRUE NORTH

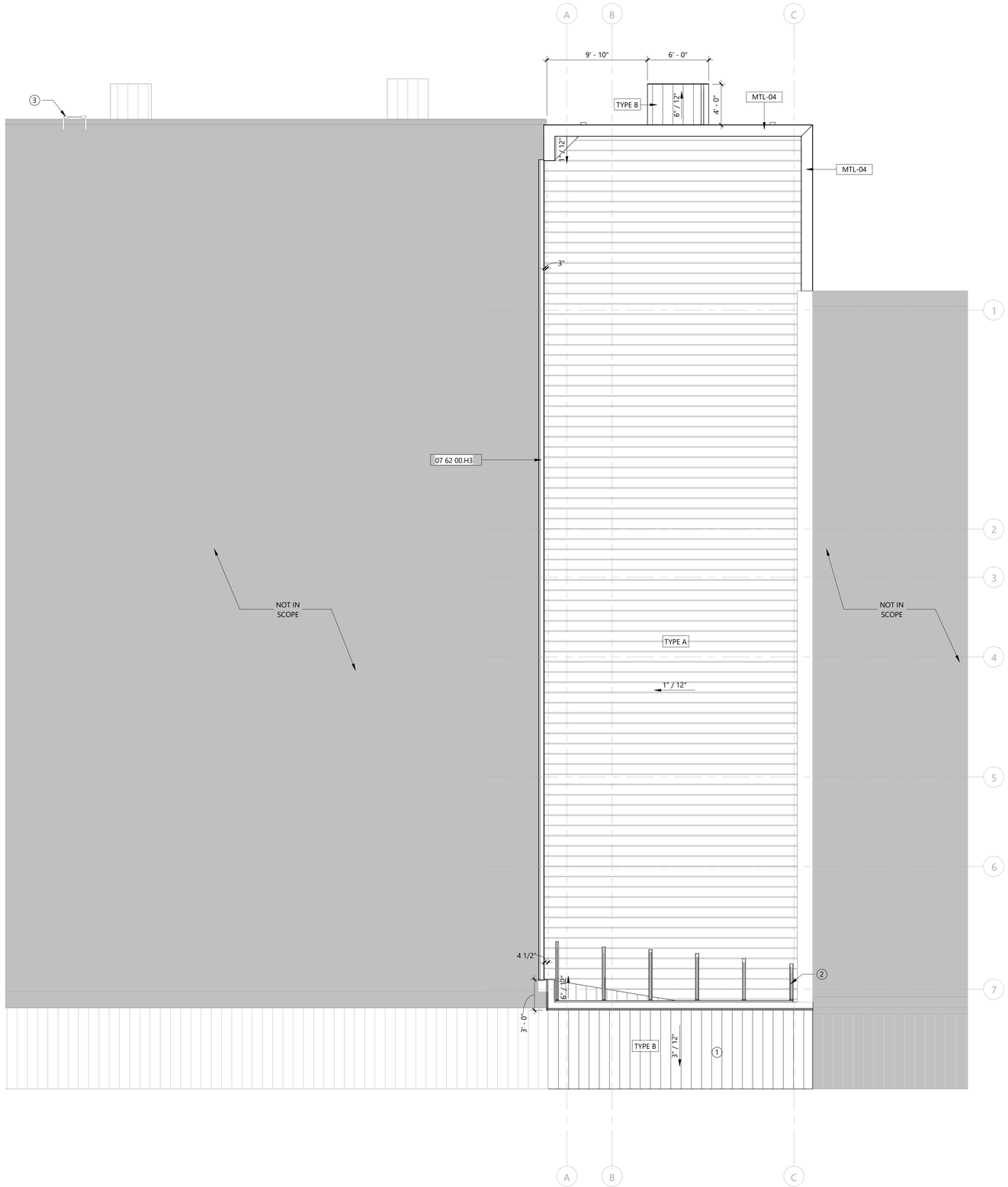
Project Number: LD10-23055

REFLECTED CEILING PLANS

A-111

2 ARCHITECTURAL REFLECTED CEILING PLAN - SECOND FLOOR
SCALE: 3/16" = 1'-0"

1 ARCHITECTURAL REFLECTED CEILING PLAN - FIRST FLOOR
SCALE: 3/16" = 1'-0"



1 **ROOF PLAN**
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. ROOF SLOPE IS GENERALLY PROVIDED BY SLOPE IN THE STEEL ROOF STRUCTURE FOR TYPE A, AT 1/4" PER FOOT (MINIMUM). PROVIDE CRICKETS OF TAPERED INSULATION AT EQUIPMENT CURBS, ROOF DRAINS, SCUPPERS, OR ANY OTHER INTERUPTIONS IN THE SLOPE OF THE ROOF TO MAINTAIN A MINIMUM 1/4" PER FOOT SLOPE.
2. INSULATION ENTIRELY ABOVE ROOF DECK SHALL ACHIEVE A MINIMUM R-25ci THERMAL ENVELOPE INSULATION COMPONENT REQUIREMENTS (2015 IECC TABLE C402.1.3).
3. ROOF COVERING CLASSIFICATION TO BE CLASS 'C' ROOF ASSEMBLY (2015 IECC TABLE 1505.1).
4. CONTRACTOR TO COORDINATE ALL ROOF PENETRATIONS WITH MEP DRAWINGS FOR ALL EQUIPMENT AND ACCESSORIES NOT SHOWN ON ROOF PLAN. CONTRACTOR TO INSTALL ALL FLASHING AS REQUIRED. FLASHING OF ALL ROOF PENETRATIONS SHALL BE IN ACCORDANCE WITH ROOFING MANUFACTURER'S STANDARD DETAILS AND MEET ALL REQUIREMENTS FOR A BONDED ROOF.
5. REFER TO PLUMBING DRAWINGS FOR SCUPPER AND DOWNSPOUT SIZES, U.N.O.
6. SCUPPERS, DOWNSPOUTS, AND FLASHING ARE TO BE PREFINISHED METAL. CUSTOM COLOR TO BE SELECTED BY ARCHITECT.
7. PROVIDE BASE FLASHING, WALL FLASHING, CAP FLASHING, FLEXIBLE FLASHING AS REQUIRED TO ENSURE A WATER TIGHT BUILDING/ROOF.
8. PROVIDE SEALANT AS REQUIRED TO PREVENT PENETRATION OF WATER / MOISTURE AT TRANSITIONS OF DISSIMILAR MATERIALS.

KEYED NOTES:

07 62 00.H3 6" X 6" BOX GUTTER, COLOR TO MATCH AWNING

SHEET NOTES:

1. NEW AWNING TO MATCH ADJACENT BUILDING'S AWNING HEIGHT, PROFILE AND SLOPE
2. BRACE FRAMES SUPPORTING GLASS FIBER REINFORCED CONCRETE DECORATIVE FRIEZE; REF: STRUCTURAL
3. EXISTING ROOF ACCESS LADDER AT ADJACENT BUILDING

ROOF LEGEND

TYPE A	24-GAUGE STANDING SEAM METAL ROOF PANEL [MTL-01], EQUAL TO BERRIDGE CEE-LOCK PANEL WITH EXTRUDED VINYL WEATHER SEAL, OVER SHEET UNDERLAYMENT, OVER 1/2" PLYWOOD SHEATHING, OVER 1 1/2" METAL DECKING, OVER SLOPED ROOF TRUSSES
TYPE B	24-GAUGE EXPOSED FASTENER METAL ROOF PANEL [MTL-02], EQUAL TO BERRIDGE DOUBLE-RIB PANEL, TO MATCH EXISTING ANNEX AWNING PROFILE, COLOR, AND DETAILING
	ROOF CRICKET TAPERED INSULATION SLOPED TO ROOF DRAIN, (MIN. 1/2"/12" SLOPE)

PROJECT NORTH

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BURNET COUNTY ANNEX

#	DATE	ISSUE

Project Number: LD10-23055

ROOF PLAN

A-121

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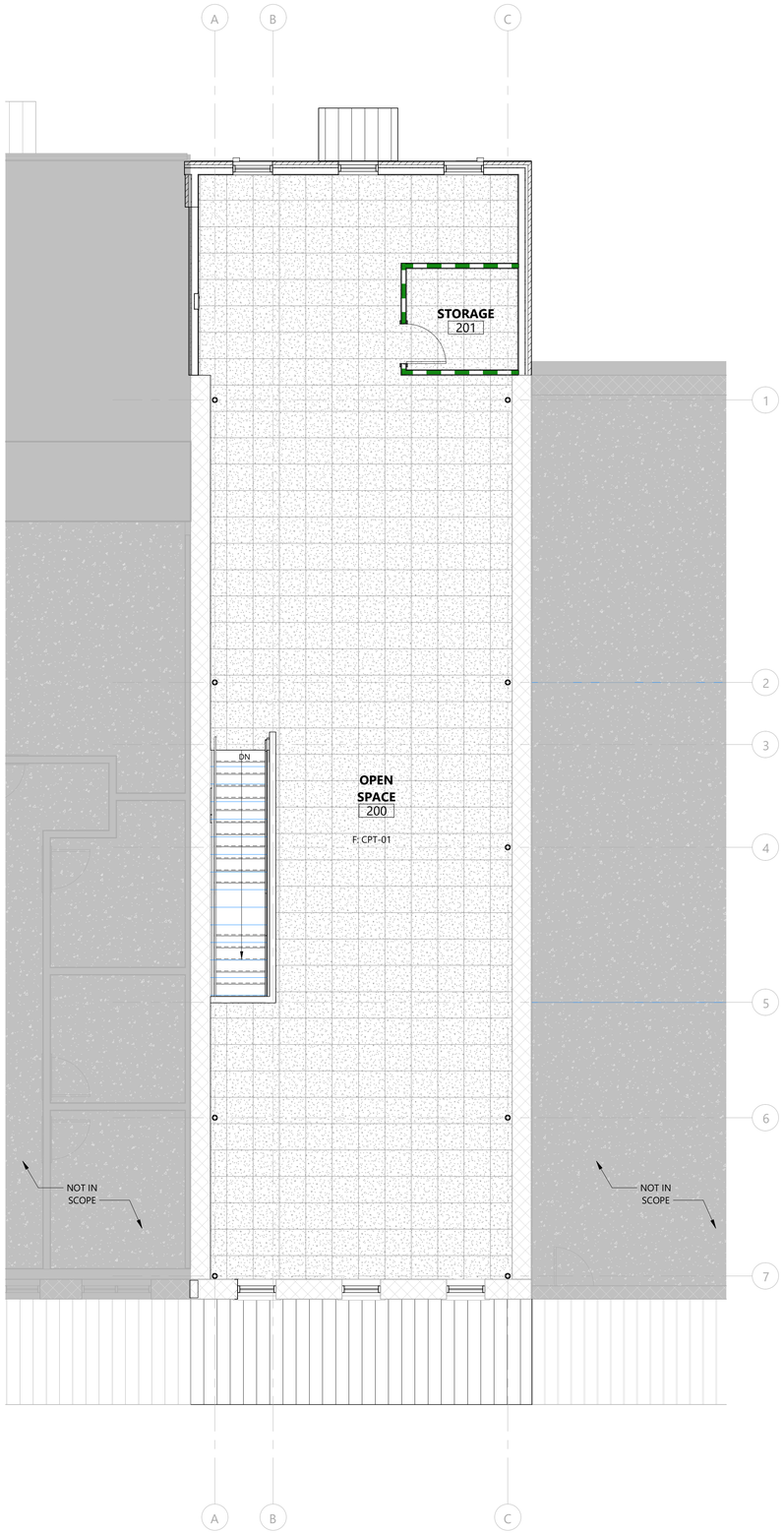
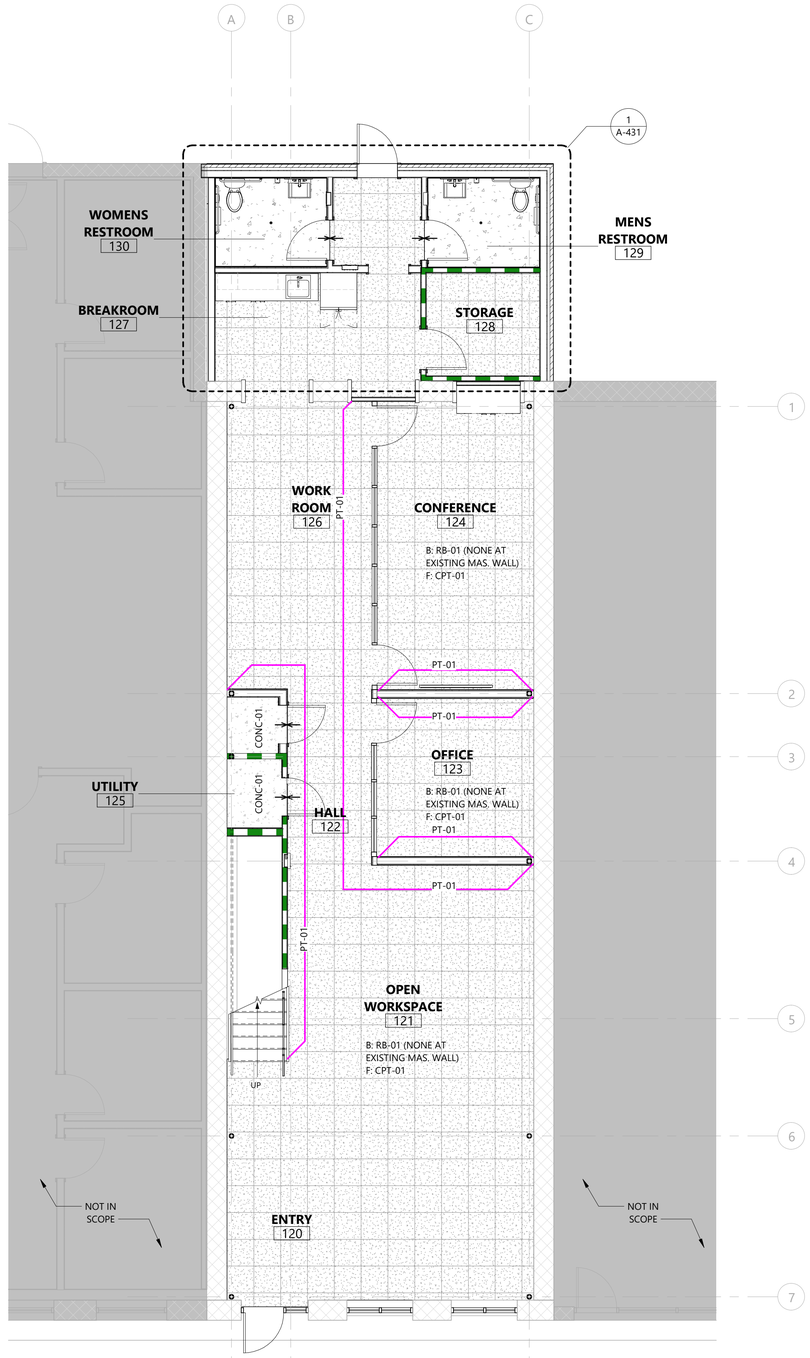


2 FINISH PLAN - SECOND FLOOR

SCALE: 3/16" = 1'-0"



1 FINISH PLAN - FIRST FLOOR

SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. INFORMATION SHOWN ON G-501 & G-502 GOVERNS OVER ANY INFORMATION SHOWN ON THIS SHEET. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE INFORMATION ON THIS SHEET AND THE INFORMATION SHOWN ON SHEET G-501 & G-502.
2. REF. ELEVATIONS FOR ADDITIONAL FINISH INFORMATION.
3. REF. FINISH SELECTIONS FOR MATERIALS AND FINISH DESIGNATIONS.
4. PREPARE SLAB AS REQUIRED PER FLOOR FINISH MANUFACTURER INSTRUCTIONS.
5. ALL WALLS AND COLUMNS TO BE PT-01, U.N.O.
6. BEGIN PAINTING FROM WALL EDGES AND CORNERS, U.N.O.
7. PROVIDE CLEAN TRANSITION IF PAINT ENDS AT OUTSIDE CORNER.
8. ALL FINISH FLOORS TO BE CPT-01, U.N.O.
9. CENTER FLOORING IN ROOM, U.N.O.
10. ALL MATERIAL CHANGES / TRANSITIONS TO OCCUR UNDER CENTERLINE OF DOOR, U.N.O.
11. DO NOT USE RUBBER TRANSITION STRIPS.
12. ALL SCHLUTER TRANSITION STRIPS TO BE ANODIZED ALUMINUM, U.N.O.
13. GROUT JOINTS ON FLOOR TO BE 1/8" WIDE, U.N.O. GROUT JOINTS ON WALL TILE TO BE 1/8" WIDE, U.N.O. NOTIFY ARCHITECT IF MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS DIFFER.
14. ALIGN GROUT JOINTS IN FLOOR TILE, WALL TILE AND TILE BASE, U.N.O.
15. PROVIDE CRACK ISOLATION MEMBRANE UNDER TILE AT ALL TILE FLOORING LOCATIONS ABOVE GRADE. LATICRETE FRACTURE BAN SC OR ARCHITECT APPROVAL EQUAL.
16. PROVIDE ATTIC STOCK FOR EACH FLOORING MATERIAL AND PAINT COLOR.
17. ALL OUTLET AND LIGHT SWITCH COLORS TO BE STANDARD WHITE, U.N.O.
18. REF. DOOR & HARDWARE SCHEDULE FOR DOOR AND FRAME FINISHES.
19. ALL WALL BASE TO BE RB-01, U.N.O.

LEGEND:

W: XX-XX
B: XX-XX
F: XX-XX
GENERAL ROOM FINISHES: WALL, BASE, FLOOR.

XX-XX
SPECIFIC WALL FINISH

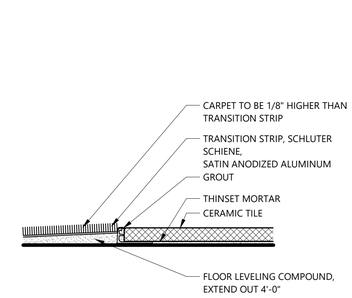
X/X-X-XX
REFERENCE ELEVATION FOR FINISH

FLOOR TRANSITION, RE: A-131

CONC-01

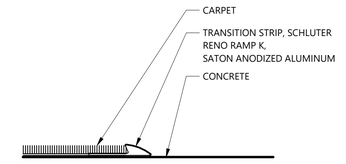
CONC-02

CPT-01



3 CARPET/ TILE

SCALE: 6" = 1'-0"



4 CARPET/ CONCRETE

SCALE: 6" = 1'-0"

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STATE OF TEXAS
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8/7/2024

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BURNET COUNTY ANNEX

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PROJECT NORTH

TRUE NORTH

Project Number: LD10-23055

FINISH PLANS

A-131

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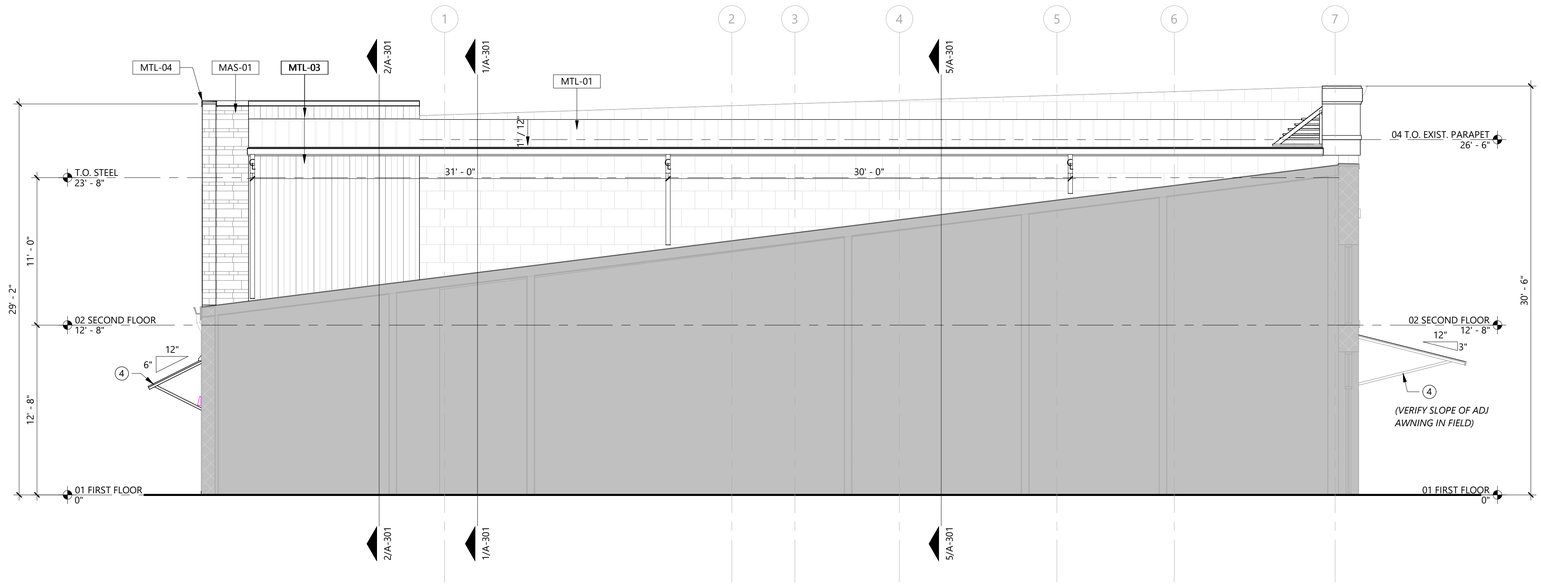
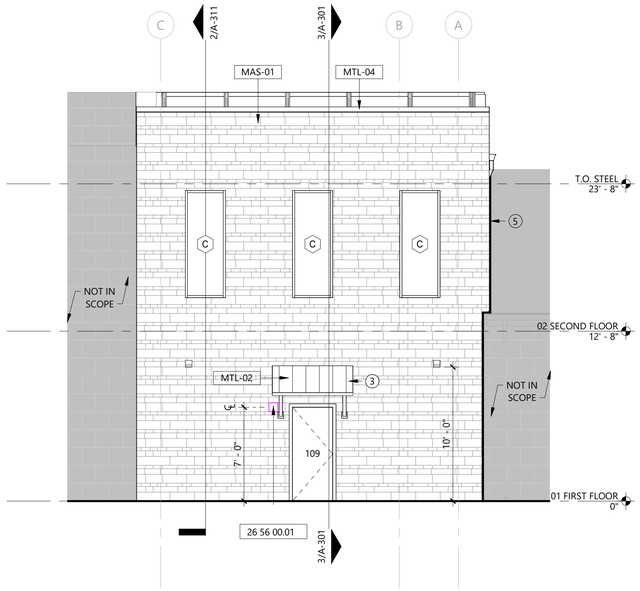
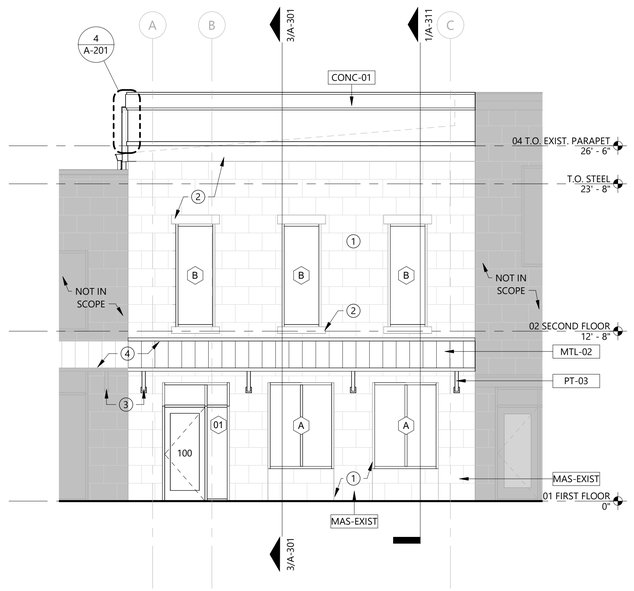


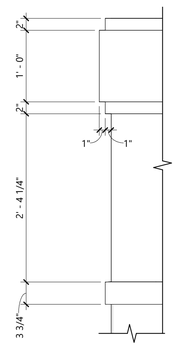
3 PARTIAL ELEVATION
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



4 CORNICE ELEVATION
SCALE: 1" = 1'-0"

GENERAL NOTES:

1 REFER TO SHEET A-6-11 FOR DOOR SCHEDULE.
2 REFER TO SHEET A-6-31 FOR STOREFRONT SCHEDULE.
3 REFER TO SHEET G-6-01 FOR FINISH SCHEDULE.
4 EXPOSED EXTERIOR STEEL TO BE PRIMED AND PAINTED AS SCHEDULED.
5 WHERE INDICATED ON DRAWINGS PROVIDE EXPANSION JOINTS AT THE FOLLOWING LOCATIONS:
- AT SHELF ANGLES
- EVERY 30 FEET (MAXIMUM) ALONG WALLS
- AT OFFSETS IN WALLS
- AT INTERSECTIONS OF WALLS
- WHERE SHORT RUNS OF MASONRY INTERFACE WITH LONG RUNS OF MASONRY
- NEAR CORNERS (15 FEET MAXIMUM)
- AT COLUMNS
- AT FOUNDATIONS (BOND BREAK)
- AT FLOOR OR ROOF CONNECTION
- AT PARAPET WALLS
- WHERE MATERIALS WITH DIFFERENCE COEFFICIENTS OF THERMAL EXPANSION ARE JOINED

KEYED NOTES:

26 56 00.01 EXTERIOR WALL MOUNTED LIGHT FIXTURE, RE: ELECTRICAL FOR FIXTURE TYPE

SHEET NOTES:

1 RESTORE BOTH SIDES OF MASONRY FACADE: REMOVE EXISTING PLASTER AND PAINT. TUCK POINT MASONRY FOR STRUCTURAL INTEGRITY AS REQUIRED
2 RESTORED MASONRY LINTELS, SILLS AND CORNICES - REMOVE EXISTING PLASTER AND PAINT. TUCK POINT MASONRY FOR STRUCTURAL INTEGRITY, AS REQUIRED
3 MATCH THE SPACING OF EXISTING BRACKET TO ADJACENT DOOR/WINDOW
4 DOUBLE RIB METAL ROOF [MTL-01] OVER STEEL TUBE AWNING BRACKETS WELDED TO BASE PLATE ANCHORED TO STONE WALL, REF: STRUCTURAL. REFERENCE ADJACENT ANNEX BUILDING FOR STEEL TUBE DIMENSION, PNT BLACK TO MATCH
5 EMSEAL 25V MASONRY CAVITY WALL EXPANSION JOINT, INSTALL PER MANUFACTURER'S RECOMMENDATIONS

MATERIAL LEGEND:

	MAS-01	LIMESTONE, REFER TO FINISH SCHEDULE
	MAS-EXIST	RESTORE EXISTING MASONRY FACADE: REMOVE EXISTING PLASTER AND PAINT, TUCK POINT MASONRY FOR STRUCTURAL INTEGRITY AS REQUIRED
	MTL-01	DOUBLE RIB METAL ROOF AWNING, RE: ROOF PLAN
	MTL-02	STANDING SEAM METAL ROOF, RE: ROOF PLAN
	MTL-03	METAL WALL PANEL
	MTL-04	METAL COPING
	PT-0X	SEE FINISH SCHEDULE FOR PAINT SELECTIONS

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BURNET COUNTY ANNEX

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EXTERIOR ELEVATIONS

A-201

GENERAL NOTES:

1 REFER TO ACCESSIBILITY GUIDELINES G-501 AND G-502 FOR TOILET ACCESSORY MOUNTING HEIGHTS AND CLEARANCES.

SHEET NOTES:

1 SANITARY NAPKIN DISPOSAL ONLY IN WOMEN'S RESTROOM
2 DEMOLISH NOTCH IN EXISTING LIMESTONE WALL TO ALLOW FOR PASSAGE OF HVAC DUCTING
3 PROVIDE DUCT COLLAR TRIM FOR DUCT PENETRATIONS IN INTERIOR WALLS

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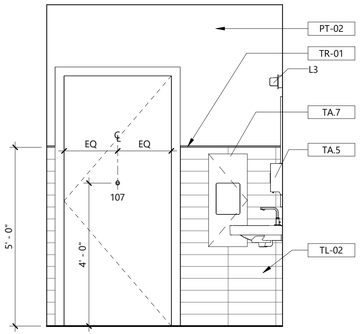
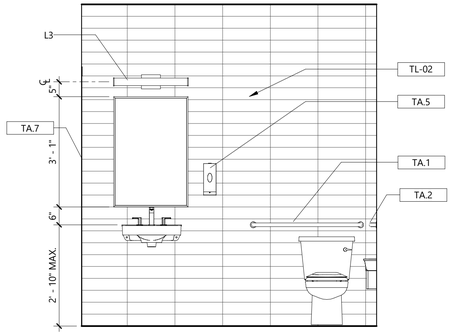
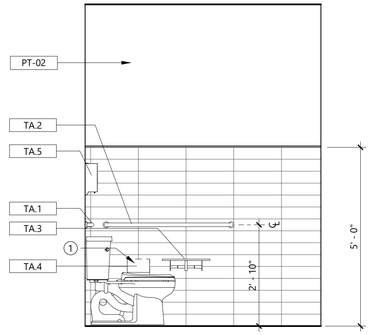
BURNET COUNTY ANNEX



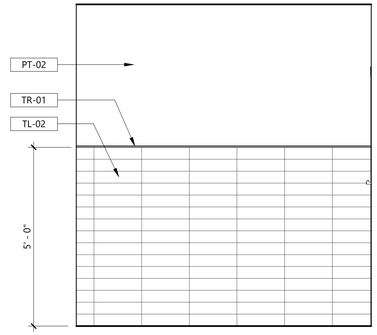
8 RESTROOM - WEST ELEVATION
SCALE: 1/2" = 1'-0"



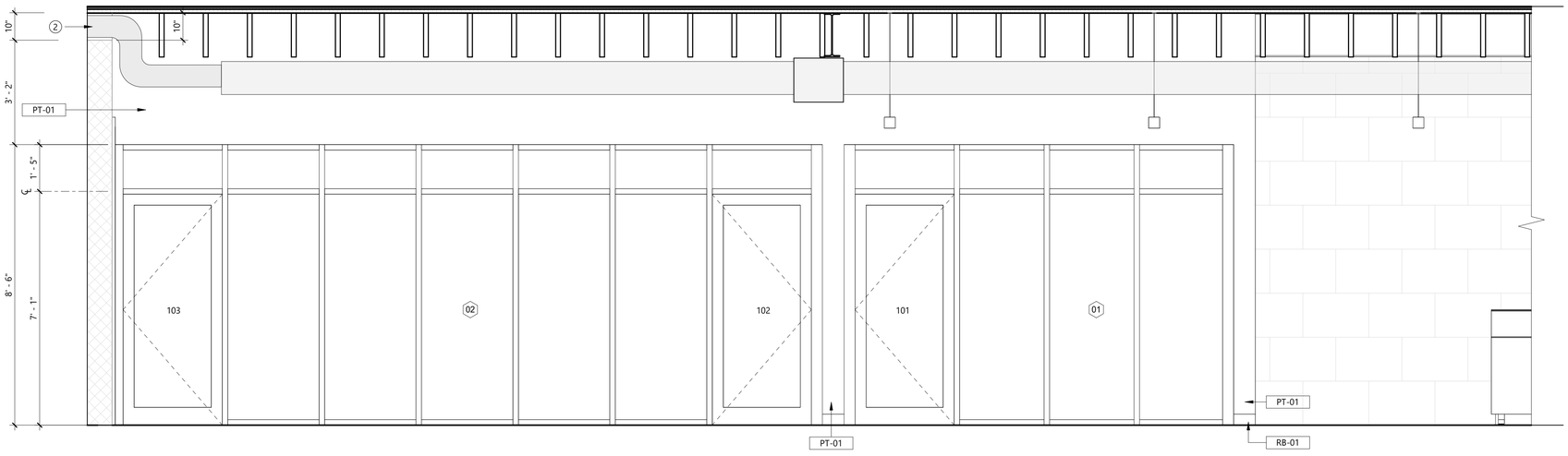
7 RESTROOM - NORTH ELEVATION
SCALE: 1/2" = 1'-0"



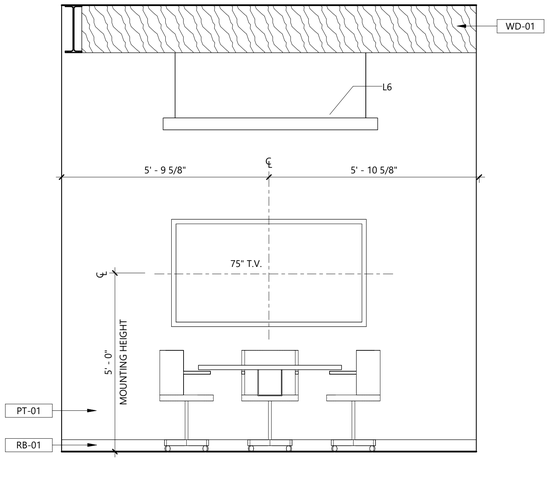
6 RESTROOM - EAST ELEVATION
SCALE: 1/2" = 1'-0"



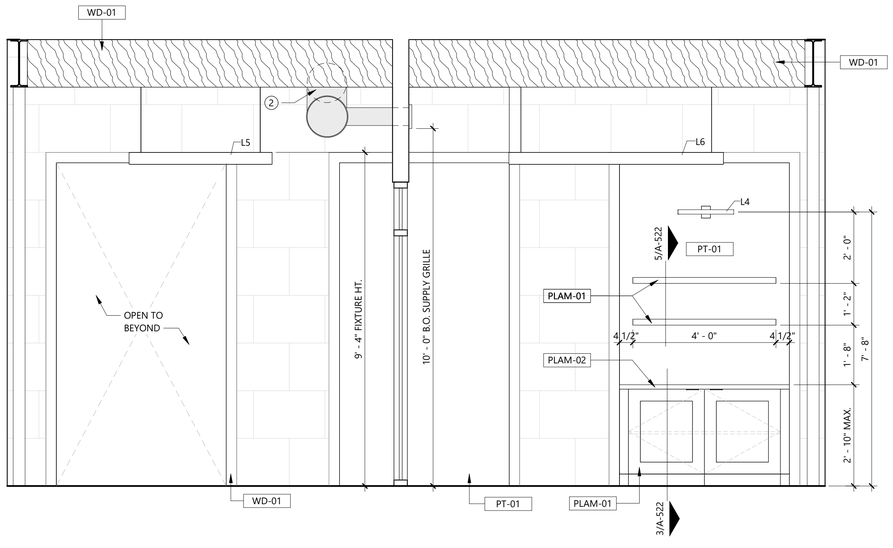
5 RESTROOM - SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



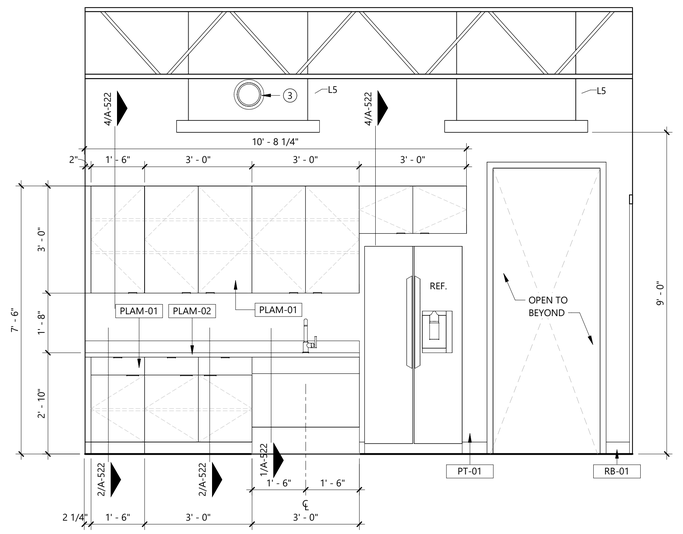
4 CONFERENCE, OFFICE, AND OPEN WORKSPACES
SCALE: 1/2" = 1'-0"



3 CONFERENCE
SCALE: 1/2" = 1'-0"



2 CONFERENCE AND BREAKROOM
SCALE: 1/2" = 1'-0"



1 BREAKROOM
SCALE: 1/2" = 1'-0"

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Project Number: LD10-23055

INTERIOR ELEVATIONS

A-221

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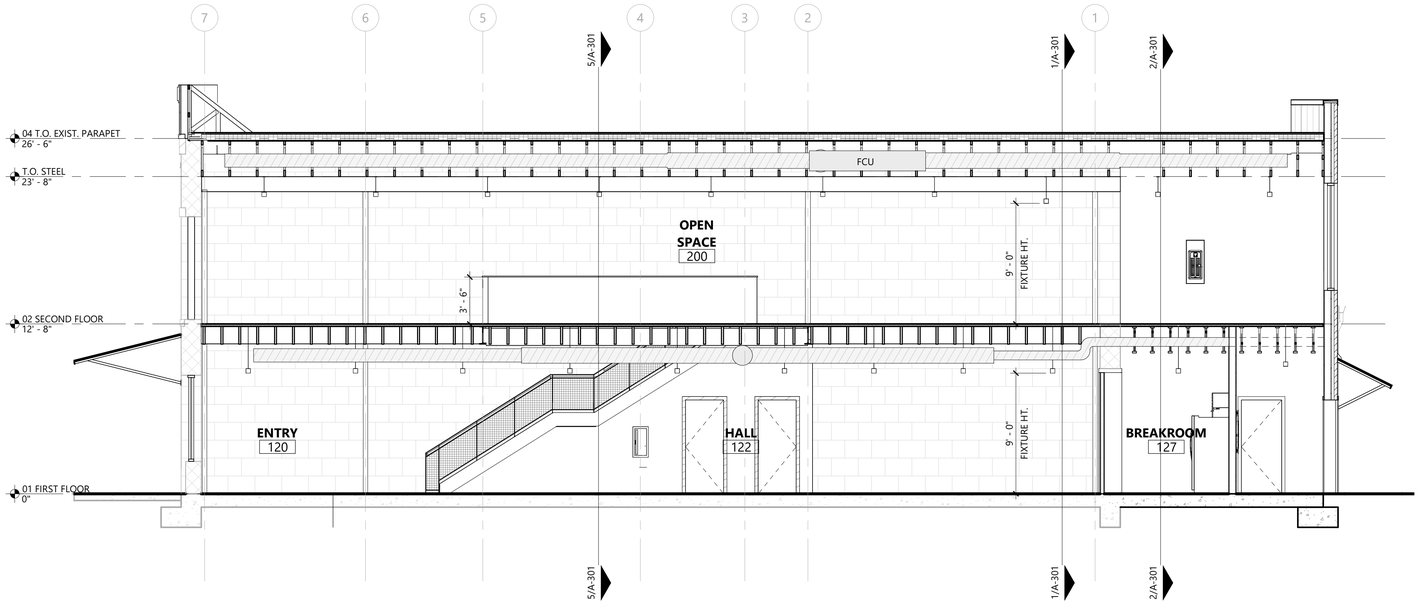
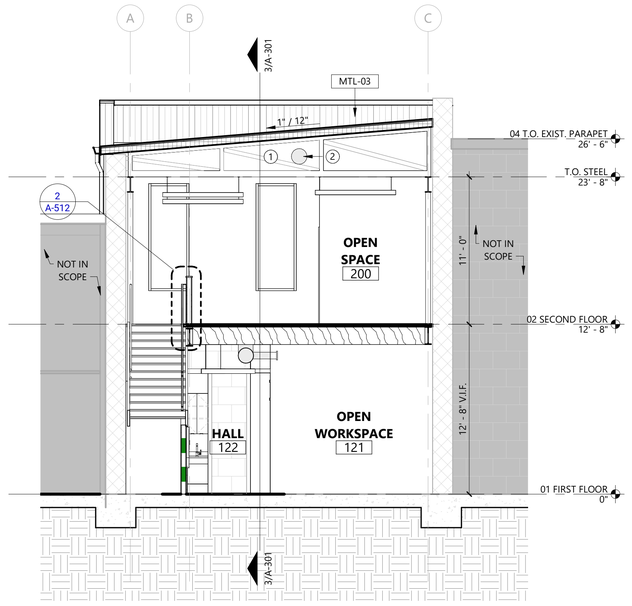
SHEET NOTES:

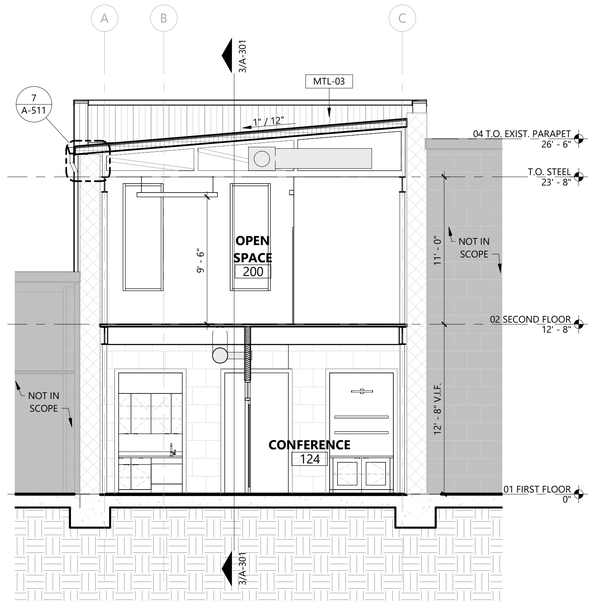
1. PRE-ENGINEERED ROOF TRUSS, REF: STRUCTURAL FOR MEMBER SIZING, SPACING, AND LOCATION OF MECHANICAL UNIT CHASES
2. MECHANICAL DUCTING AND EQUIPMENT COORDINATE TRUSS OPENING REF: STRUCTURAL AND HVAC



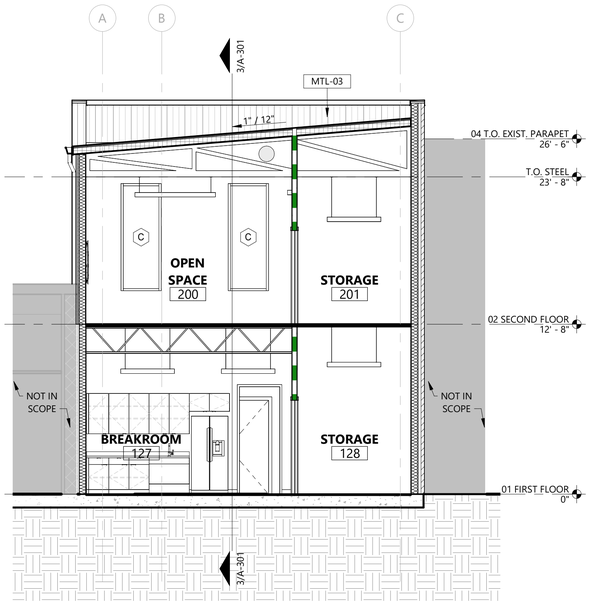
3 LONGITUDINAL SECTION AT HALL
SCALE: 3/16" = 1'-0"



5 CROSS SECTION AT STAIR LANDING
SCALE: 3/16" = 1'-0"



1 CROSS SECTION AT CONFERENCE ROOM
SCALE: 3/16" = 1'-0"



2 CROSS SECTION AT BREAKROOM
SCALE: 3/16" = 1'-0"

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BURNET COUNTY ANNEX

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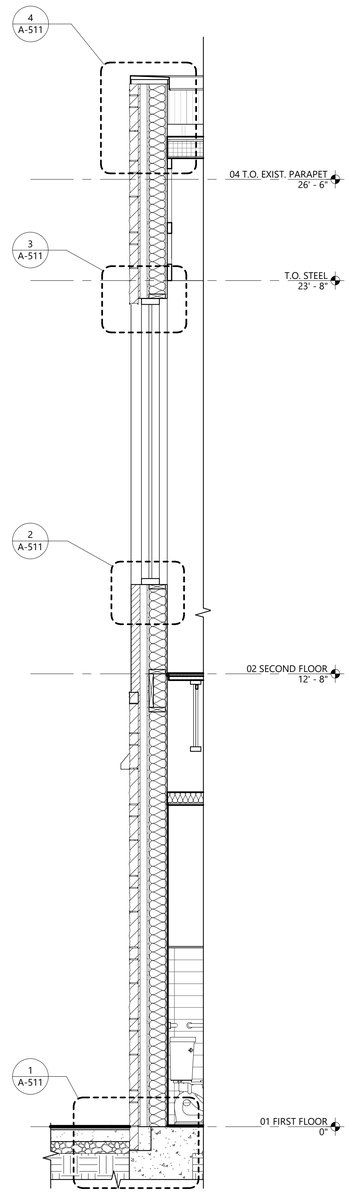
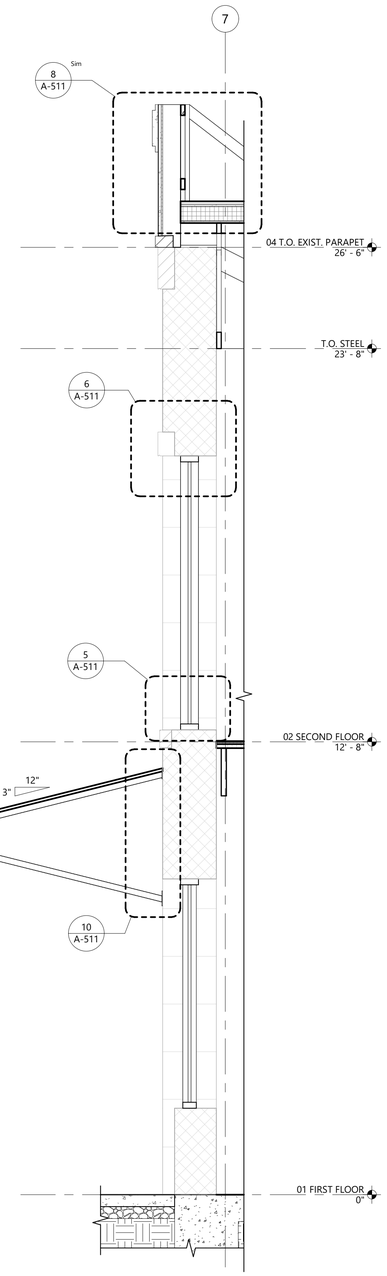
Project Number: LD10-23055

BUILDING SECTIONS

A-301



2 SECTION B
SCALE: 1/2" = 1'-0"



1 SECTION A
SCALE: 1/2" = 1'-0"

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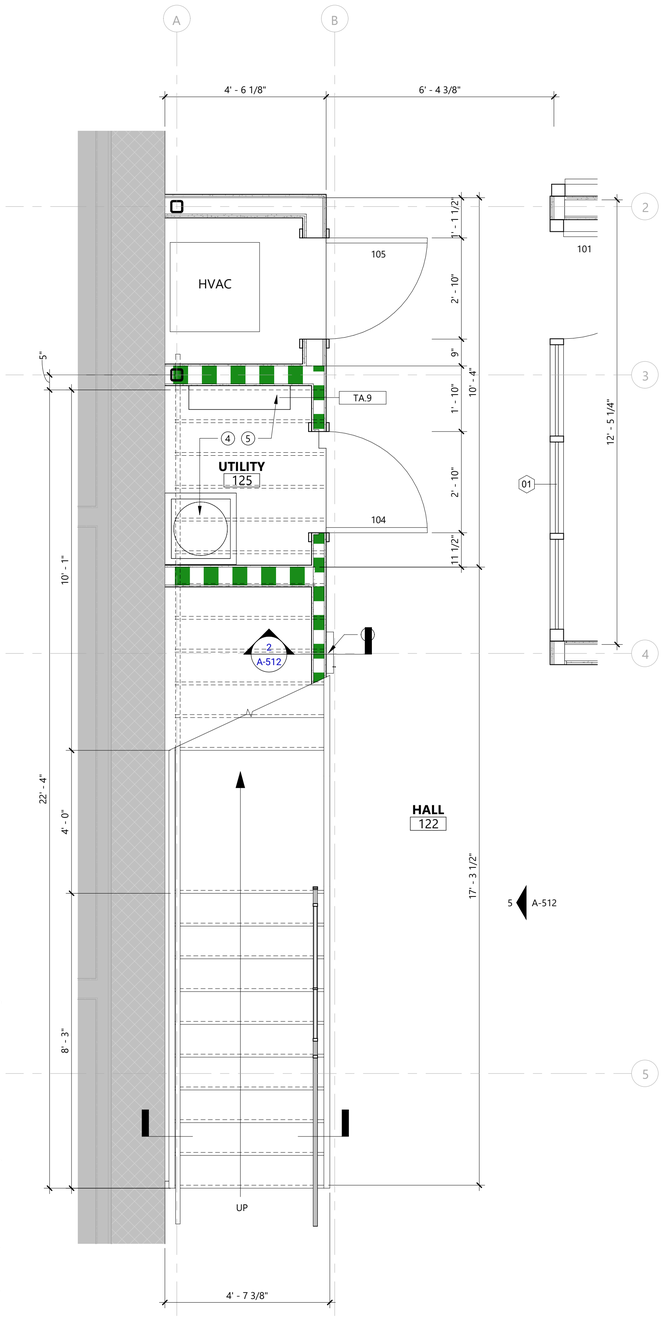
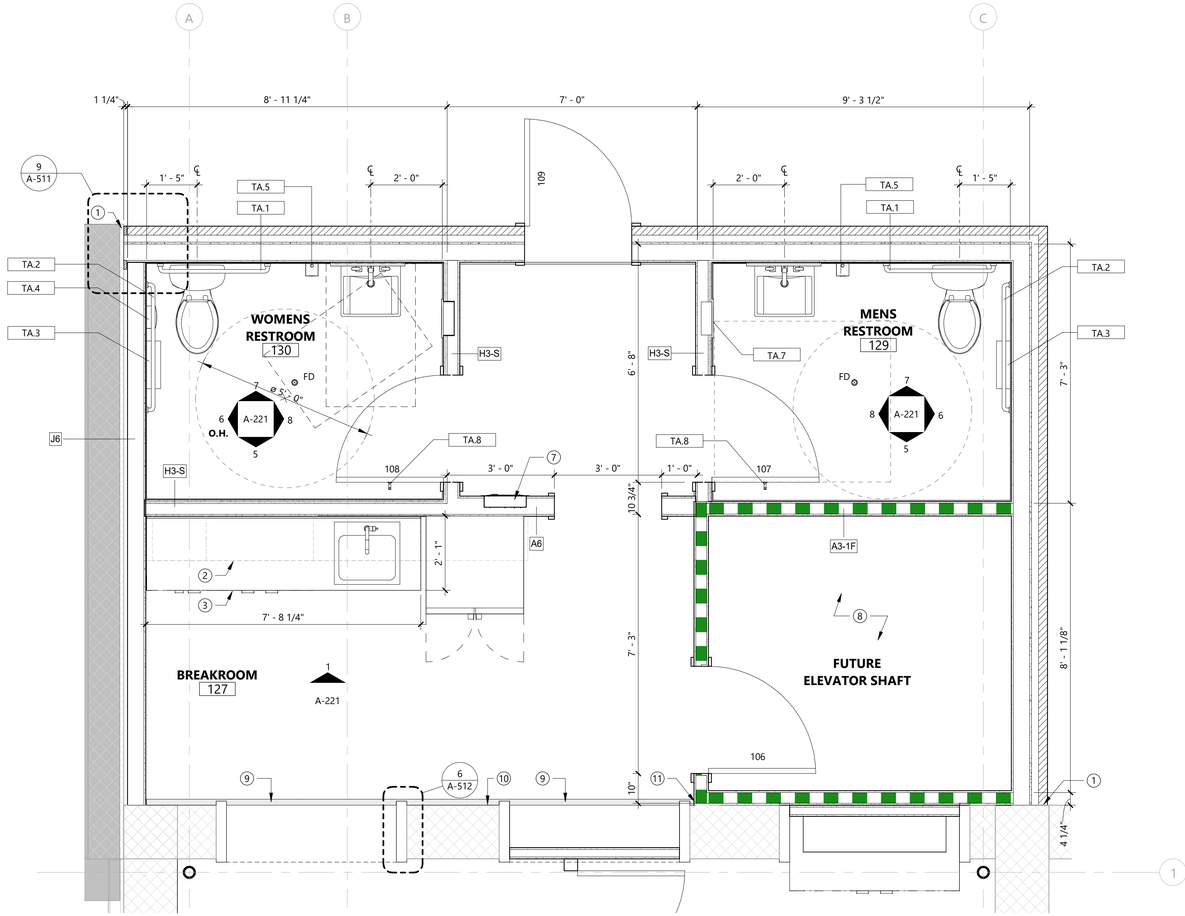
WALL SECTIONS

A-311



2 **ENLARGED STAIRS PLAN**
SCALE: 1/2" = 1'-0"



1 **BREAKROOM & RESTROOMS - ENLARGED PLAN**
SCALE: 1/2" = 1'-0"

GENERAL NOTES:

1. REFER TO SHEET A-602 FOR INTERIOR PARTITON TYPES.
2. REFER TO SHEET A-611 FOR DOOR SCHEDULE
3. REFER TO SHEET A-631 FOR WINDOW SCHEDULE
4. REFER TO SHEET G-601 FOR FINISH SCHEDULE.
5. REF. MEP FOR ITEMS REQUIRED BUT NOT SHOWN ON ARCHITECTURAL DRAWINGS. PROVIDE LOCKABLE ACCESS PANELS AT ALL LOCATIONS INDICATED AS NEEDING ACCESS ON MEP DRAWINGS. PROVIDE NECESSARY BLOCKING, FRAMING, ETC. FOR ACCESS PANELS.
6. DO NOT CUT ANY STRUCTURAL ELEMENT IN A MANNER THAT WILL DIMINISH THEIR LOAD-BEARING CAPACITY. NOTIFY STRUCTURAL ENGINEER AND DO NOT PROCEED WITH ANY STRUCTURAL CUT WITHOUT THEIR WRITTEN APPROVAL.
7. EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF STUD OR EDGE OF SLAB. ALL EXISTING WALLS ARE DIMENSIONED TO FAC OF FINISH. VERIFY ALL EXISTING WALL AND WINDOW DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
8. EXTERIOR WALLS (ABOVE GRADE) SHALL ACHIEVE A MINIMUM OF R-20 THERMAL ENVELOPE INSULATION COMPONENT REQUIREMENTS (2015 IECC TABLE C402.1.3).
9. EXTERIOR OPENING DIMENSIONS ARE TO THE ROUGH OPENING.
10. INTERIOR PARTITIONS ARE DIMENSIONED TO THE FACE OF STUD AND DO NOT INCLUDE WALL FINISHES.
11. INSTALL VERTICAL CONTROL JOINTS IN GYP. BD. WHERE WALL LENGTH EXCEEDS 30 FEET, AT EACH SIDES OF OPENINGS THAT DO NOT TERMINATE AT A CEILING, AT OTHER LOCATIONS INDICATED, AND IN ACCORDANCE WITH GA-216.
12. DOOR JAMBS TO BE 6" FROM ADJACENT WALL.
13. PROVIDE A MINIMUM OF 18" CLEAR FLOOR SPACE BETWEEN THE FACE OF THE STRIKE JAMB OF DOORS ADJACENT TO PERPENDICULAR WALLS. THIS REQUIREMENT DOES NOT APPLY TO NON-ACCESSIBLE TOILET STALLS.
14. FINISH FLOOR ELEVATIONS NOTED ARE TAKEN FROM THE TOP OF STRUCTURAL CONCRETE.
15. REF. FINISH PLANS FOR EXTENT OF SPECIAL FINISHES AND FLOOR FINISH PATTERNS.
16. PROVIDE APPROPRIATE FIRESTOPPING ASSEMBLIES AT ALL PENETRATIONS OF RATED WALL AND FLOOR ASSEMBLIES.
17. PROVIDE FIRE RETARDANT BLOCKING IN WALL AS REQUIRED FOR WALL MOUNTED TOILET FIXTURES, ACCESSORIES, CASEWORK / MILLWORK, SHELVING, EQUIPMENT AND SIGNAGE.
18. ALL WOOD BLOCKING CONCEALED WITHIN THE BUILDING CONSTRUCTION SHALL BE FIRE RETARDANT.
19. PROVIDE AND INSTALL 8' HIGH FIRE-RETARDANT PLYWOOD ON ALL WALLS IN THE MDF, IDF, AND ELECTRICAL ROOMS, U.N.O.

SHEET NOTES:

1. INSTALL APPROPRIATE BUILDING CONTROL JOINT PER MANUFACTURER'S RECOMMENDATIONS
2. 14" UPPER CABINETS
3. 24" BASE CABINETS
4. WATER HEATER OVER MOP SINK, REF: PLUMBING
5. BOBRICK B-239 UTILITY SHELF WITH RAG HOOKS AND BROOM HOLDERS
6. SEMI-RECESSED FIRE EXTINGUISHER CABINET, JL INDUSTRIES AMBASSADOR 1017V10
7. ELECTRICAL PANEL, REF: ELECTRICAL
8. PROVIDE TEMPORARILY FRAMED OUT FLOOR OVER ELEVATOR PIT, FLUSH WITH FINISH FLOOR, FINISHED WITH LVT. REMOVED DURING INSTALLATION OF FUTURE ELEVATOR, REF: STRUCTURAL
9. INTERIOR FLOOR TRANSITION, REF: TRANSITION SCHEDULE
10. INTERIOR FLOOR-TO-WALL TRANSITION, REF: TRANSITION SCHEDULE
11. INTERIOR WALL-TO-WALL TRANSITION, REF: TRANSITION SCHEDULE

TRANSITIONS SCHEDULE

EXPANSION JOINTS AND INTERIOR TRANSITIONS

EXTERIOR

ROOF EXPANSION JOINT:	INPRO 672 SERIES (G01) ROOF TO ROOF
WALL-TO-WALL	1200 SERIES FOAM SEAL

INTERIOR

WALL-TO-WALL	INPRO 101 SERIES RECESS MOUNT A07 (A09 PER WALL TO CORNER CONDITION)
WALL-TO-CEILING	INPRO 101 SERIES RECESS MOUNT A09
FLOOR-TO-FLOOR	INPRO 105 SERIES SURFACE MOUNT A01
FLOOR-TO-WALL	INPRO 105 SERIES SURFACE MOUNT A02

TOILET ACCESSORIES KEY:

MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
TA.1	36" STRAIGHT GRAB BAR	BOBRICK	B-6806X36	
TA.2	42" STRAIGHT GRAB BAR	BOBRICK	B-6806X42	
TA.3	TOILET TISSUE DISPENSER	BOBRICK	B-2840	
TA.4	SANITARY NAPKIN DISPOSAL	BOBRICK	B-270	
TA.5	WALL-MOUNTED SOAP DISPENSER	BOBRICK	B-2012	
TA.6	24" X 36" MIRROR	KOHLER	K-31364	ESSENTIAL COLLECTION
TA.7	RECESSED PAPER TOWEL DISPENSER/ WASTE RECEPTACLE	BOBRICK	B-36903	
TA.8	SURFACE-MOUNTED COAT HOOK	BOBRICK	B-9542	
TA.9	SHELF WITH MOP AND BROOM HOLDERS AND HOOKS	BOBRICK	B-239 X 34	

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STATE OF TEXAS
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BURNET COUNTY ANNEX

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PROJECT NORTH
TRUE NORTH

Project Number: LD10-23055

ENLARGED FLOOR PLANS

A-401

GENERAL NOTES:

1. INFORMATION SHOWN ON G-501 & G-502 GOVERNS OVER ANY INFORMATION SHOWN ON THIS SHEET. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE INFORMATION ON THIS SHEET AND THE INFORMATION SHOWN ON SHEET G-501 & G-502.
2. REF. ELEVATIONS FOR ADDITIONAL FINISH INFORMATION.
3. REF. FINISH SELECTIONS FOR MATERIALS AND FINISH DESIGNATIONS.
4. PREPARE SLAB AS REQUIRED PER FLOOR FINISH MANUFACTURER INSTRUCTIONS.
5. ALL WALLS AND COLUMNS TO BE PT-01, U.N.O.
6. BEGIN PAINTING FROM WALL EDGES AND CORNERS, U.N.O.
7. PROVIDE CLEAN TRANSITION IF PAINT ENDS AT OUTSIDE CORNER.
8. ALL FINISH FLOORS TO BE CPT-01, U.N.O.
9. CENTER FLOORING IN ROOM, U.N.O.
10. ALL MATERIAL CHANGES / TRANSITIONS TO OCCUR UNDER CENTERLINE OF DOOR, U.N.O.
11. DO NOT USE RUBBER TRANSITION STRIPS.
12. ALL SCHLUTER TRANSITION STRIPS TO BE ANODIZED ALUMINUM, U.N.O.
13. GROUT JOINTS ON FLOOR TO BE 1/8" WIDE, U.N.O. GROUT JOINTS ON WALL TILE TO BE 1/8" WIDE, U.N.O. NOTIFY ARCHITECT IF MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS DIFFER.
14. ALIGN GROUT JOINTS IN FLOOR TILE, WALL TILE AND TILE BASE, U.N.O.
15. PROVIDE CRACK ISOLATION MEMBRANE UNDER TILE AT ALL TILE FLOORING LOCATIONS ABOVE GRADE. LATICRETE FRACTURE BAN SC OR ARCHITECT APPROVAL EQUAL.
16. PROVIDE ATTIC STOCK FOR EACH FLOORING MATERIAL AND PAINT COLOR.
17. ALL OUTLET AND LIGHT SWITCH COLORS TO BE STANDARD WHITE, U.N.O.
18. REF. DOOR & HARDWARE SCHEDULE FOR DOOR AND FRAME FINISHES.
19. ALL WALL BASE TO BE RB-01, U.N.O.

LEGEND:

W: XX-XX
B: XX-XX
F: XX-XX
GENERAL ROOM FINISHES: WALL, BASE, FLOOR.

XX-XX
SPECIFIC WALL FINISH

X/X-X-XX
REFERENCE ELEVATION FOR FINISH

FLOOR TRANSITION, RE: A-131

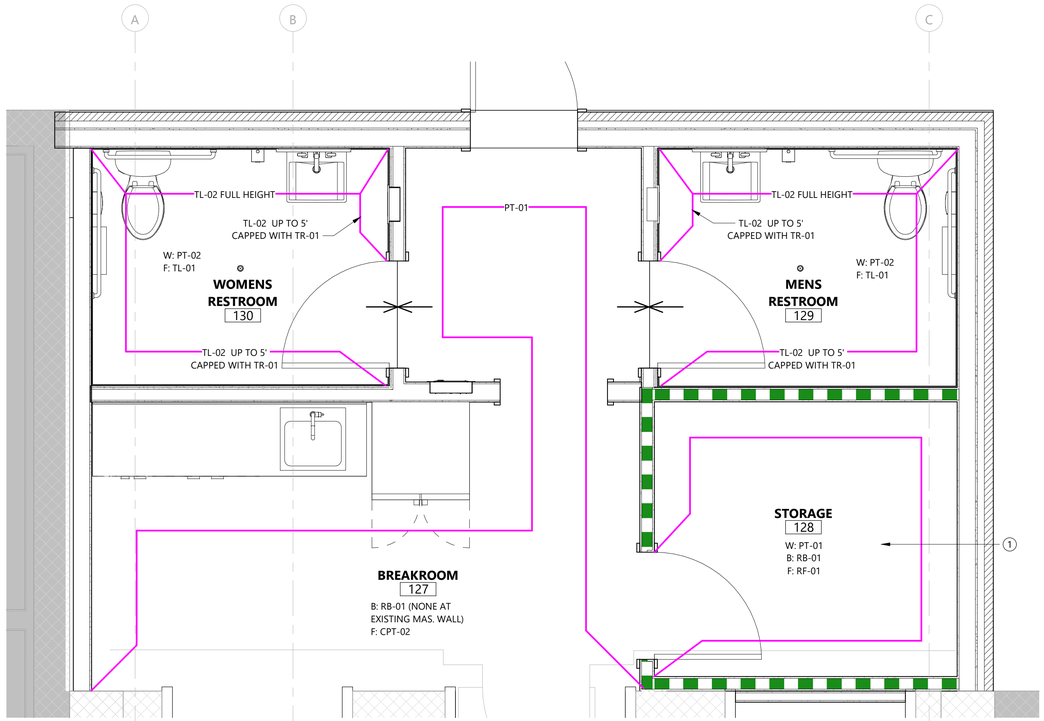
CONC-01

CONC-02

CPT-01

SHEET NOTES:

1 PROVIDE TEMPORARILY FRAMED OUT FLOOR OVER ELEVATOR PIT, FLUSH WITH FINISH FLOOR, FINISHED WITH LVT. REMOVED DURING INSTALLATION OF FUTURE ELEVATOR, REF: STRUCTURAL



1 ENLARGED FINISH PLAN
SCALE: 1/2" = 1'-0"

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REGISTERED ARCHITECT
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STATE OF TEXAS
27519

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BURNET COUNTY ANNEX

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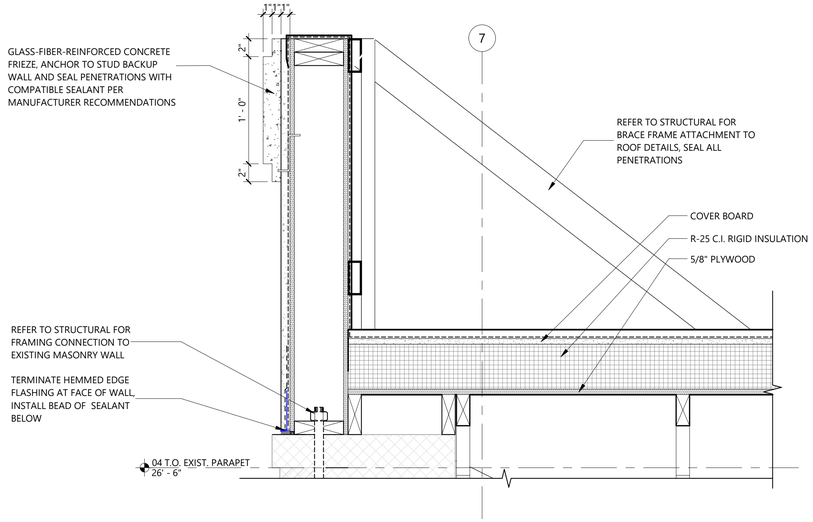
PROJECT NORTH
TRUE NORTH

Project Number: LD10-23055

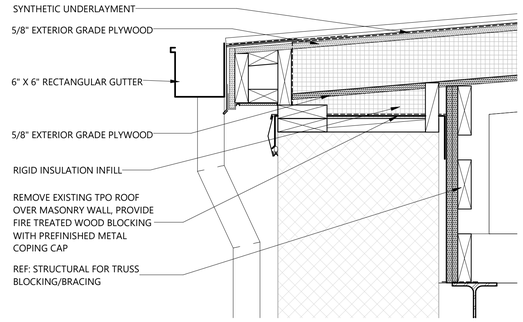
ENLARGED FINISH PLANS

A-431



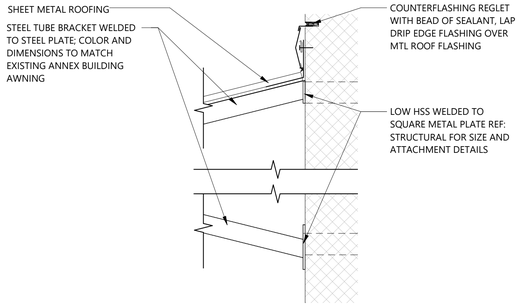
8 DETAIL - ARCHITECTURAL CONCRETE AT PARAPET

SCALE: 1 1/2" = 1'-0"



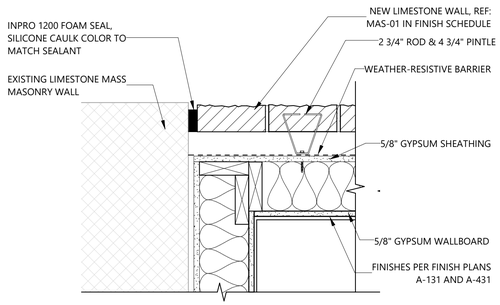
7 DETAIL - NEW EAVE AT EXISTING WALL

SCALE: 1 1/2" = 1'-0"



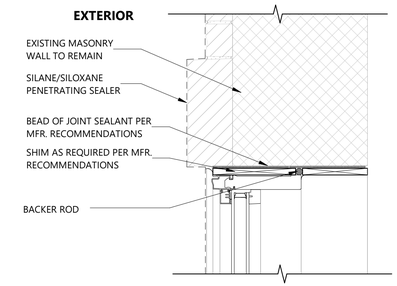
10 AWNING CONNECTION AT EXISTING WALL

SCALE: 1 1/2" = 1'-0"



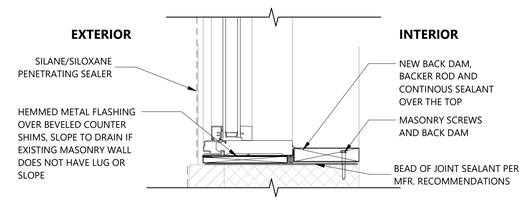
9 PLAN DETAIL - EXPANSION JOINT AT WALL TRANSITION

SCALE: 1 1/2" = 1'-0"



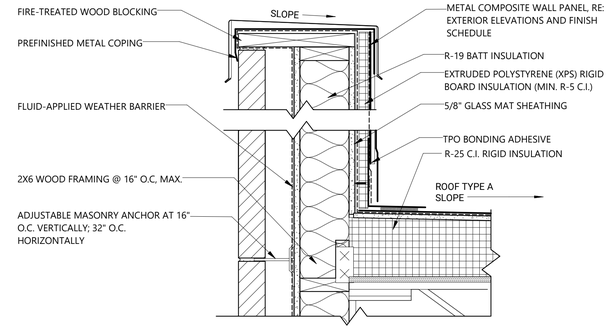
6 HEAD AT EXISTING MASS MASONRY WALL

SCALE: 1 1/2" = 1'-0"



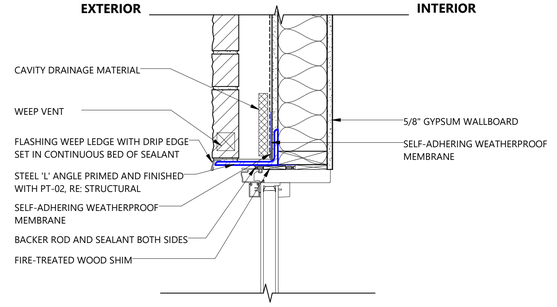
5 SILL AT EXISTING MASS MASONRY WALL

SCALE: 1 1/2" = 1'-0"



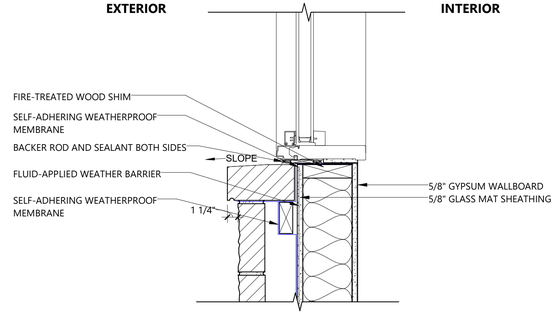
4 NEW PARAPET AT ROOF

SCALE: 1 1/2" = 1'-0"



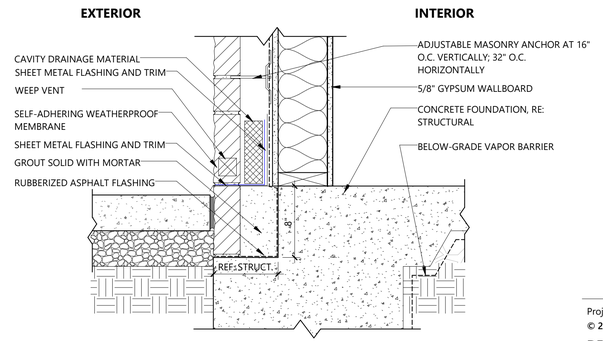
3 OPENING HEAD AT NEW WALL

SCALE: 1 1/2" = 1'-0"



2 OPENING SILL AT NEW WALL

SCALE: 1 1/2" = 1'-0"



1 LIMESTONE BASE AT FOUNDATION

SCALE: 1 1/2" = 1'-0"

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REGISTERED ARCHITECT
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STATE OF TEXAS
27513

8/7/2024

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BURNET COUNTY ANNEX

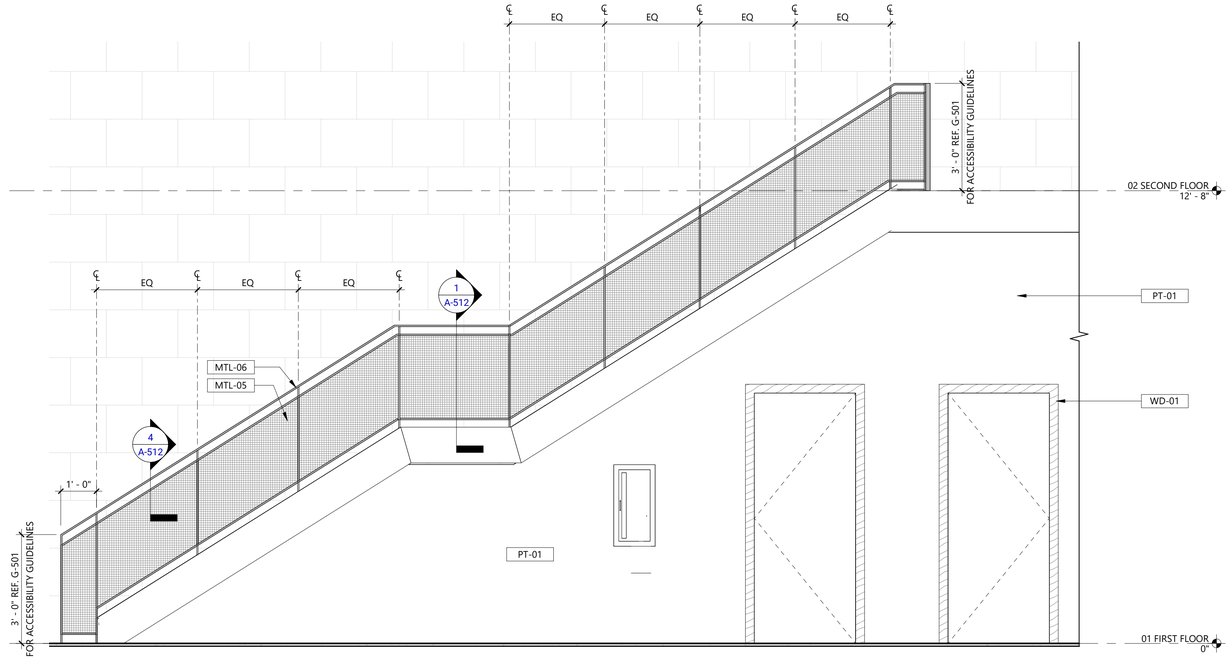
#	DATE	ISSUE

Project Number: LD10-23055

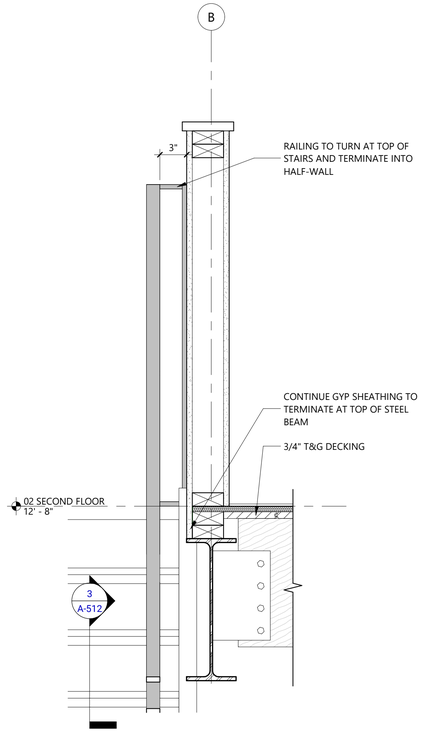
DETAILS

A-511

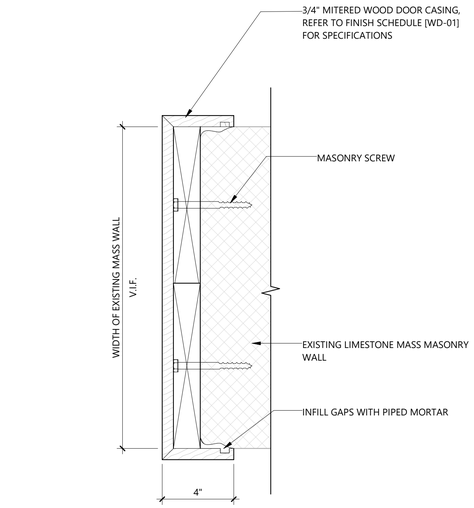
C:\Users\mfeldsberg.LEVYARCHITECTS\Documents\LD10-23055 Burnet County Annex_Central_R22_NEW_MauricioFeldsberg.rvt



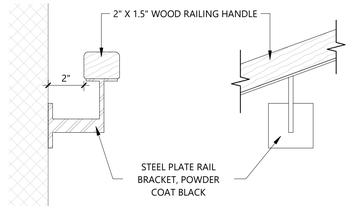
5 INTERIOR ELEVATION - STAIR RAIL PATTERN
SCALE: 1/2" = 1'-0"



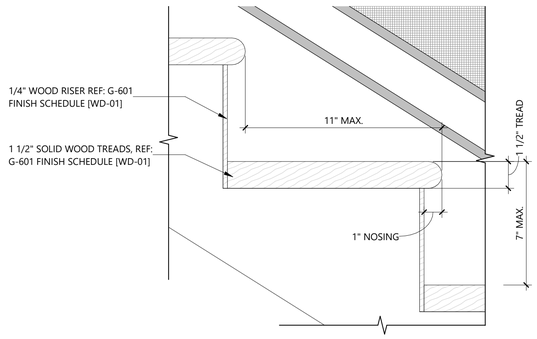
2 RAILING AT TOP OF STAIRS
SCALE: 1 1/2" = 1'-0"



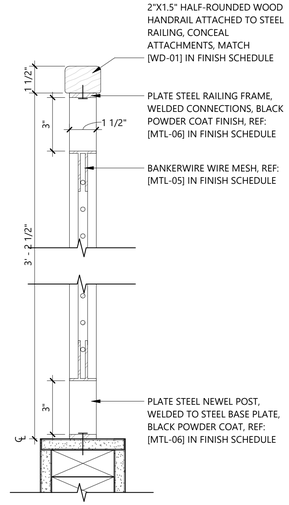
6 PLAN DETAIL - CASED OPENING TRIM
SCALE: 3" = 1'-0"



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



3 STAIR TREAD SECTION
SCALE: 3" = 1'-0"



1 STAIR RAILING DETAIL
SCALE: 3" = 1'-0"

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BURNET COUNTY ANNEX

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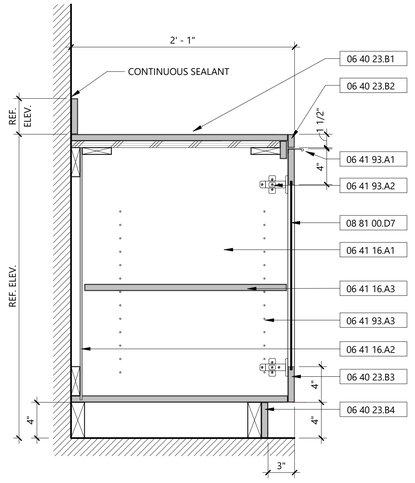
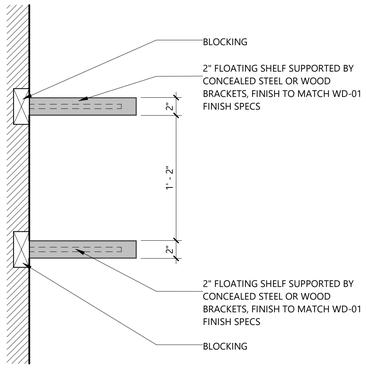
STAIR DETAILS

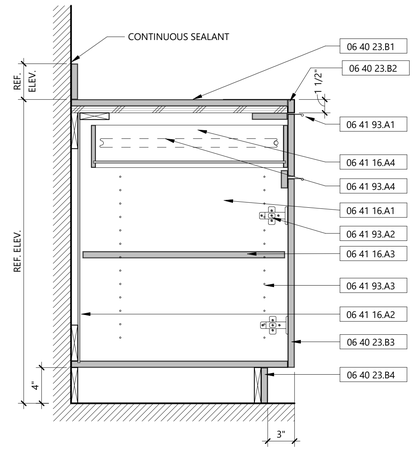
A-512



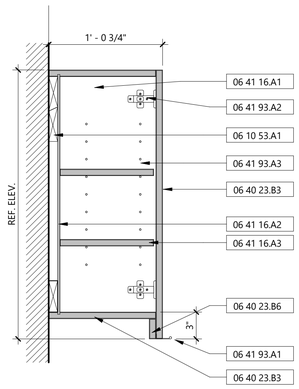
3 BC - DOOR W/ ADJ SHELF
SCALE: 1 1/2" = 1'-0"



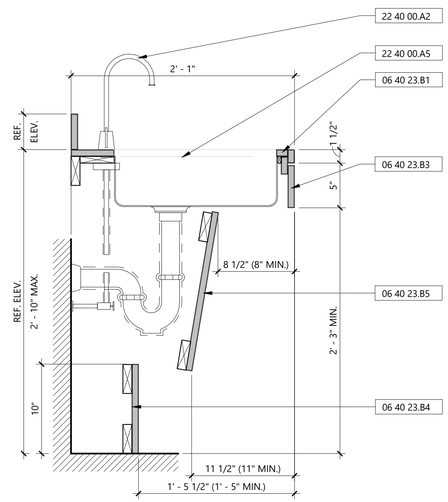
5 FLOATING SHELF
SCALE: 1 1/2" = 1'-0"



2 BASE CABINET - 1 DRAWER & DOOR
SCALE: 1 1/2" = 1'-0"



4 UPPER CABINET - TYP.
SCALE: 1 1/2" = 1'-0"



1 BASE CABINET - SINK ADA
SCALE: 1 1/2" = 1'-0"

MILLWORK NOTES:

1. INFORMATION ON THE ACCESSIBILITY STANDARDS SHEETS GOVERN OVER ANY INFORMATION ON THIS SHEET. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE TWO SHEETS.
2. SECTIONS AND DETAILS ARE PROVIDED TO ESTABLISH DESIGN INTENT ONLY. CONSTRUCTION, AS INDICATED ON SHOP DRAWINGS, SHALL CONFORM TO VISUAL AND FUNCTIONAL REQUIREMENTS OF DESIGN INTENT.
3. SUBMIT SHOP DRAWINGS OF ALL MILLWORK FOR ARCHITECT REVIEW.
4. REF. DESIGN SELECTIONS AND MILLWORK SCHEDULE FOR ADDITIONAL FINISH DESIGNATIONS AND LOCATIONS.
5. FIELD VERIFY ALL DIMENSIONS INCLUDING EQUIPMENT PRIOR TO FABRICATION.
6. MILLWORK CONTRACTOR TO ABIDE BY CURRENT AWI STANDARDS AND SPECIFICATIONS.
7. VERIFY AND COORDINATE ALL EQUIPMENT LOCATIONS AND DIMENSIONS AND POWER/DATA REQUIREMENTS, WITH OWNER PRIOR TO FABRICATION.
8. VERIFY AND COORDINATE ALL PLUMBING EQUIPMENT LOCATIONS AND DIMENSIONS PRIOR TO FABRICATION AND PRIOR TO ORDERING PLUMBING.
9. ALL EXPOSED SURFACES TO BE FINISHED WITH P.LAM OR WOOD VENEER, U.N.O.
10. USE P.LAM FACED 3/4" PLYWOOD WITH TYPE 2 GLUE FOR ALL CASEWORK IN WET LOCATIONS.
11. ALL EXPOSED WOOD EDGES AND SURFACES TO BE SANDED AND EASES TO A SMOOTH FINISH.
12. EXPOSED EDGES OF SHELVES TO RECEIVE MATCHING P.LAM. OR HARDWOOD, U.N.O.
13. BACK SURFACES SHALL BE TREATED THE SAME AS EXPOSED SURFACES, FOR BALANCE, TO PREVENT WARPING.
14. APPLY EDGE BANDING PRIOR TO FACE LAMINATE ON DOORS.
15. ALL INTERIOR MELAMINE SHALL BE WHITE.
16. WHERE CABINET OR DRAWER LOCKS ARE INDICATED, KEY ALIKE PER ROOM LOCATION - PROVIDE CHROME OR SATIN ALUMINUM FINISH.
17. ALL GROMMET LOCATIONS TO BE PROVIDED UPON INSTALLATION OF MILLWORK. PAINT ANY EXPOSED EDGES TO MATCH GROMMET.
18. UNLESS INDICATED OTHERWISE, BASE CABINETS ARE TO BE 2'-0" DEEP WITH 2'-1" DEEP COUNTER; UPPER CABINETS ARE 1'-0" INSIDE CLEAR.
19. CABINET BODY AND DOOR CONSTRUCTION TO BE MDF VENEER-CORE PLYWOOD OR MDF. PARTICLE BOARD IS NOT PERMITTED.
20. ALL INSTALLED CABINETS SHALL BE SCRIBED TO PARTITION OR CEILING WITHOUT ADDITIONAL OVERLAYS. CAULK ALL JOINTS WITH PARTITION.
21. UNLESS NOTED OTHERWISE, HARDWARE MINIMUM REQUIREMENTS ARE AS FOLLOWS:
    - A. PULLS: 3" TAB PULL, SATIN CHROME, DOUG MOCKETT DP3A OR EQUAL
    - B. HINGES: CONCEALED, SELF-CLOSING, GRASS 1003 OR EQUAL
    - C. SHELF PINS: HAFELE 282.04.71, NICKEL PLATED FINISH
    - D. BUMPERS: BLUM #TP1950 CLEAR PLASTIC RESILIENT; AT ALL DOORS & DRAWERS
    - E. ELBOW CATCHES: IVES - #IV2AM
    - F. DRAWER GLIDES: ACCURIDE #2132, EXTENSION, 100 LB. RATING

KEYED NOTES:

06 10 53.A1	FIRE-TREATED WOOD CLEAT
06 11 00.A1	BLOCKING
06 40 23.B1	P.LAM. FACED 3/4" MDF TOP & SPLASH
06 40 23.B2	P.LAM. OVER HARDWOOD EDGES
06 40 23.B3	P.LAM. FRONT, BACK, AND EDGES OVER 3/4" MDF CORE, TYP.
06 40 23.B4	P.LAM. BASE
06 40 23.B5	REMOVABLE PANEL ON CLEATS - P.LAM. FRONT, BACK, AND EDGES OVER 3/4" MDF CORE
06 40 23.B6	APRON TRIM WHERE LIGHT FIXTURE OCCURS - P.LAM. FRONT, BACK, AND EDGES OVER 3/4" MDF CORE
06 41 16.A1	3/4" WHITE MELAMINE BOARD BOX W/ P.LAM. TRIMMED EXPOSED EDGES TO MATCH FACE
06 41 16.A2	MIN. 1/4" MELAMINE BOARD BACK TO MATCH BOX
06 41 16.A3	ADJ. SHELF - 3/4" WHITE MELAMINE BD. W/ P.LAM. EDGE BANDING TO MATCH FACE. REF. ELEV. FOR QUANTITY
06 41 16.A4	MELAMINE DRAWER BOX, TYP.
06 41 16.A7	2" FLOATING SHELF SUPPORTED BY CONCEALED STEEL OR WOOD BRACKETS, FINISH TO MATCH WD-01 FINISH SPECS
06 41 93.A1	SCHEDULED PULL
06 41 93.A2	SCHEDULED HINGES
06 41 93.A3	5MM HOLES @ 32MM O.C. FOR METAL SHELF SUPPORTS, TYP.
06 41 93.A4	DRAWER GLIDES - 100 LB. CAPACITY, FULL EXTENSION
08 81 00.D7	1/8" TEMPERED GLASS
22 40 00.A2	FAUCET, REF. PLUMBING
22 40 00.A5	UNDER COUNTER SINK, REF. PLUMBING

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8/7/2024

127 E JACKSON ST. BURNET TX 78611

BURNET COUNTY ANNEX

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Project Number: LD10-23055

MILLWORK DETAILS

A-522

GENERAL NOTES:

25 FIREWALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:
1. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES;
2. BE REPEATED AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION; AND
3. INCLUDE LETTERING NOT LESS THAN 0.5 INCH IN HEIGHT, INCORPORATING THE SUGGESTED WORDING:"FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS," OR OTHER WORDING.

26 SOUND-ISOLATION PARTITIONS SHALL BE SEALED AIRTIGHT FOR FULL HEIGHT TO PREVENT PASSAGE OF AIRBORNE SOUND. TAPE AND FINISH ALL GYP. BD. JOINTS AND FASTENERS. INSTALL ACOUSTIC SEALANT AT PERIMETER AND AT ALL PENETRATIONS, UNLESS NOTED FIRE RATED, THEN USE FIRE STOP SEALANT.

27 PROVIDE 2X4 MIN SIZE FIRE-TREATED WOOD BLOCKING OR 6" 20 GA. STEEL STUD/RUNNER REINFORCEMENT BEHIND ALL WALL HUNG ITEMS. SECURE WOOD BLOCKING WITH MIN. 2 SCREWS @ EA. END AND 4 SCREWS @ EA. END FOR STEEL STUDS OR RUNNERS. PROVIDE BLOCKING AND STEEL BACKING ADEQUATE TO SUPPORT LOADS IMPOSED ON WALL.

28 CONTROL JOINTS, WHERE REQUIRED, SHALL BE LOCATED ON EACH SIDE OF A DOOR OPENING. REFER TO CONSTRUCTION ELEVATIONS OF WALL OPENINGS INDICATED ON DETAILS SHEET.

30 FURRING @ COLUMNS EXTENDS 4" ABOVE CEILING WITH STUDS BRACED BACK TO COLUMN EXCEPT WHERE FURRING FORMS ONE SIDE OF A FIRE-RATED PARTITION ASSEMBLY. AT THOSE CONDITIONS, THE FURRING MUST EXTEND TO THE STRUCTURE ABOVE.

31 CHASE WALLS REQUIRE 12" GYP. PANEL CROSS BRACES (OR 2 1/2" MIN. STEEL STUD CROSS BRACES) BETWEEN STUD ROWS @ 48" O.C. VERTICALLY.

GENERAL NOTES:

1 UNLESS NOTED OTHERWISE, ALL NEW INTERIOR PARTITIONS ARE TYPE 'A3'.

2 ALL GYPSUM BOARD IS 5/8" THICK, TYPE 'X'. USE WATER-RESISTANT GYPSUM BOARD AT ALL WET LOCATIONS. USE CEMENT BACKER BOARD AT LOCATIONS SCHEDULED TO RECEIVE TILE OR OTHER RIGID FINISHES.

3 CEILING HEIGHTS MAY VARY ON EITHER OR BOTH SIDES OF THE PARTITION. REFER TO PLANS, REFLECTED CEILING PLANS AND OR CEILING FINISH NOTES FOR CEILING HEIGHTS.

4 FLOOR TO FLOOR DIMENSIONS MAY VARY. REFER TO BUILDING SECTIONS, WALL SECTIONS, AND OTHER CONSTRUCTION DOCUMENTS TO DETERMINE FLOOR TO FLOOR HEIGHTS.

5 PROVIDE VERTICAL CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS.

6 UNLESS INDICATED OTHERWISE, ALL JOINTS SHALL BE TAPED AND FLOATED, INCLUDING FIRE RATED PARTITIONS, NON RATED PARTITIONS, EXPOSED SURFACES, CONCEALED SURFACES AND SURFACES ABOVE THE CEILING.

7 ALL STUDS ARE CONTINUOUS FROM SILL PLATE TO BOTTOM OF STRUCTURE ABOVE, UNLESS INDICATED OTHERWISE. FILL ALL VOIDS BETWEEN THE TOP RUNNER TRACK AND THE BOTTOM OF STRUCTURE WITH THE APPROPRIATE SEALANT OR FIRE STOPPING SYSTEM. WHERE THE DISTANCE EXCEEDS AVAILABLE STUD LENGTHS, SUBMIT A PROPOSED SPLICE DETAIL FOR REVIEW AND APPROVAL BEFORE INSTALLATION OF PARTITION.

8 EXTEND FURRING TO 6" ABOVE CEILING. BRACE TO STRUCTURE OR WALL AT TOP AND AT MID-SPAN WHEN FURRING HEIGHT EXCEEDS 12'-0".

9 PARTITION TYPE REFERENCES ARE INDICATED ON THE FLOOR PLANS. WHERE AREAS THAT ARE ENLARGED ELSEWHERE ARE REFERENCED, PARTITION TYPES ARE INDICATED ON THE ENLARGED PLANS ONLY.

10 PARTITION TYPES DO NOT DETERMINE EXTERIOR WALL CONSTRUCTION. REFER TO WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.

11 DETAILED PARTITION TYPES ARE PROVIDED FOR GENERAL REFERENCE. ALL TYPES SHOWN ARE NOT NECESSARILY USED ON THIS PROJECT. REFER TO FLOOR PLANS FOR ACTUAL PARTITION TYPES USED.

12 WHERE ROOMS ARE SCHEDULED WITHOUT CEILINGS, PARTITIONS SHALL EXTEND TO STRUCTURE ABOVE UNLESS NOTED OTHERWISE.

13 PENETRATIONS THROUGH PARTITIONS BY PIPES, CONDUIT, OR OTHER RIGID MEMBERS ARE TO BE THROUGH HOLES WHICH ARE AT LEAST 1" LARGER THAN THE PENETRATING MEMBER. THE HOLES ARE TO BE FILLED WITH FIBERGLASS AROUND THE MEMBER SO THAT THE MEMBER DOES NOT TOUCH THE WALL AND THEN THE FILLER IS TO BE SEALED OVER FULLY ON EACH SIDE OF THE WALL.

14 THE ACTUAL THICKNESS OF PARTITIONS ARE INDICATED ON THE PLANS AND DO NOT INCLUDE FINISH MATERIALS. REFER TO THE ROOM FINISH SCHEDULE FOR FINISH MATERIALS.

15 PARTITION TYPES DO NOT INCLUDE PARTIAL HEIGHT WALLS. REFER TO DETAILS FOR PARTIAL HEIGHT WALL INFORMATION.

16 ALL CONCRETE MASONRY PARTITIONS EXTEND FROM THE FLOOR SLAB TO THE BOTTOM OF STRUCTURE ABOVE. THE BOTTOM OF STRUCTURE IS DEFINED AS THE BOTTOM OF THE ROOF DECK OR FLOOR DECK ABOVE. SEE PARTITION DETAILS AND STRUCTURAL DRAWINGS FOR ANCHORAGE AT TOP OF CONCRETE MASONRY PARTITIONS.

17 WHEREVER LENGTH OF MASONRY PARTITIONS EXCEED 8'-0" BETWEEN LATERAL SUPPORTS AT PARTITION TOP, INSTALL 3"X3"X6" 12 GA. FORMED STEEL ANGLES ON EACH SIDE @ 4'-0" O.C. MAX. ANCHOR EACH ANGLE TO THE STRUCTURE WITH TWO FASTENERS @ 3" O.C. MAX. MASONRY SHALL STOP 1" BELOW THE STRUCTURE INCLUDING PROJECTING CONCRETE JOISTS, AND THE 1" SPACE SHALL BE FILLED WITH NON-COMBUSTIBLE COMPRESSIBLE FILLER. IF THE ANGLES CANNOT BE INSTALLED ON EACH SIDE OF THE MASONRY WALL, PROVIDE 9" LONG 12 GA. FORMED STEEL CHANNELS WITH 3" FLANGES AND WEB WIDTH EQUAL TO MASONRY WIDTH. SPACE @ 4'-0" O.C. MAX AND ANCHOR WITH THREE FASTENERS. ALL FASTENERS SHALL HAVE MIN. 3" IMBED INTO CONCRETE STRUCTURE. WELD OR SCREW FASTENERS INTO STEEL STRUCTURE.

18 THE LOCATION OF FIRE RATED PARTITIONS ARE INDICATED ON THE FLOOR PLANS BY LINE SYMBOLS IN THE CENTER OF THE WALL OR BY GENERAL NOTE. THESE LOCATIONS SHALL COMPLY WITH THE UL DESIGN ASSEMBLY AS INDICATED BY THE PARTITION TYPE, INCLUDING THE APPLICATION OF FIRE STOPPING SEALANT AT THE PERIMETER OF THE PARTITION.

19 CONSTRUCTION OF FIRE RATED PARTITIONS, INCLUDING TAPING, FLOATING, AND FINISHING OF GYPSUM BOARD FOR FULL HEIGHT TO STRUCTURE ABOVE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TESTED ASSEMBLY TO ACHIEVE THE REQUIRED RATING.

20 AT ALL LOCATIONS WHERE FIRE RATED PARTITIONS ABUT OR ATTACH TO A FIRE RATED STRUCTURAL MEMBER THE FIRE RATING OF BOTH THE PARTITION AND THE STRUCTURAL MEMBER SHALL BE MAINTAINED.

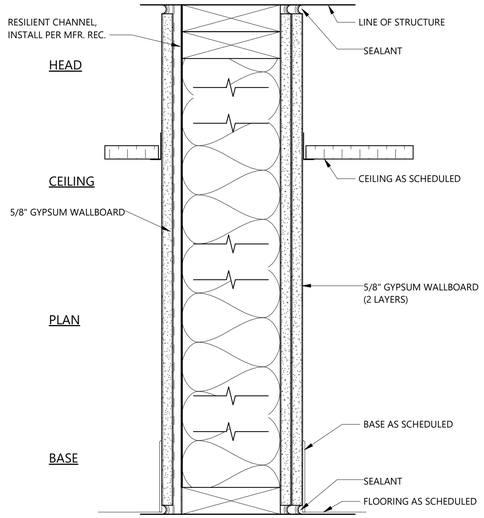
21 WHERE ITEMS ARE RECESSED INTO A FIRE RATED PARTITION PROVIDE ADDITIONAL GYPSUM, FIREPROOFING, OR FIRE STOPPING AROUND THE RECESSED PORTION OF THE ITEM AS REQUIRED TO MAINTAIN THE INDICATED FIRE RATING.

22 FIRE RESISTANT SOUND ATTENUATION BLANKETS AND NON RATED SOUND ATTENUATION BLANKETS SHALL BE CONTINUOUS FOR THE FULL HEIGHT OF THE PARTITION AND 3" THICK.

23 CONTROL JOINTS AND EXPANSION JOINTS IN FIRE RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE FIRE RATING OF THE PARTITION. CONTROL JOINTS AND EXPANSION JOINTS IN NON RATED PARTITIONS SHALL BE CONSTRUCTED WITH SOUND ATTENUATION BLANKET MATERIAL WITHIN THE JOINT TO REDUCE SOUND TRANSMISSION.

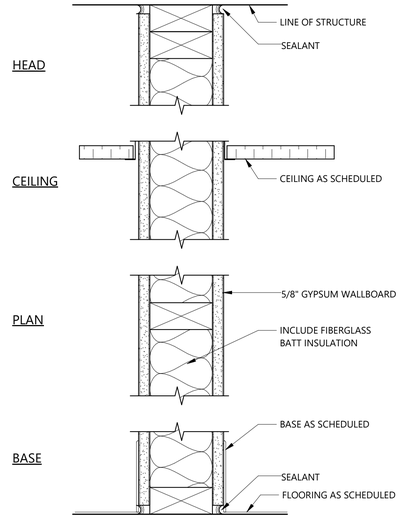
23 TYPICAL REINFORCEMENT FOR DOOR OPENINGS IN GYP. BD. WALL PARTITIONS:
1. DOORS UP TO 3'-0" WIDE WEIGHING NOT MORE THAN 100 LBS.: DOUBLE 20 GA. STEEL STUDS AND 20 GA. RUNNERS.
2. DOORS 2'-8" WIDE TO 4'-0" WIDE WEIGHING NOT MORE THAN 200 LBS.: DOUBLE 20 GA.STEEL STUDS AND 20 GA. RUNNERS.
3. DOORS UP TO 4'-0" WIDE WEIGHING NOT MORE THAN 300 LBS.: DOUBLE 20 GA. STEEL STUDS AND 20 GA. RUNNERS.
4. DOORS OVER 4'-0" WIDE WEIGHING MORE THAN 300 LBS.: DOUBLE 16 GA. STEEL STUDS AND 16 GA. RUNNERS.

24 PROVIDE VERTICAL CONTROL JOINTS IN CONCRETE MASONRY PARTITIONS AT A SPACING NOT TO EXCEED 20'-0" O.C..



PARTITION TYPE 'H'
RESILIENT CHANNEL

TYPE	STUD SIZE	UL DESIGN NO.:	FIRE RATING	STC	COMMENTS:
H6	6"	--	--	53	BASED ON UL U305 INCLUDING RESILIENT CHANNEL

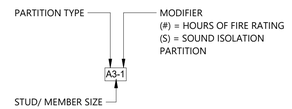


PARTITION TYPE 'A'

TYPE	STUD SIZE	UL ASSEMBLY	FIRE RATING	STC	COMMENTS:
	3 1/2"	--	--	--	
A3-1F	3 1/2"	U305	1 Hour Fire	34	
A6	5 1/2"	--	--	--	
A6-1F	5 1/2"	U305	1 Hour Fire	36	

PARTITION TYPE GRAPHIC

PARTITION TYPE ABBREVIATION



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REGISTERED ARCHITECT
MAURICIO E. FELDBERG
STATE OF TEXAS
27514

8/7/2024

127 E JACKSON ST. BURNET TX 78611

BURNET COUNTY ANNEX

#	DATE	ISSUE

Project Number: LD10-23055

INTERIOR PARTITION TYPES

A-602

HARDWARE SETS:

ITEMS OF HARDWARE NOT DEFINITELY SPECIFIED HEREIN, BUT NECESSARY FOR COMPLETION OF THE WORK SHALL BE PROVIDED. SUCH ITEMS SHALL BE OF TYPE AND QUALITY SUITABLE TO THE SERVICE REQUIRED AND COMPARABLE TO THE ADJACENT HARDWARE. WHERE SIZE AND SHAPE OF MEMBERS IS SUCH AS TO PREVENT THE USE OF TYPES SPECIFIED, HARDWARE SHALL BE FURNISHED OF SUITABLE TYPES HAVING AS NEARLY AS PRACTICABLE THE SAME OPERATION AND QUALITY AS THE TYPE SPECIFIED. SIZES SHALL BE ADEQUATE FOR THE SERVICE REQUIRED. INCLUDE SUCH NUANCES AS STRIKE TYPE, STRIKE LIP, RAISED BARREL HINGES, MOUNTING BRACKETS, FASTENERS, SHIMS, AND COORDINATION BETWEEN CONFLICTIONG PRODUCTS. ALL DOORS SHALL BE PROVIDED WITH A STOP.

SET AL1

4	EA	HINGES	BB1279 – 4.5 X 4.5 NRP	630	HAGER
1	EA	NARROW STILE LOCK	4900 x 4600 (INSIDE)	628/626	ADAMS RITE
1	EA	CYLINDER	AS REQUIRED		
1	EA	OFFSET PULL	BF158HD	630	ROCKWOOD
1	EA	CLOSER w/STOP	5100 HDCS x FC	689	HAGER
1	EA	THRESHOLD	413S	MIL	HAGER
1	EA	SWEEP	750SN	CLR	HAGER

SET 1A

3	EA	HINGES	BB1279 – 4.5 X 4.5	652	HAGER
1	EA	OFFICE LOCK	3453 X SECT X WTN	626	HAGER
1	EA	FLOOR STOP	241F	626	HAGER

SET 1B

3	EA	HINGES	BB1279 – 4.5 X 4.5	652	HAGER
1	EA	OFFICE LOCK	3453 X SECT X WTN	626	HAGER
1	EA	OVERHEAD STOP	GJ100 SEREIS	630	GLYNN-JOHNSON

SET 2A

3	EA	HINGES	BB1279 – 4.5 X 4.5	652	HAGER
1	EA	PRIVACY	3896 X WTN	626	HAGER
1	EA	CLOSER	5100 X MLT X MC	689	HAGER
1	EA	WALL STOP	236W	630	HAGER
1	EA	KICKPLATE	10" X 2" LW	630	HAGER

SET 3A

3	EA	HINGES	BB1279 – 4.5 X 4.5 NRP	630	HAGER
1	EA	STOREROOM LOCK	3480 X SECT X WTN	626	HAGER
1	EA	CLOSER w/STOP	5100 HDCS x FC	689	HAGER
1	EA	THRESHOLD	410S	MIL	HAGER
1	EA	SWEEP	750SN	CLR	HAGER
1	SET	SEALS	891SV	MIL	HAGER
1	EA	LATCH GUARD	341D	630	HAGER

APPROVED MANUFACTURERS FOR DOOR HARDWARE - PROVIDE PRODUCTS BY ONE OF THE FOLLOWING

HINGES:
A. HAGER
B. IVES
C. MICKINNEY

CONTINUOUS HINGES:
A. HAGER
B. IVES
C. SELECT

LOCKS:
A. HAGER (3400/ 3800 SERIES)
B. SARGENT (10X/ 8200 SERIES)
C. SCHLAGE (ND/ L SERIES)
D. NO ALTERNATE MANUFACTURERS WILL BE ACCEPTED WITHOUT ARCHITECT'S APPROVAL PRIOR TO BIDDING

CYLINDERS AND KEYING:
A. KEY ALL LOCKS TO A NEW MASTERKEY SYSTEM. COORDINATE KEYING REQUIREMENT WITH OWNER

CLOSERS:
A. HAGER (5100 SERIES)
B. LCN (4040XP SERIES)
C. SARGENT (281 SERIES)
D. NO ALTERNATE MANUFACTURERS WILL BE ACCEPTED WITHOUT ARCHITECT'S APPROVAL PRIOR TO BIDDING

AUTO OPERATOR:
A. LCN (4640 SERIES
B. STANLEY (MAGIC FORCE)
C. HORTON (4100LE)

ELECTRIC STRIKES
A. HES (NO SUBSTITUTION)

OVERHEAD STOPS:
A. ABH
B. GLYNN-JOHNSON
C. HAGER
D. NORTON RIXON

STOPS, FLUSH BOLTS, AUXILLIARY HARDWARE:
A. HAGER
B. ROCKWOOD
C. TRIMCO

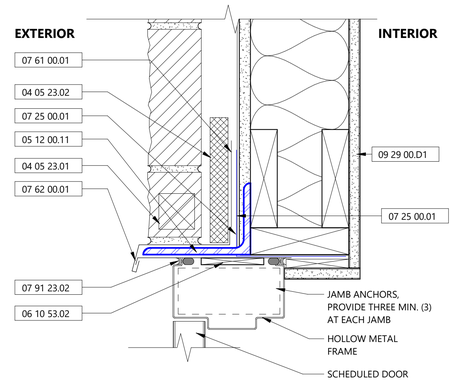
DOOR GASKETING:
A. HAGER COMPANIES
B. NATIONAL GUARD PRODUCTS
C. ZERO INTERNATIONAL

THRESHOLDS:
A. HAGER COMPANIES
B. NATIONAL GUARD PRODUCTS
C. ZERO INTERNATIONAL

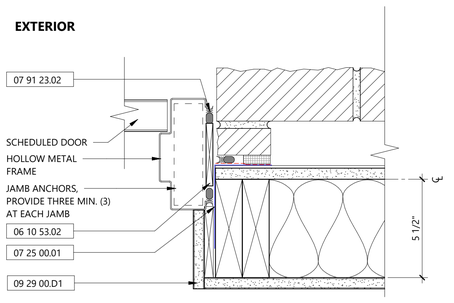
EXIT DEVICES:
A. VON DUPRIN 33/99 SERIES
B. NO ALTERNATE MANUFACTURERS WILL BE ACCEPTED WITHOUT ARCHITECT'S APPROVAL PRIOR TO BIDDING

DOOR & HARDWARE SCHEDULE

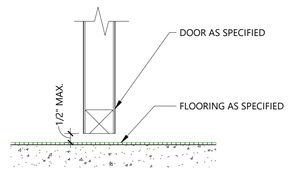
DOOR #	ROOM	TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR FINISH	HARDWARE	FIRE RATING	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FRAME JAMB	FRAME HEAD	FRAME SILL	COMMENTS
100	ENTRY	C	3' - 0"	7' - 0"	1 3/4"	ALUM./ GL.	-	AL1	-		ALUM.	ANOD. ALUM				
101	OFFICE	D	3' - 0"	7' - 0"	1 3/4"	ALUM./ GL.	-	1A	-	1	ALUM.	ANOD. ALUM	5/A-612	6/A-612	1/A-612	
102	CONFERENCE	D	3' - 0"	7' - 0"	1 3/4"	ALUM./ GL.	-	1A	-	1	ALUM.	ANOD. ALUM	5/A-612	6/A-612	1/A-612	
103	CONFERENCE	D	3' - 0"	7' - 0"	1 3/4"	ALUM./ GL.	-	1A	-	1	ALUM.	ANOD. ALUM	5/A-612	6/A-612	1/A-612	
104	UTILITY	A	2' - 10"	7' - 0"	1 3/4"	S.C. WD.	PLAM-03	1B	1 HR	1	06 40 23 INTERIOR ARCHITECTURAL WOODWORK (WD-01)	ANOD. ALUM	2/A-612	3/A-612	1/A-612	
105	MECH.	A	2' - 10"	7' - 0"	1 3/4"	S.C. WD.	PLAM-03	1B	-	1	06 40 23 INTERIOR ARCHITECTURAL WOODWORK (WD-01)	ANOD. ALUM	2/A-612	3/A-612	1/A-612	
106	STORAGE	A	3' - 0"	7' - 0"	1 3/4"	S.C. WD.	PLAM-03	1A	1 HR	1	ALUM.	ANOD. ALUM	2/A-612	3/A-612	1/A-612	
107	MENS RESTROOM	A	3' - 0"	7' - 0"	1 3/4"	S.C. WD.	PLAM-03	2A	-	1	ALUM.	ANOD. ALUM	2/A-612	3/A-612	1/A-612	
108	WOMENS RESTROOM	A	3' - 0"	7' - 0"	1 3/4"	S.C. WD.	PLAM-03	2A	-	1	ALUM.	ANOD. ALUM	2/A-612	3/A-612	1/A-612	
109	REAR ENTRY	B	3' - 0"	7' - 0"	1 3/4"	09 91 13 EXTERIOR PAINTING (PT-04)	PNT.	3A	-	2	H.M.	PNT.	11/A-612	12/A-612		PT-04
201	STORAGE	A	3' - 0"	7' - 0"	1 3/4"	S.C. WD.	PLAM-03	1A	-	1	ALUM.	ANOD. ALUM	2/A-612	3/A-612	1/A-612	



3 HM DOOR HEAD
SCALE: 3" = 1'-0"



2 HM DOOR JAMB
SCALE: 3" = 1'-0"



1 INT. DOOR SILL
SCALE: 3" = 1'-0"

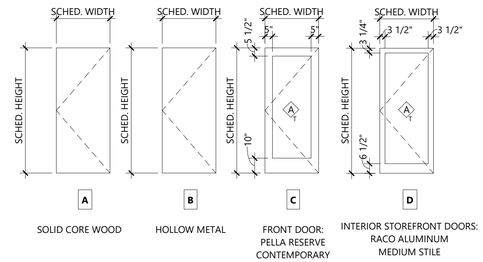
PROJECT GENERAL NOTES:

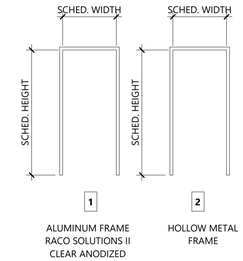
1 ALL DIMENSIONS ARE NOMINAL OR ROUGH OPENING DIMENSIONS.
2 GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSION PRIOR TO FABRICATION.
3 GENERAL CONTRACTOR TO COMPLY WITH IDENTIFICATION AND TEMPERING REQUIREMENTS PER NATIONAL AND LOCAL BUILDING CODES.
4 OPENING FORCE FOR PUSHING OR PULLING SHALL NOT EXCEEED 8.5 LBS OF FORCE AT ALL EXTERIOR DOORS.
5 PROVIDE CONDUIT TO ALL DOORS REQUIRING ELECTRICAL AND/OR SECURITY DEVICES
6 PROVIDE REQUIRED SIGNAGE AT ALL ROOM ENTRY DOORS.
7 SET FRAMES PLUMB AND LEVEL, FREE FROM WARP OR TWIST.
8 PROVIDE INTERNAL REINFORCEMENT FOR DOOR HARDWARE.
9 CONCEAL ALL FRAME FASTENERS.
10 ALL ALUMINUM FRAME CORNERS AND INTERSECTIONS TO BE FLUSH WITH HAIRLINE JOINTS.
11 PROVIDE MAXIMUM 1/2" CLEARANCE BETWEEN FINISH FLOOR AND DOOR BOTTOM AT ALL INTERIOR DOORS.
12 REF. DOOR HARDWARE SPECIFICATIONS FOR HARDWARE SET SCHEDULE.
13 COORDINATE HARDWARE FUNCTIONS WITH OWNER.
14 INSTALL HARDWARE IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.
15 PROVIDE WEATHER-TIGHT GASKETS FOR ALL EXTERIOR DOOR HEADS, JAMBS, AND RAISED THRESHOLDS, U.N.O.
16 INSTALL LOCKSETS, CLOSERS, AND TRIM AFTER FINISH PAINTING.
17 ALL LEVEL HANDLES (LOCKSETS AND LATCHSETS) TO BE MOUNTED AT 36" A.F.F. TO CENTERLINE, U.N.O.
18 ALL LOCKSETS TO BE OPERABLE FROM THE INSIDE, U.N.O.
19 PROVIDE A DOOR STOP FOR EACH DOOR. USE FLOOR-MOUNTED STOPS WHERE POSSIBLE.

KEYED NOTES:

04 05 23.01 WEEP VENT
04 05 23.02 CAVITY DRAINAGE MATERIAL
05 12 00.11 STEEL 'L' ANGLE PRIMED AND FINISHED WITH PT-02, RE: STRUCTURAL
06 10 53.02 FIRE-TREATED WOOD SHIM
07 25 00.01 SELF-ADHERING WEATHERPROOF MEMBRANE
07 61 00.01 SHEET METAL FLASHING AND TRIM
07 62 00.01 FLASHING WEEP LEDGE WITH DRIP EDGE SET IN CONTINUOUS BED OF SEALANT
07 91 23.02 BACKER ROD AND SEALANT BOTH SIDES
09 29 00.D1 5/8" GYPSUM WALLBOARD

DOOR AND FRAME TYPES:





NOTE: WOOD DOORS TO BE VT INDUSTRIES HERITAGE COLLECTION (OR EQUAL). PLASTIC LAMINATE PER SCHEDULE

DOOR AND MATERIALS:

ALUM	ALUMINUM
ANOD. ALUM.	ANODIZED ALUMINUM
GL.	GLASS
H.M.	HOLLOW METAL
P.LAM.	PLASTIC LAMINATE
PNT.	PAINTED
S.C. WD	SOLID CORE WOOD

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REGISTERED ARCHITECT MAURICIO L. FELDBERG STATE OF TEXAS 27513

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127 E JACKSON ST. BURNET TX 78611

BURNET COUNTY ANNEX

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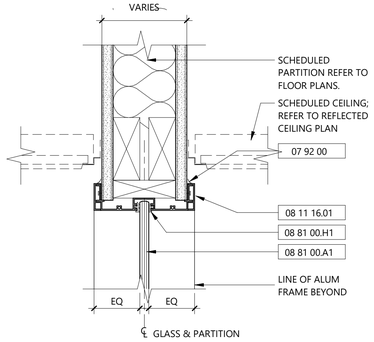
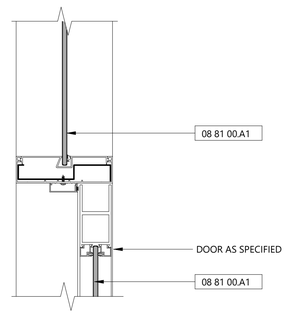
Project Number: LD10-23055

DOOR SCHEDULES AND DETAILS

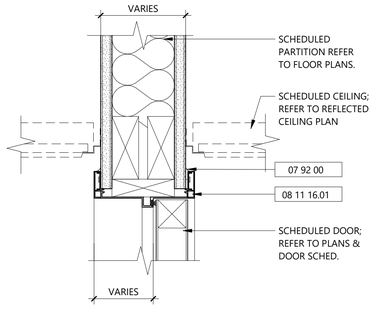
A-611



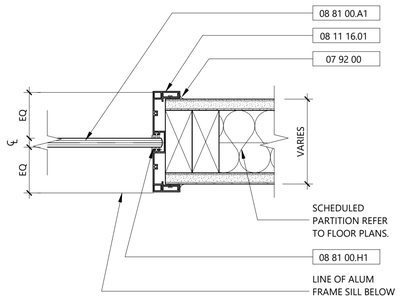
15 ALUM HEAD - SIDELIGHT
SCALE: 3" = 1'-0"



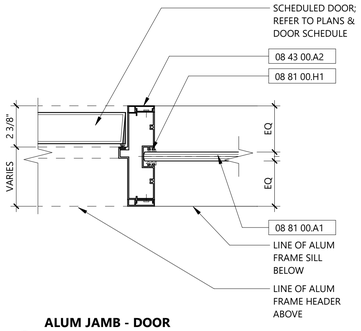
14 ALUM HEAD - GLASS DOOR
SCALE: 3" = 1'-0"



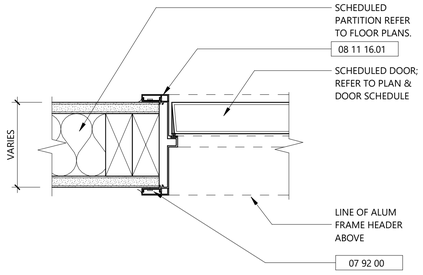
13 ALUM HEAD - DOOR
SCALE: 3" = 1'-0"



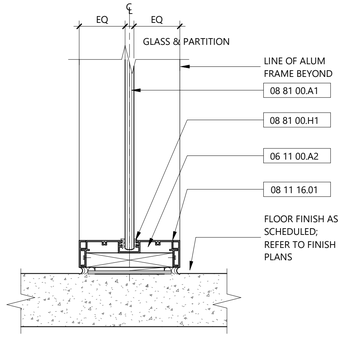
12 ALUM JAMB
SCALE: 3" = 1'-0"



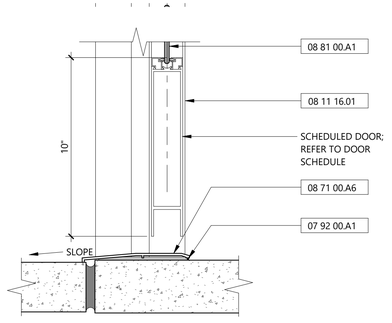
ALUM JAMB - DOOR SIDELIGHT
11
SCALE: 3" = 1'-0"



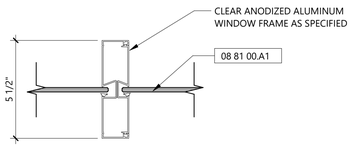
10 ALUM JAMB - DOOR
SCALE: 3" = 1'-0"



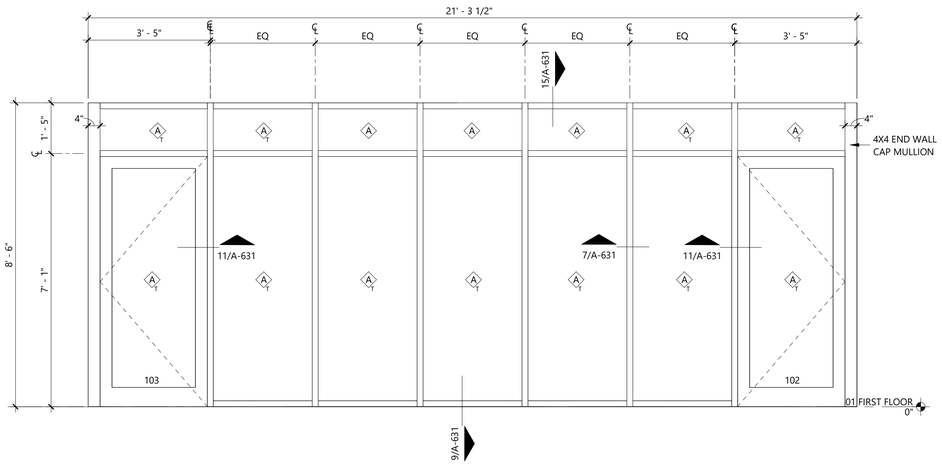
9 ALUM SILL - SIDELIGHT
SCALE: 3" = 1'-0"



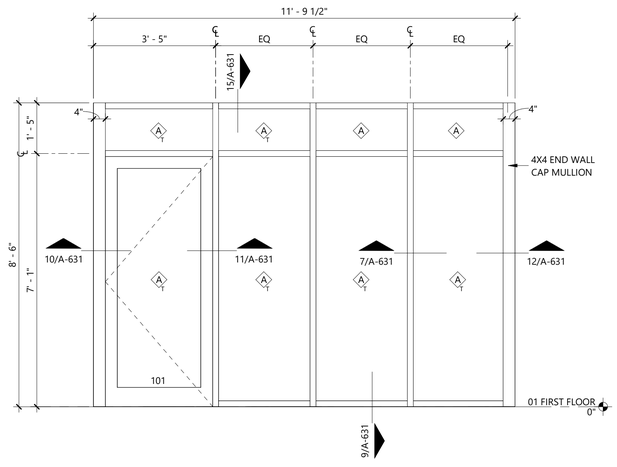
8 ALUM SILL - GLASS DOOR
SCALE: 3" = 1'-0"



7 ALUM WINDOW MULLION
SCALE: 3" = 1'-0"



3 INT. STOREFRONT 02
SCALE: 1/2" = 1'-0"



2 INT. STOREFRONT 01
SCALE: 1/2" = 1'-0"

INTERIOR STOREFRONT & GLASS SPECIFICATION BASIS OF DESIGN

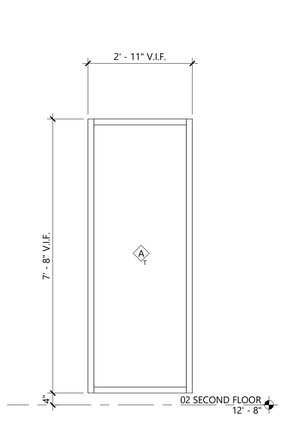
FRAMING SYSTEM: RACO DESIGN1
FINISH: CLASS 1 BLACK ANODIZED
GLASS: 3/8" PER MANUFACTURER SPECS
CLOSER: MANUFACTURER'S STANDARD SURFACE MOUNT

EXTERIOR WINDOW BASIS OF DESIGN

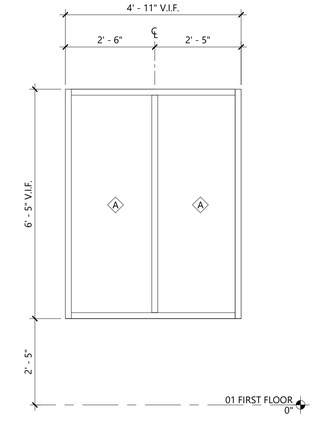
FRAMING SYSTEM: PELLA COMMERCIAL RESERVE - CONTEMPORARY, BLOCK FRAME
FINISH: EXTERIOR - BLACK
INTERIOR - PREFINISHED STAIN BLACK
GLASS: 1" DUAL-SEAL INSULATING GLASS PER MANUFACTURER

ENTRY DOOR

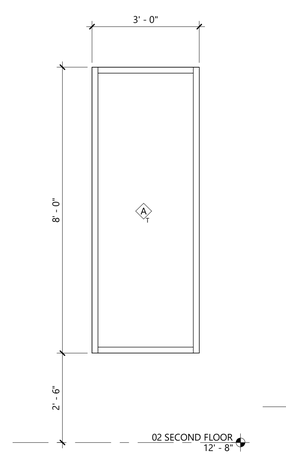
FRAMING SYSTEM: PELLA COMMERCIAL RESERVE - CONTEMPORARY
DOOR: WOOD HINGED PATIO DOORS
FINISH: EXTERIOR - BLACK
INTERIOR - PREFINISHED STAIN BLACK
GLASS: 1" DUAL-SEAL INSULATING GLASS PER MANUFACTURER



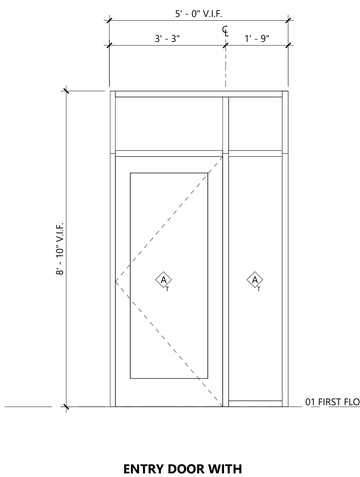
5 WINDOW B
SCALE: 1/2" = 1'-0"



4 WINDOW A
SCALE: 1/2" = 1'-0"



6 WINDOW C
SCALE: 1/2" = 1'-0"



ENTRY DOOR WITH TRANSOM AND SIDELIGHTS
1
SCALE: 1/2" = 1'-0"

GENERAL NOTES:

1 GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION
2 ALL DIMENSIONS ARE NOMINAL OR ROUGH OPENING DIMENSIONS.
3 GENERAL CONTRACTOR TO COMPLY WITH IDENTIFICATION AND TEMPERING REQUIREMENTS PER NATIONAL AND LOCAL BUILDING CODES.

GLAZING & PANEL LEGEND:

A — INSULATING GLASS
A T — INSULATING GLASS, TEMPERED

KEYED NOTES:

06 11 00.A2	WOOD BLOCKING AS REQUIRED
07 92 00	JOINT SEALANTS
07 92 00.A1	SEALANT
08 11 16.01	ALUMINUM-FRAMED DOOR, RE: DOOR SCHEDULE
08 43 00.A2	STOREFRONT DOOR JAMB AT SIDELIGHT
08 71 00.A6	6" RABBETED THRESHOLD
08 81 00.A1	GLAZING
08 81 00.H1	GLAZING GASKET

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27513
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BURNET COUNTY ANNEX

#	DATE	ISSUE

Project Number: LD10-23055

STOREFRONT & WINDOW SCHEDULE

A-631

MECHANICAL LEGEND AND SYMBOLS

SYMBOL	DESCRIPTION
D	DRAIN
HWS	HEATING WATER SUPPLY
HWR	HEATING WATER RETURN
CWS	CHILLED WATER SUPPLY
CWR	CHILLED WATER RETURN
RS	REFRIGERANT SUCTION LINE
RL	REFRIGERANT LIQUID LINE
HG	REFRIGERANT HOT GAS LINE
FOS	FUEL OIL SUPPLY
FOR	FUEL OIL RETURN
FOV	FUEL OIL VENT
DFS	DRY FLUID SUPPLY
DFR	DRY FLUID RETURN
LPS	LOW PRESSURE STEAM SUPPLY
COND	STEAM CONDENSATE RETURN
	GATE VALVE
	BALL VALVE
	BUTTERFLY VALVE
	GLOBE VALVE
	TRIPLE DUTY VALVE
	SWING CHECK VALVE
	STRAINER
	FLEX CONNECTOR
	HOSE END DRAIN VALVE
	PRESSURE REDUCING VALVE
	SAFETY RELIEF VALVE
	UNION
	MOTORIZED T.C. VALVE / 2-WAY
	MOTORIZED T.C. VALVE / 3-WAY
	ECCENTRIC PLUG BALANCING VALVE
	VALVE IN RISER
	TEE UP
	TEE DOWN
	ELBOW UP
	ELBOW DOWN
	PIPE SIZE CHANGE
	MANUAL FLOW BALANCING VALVE (CIRCUIT SETTER)
	AUTOMATIC FLOW BALANCING VALVE
	PIPE GUIDE
	PIPE ANCHOR
	PRESSURE / TEMP. TEST PLUG
	DIAL THERMOMETER

SYMBOL	DESCRIPTION
T	THERMOSTAT/TEMPERATURE SENSOR
TR	REVERSE ACTING THERMOSTAT
T	THERMOSTAT/TEMPERATURE SENSOR W/ GUARD
H	HUMIDISTAT
CO	CARBON MONOXIDE SENSOR
CO2	CARBON DIOXIDE SENSOR
NO2	NITROGEN DIOXIDE SENSOR
	ACOUSTICALLY LINED SHEET METAL DUCT
	MANUAL BALANCING DAMPER
	FLEX CONNECTOR
AD / AD	ACCESS DOORS
FD	FIRE DAMPER
F/SD	FIRE/SMOKE DAMPER
S M	MOTORIZED DAMPER
	TURNING VANE ELBOW
	45° LOW-LOSS TAKE-OFF FITTING W/ DAMPER & FLEX DUCT
	45° LOW-LOSS TAKE-OFF FITTING W/ DAMPER & RIGID ROUND DUCT
	RECTANGULAR/ROUND DUCT WITH 45° HIGH EFFICIENCY TAKE-OFF
	SUPPLY DIFFUSER W/ FLEX DUCT, THROW PATTERN SHOWN ON PLANS
	LAY-IN SUPPLY DIFFUSER W/ FLEX DUCT, THROW PATTERN SHOWN ON PLANS
	RETURN GRILLE
	EXHAUST GRILLE
	CONNECT NEW WORK TO EXISTING
P	PRESSURE GAUGE W/ SNUBBER
C	COMMON
(E)	EXISTING

MECHANICAL ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ACFM	ACTUAL CFM
AHU	AIR HANDLING UNIT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AMP	AMPERE (AMP, AMPS)
APD	AIR PRESSURE DROP
APPROX	APPROXIMATE
BHP	BRAKE HORSEPOWER, BOILER HORSEPOWER
BTU	BRITISH THERMAL UNIT
BOD	BOTTOM OF DUCT
MBH	BTU PER HOUR (THOUSAND)
C	COMMON
CU FT	CUBIC FEET
CU IN	CUBIC INCH
CFM	CUBIC FEET PER MINUTE
COD	CENTER OF DUCT
SCFM	CFM, STANDARD CONDITIONS
DB	DECIBEL
DIA	DIAMETER
ID	DIAMETER, INSIDE
OD	DIAMETER, OUTER
DBT	DRY-BULB TEMPERATURE
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
EDR	EQUIVALENT DIRECT RADIATION
EXP	EXPANSION
EWT	ENTERING WATER TEMPERATURE
F	FAHRENHEIT
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FOOT OR FEET
HZ	FREQUENCY
GA	GAGE OR GAUGE
GAL	GALLONS
G.C.	GENERAL CONTRACTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPD	GALLONS PER DAY
HD	HEAD
HGT	HEIGHT
HP	HORSEPOWER
RH	HUMIDITY, RELATIVE
KW	KILOWATT
KWH	KILOWATT HOUR
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
LF	LINEAR FEET
MAX	MAXIMUM
MC	MECHANICAL CONTRACTOR
MIN	MINIMUM
NO	NORMALLY OPEN
NC	NORMALLY CLOSED
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OBD	OPPOSED BLADE DAMPER
OA	OUTSIDE AIR
%	PERCENT
PH	PHASE (ELECTRICAL)
LBS	POUNDS
PSI	POUNDS PER SQUARE INCH
PSIA	PSI ABSOLUTE
PD	PRESSURE DROP
PSIG	PSI GAUGE
R/O	RUN OUT
RA	RETURN AIR
RPM	REVOLUTIONS PER MINUTE
SH	SENSIBLE HEAT
SPEC	SPECIFICATION
SP VOL	SPECIFIC VOLUME
STD	STANDARD
SP	STATIC PRESSURE
SUCT	SUCTION
SA	SUPPLY AIR
TEMP	TEMPERATURE
TD	TEMPERATURE DIFFERENCE
T STAT	THERMOSTAT
TOD	TOP OF DUCT
TONS	TONS OF REFRIGERATION
TC	TEMPERATURE CONTROL
VAC	VACUUM
VAV	VARIABLE AIR VOLUME
VEL	VELOCITY
V	VOLT
VOL	VOLUME
VFD	VARIABLE FREQUENCY DRIVE
WPD	WATER PRESSURE DROP
W/	WITH

MECHANICAL DESIGN CRITERIA

MECHANICAL DESIGN CONDITIONS:

PROJECT LOCATION: BURNET, TEXAS
CLIMATE ZONE: 2A

SUMMER:
OUTDOOR DESIGN: 98°F DB / 74°F WB
INDOOR DESIGN: 75°F DB / 50% RH

WINTER:
OUTDOOR DESIGN: 25°F DB
INDOOR DESIGN: 72°F DB

BUILDING WALL & ROOF CONSTRUCTION INFORMATION:

ROOF: U-VALUE = 0.047
WALLS:U - VALUE = 0.064
FRONT GLASS:
U - VALUE: 0.75
SHADE COEFF: 0.29

INTERIOR LOADS BASED ON ACTUAL LIGHTING, OCCUPANT AND EQUIPMENT LOADS.

APPLICABLE CODES AND STANDARDS

1. BUILDING CODE - 2015 IBC WITH CITY OF BURNET AMENDMENTS
2. FIRE CODE - 2015 IFC WITH CITY OF BURNET AMENDMENTS
3. ELECTRICAL CODE - 2014 NEC WITH CITY OF BURNET AMENDMENTS.
4. MECHANICAL CODE - 2015 IMC WITH CITY OF BURNET AMENDMENTS
5. PLUMBING CODE - 2015 IPC WITH CITY OF BURNET AMENDMENTS
6. OTHER - 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH CITY OF BURNET AMENDMENTS
7. OTHER - MOST CURRENT ADOPTED VERSION OF NFPA 101, LIFE SAFETY CODE
8. OTHER - FEDERAL DEPARTMENT OF JUSTICE AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARDS.

2015 IECC ENERGY CODE COMPLIANCE

COMPLIANCE WITH 2015 IECC & CITY OF BURNET AMENDMENTS TO 2015 IECC.

EQUIPMENT SIZING AND PERFORMANCE:

1. LOAD CALCULATIONS HAVE BEEN PERFORMED IN ACCORDANCE WITH ASHRAE STANDARD 183 OR BY AN APPROVED COMPUTATIONAL PROCEDURE USING THE DESIGN PARAMETERS SPECIFIED IN CHAPTER 3 OF THE 2015 IECC.
2. EQUIPMENT HAS BEEN SELECTED PER 2015 IECC C403.2.2 EQUIPMENT SIZING.
3. VENTILATION AND THE ABILITY TO REDUCE OUTSIDE AIR TO IMC MINIMUMS SHALL BE PROVIDED PER 2015 IECC C403.2.6 VENTILATION.

HVAC SYSTEM CONTROLS & CRITERIA

4. TEMPERATURE CONTROL SYSTEM SHALL HAVE A MINIMUM DEAD BAND OF 5°F AS REQUIRED BY 2015 IECC SECTION C403.2.4.1.2 DEADBAND.
5. HVAC SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC CONTROLS CAPABLE OF PROVIDING NIGHT SETBACK, SEVEN DIFFERENT DAILY SCHEDULES AND OPTIMUM START PER THE REQUIREMENTS OF 2015 IECC SECTION C403.2.2.4.2 OFF-HOUR CONTROLS.
6. OUTSIDE AIR DAMPERS, EXHAUST OUTLETS AND RELIEF OUTLETS SHALL BE PROVIDED WITH DAMPERS THAT COMPLY WITH 2015 IECC SECTION C403.2.4.3 SHUTOFF DAMPERS. DAMPER SHALL AUTOMATICALLY CLOSE WHEN SYSTEM OR SPACES SERVED ARE NOT IN USE OR DURING WARM-UP, COOL-DOWN AND SETBACK. DAMPER MAXIMUM LEAKAGE RATE SHALL NOT EXCEED 4.0 CFM/SF AT 1" WATER GAUGE.
7. ALL DUCTWORK SHALL BE CONSTRUCTED AND SEALED IN ACCORDANCE WITH 2015 IECC SECTION C403.2.9 CONSTRUCTION OF HVAC SYSTEM ELEMENTS. DUCTWORK INSTALLED ON THIS PROJECT IS CLASSIFIED AS LOW PRESSURE (BELOW 2" WATER GAUGE).
8. DUCTWORK SHALL BE INSULATED TO THE APPROPRIATE R-VALUE AS LISTED IN THE SPECIFICATIONS ON THIS PROJECT. INSULATION SHALL COMPLY WITH 2015 IECC C403.2.9 DUCT AND PLENUM INSULATION AND SEALING.

TEST, ADJUST AND BALANCING REQUIREMENTS:

9. EACH SUPPLY AIR DEVICE AND ZONE TERMINAL DEVICE SHALL BE EQUIPPED WITH MEANS FOR AIR BALANCING IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 6 OF THE IMC. AIR SYSTEMS SHALL BE BALANCED IN A MANNER TO FIRST MINIMIZE THROTTLING LOSSES THEN, FOR FANS WITH SYSTEM POWER GREATER THAN 1 HP, FAN SPEED SHALL BE ADJUSTED TO MEET DESIGN FLOW CONDITIONS.

GENERAL NOTES

1. FURNISH AND INSTALL ALL ITEMS NECESSARY TO PROVIDE FULLY FUNCTIONING SYSTEMS AS INDICATED BY THE DESIGN AND THE EQUIPMENT SPECIFIED. ELEMENTS OF THE WORK SHALL INCLUDE, BUT ARE NOT LIMITED TO, MATERIALS, LABOR, SUPERVISION, SUPPLIES, EQUIPMENT, TRANSPORTATION, HOISTING/RIGGING, STORAGE, UTILITIES, AND ALL REQUIRED PERMITS AND LICENSES.
2. DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT REFLECT ALL WORK AND MATERIALS REQUIRED TO COMPLETE PROJECT. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT AS REQUIRED TO COMPLETE PROJECT WITHIN DESIGN. CONTRACTOR SHALL REQUEST ADDITIONAL INFORMATION AND DETAILS WHERE SCOPE IS UNCLEAR.
3. ALL WORK SHALL COMPLY WITH THE MOST RECENT ADOPTED VERSION OF ALL APPLICABLE LAWS, RULES, REGULATIONS AND ORDINANCES OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES. IF CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND THE LOCAL ENFORCING AUTHORITY EXISTS, THE LOCAL ENFORCING AUTHORITY SHALL APPLY. ANY MODIFICATIONS TO THE DESIGN SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER OR ARCHITECT/ENGINEER. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT/ENGINEER AND SECURE HIS APPROVAL BEFORE PROCEEDING WITH ANY MODIFICATIONS.
4. WHERE THE REQUIREMENTS OF THE CONTRACT DOCUMENTS EXCEED THE REQUIREMENTS OF THE CODES, THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE PROVIDED THAT THEY ARE NOT IN CONFLICT WITH THE CODES.
5. BEFORE SUBMITTING BIDS, EACH CONTRACTOR SHALL PERFORM A SITE VISIT AND UNDERSTAND THE CONDITIONS TO BE MET IN INSTALLING THE WORK, AND SHALL MAKE PROVISIONS FOR THE CONDITIONS IN HIS FINAL BID. FAILURE ON THE PART OF THE CONTRACTOR TO COMPLY WITH THIS REQUIREMENT SHALL NOT BE CONSIDERED JUSTIFICATION FOR THE OMISSION OR FAULTY INSTALLATION OF ANY WORK COVERED BY THE CONTRACT DOCUMENTS.
6. MISUNDERSTANDING OF THE SCOPE OR AMOUNT OF WORK TO BE PERFORMED SHALL BE THE RESPONSIBILITY OF THE CONTACTOR, AND SHALL NOT RESULT IN ANY ADDITIONAL COST TO THE OWNER. TENDER OF A PROPOSAL CONVEYS FULL CONTRACTOR AGREEMENT OF THE ITEMS AND CONDITIONS SPECIFIED AND/OR INDICATED, SCHEDULED, OR IMPLIED ON THE CONTRACT DOCUMENTS, AND/OR REQUIRED BY THE NATURE OF THIS WORK.
7. ALL WORK SHALL BE CARRIED OUT IN A NEAT, WELL ORGANIZED MANNER. ALL SERVICES SHALL BE ROUTED PARALLEL AND PERPENDICULAR TO THE PRIMARY LINES OF THE BUILDING. LOCATE ALL EQUIPMENT TO PROVIDE ACCESS AND ARRANGE ALL WORK WITH ADEQUATE ACCESS FOR OPERATION AND MAINTENANCE, AND TO MAINTAIN PROPER CODE AND MANUFACTURER'S CLEARANCES.
8. ALL EQUIPMENT AND MATERIAL TO BE FURNISHED AND INSTALLED ON THIS PROJECT SHALL BE UL OR ETL LISTED, IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION, AND SUITABLE FOR ITS INTENDED USE ON THIS PROJECT.
9. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL NEW EQUIPMENT, CONTROLS, AND FIXTURES TO BE PROVIDED AND INSTALLED.
10. THE FOLLOWING SUBMITTAL DATA SHALL BE FURNISHED AND SHALL INCLUDE BUT NOT BE LIMITED TO:
    A. EQUIPMENT AND MATERIALS SHOP DRAWINGS
    B. COORDINATION DRAWINGS
    C. RECORD DRAWINGS
    D. OPERATING AND MAINTENANCE MANUALS
    E. FIRE STOP MATERIALS AND DETAIL
11. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL COORDINATE THE INSTALLATION OF DUCTWORK, PIPING, CONDUIT, CABLE, ETC., WITH LIGHTING FIXTURES, SPECIAL CEILING CONSTRUCTION, AIR DISTRIBUTION EQUIPMENT, AND THE STRUCTURE. PROVIDE ADDITIONAL RISES AND OFFSETS AS REQUIRED. IF, AFTER INSTALLED, NEW DUCTWORK, PIPING, CONDUIT, CABLE, ETC., IS FOUND TO BE IN CONFLICT WITH THE ARCHITECTURE, STRUCTURE OR OTHER TRADE WORK, WHICH IS EITHER EXISTING OR SHOWN ON THE CONTRACT DOCUMENTS, THE DUCTWORK, PIPING, CONDUIT, CABLE, ETC., SHALL BE RELOCATED WITHOUT ADDITIONAL COST TO THE OWNER/TENANT. COORDINATE ALL WORK WITH ALL OTHER TRADES PRIOR TO INSTALLATION.
12. MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD CONDITION. THE COMMERCIALLY STANDARD ITEMS OF EQUIPMENT AND THE SPECIFIC NAMES INDICATED ARE INTENDED TO IDENTIFY STANDARDS OF QUALITY AND PERFORMANCE NECESSARY FOR THE PROPER FUNCTIONING OF THE WORK. MATERIALS AND EQUIPMENT, WHICH ARE FOUND TO HAVE FACTORY DEFECTS SHALL BE REPLACED OR REPAIRED IN A MANNER ACCEPTABLE TO THE OWNER/TENANT AND ENGINEER AT NO ADDITIONAL COST TO THE OWNER/TENANT.
13. DAMAGE CAUSED DURING CONSTRUCTION TO EXISTING MATERIALS/EQUIPMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER. RE-SUPPORT ANY REMAINING PIPING OR DEVICES THAT WERE SUPPORTED BY WALLS BEING REMOVED.
14. THE WARRANTY PERIOD SHALL BE NO LESS THAN ONE (1) FULL YEAR, UNLESS SPECIFIED OTHERWISE AND SHALL INCLUDE AT LEAST ONE (1) FULL HEATING SEASON AND ONE (1) FULL COOLING SEASON. DURING THE WARRANTY PERIOD THE CONTRACTOR SHALL GUARANTEE THE FOLLOWING IN A FORM SATISFACTORY TO THE OWNER/TENANT:

    A. ALL WORK INSTALLED SHALL BE FREE FROM ANY AND ALL DEFECTS IN WORKMANSHIP AND/OR MATERIALS.
    B. ALL APPARATUS WILL DEVELOP CAPACITIES AND PERFORMANCE CHARACTERISTICS SPECIFIED.
    C. THE SYSTEMS SHALL OPERATE WITHOUT MALFUNCTION.
15. THE START OF THE CONTRACTOR'S WARRANTY PERIOD SHALL COMMENCE ON THE DATE OF "SUBSTANTIAL COMPLETION" AS AGREED TO BY THE OWNER/TENANT.
16. AREAS OF THE EXISTING BUILDING WILL BE OCCUPIED DURING CONSTRUCTION OF THIS PROJECT. NOISY, DUSTY, AND/OR OTHER CONSTRUCTION OPERATIONS REQUIRED FOR WORK WHICH DISTURB OR CAUSE COMPLAINTS BY THE EXISTING BUILDING OCCUPANTS SHALL NOT BE ACCEPTABLE. ALL AFTER-HOUR OR OVERTIME WORK REQUIRED BY THE CONTRACTOR TO AVOID DISRUPTION OF EXISTING OCCUPANTS WILL BE PROVIDED AT NO COST TO THE OWNER/TENANT. THE CONTRACTOR SHALL USE CONSTRUCTION METHODS AND MATERIALS WHICH SHALL NOT ADVERSELY AFFECT THE INDOOR AIR QUALITY OF THE EXISTING OCCUPIED AREAS.
17. PORTIONS OF THE BUILDING WILL BE IN USE AND OCCUPIED DURING THE CONSTRUCTION PERIOD OF THIS PROJECT. ALL BUILDING SERVICES, UTILITIES, POWER, CHILLED WATER, FIRE PROTECTION, AND DOMESTIC COLD AND HOT WATER WHICH WILL BE REQUIRED FOR THIS PROJECT MAY NOT BE DISRUPTED FOR ANY REASON WITHOUT PRIOR COORDINATION WITH A REPRESENTATIVE OF BUILDING MANAGEMENT AND THE OWNER AND A WRITTEN AUTHORIZATION FROM THE BUILDING MANAGER AND OWNER DESIGNATING A DATE, TIME, AND DURATION THAT ARE APPROVED BY THE BUILDING MANAGER AND OWNER FOR SUCH DISRUPTION. AN ADDITIONAL ADVANCE NOTIFICATION OF SEVEN (7) DAYS SHALL BE GIVEN TO THE BUILDING MANAGER AND OWNER PRIOR TO EACH DISRUPTION.
18. THIS BUILDING MAY HAVE A STRUCTURAL SYSTEM UTILIZING POST-TENSIONED CABLES. THE CONTRACTOR SHALL DETERMINE THE EXISTING STRUCTURAL SYSTEM PRIOR TO CUTTING, DRILLING, OR CORING. THE CONTRACTOR SHALL X-RAY ALL PENETRATIONS PRIOR TO CUTTING THE FLOOR SLAB.
19. THIS CONTRACTOR SHALL SECURE ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED FOR HIS WORK, AND SHALL PAY ALL FEES IN CONNECTION WITH SUCH PERMITS, LICENSES AND INSPECTIONS.
20. IN THE EVENT OF A CONFLICT BETWEEN DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL PROVIDE PRICING REFLECTING THE GREATEST COST. THE CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION.
21. PENETRATIONS THROUGH FLOORS OR FIRE-RATED CONSTRUCTION SHALL BE FIRE RATED TO COMPLY WITH ASTM E-814 (UL 1479), AND THE LOCAL AUTHORITY HAVING JURISDICTION.
22. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER, A COMPLETE SET OF "AS BUILT" DRAWINGS PORTRAYING ACTUAL SITE CONDITIONS OF THE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION WORK. SUBMISSION SHALL CONSIST OF ONE SET OF PAPER COPIES AND ONE SET OF CAD FILES IN AUTOCAD (CONTRACTOR SHALL UTILIZE OWNER'S LAYER STANDARDS IF EXISTING).
23. IN THE EVENT THAT MATERIALS, PRODUCTS, AND/OR PROCESSES BEING PROPOSED FOR THIS PROJECT CONTAIN, OR MAY EMIT, ANY VOLATILE ORGANIC COMPOUNDS (VOC), FORMALDEHYDE FORMULATIONS, OR HAZARDOUS OUT-GASSING, AS DETERMINED BY THE MANUFACTURER, A MATERIALS SAFETY DATA SHEET SHALL BE SUBMITTED AS PART OF THE SHOP DRAWING PROCESS FOR REVIEW BY THE ARCHITECT/ENGINEER/ OWNER.
24. THE CONTRACTOR SHALL TAKE NOTE THAT THE DRAWINGS ARE SCHEMATIC IN NATURE AND INDICATE THE APPROXIMATE LOCATIONS OF THE HVAC AND PLUMBING SYSTEMS. LOCATE ALL ITEMS IN THE FIELD. COORDINATE WITH OTHER TRADES TO ENSURE PROPER FIT AND ACCESS TO ALL ITEMS.
25. THE CONTRACTOR SHALL PROTECT THE WORK, EQUIPMENT, AND MATERIALS FROM DAMAGE BY HIS WORK OR HIS PERSONNEL, AND SHALL CORRECT ALL DAMAGE CAUSED WITHOUT ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK, MATERIALS, AND EQUIPMENT UNTIL FINAL ACCEPTANCE BY THE OWNER. PROTECT ALL WORK AGAINST THEFT, INJURY, OR DAMAGE. CAREFULLY STORE MATERIAL AND EQUIPMENT RECEIVED ON SITE WHICH IS NOT IMMEDIATELY INSTALLED. THE CONTRACTOR SHALL CLOSE OPEN ENDS OF WORK WITH TEMPORARY COVERS OR PLUGS DURING CONSTRUCTION TO PREVENT THE ENTRY OF DUST, DIRT, AND OBSTRUCTING MATERIAL. .

MECHANICAL GENERAL NOTES

1. ALL EXISTING DUCTWORK AND PIPING SIZES AND LOCATIONS SHOWN ARE FROM EXISTING RECORDS, DOCUMENTS, AND SITE OBSERVATIONS. MECHANICAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND SHALL INCLUDE IN HIS BID THE COST OF REPLACEMENT, REPAIR, RELOCATION, OR REMOVAL OF EXISTING MEP ITEMS AS REQUIRED TO COMPLETE THE INSTALLATION OF ALL MECHANICAL SYSTEMS SHOWN ON THESE DRAWINGS PRIOR TO SUBMITTING A BID.
2. THE CONTRACTOR SHALL VERIFY THAT ALL EXISTING AND NEW TERMINAL UNITS ARE MOUNTED SO THAT ALL REQUIRED SERVICING AND MAINTENANCE CLEARANCES ARE MAINTAINED AT THE BOTTOM AND SIDES OF EACH UNIT. COORDINATE WITH ALL NEW ARCHITECTURAL WALLS TO STRUCTURE AND RELOCATE TERMINAL UNITS AS REQUIRED TO MAINTAIN PROPER CLEARANCES.
3. IT IS ACCEPTABLE TO REUSE EXISTING AIR DEVICES IF THEY MATCH THE SCHEDULED MANUFACTURER AND MODEL NUMBER, NECK SIZE AND PERFORMANCE INDICATED IN THIS DRAWING SET. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND TAKE INVENTORY OF EXISTING AIR DEVICES WITHIN THE SPACE PRIOR TO SUBMITTING A BID. ALL REUSED AIR DEVICES SHALL BE CLEANED AND REPAINTED AS REQUIRED TO RETURN TO "LIKE-NEW" CONDITIONS.
4. EXISTING TAKE-OFF CONNECTIONS MAY BE REUSED IF LOCATED WITHIN 3'-0" OF NEW CONNECTION SHOWN ON DRAWING. ALL TAKE-OFF CONNECTIONS NOT USED SHALL BE REMOVED AND DUCTWORK SHALL BE PATCHED WITH SHEET METAL, SEALED AND RE-INSULATED TO MATCH EXISTING.
5. NO FAN POWERED TERMINAL UNITS SHALL HAVE SPRINKLER PIPING BLOCKING BOTTOM-MOUNTED ACCESS PANELS. OFFSET NEW AND EXISTING SPRINKLER PIPING AS REQUIRED. EXISTING FAN POWERED TERMINAL BOXES MOUNTED ABOVE OR ADJACENT TO WALLS WHERE ACCESS IS OBSTRUCTED SHALL BE RELOCATED AS REQUIRED.
6. MECHANICAL CONTRACTOR SHALL COORDINATE WITH ALL OTHER MEP TRADES TO MAINTAIN A MINIMUM OF 9" CLEAR SPACE FOR TENANT EQUIPMENT, CABLE TRAY, WIRING, ETC.
7. PROVIDE REMOTE DAMPER OPERATORS FOR ALL SPIN-IN DAMPERS LOCATED ABOVE INACCESSIBLE CEILINGS. OPERATORS SHALL BE ROTO-TWIST (OR APPROVED EQUAL) CABLE-TYPE OPERATORS, CONCEALED WITHIN DUCT RUN-OUT TO DEVICE, AND ACCESSIBLE FOR BALANCING FROM FACE OF AIR DEVICE. PROVIDE REQUIRED CABLE LENGTHS, MOUNTING CLIPS, AND ALL OTHER REQUIRED COMPONENTS FOR PROPER INSTALLATION AND OPERATION.
8. PRIMARY AND SECONDARY DUCTWORK SHALL HAVE EXTERNAL INSULATION INSTALLED ON TOP SIDE OF DUCTWORK PRIOR TO HANGING DUCTWORK TO ALLOW DUCT TO BE SUSPENDED WITH INSULATION TIGHT TO STRUCTURE. DO NOT COMPRESS INSULATION.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BRING TO THE ENGINEER'S ATTENTION ANY WALLS THAT EXTEND FROM THE FINISHED FLOOR TO STRUCTURE AND REQUIRE RETURN AIR PATHWAYS. RETURN AIR BOOTS SHALL BE INSTALLED TO PROVIDE CROSS SECTIONAL AREA EQUIVALENT TO 500 FPM OF AIRFLOW BASED ON THE SUPPLY CFM TO THE ROOM ENCLOSED BY THE FULL HEIGHT WALLS.
10. FINAL LOCATION OF ALL NEW EQUIPMENT SHALL BE APPROVED BY BUILDING OWNER OR PROJECT MECHANICAL ENGINEER PRIOR TO INSTALLATION.
11. ROOF PENETRATIONS SHALL BE PERFORMED TO MAINTAIN THE WARRANTY ON THE ROOF. COORDINATE PENETRATIONS WITH THE ROOF MEMBRANE MANUFACTURER.
12. MOUNT ALL TEMPERATURE CONTROL DEVICES 48" ABOVE FINISHED FLOOR TO THE CENTER OF THE DEVICE TO COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT ANSI A117.1.
13. DURING CONSTRUCTION, SEAL ALL OPEN DUCTS WITH PLASTIC TO PREVENT DUST/DIRT. CLEAN ALL INTERIOR DUCT SURFACES PRIOR TO DUCT INSTALLATION. ALL VAV TERMINAL UNIT FILTERS SHALL BE MAINTAINED DURING CONSTRUCTION AND REPLACED AT THE END OF CONSTRUCTION. PROVIDE CONSTRUCTION FILTERS OVER AIR HANDLING UNIT INTAKES AND MAINTAIN FILTER MEDIA DURING CONSTRUCTION. REPLACE ALL FILTERS AT END OF CONSTRUCTION. ALL RETURN AIR INTAKES TO MECHANICAL ROOM SHALL BE COVERED WITH FILTER MEDIA DURING CONSTRUCTION. REMOVE UPON COMPLETION.
14. SEAL ALL NEW AND EXISTING PIPE, CONDUIT, AND DUCT PENETRATIONS THRU FIRE RATED WALLS WITH FIRE CAULKING. FIRE CAULKING SHALL BE EQUAL TO 3M BRAND CP25WP FIRE CAULK. INSTALL CAULKING IN STRICT ACCORDANCE WITH ALL MANUFACTURER'S RECOMMENDATIONS AND WRITTEN INSTRUCTIONS AND IN ACCORDANCE WITH ALL APPLICABLE UL DETAILS.
15. CONTRACTOR SHALL MAINTAIN A SET OF CONSTRUCTION DOCUMENTS FOR THE SOLE PURPOSE OF INDICATING AS-BUILT CONDITIONS. SET SHALL NOT BE USED FOR ANY OTHER PURPOSE. AS-BUILT REVISIONS SHALL BE INDICATED USING RED PENCIL AND BE CLEARLY DRAWN AND LABELED TO BE LEGIBLE. ILLEGIBLE ENTRIES SHALL BE REVISED BY THE CONTRACTOR. PROVIDE AS-BUILT SET TO THE OWNER AT SUBSTANTIAL COMPLETION.
16. CONTRACTOR SHALL COMPLETE START-UP FORMS AND CHECK-OUT UTILIZING MANUFACTURER CERTIFIED START-UP TECHNICIANS. EQUIPMENT START-UP AND CHECK-OUT FORMS SHALL BE INCLUDED IN THE O&M MANUALS.
17. RADIUS ELBOWS 2 TIMES THE DUCT DIMENSION AND LARGER DO NOT REQUIRE SPLITTER VANES; PROVIDE SPLITTER VANES FOR ALL RADIUS ELBOWS 1.5 TIMES AND SMALLER. SPLITTER VANES SHALL BE LOCATED AND SECURED IN ACCORDANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE."
18. RECTANGULAR ELBOWS SHALL INCORPORATE TURNING VANES. VANES SHALL BE SINGLE-THICKNESS GALVANIZED STEEL VANES SET IN GALVANIZED STEEL RUNNERS. VANES AND RUNNERS SHALL BE CONSTRUCTED AND SECURED IN ACCORDANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE."

SHEET LIST

DRAWING	SHEET TITLE
M001	MECHANICAL COVER SHEET
M002	MECHANICAL DETAILS
M003	MECHANICAL SCHEDULES
M201	MECHANICAL HVAC PLANS

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LICENSED
PROFESSIONAL ENGINEER

06/11/2024

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BURNET COUNTY ANNEX

#	DATE	ISSUE

Project Number: 33-1408

MECHANICAL COVER SHEET

M001

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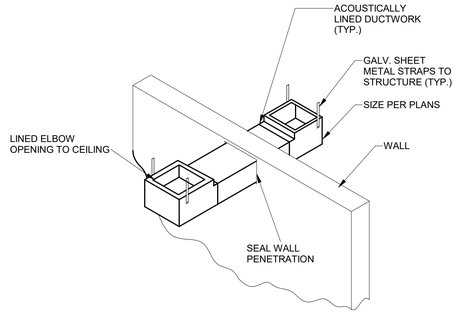
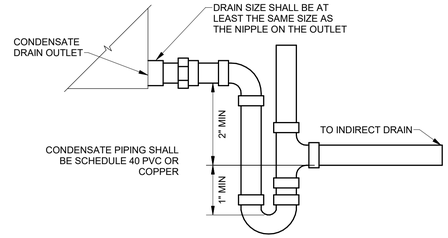


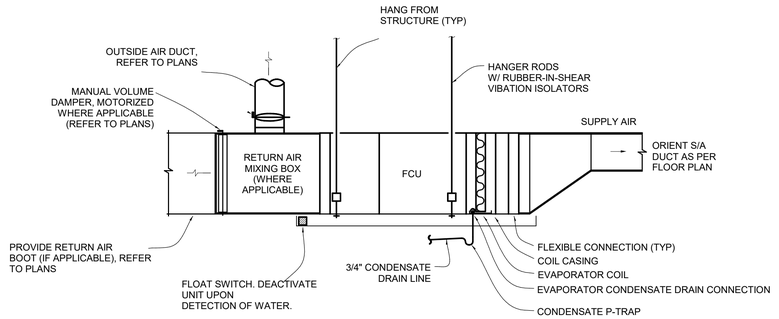
G M002 **TRANSFER DUCT DETAIL**

NOT TO SCALE



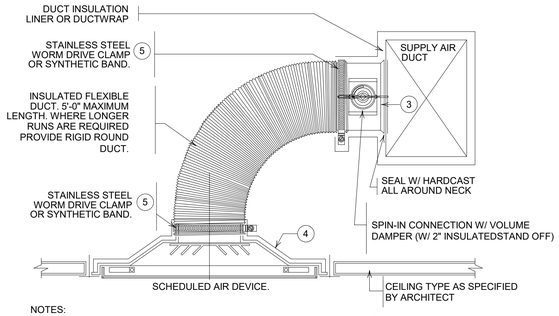
D M002 **Condensate Trap**

NOT TO SCALE



A M002 **Fan Coil Unit - Return Boot**

NOT TO SCALE

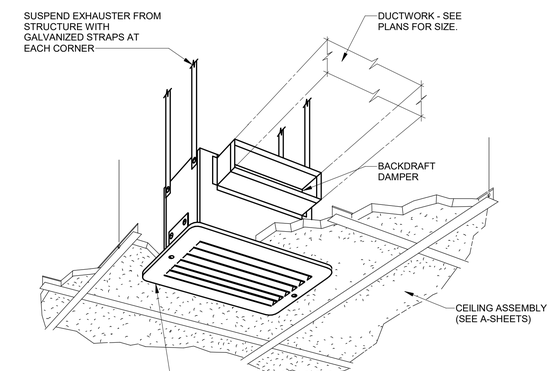


NOTES:

1. CEILING DIFFUSER SHALL BE INSTALLED SUCH THAT THE FACE OF DIFFUSER IS FLUSH WITH CEILING.
2. SUPPORT FLEXIBLE DUCT FROM STRUCTURE. FLEXIBLE DUCT SHALL NOT KINK, SAG OR REST ON LIGHT FIXTURE, CEILING SUPPORT "TEES" OR CEILING TILE.
3. PROVIDE SQUARE TO ROUND TAP WHERE FLEXIBLE DUCT SIZE EXCEEDS DIMENSION OF RECTANGULAR DUCT. (SEE DET. FOR ADDITIONAL INFORMATION.)
4. FOR UNCONDITIONED CEILING PLENUMS, INSULATE ENTIRE BACK OF CEILING DIFFUSER WITH 2" DUCT WRAP AND SEAL WITH VAPOR BARRIER TAPE.
5. EXTEND INSULATION AND OUTER JACKET OVER THE SECURE CLAMP/BAND AND TAPE DOWN TO SLEEVE/COLLAR TO MAINTAIN VAPOR BARRIER INTEGRITY. (TYPICAL)

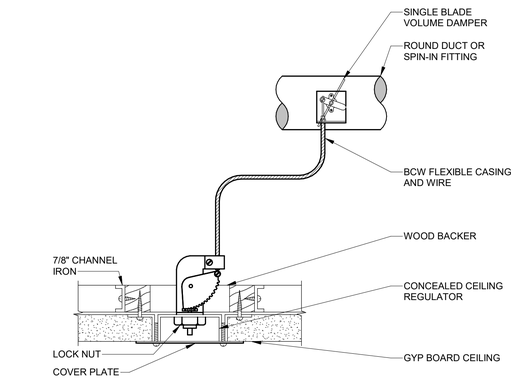
E M002 **DIFFUSER DETAIL**

NOT TO SCALE



B M002 **VERTICAL FAN COIL UNIT DETAIL**

NOT TO SCALE



F M002 **REMOTE DAMPER DETAIL**

NOT TO SCALE

C M002 **CEILING MOUNTED EXHAUST FAN**

NOT TO SCALE

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MECHANICAL DETAILS

M002

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SPLIT SYSTEM SCHEDULE

	TAG	FCU-1-1	FCU-2-1
INDOOR UNIT	MANUFACTURER	TRANE	TRANE
	MODEL	TEM8A0C48V41+TDR	TEM8A0D60V51+TDR
	TYPE	DX SPLIT HEAT PUMP	DX SPLIT HEAT PUMP
	SIZE	4 TON	5 TON
	ORIENTATION	MULTIPOSITION	MULTIPOSITION
	WEIGHT (LBS)	174	174
	SUPPLY FAN SECTION		
	DESIGN AIRFLOW (CFM)	1530	2010
	DESIGN OUTSIDE AIRFLOW (CFM)	210	220
	DESIGN ESP (IN WTR)	0.5	0.5
	MOTOR RATING (HP)	3/4	3/4
	FLA (AMPS)	5.7	5.7
	COOLING SECTION		
	AMBIENT (°F)	95	95
	MIXED AIR (EAT) DESIGN CONDITIONS DB/WB (°F)	80 / 67	80 / 67
	COOL CAPACITY (AHRI TOTAL MBH	48.00	58.50
	HEAT PUMP HEATING		
	AMBIENT (°F)	17	17
	CAPACITY (MBH)	31.4	37.8
	HSPF2 (AHRI 210/240 - 2023)	9.00	8.70
	ELECTRICAL		
	VOLTAGE/PH	208-230/60/1	208-230/60/1
	AUX. HEATER CAPACITY (208/240)	3.60 / 4.80	3.60 / 4.80
	AMPS	17.3 / 20.0	17.3 / 20.0
	MCA (AMPS) (208/230)	25.0 / 29.0	25.0 / 29.0
	MOCP (AMPS) (208/230)	25 / 30	25 / 30
	NOTES / ACCESSORIES	(1 - 6)	(1 - 6)
OUTDOOR UNIT	TAG	CU-1-1	CU-2-1
	MANUFACTURER	TRANE	TRANE
	MODEL	4TWL9048A1	4TWL9060A1
	TYPE	HEAT PUMP	HEAT PUMP
	SIZE	4.0 TON	5.0 TON
	WEIGHT (LBS)	245	245
	COMPRESSOR INFORMATION		
	NO./TYPE	1 / SCROLL	1 / TWIN ROTARY
	REFRIGERANT	R-410A	R-410A
	STAGES	VARIABLE	VARIABLE
	EFFICIENCY (AHRI 210/243)		
	AMBIENT DB	105.0	105.0
	EER2/SEER2 (AHRI 210/240 - 2023)	12.0 / 19.0	11.0 / 19.0
	ELECTRICAL		
	VOLTAGE/PH	208-230/60/1	208-230/60/1
	MCA	31.8	36.1
	MOCP	35	40
	NOTES / ACCESSORIES	(6 - 9)	(6 - 9)

NOTES / ACCESSORIES:
(1) NEMA 1 DISCONNECT PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR
(2) MANUFACTURER WIRED CONTROLS
(3) AUXILIARY DRAIN PAN WITH FLOAT SWITCH W/ AUTOMATIC SHUT DOWN UPON DETECTION OF WATER
(4) FILTER RACK AND FILTER
(5) MANUFACTURER'S 7-DAY PROGRAMMABLE THERMOSTAT
(6) COORDINATE DISCONNECT SIZE AND REQUIREMENTS WITH ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL.
(7) PROVIDE LOCKING REFRIGERANT PORT CAPS
(8) HAIL GUARDS, ANTI-SHORT CYCLE TIMER, HIGH PRESSURE SWITCH
(9) DEFROST CONTROL

VENTILATION / PRESSURE CALCS

OUTSIDE AIR INTAKE		BUILDING EXHAUST		
TAG	AIR FLOW (CFM)	TAG	SERVICE	AIR FLOW (CFM)
FCU-1-1	210	EF-1-1	125 UTILITY	75
FCU-2-1	220	EF-1-2	129 RESTROOM	75
		EF-1-3	130 RESTROOM	75
TOTAL OA (CFM)	430		TOTAL EXHAUST (CFM)	225

REQUIRED MIN. VENTILATION RATE (CFM)	424
TOTAL BUILDING PRESSURIZATION (CFM)	205
BUILDING PRESSURIZATION RATE (CFM/SF)	0.05

NOTES:
(1) TOTAL APPROXIMATE AREA **3,771 SQUARE FT**

EXHAUST FAN SCHEDULE

TAG	MANUFACTURER	MODEL	SERVICE	LOCATION	FAN TYPE	DRIVE TYPE	AIR VOLUME (CFM)	EXT. STATIC PRESSURE (IN WG)	ELEC		WEIGHT (LBS)	NOTES
									POWER	MOTOR SIZE		
EF-1-1, 2, & 3	GREENHECK	SP-A50-90-VG	REFER TO PLANS	CEILING	CENTRIFUGAL	DIRECT	75	0.25	120/60/1	6 W	12	1 - 3

NOTES:
(1) FANS PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR.
(2) PROVIDE MANUFACTURER'S INTEGRAL BACKDRAFT DAMPER, VIBRATION ISOLATION KIT, AND DECORATIVE GRILLE.
(3) COORDINATE WITH ELECTRICAL CONTRACTOR FOR INSTALLATION AND WIRING OF DISCONNECTING MEANS. ELECTRICAL TO INTERLOCK WITH LIGHTS. PROVIDE LIGHT SWITCH WITH TIME-DELAY RELAY.
(4) ALTERNATE MANUFACTURERES: COOK, METALAIRE

ACCESSORIES:
(1) NEMA-3R DISCONNECT SWITCH PROVIDED WITH EQUIPMENT, WIRED BY EC

AIR DEVICE SCHEDULE

TAG	MANUFACTURER	MODEL	DUCT SIZE (IN)	NOM. FACE SIZE (IN)	MAX AIRFLOW (CFM)	THROW (@50 FPM)	NC AT MAX AIRFLOW	MATERIAL	FINISH	MOUNTING	NOTES
SUPPLY GRILLE											
S-1	TITUS	OMNI-AA	6"Ø	12x12	135	11	17	ALUMINUM	WHITE	SURFACE	1 - 7
S-2	TITUS	300FL	6x6	8x8	135	10 (∠45°)	27 (∠45°)	ALUMINUM	WHITE	DUCT, WALL	1 - 7
S-3	TITUS	S300FS	10x6	12x8	205	8 (∠45°)	22 (∠45°)	ALUMINUM	WHITE	DUCT	1 - 8
S-4	TITUS	S300FS	12x6	14x8	275	16 (∠22.5°)	23 (∠22.5°)	ALUMINUM	WHITE	DUCT	1 - 8
RETURN GRILLE											
R-1	TITUS	350RL	18x81	20x20	1450	-	28	STEEL	WHITE	WALL	1 - 3, 5

NOTES:
(1) COORDINATE WITH ARCHITECTURAL DRAWINGS FOR REQUIRED MOUNTING TYPES.
(2) COORDINATE WITH ARCHITECT AND GC FOR FINAL COLOR OF AIR DEVICE.
(3) AIR DEVICES FROM ALTERNATE MANUFACTURER EQUAL TO SCHEDULED MODELS ARE ACCEPTABLE (PRICE, METALAIRE, ETC.).
(4) AIR DEVICES LOCATED IN INACCESSIBLE CEILINGS TO BE PROVIDED WITH REMOTE OPERARABLE SINGLE BLADE AIR DAMPERS.
(5) PLAQUE AIR DEVICES TO BE PROVIDED WITH BACKPAN INSULATION.
(6) MECHANICAL CONTRACTOR TO SIZE BRANCH DUCTWORK TO MAINTAIN AT LEAST ≤ 800 FPM OR AS INDICATED ON PLANS.
(7) AIR DEVICE LOUVER BLADES TO BE ADJUSTED TO MAXIMIZE THROW AND SPREAD TO ADEQUATELY SERVE THE SPACE WITHOUT INDUCING EXCESS NOISE OR PRODUCING NOTICEABLE DRAFTS.
(8) AIR DEVICE TO BE PROVIDED WITH MANUFACTURER'S AIR SCOOP DEVICE.

OA SCHEDULE

Outside air shall be provided in accordance with ASHRAE Standard 62.1-2022 as follows:

	Rp	Pz	Ra	Az
BREAK	5	25	0.12	1,000
CORRIDOR	-	-	0.06	1,000
EXHAUSTED	-	-	-	-
OFFICE SPACE	5	5	0.06	1,000
STORAGE	5	2	0.06	1,000

Vbz = RpPz + RaAz
Ez = 0.8
Voz = Vba / Ez

	Room	Qty.	Rp (CFM/P)	Pz (People)	Ra (CFM/SF)	Az (SF)	Vbz (CFM)	Voz (CFM)
FCU-1-1								
	120 FOYER	1	5	2	0.06	280	26.8	33.5
	121 OPEN WORKSPACE	1	5	4	0.06	473	48.4	60.5
	122 HALL	1	0	0	0.06	81	4.9	6.1
	123 OFFICE	1	5	1	0.06	138	13.3	16.6
	124 CONFERENCE*	1	5	10	0.06	262	65.7	41.1
	125 UTILITY	1	0	0	0.00	41	0.0	0.0
	126 WORK ROOM	1	5	2	0.06	232	23.9	29.9
	127 BREAKROOM	1	5	0	0.12	137	16.4	10.3
	128 STORAGE	1	0	0	0.06	64	3.8	4.8
	129 & 130 RESTROOM	1	0	0	0.00	110	0.0	0.0
	131 EXIT	1	0	0	0.06	44	2.6	3.3
	Total			19.0		1,862.0		206.0
							PROVIDED	**210.0**
FCU-2-1								
	200 OPEN SPACE	1	5	12	0.06	1844	170.6	213.3
	201 STORAGE	1	0	0	0.06	65	3.9	4.9
	Total			12.0		1,909.0		218.2
							PROVIDED	**220.0**
	*Intermittent occupancy reduced 50%						**TOTAL OA REQUIRED**	**424.2**
							TOTAL OA PROVIDED	**430.0**

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PROFESSIONAL ENGINEER
06/11/2024

127 E JACKSON ST. BURNET TX 78611

BURNET COUNTY ANNEX

#	DATE	ISSUE

Project Number: 33-1408

MECHANICAL SCHEDULES

M003

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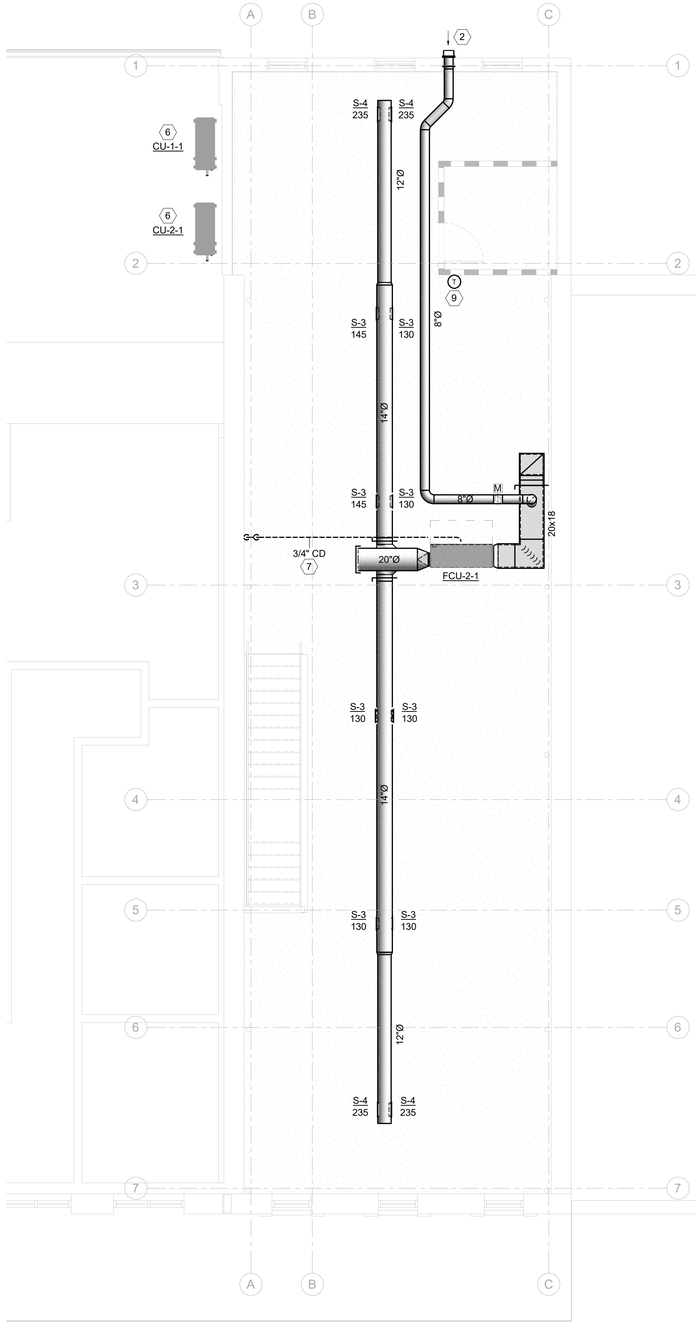
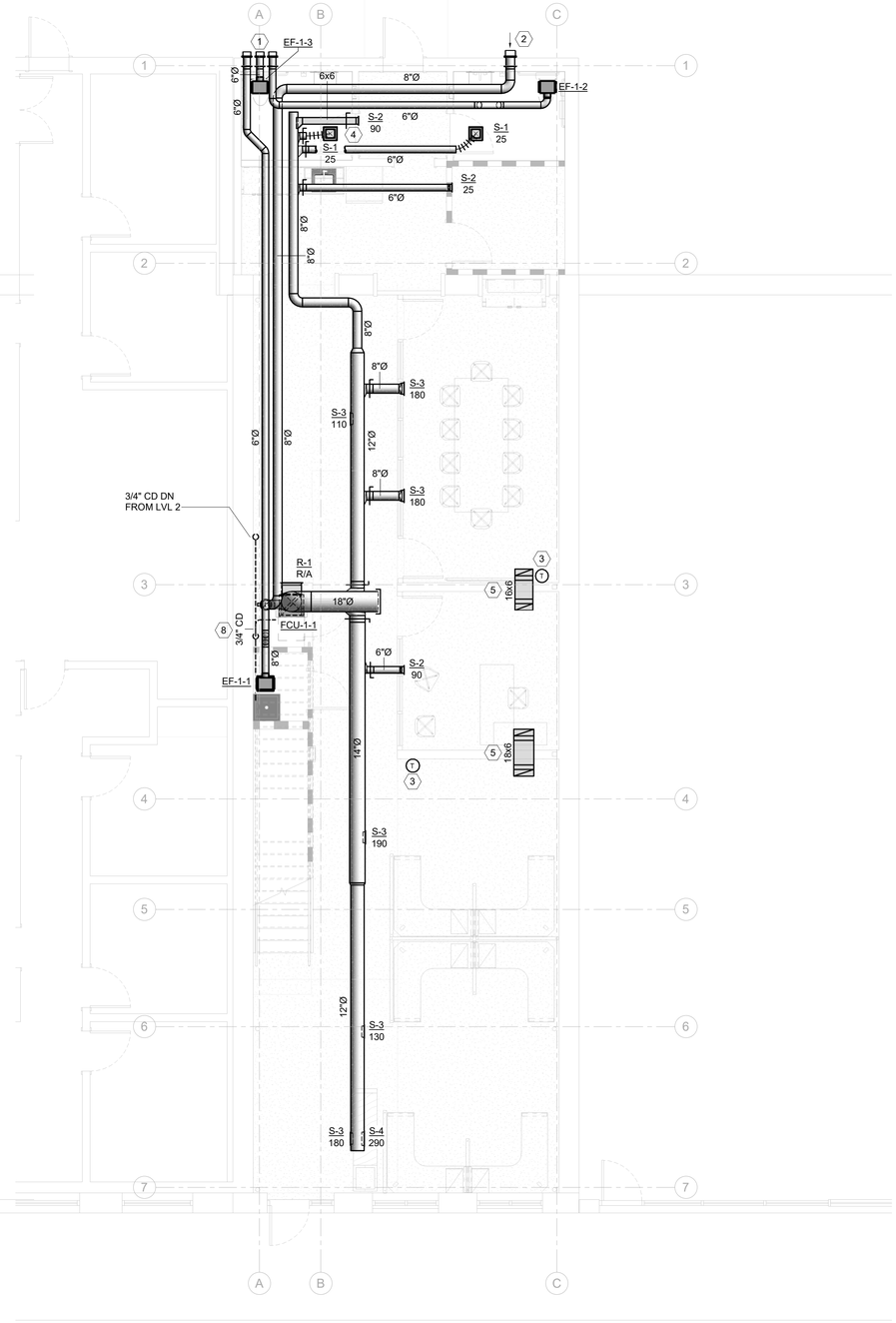


2 M201 MECHANICAL HVAC PLAN-SECOND FLOOR

3/16" = 1'-0"



1 M201 MECHANICAL HVAC PLAN-FIRST FLOOR

3/16" = 1'-0"

GENERAL NOTES

A. REFER TO MECHANICAL COVER SHEET DRAWING FOR SYMBOLS, ABBREVIATIONS, SPECIFICATIONS, AND ADDITIONAL INFORMATION.

B. DUE TO DRAWING SCALE, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, AND ACCESSORIES WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL EXAMINE FIELD CONDITIONS AND FURNISH THE NECESSARY FITTINGS WHICH MAY BE REQUIRED TO COMPLETE THE INSTALLATION.

C. FINAL LOCATION OF ALL NEW EQUIPMENT, PRIOR TO EQUIPMENT INSTALLATION, SHALL BE APPROVED BY BUILDING OWNER AND PROJECT MECHANICAL ENGINEER IF LOCATION DIFFERS FROM CONSTRUCTION DOCUMENTS.

D. MAINTAIN CODE REQUIRED AND MANUFACTURER'S RECOMMENDED CLEARANCES FOR ALL NEW EQUIPMENT.

E. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FINAL AIR DEVICE/LOUVER COLORS TO MATCH ARCHITECTURAL CEILING FINISHES.

F. COORDINATE INSTALLATION OF ALL EQUIPMENT, DUCTWORK, AIR DEVICES, AND ACCESSORIES WITH ALL OTHER TRADES SO AS TO AVOID INSTALLATION CONFLICTS.

G DUCTWORK SHALL BE KEPT TIGHT TO STRUCTURE. WHERE APPLICABLE, RUN BRANCH DUCTWORK WITHIN ROOF TRUSSES. COORDINATE WITH NEW PLUMBING, ELECTRICAL AND FIRE UTILITIES TO AVOID CONFLICTS.

(#) SHEET WORK NOTES

1. TERMINATE EXHAUST AT EXTERIOR WALL WITH MANUFACTURER'S WALL CAP. MAINTAIN CODE REQUIRED MINIMUM 10-FT CLEARANCE TO ALL OUTSIDE AIR INTAKES. TYPICAL.
2. PROVIDE AND INSTALL 8" ROUND OUTSIDE AIR INTAKE EQUAL TO BROAN 643FA WITH INSECT SCREEN ON INTAKE. ROUTE 8" ROUND OUTSIDE AIR DUCT TIGHT TO STRUCTURE TO RETURN OF FAN COIL UNIT.
3. PROVIDE AND INSTALL THERMOSTAT WITH REMOTE SENSOR 54" A.F.F. COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE EMPTY J-BOX AND CONDUIT FOR THERMOSTAT LOCATION. UTILIZE TEMPERATURE AVERAGING FOR FCU-1-1 UNIT CONTROL.
4. PROVIDE AND INSTALL REMOTE OPERATED DAMPER IN ALL DUCTWORK LOCATED ABOVE INACCESSIBLE CEILING. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
5. PROVIDE AND INSTALLED LINED RETURN AIR DUCT TIGHT TO STRUCTURE. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
6. PROVIDE AND INSTALL CONDENSING UNIT ON WALL OF ANNEX, ACCESSIBLE FROM ADJANCENT ROOF STRUCTURE. COORDINATE WITH MANUFACTURER TO PROVIDE WALL MOUNTING BRACE FOR CONDENSING UNITS. ROUTE REFRIGERANT PIPING THROUGH WATERTIGHT PENETRATION TO SERVE AIR HANDLING EQUIPMENT INDOORS. ALL INSULATED REFRIGERANT PIPING EXPOSED TO THE ELEMENTS SHALL BE PROVIDED WITH ALUMINIMUM METAL JACKET FOR PROTECTION.
7. ROUTE 3/4" INSULATED CONDENSATE DOWN FROM LEVEL 2 TO LEVEL 1, AND TIE INTO 3/4" INSULATED CONDENSATE FROM FCU-1-1.
8. 3/4" INSULATED CONDENSATE DRAIN SHALL TERMINATE AT MOP SINK RIM WITH 1" AIR GAP. COORDINATE WITH PLUMBING CONTRACTOR FOR FINAL TERMINATION.
9. PROVIDE AND INSTALL THERMOSTAT WITH REMOTE SENSOR 54" A.F.F. COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE EMPTY J-BOX AND CONDUIT FOR THERMOSTAT LOCATION.

ADD ALTERNATE NOTE

A. PROVIDE AND INSTALL PHENOLIC DUCTWORK THROUGHOUT AS ADD ALTERNATE.

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PROJECT NORTH

TRUE NORTH

Project Number: 33-1408

MECHANICAL HVAC PLAN

M201

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PLUMBING LEGEND AND SYMBOLS

SYMBOL	DESCRIPTION
CW	DOMESTIC COLD WATER
HW	DOMESTIC HOT WATER
HWC	DOMESTIC HOT WATER RECIRC.
SCW	SOFT COLD WATER
W	WASTE
AW	ACID WASTE
V	VENT
AV	ACID VENT
CO/WCO	CLEANOUT/ WALL CLEANOUT
FCO	FLOOR CLEANOUT
GCO	GRADE CLEANOUT
CD	CONDENSATE DRAIN
D	DRAIN
F	FIRE SERVICE
FND	FOUNDATION DRAINAGE
RWL	RAIN WATER LEADER
OFL	OVERFLOW RAIN LEADER
PCR	PUMPER CONDENSATE RETURN
CR	CONDENSATE RETURN
S=.XXX	SLOPE DOWN IN DIRECTION OF FLOW
NG	NATURAL GAS
O	OXYGEN - MEDICAL
MA	AIR - MEDICAL
MV	VACUUM - MEDICAL
EVAC	EVACUATION - ANESTHESIA
N	NITROGEN - MEDICAL
DA	AIR - DENTAL
DV	VACUUM - DENTAL
	MEDICAL GAS OUTLET
	MEDICAL GAS CONSOLE
M	MASTER MEDICAL GAS ALARM PANEL
A	AREA MEDICAL GAS ALARM PANEL
	MEDICAL GAS EMERGENCY SHUTOFF VALVE BOX

SYMBOL	DESCRIPTION
	SHUTOFF VALVE
	GATE VALVE
	BALL VALVE
	BUTTERFLY VALVE
G	GLOBE VALVE
	GAS SHUT-OFF COCK
	SWING CHECK VALVE
	SPRING CHECK VALVE
	STRAINER
	WATER OUTLET (TYPE INDICATED)
	BACKFLOW PREVENTER (TYPE INDICATED)
	SLEEVE (PIPE) THRU WALL OR FLOOR
	FLEX CONNECTOR (TYPE INDICATED)
	HOSE END DRAIN VALVE
	PRESSURE REDUCING VALVE
	TEMPERATURE & PRESSURE RELIEF VALVE
	AUTOMATIC AIR VENT
DE	DIELECTRIC UNION
	UNION
A	AUTOMATIC FLOW BALANCING VALVE
T	DIAL THERMOMETER
P	PRESSURE GAUGE - PROVIDE WITH PIGTAIL FOR STEAM
	PIPE ANCHOR
	SOLENOID VALVE
	L.P. VALVE
	ECCENTRIC PLUG BALANCING VALVE
	VALVE IN RISER
	TEE UP
	TEE DOWN
	ELBOW UP
	ELBOW DOWN
	PIPE CAP
	PIPE DRAIN & CAP
	CONNECT TO EXISTING
	NEW PIPING
	EXISTING PIPING
	PIPING TO BE REMOVED

PLUMBING ABBREVIATIONS

AB.C.	ABOVE CEILING
AFF	ABOVE FINISHED FLOOR
AV	ACID VENT
AW	ACID WASTE
BFF	BELOW FINISHED FLOOR
BG	BELOW GRADE
CA	COMPRESSED AIR
CD	CONDENSATE DRAIN
C.I.N.H.	CAST IRON NO HUB
CO	CLEANOUT
CKV	CHECK VALVE
CW	COLD WATER
CX	CONNECT TO EXISTING
(A)	PIPE DROP
DN	PIPE DROP TO NEXT LEVEL
DTL	DETAIL
(E)	EXISTING
F	FIRE SERVICE
FCO	FLOOR CLEANOUT
FND	FOUNDATION DRAIN
GCO	GRADE CLEANOUT
HW	HOT WATER
HWC	HOT WATER CIRCULATION
IDW	INDIRECT WASTE
I.E.	INVERT ELEVATION
IRR	IRRIGATION
LPG	LIQUEFIED PETROLEUM GAS
LWCO	LOW WATER CUTOFF
MAX	MAXIMUM
MIN	MINIMUM
NG	NATURAL GAS
(N)	NEW
NO	NORMALLY OPEN (VALVE)
NC	NORMALLY CLOSED (VALVE)
OH	OVER HEAD
OFL	OVERFLOW RAIN LEADER
(R)	PIPE RISE
RIO	ROUGH-IN ONLY
RWL	RAIN WATER LEADER
SHT	SHEET
SCW	SOFT COLD WATER
SOC	SHUT OFF COCK (GAS)
SOV	SHUT OFF VALVE
TPL	TRAP PRIMER LINE
UG	UNDERGROUND
UP	PIPE RISE TO NEXT LEVEL
US	UNDER SLAB
UTR	UP THRU ROOF
V	VENT
VA	VALVE
VTR	VENT THRU ROOF
W	WALL CLEANOUT
WCO	WASTE

PLUMBING DESIGN CRITERIA

GENERAL GUIDELINES:

ALL PLUMBING WORK AND MATERIALS SHALL COMPLY WITH THE 2015 IPC WITH CITY OF BURNET AMENDMENTS.

SANITARY DRAINAGE AND VENT PIPING

SIZED PER TABLE 710.1(1) OF THE 2015 IPC.
DRAIN PIPE SHALL SLOPE PER 2015 IPC SECTION 704.1.

DRAINAGE FIXTURE UNITS

SIZED PER TABLE 709.1 OF THE 2015 IPC.

WATER SUPPLY FIXTURE UNITS

SIZED PER TABLE E103.3(2) OF THE 2015 IPC.

WATER SUPPLY PIPE SIZING

SIZED PER TABLE E103.3(5) OF THE 2015 IPC.

GENERAL NOTES

1. FURNISH AND INSTALL ALL ITEMS NECESSARY TO PROVIDE FULLY FUNCTIONING SYSTEMS AS INDICATED BY THE DESIGN AND THE EQUIPMENT SPECIFIED. ELEMENTS OF THE WORK SHALL INCLUDE, BUT ARE NOT LIMITED TO, MATERIALS, LABOR, SUPERVISION, SUPPLIES, EQUIPMENT, TRANSPORTATION, HOISTING/RIGGING, STORAGE, UTILITIES, AND ALL REQUIRED PERMITS AND LICENSES.
2. DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT REFLECT ALL WORK AND MATERIALS REQUIRED TO COMPLETE PROJECT. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT AS REQUIRED TO COMPLETE PROJECT WITHIN DESIGN. CONTRACTOR SHALL REQUEST ADDITIONAL INFORMATION AND DETAILS WHERE SCOPE IS UNCLEAR.
3. ALL WORK SHALL COMPLY WITH THE MOST RECENT ADOPTED VERSION OF ALL APPLICABLE LAWS, RULES, REGULATIONS AND ORDINANCES OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES. IF CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND THE LOCAL ENFORCING AUTHORITY EXISTS, THE LOCAL ENFORCING AUTHORITY SHALL APPLY. ANY MODIFICATIONS TO THE DESIGN SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER OR ARCHITECT/ENGINEER. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT/ENGINEER AND SECURE HIS APPROVAL BEFORE PROCEEDING WITH ANY MODIFICATIONS.
4. WHERE THE REQUIREMENTS OF THE CONTRACT DOCUMENTS EXCEED THE REQUIREMENTS OF THE CODES, THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE PROVIDED THAT THEY ARE NOT IN CONFLICT WITH THE CODES.
5. BEFORE SUBMITTING BIDS, EACH CONTRACTOR SHALL PERFORM A SITE VISIT AND UNDERSTAND THE CONDITIONS TO BE MET IN INSTALLING THE WORK, AND SHALL MAKE PROVISIONS FOR THE CONDITIONS IN HIS FINAL BID. FAILURE ON THE PART OF THE CONTRACTOR TO COMPLY WITH THIS REQUIREMENT SHALL NOT BE CONSIDERED JUSTIFICATION FOR THE OMISSION OR FAULTY INSTALLATION OF ANY WORK COVERED BY THE CONTRACT DOCUMENTS.
6. MISUNDERSTANDING OF THE SCOPE OR AMOUNT OF WORK TO BE PERFORMED SHALL BE THE RESPONSIBILITY OF THE CONTACTOR, AND SHALL NOT RESULT IN ANY ADDITIONAL COST TO THE OWNER. TENDER OF A PROPOSAL CONVEYS FULL CONTRACTOR AGREEMENT OF THE ITEMS AND CONDITIONS SPECIFIED AND/OR INDICATED, SCHEDULED, OR IMPLIED ON THE CONTRACT DOCUMENTS, AND/OR REQUIRED BY THE NATURE OF THIS WORK.
7. ALL WORK SHALL BE CARRIED OUT IN A NEAT, WELL ORGANIZED MANNER. ALL SERVICES SHALL BE ROUTED PARALLEL AND PERPENDICULAR TO THE PRIMARY LINES OF THE BUILDING. LOCATE ALL EQUIPMENT TO PROVIDE ACCESS AND ARRANGE ALL WORK WITH ADEQUATE ACCESS FOR OPERATION AND MAINTENANCE, AND TO MAINTAIN PROPER CODE AND MANUFACTURER'S CLEARANCES.
8. ALL EQUIPMENT AND MATERIAL TO BE FURNISHED AND INSTALLED ON THIS PROJECT SHALL BE UL OR ETL LISTED, IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION, AND SUITABLE FOR ITS INTENDED USE ON THIS PROJECT.
9. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL NEW EQUIPMENT, CONTROLS, AND FIXTURES TO BE PROVIDED AND INSTALLED.
10. THE FOLLOWING SUBMITTAL DATA SHALL BE FURNISHED AND SHALL INCLUDE BUT NOT BE LIMITED TO:
    A. EQUIPMENT AND MATERIALS SHOP DRAWINGS
    B. COORDINATION DRAWINGS
    C. RECORD DRAWINGS
    D. OPERATING AND MAINTENANCE MANUALS
    E. FIRE STOP MATERIALS AND DETAILS
11. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL COORDINATE THE INSTALLATION OF DUCTWORK, PIPING, CONDUIT, CABLE, ETC., WITH LIGHTING FIXTURES, SPECIAL CEILING CONSTRUCTION, AIR DISTRIBUTION EQUIPMENT, AND THE STRUCTURE. PROVIDE ADDITIONAL RISES AND OFFSETS AS REQUIRED. IF, AFTER INSTALLED, NEW DUCTWORK, PIPING, CONDUIT, CABLE, ETC., IS FOUND TO BE IN CONFLICT WITH THE ARCHITECTURE, STRUCTURE OR OTHER TRADE WORK, WHICH IS EITHER EXISTING OR SHOWN ON THE CONTRACT DOCUMENTS, THE DUCTWORK, PIPING, CONDUIT, CABLE, ETC., SHALL BE RELOCATED WITHOUT ADDITIONAL COST TO THE OWNER/TENANT. COORDINATE ALL WORK WITH ALL OTHER TRADES PRIOR TO INSTALLATION.
12. MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD CONDITION. THE COMMERCIALLY STANDARD ITEMS OF EQUIPMENT AND THE SPECIFIC NAMES INDICATED ARE INTENDED TO IDENTIFY STANDARDS OF QUALITY AND PERFORMANCE NECESSARY FOR THE PROPER FUNCTIONING OF THE WORK. MATERIALS AND EQUIPMENT WHICH ARE FOUND TO HAVE FACTORY DEFECTS SHALL BE REPLACED OR REPAIRED IN A MANNER ACCEPTABLE TO THE OWNER/TENANT AND ENGINEER AT NO ADDITIONAL COST TO THE OWNER/TENANT.
13. DAMAGE CAUSED DURING CONSTRUCTION TO EXISTING MATERIALS/EQUIPMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER. RE-SUPPORT ANY REMAINING PIPING OR DEVICES THAT WERE SUPPORTED BY WALLS BEING REMOVED.
14. THE WARRANTY PERIOD SHALL BE NO LESS THAN ONE (1) FULL YEAR, UNLESS SPECIFIED OTHERWISE AND SHALL INCLUDE AT LEAST ONE (1) FULL HEATING SEASON AND ONE (1) FULL COOLING SEASON. DURING THE WARRANTY PERIOD THE CONTRACTOR SHALL GUARANTEE THE FOLLOWING IN A FORM SATISFACTORY TO THE OWNER/TENANT:

    A. ALL WORK INSTALLED SHALL BE FREE FROM ANY AND ALL DEFECTS IN WORKMANSHIP AND/OR MATERIALS.
    B. ALL APPARATUS WILL DEVELOP CAPACITIES AND PERFORMANCE CHARACTERISTICS SPECIFIED.
    C. THE SYSTEMS SHALL OPERATE WITHOUT MALFUNCTION.
15. THE START OF THE CONTRACTOR'S WARRANTY PERIOD SHALL COMMENCE ON THE DATE OF "SUBSTANTIAL COMPLETION" AS AGREED TO BY THE OWNER/TENANT.
16. THIS BUILDING MAY HAVE A STRUCTURAL SYSTEM UTILIZING POST-TENSIONED CABLES. THE CONTRACTOR SHALL DETERMINE THE EXISTING STRUCTURAL SYSTEM PRIOR TO CUTTING, DRILLING, OR CORING. THE CONTRACTOR SHALL X-RAY ALL PENETRATIONS PRIOR TO CUTTING THE FLOOR SLAB.
17. THIS CONTRACTOR SHALL SECURE ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED FOR HIS WORK, AND SHALL PAY ALL FEES IN CONNECTION WITH SUCH PERMITS, LICENSES AND INSPECTIONS.
18. IN THE EVENT OF A CONFLICT BETWEEN DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL PROVIDE PRICING REFLECTING THE GREATEST COST. THE CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION.
19. PENETRATIONS THROUGH FLOORS OR FIRE-RATED CONSTRUCTION SHALL BE FIRE RATED TO COMPLY WITH ASTM E-814 (UL 1479), AND THE LOCAL AUTHORITY HAVING JURISDICTION.
20. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER, A COMPLETE SET OF "AS BUILT" DRAWINGS PORTRAYING ACTUAL SITE CONDITIONS OF THE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION WORK. SUBMISSION SHALL CONSIST OF ONE SET OF PAPER COPIES AND ONE SET OF CAD FILES IN AUTOCAD (CONTRACTOR SHALL UTILIZE OWNER'S LAYER STANDARDS IF EXISTING).
21. IN THE EVENT THAT MATERIALS, PRODUCTS, AND/OR PROCESSES BEING PROPOSED FOR THIS PROJECT CONTAIN, OR MAY EMIT, ANY VOLATILE ORGANIC COMPOUNDS (VOC), FORMALDEHYDE FORMULATIONS, OR HAZARDOUS OUT-GASSING, AS DETERMINED BY THE MANUFACTURER, A MATERIALS SAFETY DATA SHEET SHALL BE SUBMITTED AS PART OF THE SHOP DRAWING PROCESS FOR REVIEW BY THE ARCHITECT/ENGINEER/OWNER.
22. VERIFY LOCATIONS OF EXISTING VALVES LOCATED WITHIN SCOPE OF WORK. MODIFY EXISTING OR PROVIDE NEW MEANS OF ACCESS WHERE REQUIRED BECAUSE OF NEW CONSTRUCTION.
23. PLUMBING EQUIPMENT SHALL BE IDENTIFIED BY MEANS OF NAMEPLATES PERMANENTLY ATTACHED TO THE EQUIPMENT. NAMEPLATES SHALL BE BLACK SURFACE, WHITE CORE LAMINATED WITH ENGRAVED LETTERS. PLATES SHALL BE A MINIMUM OF 3" LONG BY 1" WIDE WITH WHITE LETTERS 1/4" HIGH.
24. THE CONTRACTOR SHALL TAKE NOTE THAT THE DRAWINGS ARE SCHEMATIC IN NATURE AND INDICATE THE APPROXIMATE LOCATIONS OF THE HVAC AND PLUMBING SYSTEMS. LOCATE ALL ITEMS IN THE FIELD. COORDINATE WITH OTHER TRADES TO ENSURE PROPER FIT AND ACCESS TO ALL ITEMS.
25. AFTER COMPLETION OF INSTALLATION, BUT PRIOR TO SUBSTANTIAL COMPLETION, CONTRACTOR SHALL CERTIFY IN WRITING THAT PRODUCTS AND MATERIALS INSTALLED AND PROCESSES USED DO NOT CONTAIN ASBESTOS OR POLYCHLORINATED BIPHENYL (PCB).
26. THE CONTRACTOR SHALL PROTECT THE WORK, EQUIPMENT, AND MATERIALS FROM DAMAGE BY HIS WORK OR HIS PERSONNEL, AND SHALL CORRECT ALL DAMAGE THUS CAUSED WITHOUT ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK, MATERIALS, AND EQUIPMENT UNTIL FINAL ACCEPTANCE BY THE OWNER. PROTECT ALL WORK AGAINST THEFT, INJURY, OR DAMAGE AND CAREFULLY STORE MATERIAL AND EQUIPMENT RECEIVED ON SITE WHICH IS NOT IMMEDIATELY INSTALLED. THE CONTRACTOR SHALL CLOSE OPEN ENDS OF WORK WITH TEMPORARY COVERS OR PLUGS DURING CONSTRUCTION TO PREVENT THE ENTRY OF DUST, DIRT, AND OBSTRUCTING MATERIAL. THE CONTRACTOR SHALL PROTECT ALL EQUIPMENT AND MATERIALS FROM DAMAGE DUE TO WATER, SPRAY-ON FIREPROOFING, CONSTRUCTION DEBRIS, ETC. IN A MANNER ACCEPTABLE TO THE ENGINEER AND/OR OWNER.

PLUMBING GENERAL NOTES

1. REFER TO THE ARCHITECTURAL PLANS AND DETAILS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES.
2. REFER TO THE ARCHITECTURAL PLANS AND DETAILS FOR EXACT LOCATIONS OF ALL FLOOR DRAINS.
3. ALL SANITARY AND VENT PIPING SHALL BE ROUTED AT A SLOPE OF NOT LESS THAN 1/4" PER FOOT, UNLESS OTHERWISE NOTED.
4. THE PLUMBING CONTRACTOR SHALL COORDINATE EXACT ROUTING OF ALL PIPING WITH THE WORK OF ALL OTHER TRADES. PROVIDE OFFSETS IN PIPING WHERE REQUIRED BY COORDINATION OF TRADES.
5. INSTALL ALL FLOOR DRAINS AND FLOOR SINKS SUCH THAT GRATING IS FLUSH WITH ADJACENT FLOORING SURFACE. FLOOR SHALL SLOPE TO DRAIN. COORDINATE ALL REQUIREMENTS WITH ARCHITECT AND GENERAL CONTRACTOR PRIOR TO INSTALLATION.
6. THE PLUMBING CONTRACTOR SHALL CLEAN, FLUSH, AND DISINFECT ALL COLD WATER AND HOT WATER PIPING AND ALL FIXTURES PRIOR TO COMPLETION OF WORK.
7. VENTS THROUGH ROOF TO BE LOCATED A MINIMUM OF 15'-0" HORIZONTALLY AWAY FROM OUTSIDE AIR INTAKES.
8. FLOOR DRAINS NOT RECEIVING REGULAR-USE DRAINAGE ARE TO BE TRAP PRIMED.
9. PROVIDE BACKFLOW PREVENTION AS REQUIRED BY THE LOCAL CROSS CONNECTION CONTROL DEPT. STANDARDS WHERE NOT PROVIDED OR INADEQUATELY PROVIDED BY EQUIPMENT MANUFACTURER.
10. INSTALL PIPING AS HIGH AS POSSIBLE UNLESS OTHERWISE NOTED.
11. VERIFY DIMENSIONS FROM ARCHITECTURAL DRAWINGS AND FROM ACTUAL MEASUREMENTS AT JOBSITE.
12. PROVIDE SADDLES AND SHIELDS FOR SUPPORT OF INSULATED PIPING TO PREVENT CRUSHING.
13. PIPING PENETRATIONS THROUGH PERIMETER BEAMS, FOUNDATION ON GRADE, AND STRUCTURAL FLOORS SHALL BE SLEEVED. COORDINATE SLEEVE LOCATIONS AND SIZES WITH STRUCTURAL PRIOR TO POUR.
14. PROVIDE DIELECTRIC UNIONS AT DISSIMILAR MATERIALS.
15. PROVIDE ESCUTCHEONS AT ALL FINISHED WALL AND CEILING PIPING PENETRATIONS.
16. ALL PIPING SHALL BE IDENTIFIED AS TO TYPE OF USE, SERVICE, AND DIRECTION OF FLOW. LOCATE MARKERS AT EACH VALVE, AT ENTRIES TO WALLS, AND ON 20' CENTERS ON STRAIGHT RUNS OF PIPE. PROVIDE A FLOW ARROW AT EACH IDENTIFICATION MARKER. PIPE MARKERS SHALL BE SETON "SETMARK" OR EQUAL.
17. COORDINATE WORK COMPLETELY WITH ALL OTHER TRADES.
18. INSTALL PIPING FREE OF SAGS AND BENDS. PROVIDE NON-METALLIC COATED HANGERS WHERE IN DIRECT CONTACT WITH COPPER PIPING.
19. PROVIDE ENGINEERED WATER HAMMER ARRESTERS SIZED AND PLACED IN ACCORDANCE WITH STANDARD PDI-WH 201. AIR CHAMBERS SHALL NOT BE ALLOWED.
20. PROVIDE FLEXIBLE EXPANSION FITTINGS SUITABLE FOR SANITARY (DWV) AND RAINWATER PIPING WHERE PIPING ENTERS EXPANSIVE SOILS TO ALLOW FOR 4" OF DIFFERENTIAL MOVEMENT.
21. ALL FLOOR PENETRATIONS MUST BE SEALED WITH FIRE CAULK.
22. MAKE ALL NECESSARY EXCAVATIONS, CUTTING OF PAVING, CONCRETE, ETC., REMOVAL OF UNUSABLE SPOIL MATERIAL, ALL BACKFILLING WITH STABILIZED FILL, AND PERFORM TEMPORARY PATCH PAVING REPAIRS NECESSARY FOR PROPER EXECUTION OF THE WORK. BACKFILL SHALL BE MECHANICALLY COMPACTED TO A DENSITY OF 95% OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST.
23. PROVIDE MINIMUM 1" AIR GAP AT DRAIN DISCHARGE FOR ALL INDIRECT WASTE PIPING.
24. DISCHARGE PIPING FROM A DISHWASHER SHALL BE LOOPED UP AND SECURELY FASTENED TO THE UNDERSIDE OF THE COUNTER OR AN APPROVED DISHWASHER AIR-GAP FITTING IS REQUIRED.
25. COMPRESSION TANKS SUPPLIED AT EACH WATER HEATER SHALL BE SECURED TO A WALL WITH (2) 1" x 14 GA. GALVANIZED STRAPS. PROVIDE LAG BOLTS AND BLOCKING AS REQUIRED.
26. AN ATMOSPHERIC VACUUM BREAKER OR OTHER APPROVED BACKFLOW PREVENTION DEVICE MUST BE INSTALLED ON ALL THREADED HOSE BIBB, WALL HYDRANT, OR FAUCET CONNECTIONS LOCATED INSIDE OR OUTSIDE THE BUILDING.

2015 IECC ENERGY CODE COMPLIANCE

REQUIREMENTS SPECIFIC TO WATER HEATING:

1. HEAT TRAPS SHALL BE PROVIDED ON NONCIRCULATING WATER HEATING SYSTEMS ON BOTH INLET AND OUTLET CONNECTIONS. HEAT TRAPS MAY BE PRE-FABRICATED OR FIELD-FABRICATED BY CREATING A LOOP OR INVERTED U-SHAPED ARRANGEMENT ON THE INLET AND OUTLET PIPES. REFER TO WATER HEATER DETAIL.
2. PIPE INSULATION FOR THE SPECIFIED NONCIRCULATING SERVICE HOT WATER SYSTEM IS REQUIRED FOR ALL PIPING IN THE FOLLOWING CATEGORIES:
    a) THE FIRST 8' OF OUTLET PIPING FROM ANY CONSTANT-TEMPERATURE, NONCIRCULATING STORAGE SYSTEM.
    b) THE INLET PIPING BETWEEN THE STORAGE TANK AND A HEAT TRAP IN A NONCIRCULATING STORAGE SYSTEM.
3. INSULATION SHALL COMPLY WITH PIPE INSULATION SPECIFICATIONS AS INDICATED ON THIS DRAWING PER TABLE C403.2.10 MINIMUM PIPE INSULATION THICKNESS.

GENERIC PLUMBING REQUIREMENTS:

1. SERVICE WATER HEATING EQUIPMENT SHALL MEET MINIMUM FEDERAL EFFICIENCY REQUIREMENTS INCLUDED IN THE NATIONAL APPLIANCE ENERGY CONSERVATION ACT AND THE ENERGY POLICY ACT OF 1992, WHICH MEET OR EXCEED 2015 IECC AND ASHRAE 90.1 FOR ENERGY EFFICIENCY AND STANDBY LOSS.
2. WATER-HEATING EQUIPMENT SHALL BE PROVIDED WITH CONTROLS THAT ALLOW THE USER TO SET THE WATER TEMPERATURE TO 140°F.

PLUMBING PIPING & MATERIALS

DOMESTIC WATER PIPING

ABOVE GRADE:
ASTM B88, TYPE L HARD DRAWN COPPER TUBING, WITH SOLDERED JOINTS, ASME B16.22, WROUGHT COPPER AND BRONZE FITTINGS, OR PRESSURE SEALED FITTINGS AND JOINTS COMPLYING WITH ASTM B584

BELOW GRADE:
ASTM D1785, SCHEDULE 80 PVC, WITH SOLVENT WELDS.

TO CARBONATORS:
ASTM A312, TYPE 304 SCHEDULE 40 STAINLESS STEEL, WITH THREADED FITTINGS.

VENT PIPING ABOVE CEILINGS:

ALL VENT PIPING ABOVE CEILINGS SHALL BE SERVICE WEIGHT, NO-HUB CAST IRON PIPE AND DRAINAGE FITTINGS WITH HEAVY DUTY COUPLINGS.

WHEN CEILING CAVITY IS A RETURN AIR PLENUM, PROVIDE TRANSITION TO PVC WASTE AND VENT PIPING AS REQUIRED, PRIOR TO ENTERING PLENUM (IF APPLICABLE). PVC SHALL NOT BE EXPOSED IN A RETURN AIR PLENUM.

WASTE & VENT PIPING

ABOVE GRADE:
ASTM A74, HUBLESS CAST IRON, WITH CISPI 301 SPIGOT BEAD ENDS FOR COUPLING ASSEMBLY,
ASTM D2665, SCHEDULE 40 PVC JOINED WITH SOLVENT WELDS.

BELOW GRADE:
ASTM A74, CAST IRON, HUB AND SPIGOT TYPE, JOINED WITH ASTM C564 NEOPRENE COMPRESSION GASKETS.
ASTM D2665, SCHEDULE 40 PVC JOINED WITH SOLVENT WELDS.

SOFTDRING TUBING CONDUIT:

BELOW GRADE:
ASTM D2665, SCHEDULE 40 PVC JOINED WITH SOLVENT WELDS. PROVIDE LONG RADIUS FITTINGS AND PULL STRING.

DOMESTIC WATER VALVES:

DOMESTIC WATER: BALL VALVES, 2" AND SMALLER, ASTM B 584, BRONZE BODY AND BONNET, 2-PIECE CONSTRUCTION, CHROME-PLATED BRASS BALL, FULL PORT, BLOWOUT PROOF, BRASS OR BRONZE STEM, TEFLON SEAT AND SEALS, STEM EXTENSION FOR VALVES INSTALLED IN INSULATED PIPING, AND THREADED ENDS.

SHEET LIST

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BURNET COUNTY ANNEX

#	DATE	ISSUE

Project Number: 33-1408

PLUMBING COVER SHEET

P001

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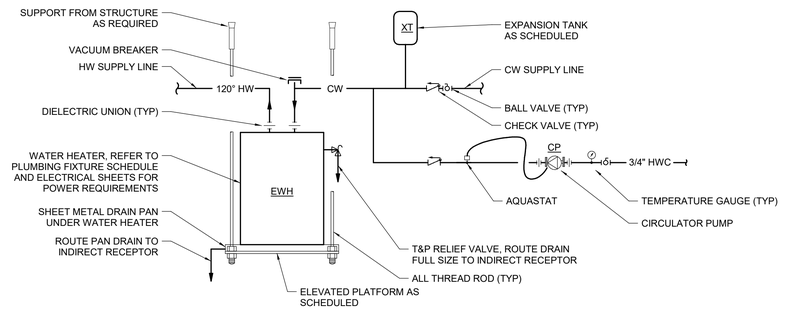
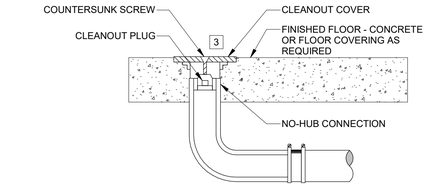
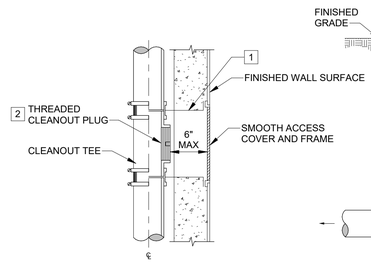


D P002 **WATER HEATER DETAIL**

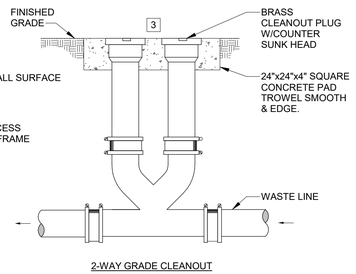
NOT TO SCALE



INTERIOR FLOOR CLEANOUT



WALL CLEANOUT NO-HUB WITH ACCESS COVER



2-WAY GRADE CLEANOUT

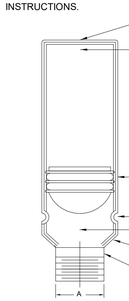
NOTES:

1. WHERE WCO OCCURS IS SOLID CONCRETE OR GROUTED CMU WALL, USE SLEEVE BETWEEN PIPE AND COVER PLATE TO KEEP ACCESS TO PLUG OPEN.
2. USE EXTENSIONS BETWEEN TEE AND ACCESS COVER AS NEEDED.
3. WHERE A CLEANOUT SHALL BE CLEARLY IDENTIFIED WITH A LABEL STATING "BACKWATER VALVE DOWNSTREAM"

A P002 **CLEANOUT DETAIL**

NOT TO SCALE

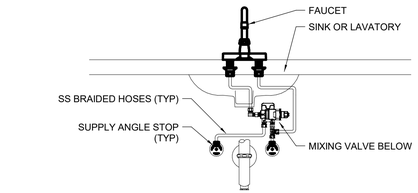
NOTE:
WATER HAMMER ARRESTOR BY SIOUX CHIEF 650 - 660 SERIES HYDRA-RESTER. REQUIRED IN PIPING SYSTEMS. WATER HAMMER ARRESTERS SHALL HAVE SUFFICIENT VOLUME OF AIR TO DISSIPATE THE CALCULATED KINETIC ENERGY GENERATED IN THE PIPING SYSTEM. ARRESTERS SHALL BE EFFECTIVE WHEN INSTALLED AT ANY ANGLE. ARRESTERS SHALL BE APPROVED FOR INSTALLATION WITH NO ACCESS PANEL REQUIRED. WATER HAMMER ARRESTERS SHALL BE SIZED AND PLACED PER MANUFACTURER'S INSTRUCTIONS.



SIOUX CHIEF FIG. NO	P.D.I. SYMB.	FIXTURE UNIT RATING	A SIZE	B
652-A	A	1 - 11	1/2"	4"
653-B	B	12 - 32	3/4"	5"
654-C	C	33 - 60	1"	6"

H P002 **Sioux Chief WHA**

NOT TO SCALE



E P002 **Lavatory TMV**

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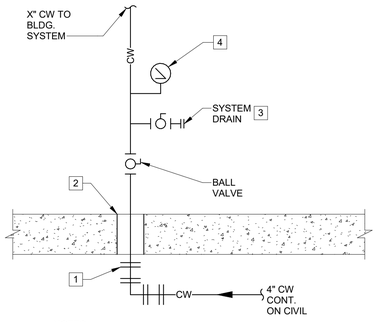
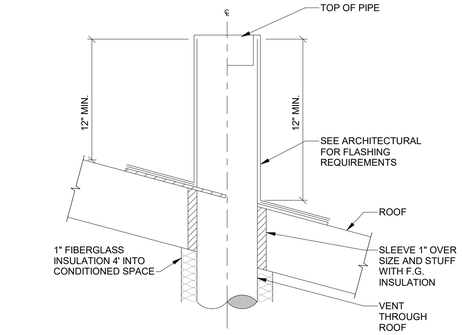


NOTES:

1. MEGA-LUG THRUST RESTRAINT SYSTEM UNDER BUILDING SLAB.
2. SLEEVE AND SEAL WATER TIGHT THRU FLOOR.
3. 1" BALL VALVE WITH 3/4" MALE HOSE THREAD.
4. 3 1/2"Ø PRESSURE GAUGE READS 0-100 PSI.

I P002 **WATER ENTERANCE DETAIL**

NOT TO SCALE



F P002 **VENT THROUGH ROOF DETAIL 2**

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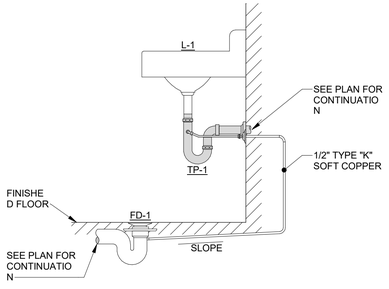
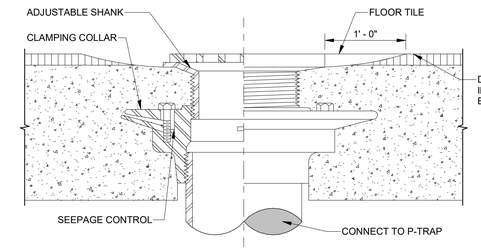


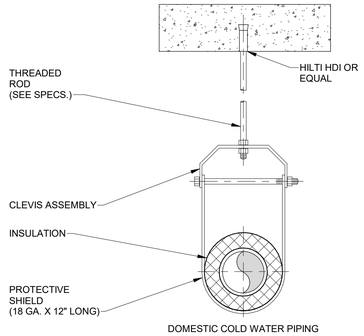
G P002 **TRAP PRIMER DETAIL**

NOT TO SCALE



B P002 **FLOOR DRAIN DETAIL**

NOT TO SCALE



DOMESTIC COLD WATER PIPING

MAXIMUM PIPE/TUBING SUPPORT SPACING, FEET										
NOM. SIZE	THRU 3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"	4"	6"	8"
COPPER	5	6	7	8	8	9	10	12	14	16

C P002 **PIPE HANGER DETAIL**

NOT TO SCALE

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BURNET COUNTY ANNEX

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PLUMBING DETAILS

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P002

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PLUMBING FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER - MODEL	TRIM & ACCESSORIES	CONNECTIONS (INCHES)				DESCRIPTION AND NOTES
				HW	CW	W	V	
CP-1	CIRCULATION PUMP	TACO #003B	PROVIDE WITH TACO #265-3 DIGITAL TIMER AND AQUASTAT FOR PUMP CONTROL	3/4	-	-	-	1/40 HP, 120/1/60, 0.5 GPM @ 4 FT HEAD, BRONZE CONSTRUCTION. COORDINATE OPERATING TIMES WITH OWNER
EWH-1	ELECTRIC WATER HEATER	A.O. SMITH DEL-10S-2.5	CONTAINMENT PAN W/ DRAIN, WALL MOUNT (HOLDRITE 30-SWHP-WM OR EQUAL), CP-1 AND XT-1 AS SCHEDULED	3/4	3/4	-	-	10 GALLON ELECTRIC STORAGE WATER HEATER, 2.5 KW, 10 GPH AT 100 DEG F RISE, T&P RELIEF ASSEMBLY, SET AT 120 DEG F DISCHARGE, PROVIDE XT-1 EXPANSION TANK, 208V1PH, 25 FLA
FCO	FLOOR CLEANOUT	JAY R. SMITH #4020	FLANGE W/ FLASHING CLAMP	-	-	-	-	CAST IRON BODY, ABS CLEANOUT PLUG WITH GASKET, NICKEL BRONZE COVER, ADJUSTABLE HOUSING FOR FLUSH INSTALLATION, REFER TO PLANS FOR PIPE SIZE
L-1	LAVATORY (ADA)	KOHLER SOHO #K-2053-N	FAUCET: KOHLER #K-23484-4N-CP, TRAP, S.S. BRAIDED HOSES, 1/4 TURN ANGLE STOPS, WALL ESCUTCHEONS, TRUEBRO PIPE GUARDS	1/2	1/2	2	2	WHITE VITREOUS CHINA WALL MOUNT SINK, 0.5 GPM THREEE HOLE COUNTER MOUNT FAUCET IN CHROME, BASKET STRAINER, CHROME TAILPIECE AND P-TRAP. ADA COMPLIANT
MS-1	MOP SINK	FIAT #MSB2424	FAUCET: FIAT #830-AA, MOP HANGER	1/2	1/2	3	2	24"x24"x12" MOLDED STONE MOP SINK, CHROME PLATED SERVICE FAUCET WITH VACUUM BREAKER, WALL BRACE, PAIL HOOK, AND HOSE THREAD
SA-1	SHOCK ARRESTOR	SIOUX CHIEF HYDRARESTER 650 SERIES	-	-	*	-	-	FACTORY PRECHARGED WATER HAMMER ARRESTOR, *REFER TO MANUFACTURER LITERATURE FOR SIZING CRITERIA AND MODEL SELECTION
SK-1	BREAK ROOM SINK	ELKAY LUSTERTONE #LRAD221965	FAUCET: KOHLER #K-7505-CP, TRAP, S.S. BRAIDED HOSES, 1/4 TURN ANGLE STOPS, WALL ESCUTCHEONS	1/2	1/2	2	2	18 GA STAINLESS STEEL SINGLE BOWL COUNTERMOUNT SINK, 6" DEEP, 1.5 GPM SINGLE HOLE COUNTER MOUNT FAUCET IN CHROME, BASKET STRAINER, CHROME TAILPIECE AND P-TRAP.
SP-1	ELEVATOR SUMP PUMP	BELL & GOSSETT #ELKT2EC0311L	HIGH WATER FLOAT ALARM SWITCH	-	-	2	-	AUTOMATIC OPERATION ELEVATOR SUMP PUMP, 1/3 HP, 120V/1PH, 50 GPM AT 17 FT HEAD. PROVIDE HIGH ALARM FLOAT. COORDINATE INSTALLATION OF ALARM PANEL WITH ARCH.
TMV-1	TEMPERATURE MIXING VALVE	WATTS #LFUSG-B	-	1/2	1/2	-	-	THERMOSTATIC MIXING VALVE, LEAD FREE BRASS BODY, 0.35 GPM, INTEGRAL CHECK VALVES, SET AT 110°F OUTLET TEMPERATURE, INSTALL AT ALL LAV-1 FIXTURES
TP-1	TRAP PRIMER	PRECISION PLUMBING PRODUCTS #LTP-1500	-	-	1/2	-	-	BRASS CONSTRUCTION, FULLY AUTOMATIC TRAP PRIMER. PROVIDE WITH SHUTOFF VALVE FOR MAINTENANCE.
WCO	WALL CLEANOUT	JAY R. SMITH #4402C	-	-	-	-	-	STAINLESS STEEL COVER, REFER TO PLANS FOR SIZE
WB-1	REFRIGERATOR WALL BOX	IPS WATER TITE	-	-	1/2	-	-	WALL BOX WITH 1/4 TURN ANGLE STOP, WALL FLANGE, AND INTEGRAL WATER HAMMER ARRESTOR
WC-1	WATER CLOSET (ADA)	KOHLER KINGSTON #K-25087	-	-	1/2	4	2	VITREOUS CHINA, TWO PIECE FLOOR MOUNTED WITH ELONGATED BOWL, GRAVITY SIPHON JET, 1.28 GPF, MATCHING SEAT WITH STAINLESS STEEL POSTS, ADA COMPLIANT HEIGHT
WH-1	WALL HYDRANT	WOODFORD #B65	-	-	3/4	-	-	ANTI-SIPHON FREEZELESS WALL HYDRANT, CHROME WITH ANTI-SIPHON VACUUM BREAKER HOSE THREAD, STAINLESS STEEL STEM WITH KEY OPERATOR, CONCEALED RECTANGULAR BOX
XT-1	EXPANSION TANK	AMTROL #ST-5-C	-	-	3/4	-	-	2 GALLON EXPANSION TANK, 0.45 ACCEPTANCE FACTOR, CERTIFIED FOR POTABLE WATER USAGE

WATER CALCULATIONS (2015 IPC) - SERVICE SIZE

		PSI
	AVAILABLE WATER PRESSURE	60.0
	PRESSURE LOSS AT METER	15.0
	MIN. PRESSURE REQUIRED (FLUSH TANK)	8.0
ELEVATION OF HIGHEST FIXTURE (FEET) 14		
	STATIC PRESSURE LOSS (ELEV)	6.0
	TOTAL AVAILABLE PRESSURE	31.0
	DISTANCE TO LAST FIXTURE (IN FT.)	60
	TOTAL DEVELOPED LENGTH (IN FT.)	72
	PEAK FLOW (IN GPM)	21
	ALLOWABLE FRICTION LOSS/100 FT	43.0

FIXTURE	QTY	WSFU EA.	TOTAL WSFU
WATER CLOSET (FLUSH TANK)	3.0	5.00	15.0
LAVATORY	3.0	1.50	4.5
BREAK SINK	1.0	2.00	2.0
MOP SINK	1.0	3.00	3.0
		TOTAL WSFU	24.5
		EQUIVALENT GPM	21.3

METER SIZE: **3/4"**
BUILDING SUPPLY SIZE: **1"**

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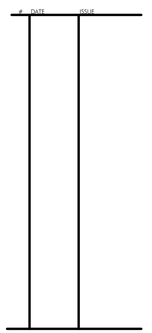
06/11/2024

127 E JACKSON ST. BURNET TX 78611

BURNET COUNTY ANNEX



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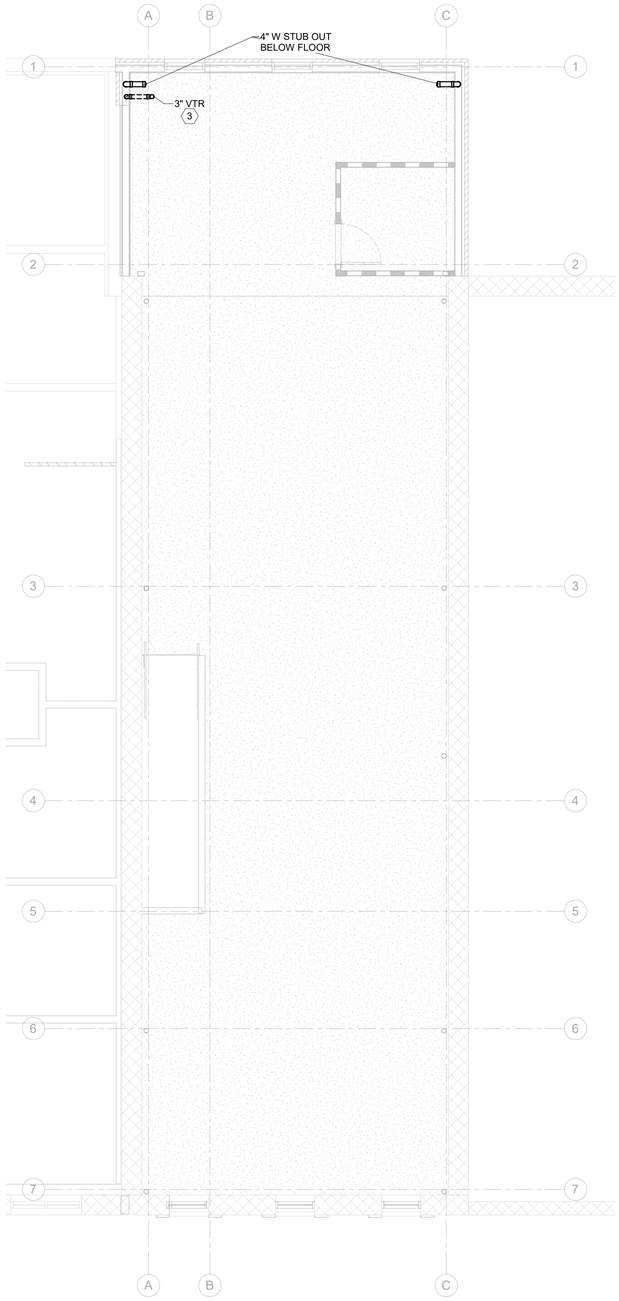
Project Number: 33-1408

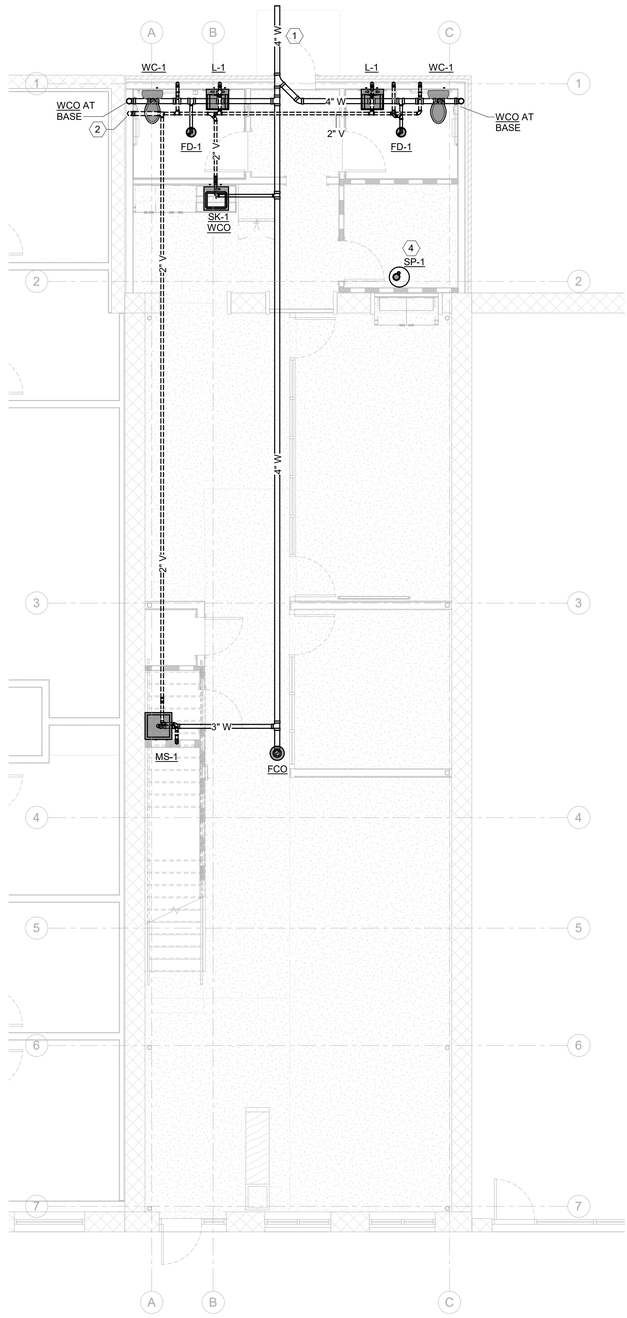
PLUMBING SCHEDULES

P003



2 P101 PLUMBING DWV PLAN-SECOND FLOOR

3/16" = 1'-0"



1 P101 PLUMBING DWV PLAN-FIRST FLOOR

3/16" = 1'-0"

GENERAL NOTES

A. REFER TO PLUMBING COVER SHEET DRAWING FOR SYMBOLS, ABBREVIATIONS, SPECIFICATIONS, AND ADDITIONAL INFORMATION.

B. DUE TO DRAWING SCALE IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS AND ACCESSORIES WHICH MAY BE REQUIRED.

C. THE CONTRACTOR SHALL EXAMINE FIELD CONDITIONS AND FURNISH THE NECESSARY FITTINGS WHICH MAY BE REQUIRED TO COMPLETE THE INSTALLATION.

D. FINAL LOCATION OF ALL NEW EQUIPMENT PRIOR TO EQUIPMENT INSTALLATION SHALL BE APPROVED BY BUILDING OWNER OR PROJECT MECHANICAL ENGINEER.

E. MAINTAIN CODE REQUIRED AND MANUFACTURER'S RECOMMENDED CLEARANCES FOR ALL NEW EQUIPMENT.

F. PLUMBING CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS IN THE FIELD. ROUTE NEW SANITARY WASTE AND DOMESTIC WATER PIPING TO EXISTING.

(#) SHEET WORK NOTES

1. 4" SANITARY WASTE TO SITE. CONNECT TO EXISTING SANITARY WASTE MAIN IN ALLEY. CONTRACTOR SHALL VERIFY IN THE FIELD THE EXACT LOCATION AND DEPTH OF LINE PRIOR TO INSTALLATION OF NEW PLUMBING. CONFIRM ADEQUATE DEPTH AND PIPE SIZE.
2. 3" VENT UP TO LEVEL 2.
3. 3" VENT TO ROOF. COORDINATE WITH ROOFING CONTRACTOR FOR FINAL TERMINATION AND FLASHING.
4. PROVIDE AND INSTALL SUMP PUMP IN FUTURE ELEVATOR PIT. ROUTE 2" SUMP PUMP DISCHARGE PIPING TO APPROVED DISCHARGE LOCATION. COORDINATE ROUTING OF PIPING WITH ARCHITECTURAL AND IN THE FIELD.

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06/11/2024

127 E JACKSON ST. BURNET TX 78611

BURNET COUNTY ANNEX

#	DATE	ISSUE

PROJECT NORTH

TRUE NORTH

Project Number: 33-1408

PLUMBING DWV PLANS

P101

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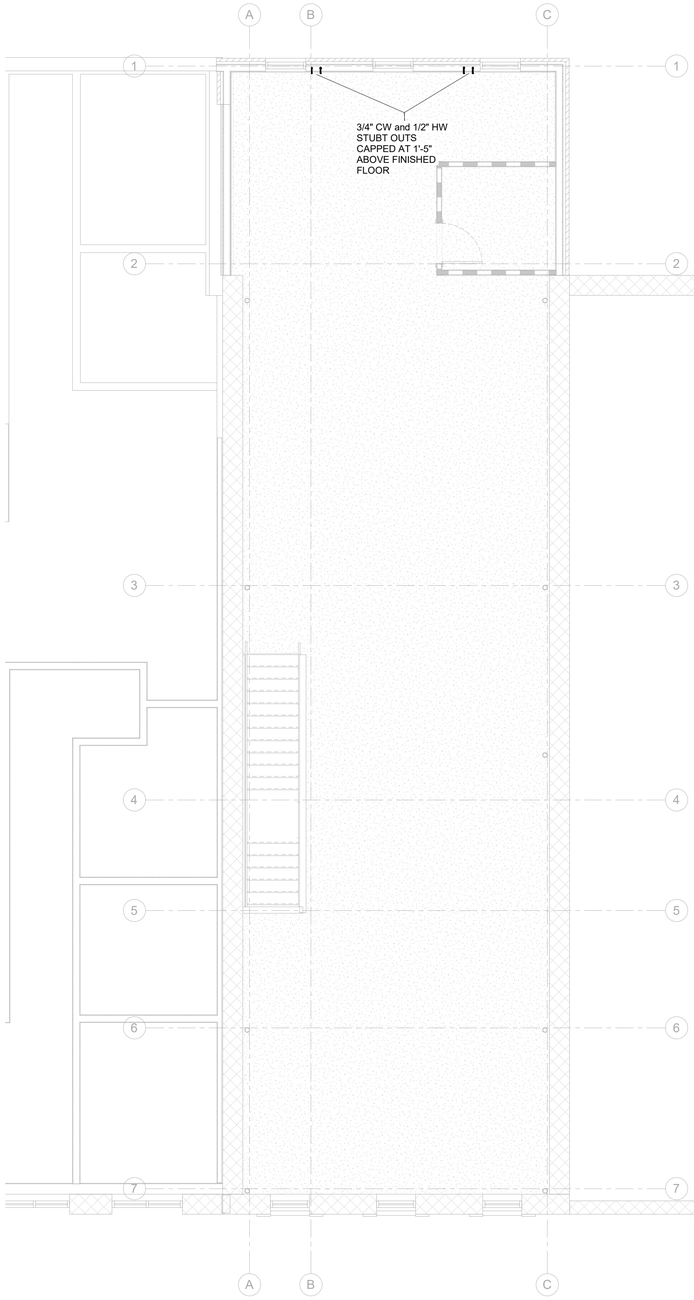
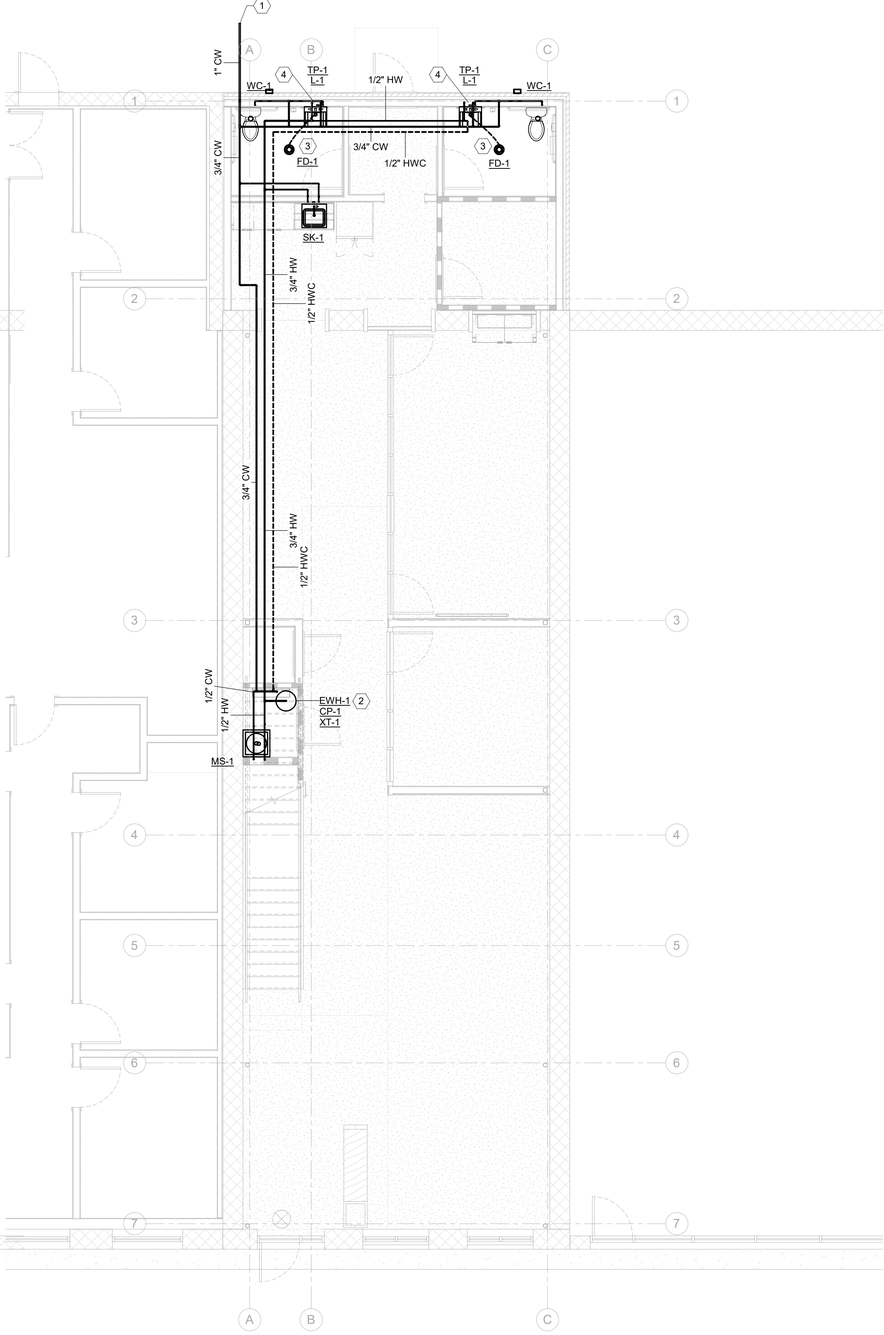


2 P201 PLUMBING DOMESTIC W&G PLAN-SECOND FLOOR

3/16" = 1'-0"



1 P201 PLUMBING DOMESTIC W&G PLAN-FIRST FLOOR

3/16" = 1'-0"

GENERAL NOTES

A. REFER TO PLUMBING COVER SHEET DRAWING FOR SYMBOLS, ABBREVIATIONS, SPECIFICATIONS, AND ADDITIONAL INFORMATION.

B. DUE TO DRAWING SCALE IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS AND ACCESSORIES WHICH MAY BE REQUIRED.

C. THE CONTRACTOR SHALL EXAMINE FIELD CONDITIONS AND FURNISH THE NECESSARY FITTINGS WHICH MAY BE REQUIRED TO COMPLETE THE INSTALLATION.

D. FINAL LOCATION OF ALL NEW EQUIPMENT PRIOR TO EQUIPMENT INSTALLATION SHALL BE APPROVED BY BUILDING OWNER OR PROJECT MECHANICAL ENGINEER.

E. MAINTAIN CODE REQUIRED AND MANUFACTURER'S RECOMMENDED CLEARANCES FOR ALL NEW EQUIPMENT.

F. PLUMBING CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS IN THE FIELD. ROUTE NEW SANITARY WASTE AND DOMESTIC WATER PIPING TO EXISTING.

(#) SHEET WORK NOTES

1. PLUMBING CONTRACTOR SHALL COORDINATE WITH WATER UTILITY PROVIDER TO RELOCATE EXISTING WATER METER TO NEW LOCATION OUTSIDE OF NEW BUILDING FOOTPRINT. PROVIDE AND INSTALL METER AND 1" LINE SIZE AS REQUIRED PER WATER CALCULATION ON SHEET P003.
2. WATER HEATER MOUNTED TIGHT TO STRUCTURE ABOVE CUSTODIAN CLOSET DOOR. COORDINATE WITH GENERAL CONTRACTOR FOR INSTALLTION OF WALL SUPPORT.
3. ROUTE 1/2" TRAP PRIMER LINE FROM LAVATORY SINK TAILPIECE, BELOW SLAB, TO FLOOR DRAIN TRAP PRIMER CONNECTION.
4. 3/4" COLD WATER AND 1/2" HW STUB UPS TO LEVEL 2 FOR FUTURE BATHROOMS. COORDINATE EXACT ROUTING IN THE FIELD.

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127 E JACKSON ST. BURNET TX 78611

BURNET COUNTY ANNEX

DATE ISSUE

Project Number: 33-1408

PROJECT NORTH

TRUE NORTH

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PLUMBING DOMESTIC WATER PLANS

P201

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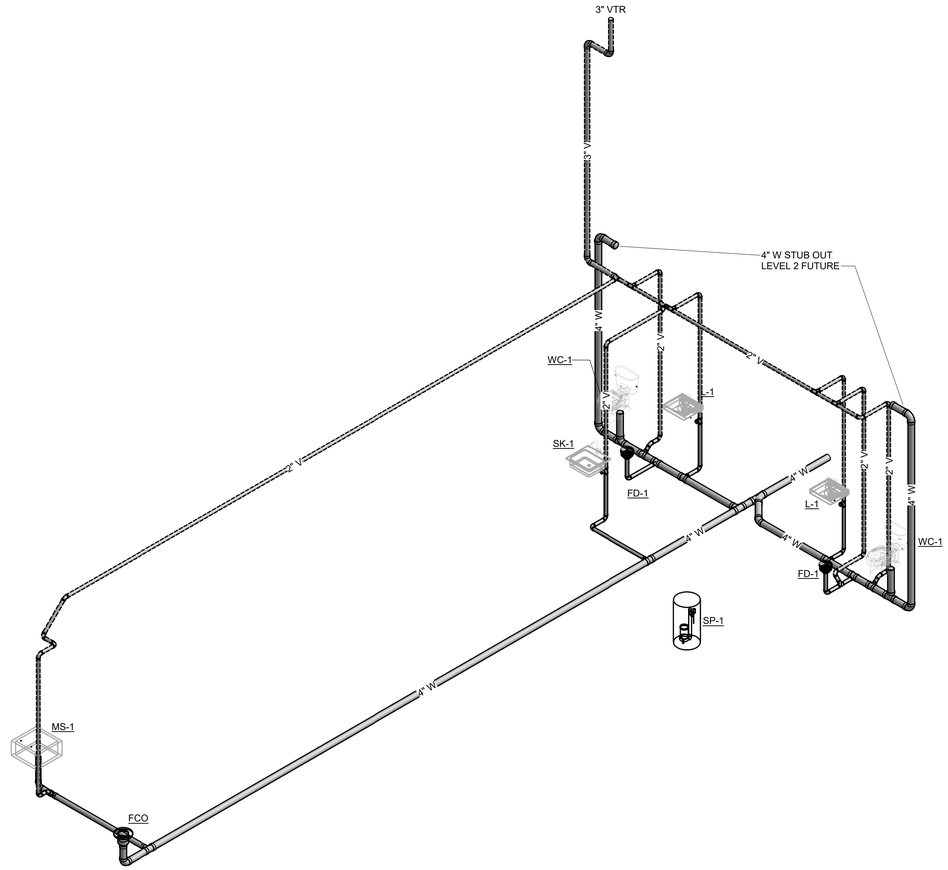
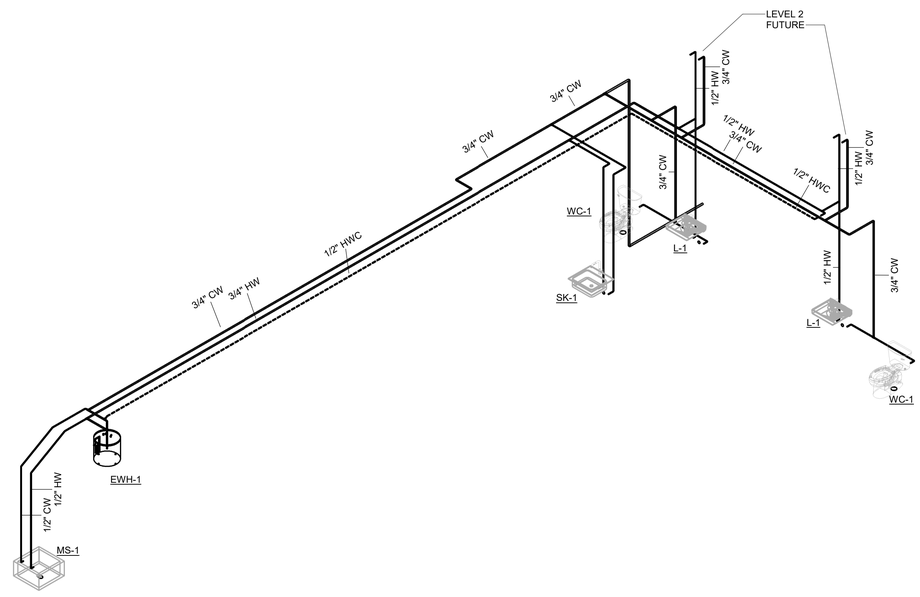


1 P301 PLUMBING DWV RISER



2 P301 PLUMBING DOMESTIC WATER RISER

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BURNET COUNTY ANNEX

#	DATE	ISSUE

PROJECT NORTH
TRUE NORTH

Project Number: 33-1408

PLUMBING RISER DIAGRAMS

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P301

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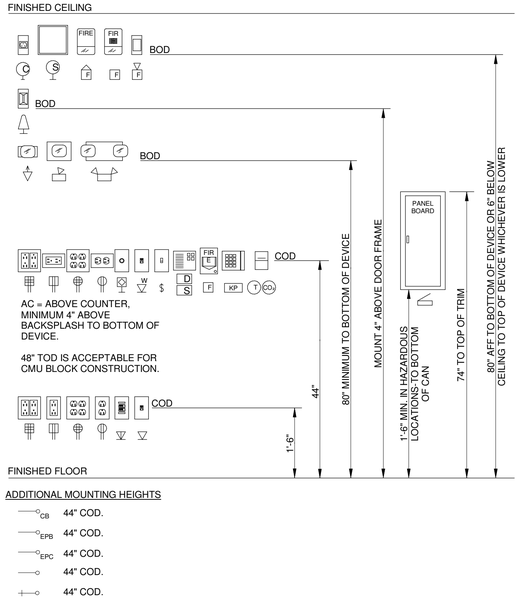
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED PER 2020 NEC, AND ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE LATEST EDITION OF ALL LOCAL AMENDMENTS AND REGULATIONS AS ADOPTED BY THE CITY OF BURNET AND THE STATE OF TEXAS, AND THE PUBLICATIONS AND STANDARDS OF THE FOLLOWING AUTHORITIES, IN ADDITION TO THOSE SPECIFIED IN RELATED SUPPLEMENTARY CONDITIONS, WHICH ARE REFERENCED IN ELECTRICAL SPECIFICATIONS BY THE ABBREVIATIONS NOTED.
2. UNITED STATES OF AMERICA STANDARDS INSTITUTE - USASI INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS - IEEE NATIONAL ELECTRICAL CODE - NEC NATIONAL FIRE PROTECTION ASSOCIATION - NFPA UNDERWRITER'S LABORATORIES - UL NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION - NEMA AMERICAN SOCIETY OF TESTING MATERIALS - ASTM OCCUPATIONAL SAFETY AND HEALTH ACT - OSHA
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PLANS AND THE SPECIFICATIONS, AND SHALL BE PERFORMED WITH THE LATEST INDUSTRY ACCEPTED STANDARDS.
4. THE INTENT OF THIS CONSTRUCTION PACKAGE IS TO ILLUSTRATE ALL THE WORK TO BE ACCOMPLISHED TO PROVIDE AN ELECTRICAL INSTALLATION COMPLETE IN EVERY RESPECT. CARE HAS BEEN TAKEN TO INDICATE THE COMPLETE SCOPE OF WORK REQUIRED FOR THIS PROJECT, HOWEVER, IT IS NOT THE INTENT TO INDICATE EVERY CONFLICT WHICH MAY ARISE, AND PROVIDE FOR SUCH ON THESE DOCUMENTS. NO ASSURANCE IS GIVEN THAT THE PLANS COMPLETELY REFLECT ACTUAL JOB SITE CONDITIONS. IF IT IS DISCOVERED IN THE FIELD THAT ACTUAL LOCATIONS OR CONDITIONS DIFFER GREATLY FROM THOSE SHOWN, CONTRACTOR SHALL GET APPROVAL FROM OWNER PRIOR TO COMMENCING WORK.
5. CONTRACTOR SHALL VISIT THE SITE AND FIELD VERIFY THE PROPOSED INSTALLATION LOCATION AND ALL WORKING CONDITIONS SUCH AS STARTING TIME, NOISE LIMITATIONS, CONFINED SPACE LIMITATIONS, OFFSETS AND ROUTING ADJUSTMENTS THAT MAY BE REQUIRED, ETC., TO COMPLETE THE WORK. CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING OBSTRUCTION OF ROADWAY OR DRIVEWAY AREAS, ON SITE MATERIALS AND EQUIPMENT STORAGE, AND BUILDING ACCESS. SITE INSPECTION SHALL DETERMINE CONDITION OF EXISTING ELEMENTS TO REMAIN AND BE PROTECTED.
6. 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. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT IN KIND OF ALL INADVERTENT DAMAGE TO EXISTING SYSTEMS.
7. ALL NECESSARY PERMITS, LICENSES, CERTIFICATES, TESTS, ETC., SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
8. THE DRAWINGS SHALL NOT BE SCALED FOR CONSTRUCTION INSTALLATION DIMENSIONS. ALL CONDUIT ROUTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF CONDITIONS, AND SHALL PERFORM FIELD MEASUREMENTS PRIOR TO FABRICATION AND/OR PURCHASE OF ANY EQUIPMENT AND MATERIAL. REFERENCE ALL DETAILS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS. DETAILS MAY NOT BE REFERENCED ON THE DRAWING(S), BUT ARE INTENDED TO BE TYPICAL THROUGHOUT UNLESS OTHERWISE NOTED.
9. DO NOT BEGIN WORK IF ANY DISCREPANCIES OR CONFLICTS EXIST OR ARE DISCOVERED BETWEEN SYSTEMS, UTILITIES, UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED. IMMEDIATELY CALL SUCH DISCREPANCIES OR CONFLICTS TO THE ATTENTION OF THE OWNER'S CONSTRUCTION REPRESENTATIVE AND/OR ENGINEER. SHOULD ANY CONFLICTS OR AMBIGUITIES EXIST IN THE DRAWINGS, NOTES, OR SPECIFICATIONS, BRING THESE TO THE ATTENTION OF THE ENGINEER IMMEDIATELY BEFORE PROCEEDING WITH WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING FULL COORDINATION WITH ALLTRADES TO ACCOMPLISH THE WORK AS INDICATED AND NOTED IN CONTRACT DOCUMENTS. COORDINATE WITH OWNER'S REPRESENTATIVE, AND MAINTAIN A SET OF ALL CHANGES BETWEEN THE DRAWINGS AND THE ACTUAL CONSTRUCTION. CONFLICTS ARISING DUE TO LACK OF COORDINATION SHALL BE THE RESPONSIBILITY OF, AND AT THE EXPENSE OF, THE CONTRACTOR. FINAL AS-BUILT DRAWINGS ARE TO BE DELIVERED TO THE OWNER/ENGINEER AND THE FINAL INVOICE FOR THE CONTRACT WILL NOT BE PAID UNTIL THESE AS-BUILT DRAWINGS ARE RECEIVED.
11. WORK AREAS ARE TO BE KEPT FREE OF DEBRIS AT ALL TIMES AND ARE TO BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY. THE CONTRACTOR SHALL DISPOSE OF OFF-SITE, ALL MATERIALS REMOVED WHICH ARE NOT BE REINSTALLED OR SALVAGED ON THE PROJECT, UNLESS DIRECTED OTHERWISE BY OWNER. DISPOSAL OF MATERIAL SHALL BE IN ACCORDANCE WITH ACCEPTABLE METHODS APPROVED BY OWNER AND COORDINATED THROUGH OWNER'S COORDINATOR.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE RATING OF ALL PENETRATIONS THROUGH FIRE AND SMOKE RATED SURFACES. THE CONTRACTOR SHALL COMPLY WITH UL LISTING INSTRUCTIONS FOR PENETRATIONS THROUGH RATED SURFACES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAINING OF HIS EMPLOYEES AND SUBCONTRACTORS IN THE RECOGNITION AND AVOIDANCE OF UNSAFE CONDITIONS, AND IN THE REGULATIONS AND HAZARDS WHICH APPLY TO THE AREA IN WHICH THE WORK WILL TAKE PLACE. ALL SAFETY EXPOSURES OR VIOLATIONS BROUGHT TO THE ATTENTION OF THE CONTRACTOR SHALL BE RECTIFIED IMMEDIATELY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROTECTION OF PERSONS AND PROPERTY, AND FOR PROVIDING SAFE WORKING CONDITIONS THROUGHOUT THE WORK PROCESS. CONTRACTOR SHALL PROVIDE TEMPORARY COVERINGS FOR OPENINGS THROUGH WALLS OR FLOORS, AND PROVIDE TEMPORARY BARRIERS, PARTITIONS AND OR DUST BARRIERS WHERE REQUIRED TO MAINTAIN OSHA AND THE OWNER'S SAFETY STANDARDS AND TO PREVENT DAMAGE TO PROPERTY. ALL AREAS ADJACENT TO THE CONSTRUCTION AREA OR AFFECTED BY THE CONSTRUCTION MUST BE PROTECTED FROM DAMAGE, CLEANED AND RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE PROJECT. WELDING BLANKETS SHALL BE UTILIZED FOR PROTECTION OF COMBUSTIBLE MATERIALS IN AREA WHERE WELDING OR CUTTING WITH A TORCH IS CONDUCTED.
15. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF NO LESS THAN 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. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR SERVICE INTENDED. AS INTERPRETED BY THE ENGINEER, THE INSTALLATION OF ALL EQUIPMENT SHALL BE MADE BY EXPERIENCED CRAFTSMAN IN A NEAT, WORKMANLIKE MANNER. ALL MATERIALS, TOOLS, COSTS, AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL ELECTRICAL WORK SHALL BE PROVIDED BY THE CONTRACTOR.
16. ALL PROPOSED EQUIPMENT INSTALLED ON THIS PROJECT SHALL BE NEW AND UNUSED UNLESS NOTED OTHERWISE. ALL EQUIPMENT SHALL BE LABELED AND LISTED FOR THE INTENDED USE. THE ELECTRICAL CONTRACTOR SHALL REMOVE ALL LABELS, DIRT, PAINT SPOTS, GREASE AND STAINS FROM ALL ELECTRICAL EQUIPMENT AND SHALL CLEAN ALL EQUIPMENT AS NECESSARY. NO LOOSE PARTS OR SCRAPS OF EQUIPMENT SHALL BE LEFT ON THE PREMISES. EQUIPMENT LOCATION AND ROUTING IS APPROXIMATE AND SHALL BE PLACED TO PROVIDE PROPER ACCESS AND CLEARANCE FROM OTHER TRADES AND EQUIPMENT.
17. ALL WIRING SHALL BE THWN/THHN, 98% CONDUCTIVITY COPPER, STANDARD CONDUCTOR, 600V INSULATION. ALL WIRING SHALL BE INSTALLED IN RIGID CONDUIT AND CONTINUOUS (WITHOUT SPLICES).
18. A GREEN GROUNDING CONDUCTOR SHALL BE PROVIDED WITH ALL BRANCH AND FEEDER CIRCUITS. SIZE PER N.E.C. 250-122 UNLESS NOTED OTHERWISE. ALSO PROVIDE A SEPARATE DEDICATED INSULATED AND ISOLATED GROUNDING CONDUCTOR FOR ISOLATED GROUND CIRCUITS. UPON COMPLETION OF THE WORK, ALL PARTS OF THE ELECTRICAL INSTALLATION SHALL BE TESTED AND PROVED TO BE FREE OF UNWANTED GROUNDS AND OTHER DEFECTS.
19. ALL EXTERIOR CONDUIT SHALL BE RIGID GALVANIZED STEEL CONDUIT. FITTINGS SHALL BE STEEL THREADED TYPE. MOUNT THE CONDUIT AS HIGH AS POSSIBLE AND RUN PARALLEL AND PERPENDICULAR TO STRUCTURE. ALL OTHER CONDUIT SHALL BE EMT WITH STEEL COMPRESSION OR STEEL SET SCREW FITTINGS, 3/4" MIN., UNLESS NOTED OTHERWISE.
20. KEEP RACEWAYS AT LEAST SIX INCHES AWAY FROM PARALLEL RUNS OF FLUES AND STEAM OR HOT WATER PIPES. INSTALL HORIZONTAL RACEWAY RUNS ABOVE WATER AND STEAM PIPING.
21. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL PULL WIRES IN EMPTY RACEWAYS. USE NO. 14 AWG ZINC-COATED STEEL OR MONOFILAMENT PLASTIC LINE HAVING NOT LESS THAN 200-LB TENSILE STRENGTH.
22. CHANNEL AND ANGLE SUPPORT SYSTEMS, HANGERS, ANCHORS, SLEEVES, AND FASTENERS SHALL BE DESIGNED TO PROVIDE SECURE SUPPORT FROM THE BUILDING STRUCTURE FOR ELECTRICAL COMPONENTS. SUPPORTING DEVICES SHALL BE HOT DIPPED GALVANIZED STEEL. CONFORM TO MANUFACTURER'S RECOMMENDATIONS FOR SELECTING SUPPORTS. SUPPORT PARALLEL RUNS OF HORIZONTAL RACEWAYS TOGETHER ON TRAPEZE OR BRACKET TYPE HANGERS.
23. PULL BOXES SHALL BE GALVANIZED SHEET METAL WITH SCREW-ON COVERS AND WELDED SEAMS, STAINLESS STEEL NUTS, BOLTS, SCREWS AND WASHERS. BOXES SHALL BE SIZED IN ACCORDANCE WITH THE NEC.
24. UNLESS OTHERWISE NOTED ALL 120V SINGLE PHASE CIRCUITS WILL REQUIRE A INDIVIDUAL NEUTRAL CONDUCTOR - INCLUDING MULTI-CIRCUITS COMBINED IN SINGLE CONDUIT RUNS.

INTERIOR BOX MOUNTING HEIGHTS



ADDITIONAL MOUNTING HEIGHTS

- CB — 44" COD.
- EPB — 44" COD.
- EPC — 44" COD.
- 44" COD.
- 44" COD.

ELECTRICAL LEGEND

LIGHTING

SYMBOL	DESCRIPTION
	LAY-IN OR RECESSED FIXTURE, SIZE ON PLANS
	WALL MOUNTED FIXTURE, SIZE ON PLANS
	SURFACE MOUNTED FIXTURE, SIZE ON PLANS
	PENDANT OR SURFACE MOUNTED FIXTURE, SIZE ON PLANS
	PENDANT MOUNTED FIXTURE, SIZE ON PLANS
	SHADED FIXTURE INDICATES FIXTURE IS UNSWITCHED AND ALSO INDICATES EMERGENCY POWER.
	RECESSED DOWNLIGHT FIXTURE
	SURFACE MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	WALL WASH OR DIRECTIONAL FIXTURE
	WALL SCONCE FIXTURE
	TRACK FIXTURE, SEE PLAN FOR SIZE AND HEADS
	CEILING FAN FIXTURE
	CEILING MOUNTED, WALL MOUNTED EXIT LIGHT (W/ DIRECTIONAL ARROWS)
	1 HEAD REMOTE EMERGENCY LIGHT
	2 HEAD EMERGENCY LIGHT BATTERY PACK
	1 HEAD REMOTE EMERGENCY LIGHT BATTERY PACK
	2 HEAD LIGHT WITH MOTION SENSOR
	SQUARE POLE MOUNTED FIXTURE, EXTERIOR
	ROUND POLE MOUNTED FIXTURE, EXTERIOR
	POST TOP FIXTURE, EXTERIOR
	BOLLARD FIXTURE, EXTERIOR
	DIRECTIONAL INGROUND FIXTURE, EXTERIOR

FIRE ALARM

SYMBOL	DESCRIPTION
F	STROBE (NUMBER INDICATES CANDELA RATING)
F	SPEAKER/STROBE (NUMBER INDICATES CANDELA RATING)
F	SPEAKER/STROBE (NUMBER INDICATES CANDELA RATING), CEILING MOUNTED
F	SPEAKER
F	MANUAL PULLSTATION IPS INDOOR PROTECTIVE SHIELD
M	MAGNETIC DOOR HOLDER, BY DIV 28
FSD	FIRE/SMOKE DAMPER
SD SD	SMOKE DETECTOR, SMOKE DETECTOR WALL MOUNTED
HD HD	HEAT DETECTOR, HEAT DETECTOR WALL MOUNTED
TS	CONNECTION TO TAMPER SWITCH, SWITCH BY OTHERS
FS	CONNECTION TO FLOW SWITCH, SWITCH BY OTHERS
PS	CONNECTION TO PRESSURE SWITCH, SWITCH BY OTHERS
BD	BEAM DETECTOR TRANSMITTER
BD	BEAM DETECTOR RECEIVER
SD	DUCT SMOKE DETECTOR
FARA	FIRE ALARM REMOTE ANNUNICATOR
FACP	FIRE ALARM CONTROL PANEL
FASP	FIRE ALARM SIGNAL EXTENDER PANEL

COMMUNICATIONS

SYMBOL	DESCRIPTION
	CATV JACK, WALL MOUNTED
CLG	CATV JACK CEILING MOUNTED
	MICROPHONE OUTLET
S S	SPEAKER, SPEAKER WALL MOUNTED
C	CLOCK HANGER RECEPTACLE
E	EXISTING VOICE/DATA OUTLET
3	VOICE/DATA OUTLET - SUBSCRIPT INDICATES NUMBER OF CABLES/JACKS - NO SUBSCRIPT INDICATES 2 CABLES/JACKS
3	VOICE/DATA OUTLET MOUNTED IN FLOORBOX - SUBSCRIPT INDICATES NUMBER OF CABLES/JACKS - NO SUBSCRIPT INDICATES 2 CABLES/JACKS
W	VOICE OUTLET - WALL MOUNTED
	DATA RACK
WAP WAP	WIRELESS ACCESS POINT, WIRELESS ACCESS POINT WALL MOUNTED - 2 CABLES/JACKS

ABBREVIATIONS AND MISCELLANEOUS

SYMBOL	DESCRIPTION
AC	ABOVE COUNTER, 4" BACK SPLASH
ATS	AUTOMATIC TRANSFER SWITCH
AFG	ABOVE FINISHED GRADE
AFF	ABOVE FINISHED FLOOR
BLG	BELOW GRADE
BOD	BOTTOM OF DEVICE
C	CONDUIT
CAS	CARD ACCESS SYSTEM
CCTV	CLOSED CIRCUIT TV
CLG	CEILING
COD	CENTER OF DEVICE
CU	COPPER
DVR	DIGITAL VIDEO RECORDER
(E)	EXISTING
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
GC	GENERAL CONTRACTOR
GND	GROUND
LSI	FIELD ADJUSTABLE LONG TIME, SHORT TIME AND INSTANTANEOUS
LSIG	FIELD ADJUSTABLE LONG TIME, SHORT TIME, INSTANTANEOUS AND GROUND FAULT
MC	MECHANICAL CONTRACTOR
(N)	NEW
NL	NIGHT LIGHT
PTZ	PAN-TILT-ZOOM
QTY	QUANTITY
(R)	RELOCATED
SF	SURFACE
TBB	TELECOMMUNICATIONS BONDING BACKBONE
TC	TEMPERATURE CONTROL CONTRACTOR
TMGB	TELECOMMUNICATIONS MAIN GROUNDING BUS BAR
TTB	TELEPHONE TERMINAL BOARD
TYP	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
W/	WITH
WM	WIRE MOLD
WP	WEATHER PROOF (WHILE IN USE)
XFMR	TRANSFORMER
a,b,c etc	SWITCH DESIGNATION
BN1L-2,4,6	CIRCUIT DESIGNATION, PANEL BN1L, CIRCUITS 2,4,6
1/E501	INDICATES DETAIL 1 ON SHEET E501
1	SHEET WORK NOTE
1	SHEET DEMO WORK NOTE
	HOME RUN TO PANEL
	CONDUIT CONCEALED IN CEILING OR WALL
	CONDUIT CONCEALED UNDER FLOOR
LV	LOW VOLTAGE CIRCUIT
	FIBER OPTIC CABLE
	CABLE TRAY
///	CIRCUIT, NUMBER OF HASH MARKS INDICATES NUMBER OF CONDUCTORS IN CABLE/RACEWAY. GROUND WIRE IS NOT SHOWN BUT SHALL BE INCLUDED. NO HASH MARKS INDICATES 2 CONDUCTORS PLUS GROUND.

SURVEILLANCE SYSTEM

SYMBOL	DESCRIPTION
	CAMERA, CEILING AND WALL MOUNTED DOME, PTZ
	CAMERA, CEILING AND WALL MOUNTED DOME, FIXED
	CAMERA, CEILING MOUNTED, 360 DEGREE
	CAMERA
DVR	DIGITAL VIDEO RECORDER
SPS	SURVEILLANCE POWER SUPPLY
M	MONITOR

SECURITY SYSTEM

SYMBOL	DESCRIPTION
CR	CARD READER
	SPEAKER SIGNAL DEVICE
DC	DOOR CONTROLLER
DS	DOOR SWITCH CONTACT
KP	KEYPAD
PT	POWER TRANSFER SWITCH
MRX	MOTION SENSOR REQUEST TO EXIT
REX	MANUAL REQUEST TO EXIT
PS	POWER SUPPLY W/BATTERY, BY DIV 8, INSTALLED AND CONNECTED BY DIV 27
LX	CONNECTION TO REQUEST TO EXIT & LATCH BOLT MONITORING
PRX	CONNECTION TO PANIC REQUEST TO EXIT
ML	CONNECTION TO MAGNETIC DOOR LOCK
DPS	CONNECTION TO MAGNETIC DOOR POSITION SWITCH
ES	CONNECTION TO ELECTRIC DOOR STRIKE
EL	CONNECTION TO ELECTRIC LATCH
AO	CONNECTION TO ELECTRIC AUTO OPENER
FA	CONNECTION TO FIRE ALARM CONTACT
1	INDICATES SECURITY DOOR 1
	PANEL SCP SECURITY CONTROL PANEL SDC SECURITY DOOR CONTROLLERS
	SECURITY CAMERA

DEVICES AND POWER

SYMBOL	DESCRIPTION
$	SWITCH - SPST 2 SINGLE POLE, DOUBLE THROW 3 THREEWAY 4 FOURWAY K KEY OPERATED P PILOT LIGHT WP WEATHERPROOF OS OCCUPANCY SENSOR (DUAL TECHNOLOGY) D DIMMER MC SPOT-MOMENTARY CONTACT LV LOW VOLTAGE T TIMER SWITCH TS TEST SWITCH VS VACANCY SENSOR (DUAL TECHNOLOGY) WITH DIMMING
OS	OCCUPANCY SENSOR SWITCH (CEILING) - SUBSCRIPT IS TYPE
	RECEPTACLE - SIMPLEX
CLG	RECEPTACLE - DUPLEX, MOUNTING IN CEILING
CLG	GFI RECEPTACLE - DUPLEX, MOUNTING IN CEILING
	RECEPTACLE - DUPLEX
	GFI RECEPTACLE - DUPLEX (GROUND FAULT INTERRUPT) D DEVICE RECEPT W/2 USB PORTS DC DROP CORD WP WEATHERPROOF COVER & WEATHER RESISTANT RECEPTACLE TR TAMPER RESISTANT S SURGE PROTECTED IG ISOLATED GROUND FILLED CENTER INDICATES HOSPITAL GRADE EMERGENCY RECEPTACLE
	RECEPTACLE - DOUBLE DUPLEX
	GFI RECEPTACLE - DOUBLE DUPLEX - SAME INDICATORS AS SHOWN FOR DUPLEX RECEPTACLE
	RECEPTACLE - 208V R RANGE - NEMA 14-50R D DRYER - NEMA 10-30R W WELDER - NEMA 14-50R * NEMA CONFIGURATION AS NOTED
	208V RECEPTACLE IN RECESSED FLOORBOX
	DUPLEX RECEPTACLE/GFI IN RECESSED FLOORBOX
	DOUBLE DUPLEX RECEPTACLE/GFI IN RECESSED FLOORBOX
J J J	J-BOX - BOX INDICATES FLOOR MOUNTING -4"X4"X2-1/8" DEEP UNLESS OTHERWISE NOTED
PP	POWER POLE
T	THERMOSTAT/TEMPERATURE SENSOR BY MC OR TC, J-BOX AND CONDUIT TO CEILING BY EC
CO	CARBON MONOXIDE DETECTOR BY MC, J-BOX & CONDUIT TO CEILING BY EC
$ M	MANUAL MOTOR DISCONNECT/STARTER SWITCH
	EMERGENCY PUSHBUTTON
R	RELAY
PC PC	PHOTOCELL, PHOTOCELL WALL MOUNTED
	SPECIAL PURPOSE CONNECTION - BOX INDICATES FLOOR MOUNTING - WORK AS NOTED
	ELECTRIC MOTOR CONNECTION
	COMBINATION STARTER/DISCONNECT SWITCH
	DISCONNECT SWITCH
	CONTACTOR
	CIRCUIT BREAKER
VFD	VARIABLE FREQUENCY DRIVE
	CONTROL PANEL LRP LIGHTING RELAY PANEL TCP TEMPERATURE CONTROL PANEL GAP GENERATOR ANNUNCIATOR PANEL PACP PA CONTROL PANEL MGA MED GAS ALARM PANEL
TC	TIME CLOCK
	EXISTING PANELBOARD, SURFACE MOUNTED
	EXISTING PANELBOARD, FLUSH MOUNTED
	PANELBOARD, SURFACE MOUNTED
	PANELBOARD, FLUSH MOUNTED
or	ELECTRIC METER, BUILDING MOUNTED
	TRANSFORMER, INTERIOR
	TRANSFORMER, EXTERIOR

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STATE OF TEXAS — BRIAN D. HOCKMAN — 108645 — LICENSED PROFESSIONAL ENGINEER

06/11/2024

127 E. JACKSON ST., BURNET TX 78611

BURNET COUNTY ANNEX

#	DATE	ISSUE

Project Number: 33-1408

ELECTRICAL COVER SHEET

E001

hollingsworth pack
Design & Construction Consultants
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DIVISION 26 - ELECTRICAL

SCOPE

THE PROVISIONS, TERMS AND REQUIREMENTS OF DIVISION 1 AND 2, THE APPLICABLE DRAWINGS AND TECHNICAL SPECIFICATIONS HEREIN SHALL APPLY TO WORK UNDER THIS DIVISION.

THIS WORK CONSISTS OF, BUT IS NOT NECESSARILY LIMITED TO, THE FURNISHING OF ALL LABOR, EQUIPMENT, APPLIANCES AND MATERIALS AND THE PERFORMANCE OF ALL OPERATIONS IN CONNECTION WITH THE INSTALLATION OF ALL ELECTRICAL WORK COMPLETED, IN STRICT ACCORDANCE WITH SPECIFICATIONS AND/OR DRAWINGS, APPLICABLE CODES, INCLUDING INCIDENTAL MATERIALS NECESSARY AND REQUIRED FOR THEIR COMPLETION.

"PROVIDE" = FURNISHED AND INSTALLED COMPLETE. "OR EQUAL" = OR EQUAL AS APPROVED TO QUOTE BY ENGINEER, 10 DAYS PRIOR TO BID.

260000 - COMMON WORK RESULTS

A. INTENT OF DRAWINGS: DRAWINGS ARE PARTLY DIAGRAMMATIC AND DO NOT SHOW EXACT LOCATION OF CONDUIT UNLESS SPECIFICALLY DIMENSIONED.

B. WORKMANSHIP:
   1. WORK SHALL BE ACCOMPLISHED BY WORKMEN SKILLED IN PARTICULAR TRADE, IN CONFORMANCE WITH BEST PRACTICES AND ACCEPTED STANDARDS.
   2. WORK SHALL CONTRIBUTE TO EFFICIENCY OF OPERATION, ACCESSIBILITY, MAINTENANCE AND APPEARANCE. NO PART OF INSTALLATION SHALL INTERFERE WITH OPERATION OF ANY OTHER SYSTEM OR PART OF BUILDING.
   3. NON-SATISFACTORY WORK SHALL BE CORRECTED AT NO ADDITIONAL EXPENSE TO OWNER.

C. RESPONSIBILITY:
   1. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SATISFACTORY AND COMPLETE WORK IN ACCORDANCE WITH THE INTENT OF DRAWINGS AND SPECIFICATIONS. PROVIDE, AT NO EXTRA COST, INCIDENTAL ITEMS REQUIRED FOR COMPLETION OF WORK EVEN THOUGH NOT SPECIFICALLY MENTIONED OR INDICATED IN SPECIFICATIONS OR ON DRAWINGS.
   2. IF, AT ANY TIME, AND IN ANY CASE, CHANGE IN LOCATION OF CONDUIT, OUTLETS, FIXTURES, SWITCHES, PANELS, ELECTRICAL EQUIPMENT OR ASSOCIATED COMPONENTS, ETC., BECOMES NECESSARY DUE TO OBSTACLES OR INSTALLATION OF OTHER TRADES, SUCH REQUIRED CHANGES SHALL BE MADE BY CONTRACTOR AT NO EXTRA COST.
   3. CONFLICTS DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF THE ENGINEER FOR DECISION. DO NOT PROCEED WITH INSTALLATION IN AREA OF QUESTION UNTIL CONFLICT HAS BEEN FULLY RESOLVED.
   4. COORDINATE ALL ELECTRICAL WORK WITH OTHER TRADES TO PREVENT UNNECESSARY DELAYS IN THE CONSTRUCTION SCHEDULE.
   5. PROVIDE TEMPORARY ELECTRICAL POWER AND LIGHTING FOR ALL TRADES THAT REQUIRE SERVICE DURING THE COURSE OF THIS PROJECT. PROVIDE TEMPORARY SERVICE AND DISTRIBUTION AS REQUIRED. COMPLY WITH THE NFPA 70 AND OSHA REQUIREMENTS. (ENERGY COSTS BY GENERAL CONTRACTOR.)

D. GUARANTEE-WARRANTY: THIS CONTRACTOR SHALL AND HEREBY DOES WARRANT AND GUARANTEE:
   1. THAT ALL WORK EXECUTED UNDER THIS SECTION WILL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THIS WORK.
   2. THE CONTRACTOR AGREES TO, AT THE CONTRACTOR'S OWN EXPENSE, REPAIR AND REPLACE ALL SUCH DEFECTIVE MATERIALS AND WORK AND ALL OTHER WORK DAMAGED THEREBY WHICH BECOMES DEFECTIVE DURING THE TERM OF WARRANTY. AGREEMENT DOES NOT INCLUDE DAMAGES DONE BY OWNER.

E. PERMITS, TESTS, CODES AND STANDARDS:
   1. ELECTRICAL CONTRACTOR TO PAY FOR ALL PERMITS AND FEES IN CONNECTION WITH THIS WORK.
   2. WORK SHALL BE IN ACCORCDANCE WITH THE MOST RECENT EDITIONS OF ADOPTED LOCAL, STATE AND NATIONAL CODES AND ORDINANCES, THE STATE FIRE MARSHAL, AND UTILITY COMPANY REGULATIONS.
   3. ELECTRICAL WORK SHALL CONFORM TO NATIONAL ELECTRICAL CODES, LATEST EDITIONS, AS A MINIMUM REQUIREMENT.
   4. ALL MATERIAL TO CONFORM WITH APPLICABLE STANDARDS.

F. DISCREPANCIES: PRIOR TO SUBMITTING BID, CONTRACTOR SHALL REFER ANY APPARENT DISCREPANCIES OR OMISSIONS TO ENGINEER FOR CLARIFICATION.

G. PRIOR APPROVALS: ALL PROPOSED SUBSTITUTIONS SHALL BE RECEIVED BY THE ENGINEER **10 DAYS PRIOR TO BID. PRIORS RECEIVED AFTER 3 P.M. OF THE 10TH DAY WILL BE REJECTED**. SUPPLY TECHNICAL DATA, PHOTOMETRICS AND DIMENSIONAL DRAWINGS SHOWING THAT SUBSTITUTES ARE EQUAL TO PRODUCT SPECIFIED. FAXED PRIOR APPROVALS WILL NOT BE ACCEPTED.

H. SHOP DRAWING SUBMITTALS:
   1. IN ADDITION TO DISTRIBUTION REQUIREMENTS FOR SUBMITTALS SPECIFIED IN DIVISION 1 SECTION "SUBMITTALS," SUBMIT DRAWINGS FOR FINAL AND OFFICIAL APPROVAL THROUGH THE GENERAL CONTRACTOR AS LISTED BELOW. IF THE AUTHORITY HAVING JURISDICTION REQUIRES SHOP DRAWINGS TO HAVE A REGISTERED ENGINEERS STAMP AFFIXED, THIS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE SUCH STAMP AT CONTRACTOR'S COST.
      A. ENGINEER - **2 COPIES.**
      B. GENERAL CONTRACTOR - **2 COPIES.**
      C. SUBCONTRACTOR - **COPIES AS REQUIRED**.

      ADDITIONAL COPIES MAY BE REQUIRED BY INDIVIDUAL SECTIONS OF THESE SPECIFICATIONS. COPIES OF PRICE LIST SHEETS ARE NOT ACCEPTABLE. MANUFACTURER'S NAME AND ADDRESS MUST APPEAR ON EACH SHEET. ALL COPIES SHALL BE COMPLETELY LEGIBLE. FAX COPIES ARE UNACCEPTABLE. ALL SHOP DRAWINGS NOT BOUND IN DUO-TANG, MEAD OR EQUIVALENT FOLDERS WILL BE REJECTED.
   2. SHOP DRAWINGS SHALL INCLUDE A COMPLETED SPECIFICATION SHEET OF ALL EQUIPMENT ALONG WITH FABRICATION, INSTALLATION DRAWINGS, SETTING DIAGRAMS, SCHEDULES, PATTERNS, TEMPLATES AND SIMILAR DRAWINGS. INSTALLATION DRAWINGS FOR FIRE ALARM SHALL BE DONE WITH A COMPUTER CADD PROGRAM AND INCLUDE NO OTHER SYSTEM. A BASIC FLOOR PLAN IN ELECTRONIC FORMAT CAN BE OBTAINED FROM THE PROJECT ENGINEER.

I. PROJECT CLOSE-OUT RECORD DOCUMENTS:
   1. PROVIDE THREE FULL SIZE SETS, UNLESS MORE ARE CALLED FOR UNDER DIVISION 1 (ONE FOR ENGINEER AND ONE FOR OWNER). IN ADDITION TO REQUIREMENTS CALLED FOR UNDER DIVISION 1, INDICATE THE FOLLOWING INSTALLED CONDITIONS:
      A. ACTUAL LOCATION OF ALL ELECTRICAL SERVICE GEAR/FEEDERS, PANEL/MOTOR/SPECIAL EQUIPMENT FEEDERS, ALL MAJOR UNDERGROUND OR UNDERSLAB CONDUITS, ALL CONDUIT STUBS FOR FUTURE USE, ANY CHANGE IN BRANCH CIRCUITRY FROM DRAWINGS, KEY JUNCTION BOXES AND PULL BOXES NOT INDICATED ON DRAWINGS, ANY CONTROL LOCATIONS OR INDICATOR LIGHTS NOT SHOWN ON DRAWINGS.
      B. ADDENDUM ITEMS, CHANGE ORDER ITEMS AND ALL CHANGES MADE TO DRAWINGS FROM BIDDING PHASE THROUGH TO PROJECT COMPLETION.
      C. ACTUAL EQUIPMENT AND MATERIALS INSTALLED. WHERE MANUFACTURER AND CATALOG NUMBER ARE INDICATED ON DRAWINGS, GENERALLY OR IN FIXTURE OR EQUIPMENT SCHEDULES, CHANGE TO REFLECT ACTUAL PRODUCTS INSTALLED.
      D. CHANGE SERVICE PANEL AND BRANCH PANEL BREAKER LOCATIONS AND SCHEDULES TO REFLECT ACTUAL INSTALLED CONDITIONS.

J. PROJECT CLOSE-OUT MAINTENANCE MANUALS:
   1. PREPARE 3 COPIES, UNLESS MORE ARE CALLED FOR UNDER DIVISION 1 (ONE FOR ENGINEER, TWO FOR OWNER).IN ADDITION TO REQUIREMENTS UNDER DIVISION 1, PROVIDE HEAVY DUTY, DURABLE 3-RING VINYL COVERED LOOSE-LEAF BINDER FOR EACH MANUAL SIZED TO RECEIVE 8.5 INCH BY 11 INCH PAPER. PROVIDE A CLEAR PLASTIC SLEEVE ON THE SPINE TO HOLD LABELS AND POCKETS IN THE COVER TO RECEIVE FOLDED SHEETS. IN MANUAL, INCLUDE ALL SHOP DRAWINGS, INSTALLATION/OPERATION/MAINTENANCE DATA FURNISHED WITH ELECTRICAL EQUIPMENT, VOICE/DATA TEST REPORTS, AND LETTERS FROM MANUFACTURER'S REPRESENTATIVES THAT THE FIRE ALARM, HAS BEEN COMPLETED AND TESTED TO SATISFY REQUIREMENTS/CODES. LIST PROJECT NAME, DATE, AND CONTRACTOR'S NAME, ADDRESS AND TELEPHONE NUMBER. INCLUDE INDEX SHEET FOR EACH SPECIFICATION SECTION INDICATING EQUIPMENT, WITH SUPPLIER AND SUPPLIER'S TELEPHONE NUMBER. PROVIDE TABBED DIVIDERS INDICATING MAJOR GROUPINGS OF EQUIPMENT.
   2. TURN OVER TO OWNER ALL SPARE EQUIPMENT AND DEVICES SPECIFIED AND SHOWN.

K. SUPPORTING EQUIPMENT:
   1. UNLESS OTHERWISE INDICATED, FASTEN ELECTRICAL ITEMS AND THEIR SUPPORTING HARDWARE SECURELY TO THE BUILDING STRUCTURE, INCLUDING CONDUITS, RACEWAYS, CABLES, CABLE TRAYS, BUSWAYS, CABINETS, PANELBOARDS, TRANSFORMERS, BOXES, DISCONNECT SWITCHES, AND CONTROL COMPONENTS. FASTEN BY MEANS OF WOOD SCREWS OR SCREW-TYPE NAILS ON WOOD, TOGGLE BOLTS ON HOLLOW MASONRY UNITS, CONCRETE INSERTS OR EXPANSION BOLTS ON CONCRETE OR SOLID MASONRY, AND MACHINE SCREWS, WELDED THREADED STUDS, OR SPRING-TENSION CLAMPS ON STEEL. THREADED STUDS DRIVEN BY A POWER CHARGE AND PROVIDED WITH LOCK WASHERS AND NUTS MAY BE USED INSTEAD OF EXPANSION BOLTS AND MACHINE OR WOOD SCREWS. DO NOT WELD CONDUIT, PIPE STRAPS, OR ITEMS OTHER THAN THREADED STUDS TO STEEL STRUCTURES. IN PARTITIONS OF LIGHT STEEL CONSTRUCTION, USE SHEET METAL SCREWS. ALL DEVICE BOXES IN SHEETROCK WALLS WILL BE TIGHT BEFORE, DURING AND AFTER INSTALLATION OF SHEETROCK.
   2. PROVIDE SUPPORTS FOR ELECTRICAL ITEMS IN ACCORDANCE WITH NFPA 70 AND ALL OTHER APPLICABLE CODES.
   3. CONTRACTOR RESPONSIBLE FOR PROVIDING WATERTIGHT CONDUIT PENETRATIONS AT ALL WATERTIGHT WALLS, FLOORS ROOFS AND MEMBRANES. CONTRACTOR ALSO RESPONSIBLE TO MAINTAIN FIRE RATING OF WALLS, FLOORS, ROOFS AND MEMBRANES PENETRATED.
   4. WHEN APPLICABLE, CENTER WITHIN INSULATION ANY ELECTRICAL CONDUIT ROUTED IN ATTIC SPACE. PROVIDE SEALING AS PER NFPA 70 300-7 FOR ALL CONDUITS EXPOSED TO DIFFERENT TEMPERATURES.

L. ELECTRICAL IDENTIFICATION:
   1. APPLY CIRCUIT/CONTROL/ITEM DESIGNATION LABELS OF ENGRAVED PLASTIC LAMINATE FOR DISCONNECT SWITCHES, BREAKERS, PUSHBUTTONS, PILOT LIGHTS, FA DUCT DETECTION, MOTOR STARTERS, PANELBOARDS AND MAIN CONTROL PANEL AND SIMILAR SYSTEMS.
   2. IDENTIFY ALL 120 VAC AND 208 VAC POWER RECEPTACLE COVER PLATES WITH PANEL AND CIRCUIT NUMBER UTILIZING A CLEAR LABEL WITH BLACK DESIGNATIONS. DESIGNATION EXAMPLE: L1-38.

260519 - CONDUCTORS AND CABLES

A. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE "COMMON WORK RESULTS" SECTION.

B. ALL CONDUCTORS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH NFPA 70, NEMA, UL NETA ATS-1995, AND ALL OTHER APPLICABLE CODES. ALL CONDUCTORS SHALL BE COPPER. ALUMINUM CONDUCTORS SHALL NOT BE USED.

C. MINIMUM CONDUCTOR SIZE FOR LIGHT AND POWER SHALL BE #12 AWG COPPER. MINIMUM CONDUCTOR SIZE FOR CONTROL WIRING SHALL BE #14 AWG COPPER UNLESS NOTED OTHERWISE ON DRAWINGS. #10 AWG AND SMALLER SHALL BE SOLID WIRE AND #8 AWG AND LARGER SHALL BE STRANDED. PROVIDE MINIMUM #10 AWG FOR EXTERIOR LIGHTING CIRCUITS.

D. **MC CABLE ALLOWED, IN CONCEALED WALL AND CEILING SPACES**.

E. TIGHTEN ELECTRICAL CONNECTORS AND TERMINALS, INCLUDING SCREWS AND BOLTS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE TIGHTENING VALVES OR AS SPECIFIED IN UL CODES.

F. COLOR CODE SECONDARY SERVICE, FEEDER, AND BRANCH CIRCUIT CONDUCTORS WITH FACTORY APPLIED COLOR AS FOLLOWS:

208Y/120 VOLTS	PHASE	480Y/277 VOLTS
RED	A	BROWN
BLACK	B	YELLOW
BLUE	C	PURPLE
WHITE	NEUTRAL	GRAY
GREEN	GROUND	GREEN

260526 - GROUNDING AND BONDING

A. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE "COMMON WORK RESULTS" SECTION.

B. INSTALL SEPARATE INSULATED EQUIPMENT GROUNDING CONDUCTORS FOR FEEDER AND BRANCH CIRCUITS IN COMPLIANCE WITH NFPA 70 ARTICLE 250.

C. PROVIDE #6 AWG MINIMUM GREEN INSULATED COPPER CONDUCTOR IN RACEWAY FROM GROUNDING ELECTRODE SYSTEM TO EACH TELEPHONE, ALARM AND COMMUNICATIONS SYSTEM'S TERMINAL BOARD, CABINET OR EQUIPMENT LOCATION.

D. SYSTEM GROUND: PROPERLY BOND SYSTEM NEUTRAL TO SYSTEM GROUND IN THE MAIN SERVICE APPARATUS. ALL OTHER NEUTRAL BUSSES, BARS, ETC., MUST BE ISOLATED FROM GROUND. ESTABLISH THE SYSTEM GROUND AS THE GROUNDING BUS IN MAIN SERVICE APPARATUS BY PROVIDING THE PROPER GROUND BUS IN THE MAIN SERVICE APPARATUS AND BY PROVIDING THE PROPER GROUNDING CONDUCTOR, INSTALLED IN RIGID STEEL CONDUIT, BONDED TO THE GROUNDING BUS AND EXTENDED TO THE GROUNDING POINT WHERE THE BOND SHALL BE MADE WITH THE PROPER COMBINATION CONDUIT/CABLE GROUNDING CLAMP. UNLESS PROHIBITED BY LOCAL CODES, THE GROUNDING POINT SHALL BE ESTABLISHED ON THE INCOMING WATER MAIN, UFER GROUND AND STRUCTURAL STEEL. BUILDING METALLIC WATER PIPING SYSTEM MUST BE BONDED, AS REQUIRED BY CODES, TO THE GROUNDING BUS IN THE MAIN SERVICE APPARATUS. CAREFULLY CHECK THE DRAWINGS FOR ADDITIONAL GROUNDING REQUIREMENTS AND COMPLY WITH NFPA 70 AND ALL OTHER APPLICABLE CODES/STANDARDS.

E. **GROUNDING ELECTRODE:** UFER GROUND FABRICATED ACCORDING TO NFPA 70, PARAGRAPH 250-52(A)(3), USING A MINIMUM OF 20 FEET OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO. 4 AWG. BOND GROUNDING CONDUCTOR BY CADWELD PROCESS TO REINFORCE STEEL IN AT LEAST 4 LOCATIONS AND TO ANCHOR BOLTS.

260533 - RACEWAYS AND BOXES

A. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE "COMMON WORK RESULTS" SECTION.

B. CONDUIT RACEWAY:
   1. INDOORS, USE THE FOLLOWING, UNLESS OTHERWISE STATED:
      A. CONCEALED: EMT OR MC CABLE.
      B. EXPOSED: EMT, IMC OR RMC.
      C. CONNECTION TO VIBRATING EQUIPMENT: FLEXIBLE METAL CONDUIT.
   2. OUTDOORS, USE THE FOLLOWING, UNLESS OTHERWISE STATED:
      A. CONCEALED: RMC OR IMC.
      B. EXPOSED: RMC OR IMC.
      C. UNDERGROUND: SCHEDULE 40 PVC WITH SCHEDULE 80 PVC FITTINGS.
      D. CONNECTION TO VIBRATING EQUIPMENT: LIQUID TIGHT FLEXIBLE METAL CONDUIT.
   3. **ENT IS NOT ALLOWED**.
   4. CONCEAL CONDUIT AND CABLE, UNLESS OTHERWISE NOTED; CONDUIT IS PERMITTED TO BE EXPOSED IN EQUIPMENT ROOMS. ALL CONDUITS SHALL HAVE INSULATED GROUND WIRE INSTALLED. DO NOT INSTALL CONDUIT EMBEDDED IN SLABS. EMT FITTINGS SHALL BE STEEL, COMPRESSION OR SET SCREW TYPE. ALL RACEWAYS SHALL BE INSTALLED AND SUPPORTED IN ACCORDANCE WITH NFPA 70 AND APPLICABLE CODES.

C. OUTLET BOXES:
   1. CONFORM TO UL 514A, "METALLIC BOXES, ELECTRICAL," AND UL 514B, "FITTINGS FOR CONDUIT AND OUTLET BOXES." OUTLET BOXES SHALL BE METALLIC AND INSTALLED FLUSH IN ALL AREAS, EXCEPT MECHANICAL ROOMS, ABOVE LAY-IN CEILINGS, OR AS OTHERWISE INDICATED. MINIMUM SIZE TO BE 4 INCHES SQUARE BY 2-1/8 INCHES DEEP. BOXES SHALL BE OF TYPE, SHAPE, SIZE AND DEPTH TO SUIT EACH LOCATION AND APPLICATION. ALL FITTINGS SHALL BE STEEL.

D. PULL AND JUNCTION BOXES:
   1. COMPLY WITH UL 50, "ELECTRICAL CABINETS AND BOXES," FOR BOXES OVER 100 CUBIC INCHES VOLUME. BOXES SHALL HAVE SCREWED OR BOLT-ON COVERS, SHALL BE SUITABLE FOR THE INTENDED APPLICATION AND SHALL BE LABELED.

E. ALL MATERIALS SHALL BE UL LISTED, APPROPRIATE FOR INTENDED APPLICATION. ENTIRE RACEWAY SYSTEM SHALL BE IN ACCORDANCE WITH NFPA 70, ANSI, NEMA, UL, AND ALL OTHER APPLICABLE CODES.

262416 - PANELBOARDS

A. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE "COMMON WORK RESULTS" SECTION.

B. MANUFACTURER: SIEMENS, SQUARE-D, GE OR CUTLER HAMMER.

C. LOAD CENTERS ARE NOT ACCEPTABLE UNLESS SPECIFICALLY NOTED.

D. PANELBOARDS SHALL HAVE ALUMINUM BUS INCLUDING NEUTRAL AND GROUND BARS. BREAKERS SHALL BE BOLT ON TYPE. ALL 3-POLE BREAKERS 30 AMP AND LARGER SHALL HAVE MINIMUM FEATURE OF A THERMAL MAGNETIC ADJUSTMENT FEATURE.

E. PROVIDE TYPED CIRCUIT SCHEDULES FOR EXISTING PANELBOARDS WHERE LOADS HAVE CHANGED AND FRAMED,TYPED CIRCUIT SCHEDULES FOR ALL NEW PANELBOARDS WITH IDENTIFICATION OF ITEMS CONTROLLED BY EACH INDIVIDUAL BREAKER. INDICATE ROOM NUMBERS OF ITEMS CONTROLLED OR ROOM NAME WHERE APPROPRIATE FOR OWNER'S CONVENIENCE.

262726 - WIRING DEVICES

A. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE "COMMON WORK RESULTS" SECTION.

B. ACCEPTABLE MANUFACTURERS: PASS & SEYMORE, BRYANT, GE, HUBBELL, LEVITON.

C. DEVICES:
   1. GENERAL LIGHT SWITCHES SHALL BE 20 AMP, 120/277 VOLT AC RATED AND **INDUSTRIAL GRADE**.
   2. GENERAL RECEPTACLES SHALL BE SELF GROUNDING 5-20R AND **INDUSTRIAL GRADE**. GFCI RECEPTACLES SHALL BE 20 AMP FEED THROUGH TYPE WITH TWO UTILIZATION POINTS. DO NOT CONNECT DOWNSTREAM DEVICES TO LOAD SIDE OF GFCI.
   3. DIMMERS SHALL BE **LUTRON NOVA SERIES,** SIZED APPROPRIATELY FOR LOAD.
   4. GENERAL DEVICE COLOR SHALL BE **WHITE**. EMERGENCY POWER DEVICE COLOR SHALL BE RED ONLY.

D. DEVICE PLATES:
   1. DEVICE PLATES SHALL HAVE OPENING FOR DEVICE INTENDED AND SHALL BE **LEXAN**. GENERAL DEVICE COLOR SHALL BE **WHITE**.
   2. ALL DEVICE PLATES SHALL HAVE A CLEAR LABEL WITH THE PANEL AND CIRCUIT NUMBER DESIGNATION IN BLACK.
   3. WEATHERPROOF RECEPTACLE COVERS SHALL BE A CORROSION RESISTANT DIE CAST METAL, MINIMUM 3 INCH DEEP, FLIP COVER WITH LATCH AND WITH PAD LOCKING PROVISIONS.

262816 - CIRCUIT AND MOTOR DISCONNECTS

A. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE "COMMON WORK RESULTS FOR ELECTRICAL" SECTION.

B. MANUFACTURER: SAME AS PANELBOARD MANUFACTURER.

C. DISCONNECTS SHALL BE HEAVY DUTY TYPE WITH CLASS R REJECTION FEATURE WHEN REQUIRED TO BE FUSIBLE. VOLTAGE RATING SHALL BE AT OR GREATER THAN THE APPLICATION VOLTAGE. PROVIDE NEMA 3R ENCLOSURE FOR EXTERIOR LOCATIONS. SERVICE SWITCHES SHALL BE UL LISTED FOR USE AS SERVICE EQUIPMENT.

262913 - MOTOR CONTROLLERS

A. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE "COMMON WORK RESULTS" SECTION.

B. MANUFACTURER: SAME AS PANELBOARD MANUFACTURER.

C. UNLESS SCHEDULED OTHERWISE, 3/4 HORSEPOWER OR LESS SINGLE-PHASE MOTORS SHALL HAVE 1 HP RATED MANUAL TOGGLE STARTERS WITH THERMAL OVERLOAD PROTECTION SIZED FOR THE MOTOR IN ACCORDANCE WITH NFPA 70. PROVIDE PILOT LIGHT FOR MANUAL STARTERS NOT IN SIGHT FROM MOTOR. UNITS LOCATED AT THE EXTERIOR OF THE BUILDING SHALL BE NEMA 3R RATED.

D. STARTERS SHALL BE ACROSS-THE-LINE MAGNETIC TYPE, COMBINATION STARTER/DISCONNECT, FVNR, AND HP RATED, UNLESS OTHERWISE SCHEDULED. STARTER SHALL HAVE RESETABLE OVERLOAD PROTECTION ON ALL PHASES, CONSTRUCTED OF ONE-PIECE CLASS 20 CONSTRUCTION. PROVIDE 120 VOLT CONTROL, H-O-A AND INTERLOCKS WHERE INDICATED ON SCHEDULES. PROVIDE TWO N/O AUXILIARY CONTACTS. UNITS LOCATED AT THE BUILDING EXTERIOR SHALL BE NEMA 3R RATED.

E. ALL MOTOR CONTROLLERS SHALL BE UL LISTED AND INSTALLED IN ACCORDANCE WITH NFPA 70, NEMA, AND MANUFACTURER'S RECOMMENDATIONS.

265100 - LIGHTING

A. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE "COMMON WORK RESULTS" SECTION.

B. MANUFACTURER, MODEL, STYLE, COLOR, SIZE, ETC., AS SCHEDULED. IF NO COLOR HAS BEEN SELECTED, PROVIDE FIXTURE WITH THE STANDARD FINISH AS PUBLISHED BY THE MANUFACTURER. ALL FIXTURES TO BE SUPPLIED AS COMPLETE, HOUSING, SOCKETS, LAMP HOLDERS, INTERNAL WORKING, WIRE GUARDS, LENS GUARDS, DIFFUSING MATERIALS OR LENSES, PENDANTS, HANGERS, CANOPIES, ALIGNERS, END CAPS, BALLASTS AND EMERGENCY BATTERY PACKS, PLASTER FRAMES, RECESSING BOXES, HOLD DOWN CLIPS, ANCHOR BOLTS, ETC. INSTALL PLUMB AND TRUE, FREE OF LIGHT LEAKS, WARPS, DENTS AND OTHER IRREGULARITIES.

C. SUPPORT FOR RECESSED AND SEMI-RECESSED GRID-TYPE FLUORESCENT FIXTURES:
   1. ALL LIGHTING FIXTURES SHALL BE POSITIVELY ATTACHED TO THE SUSPENDED CEILING SYSTEM BY MECHANICAL MEANS AS SPECIFIED IN THE NATIONAL ELECTRIC CODE, SECTION 410-16 (C) UNLESS INDEPENDENTLY SUPPORTED. THE ATTACHMENT DEVICE, A MINIMUM OF TWO PER FIXTURE, SHALL HAVE A CAPACITY OF 100 PERCENT OF THE LIGHTING FIXTURE WEIGHT ACTING IN ANY DIRECTION.
   2. PENDANT-HUNG LIGHTING FIXTURES SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE USING NO. 9-GAGE WIRE OR AN APPROVED ALTERNATE SUPPORT WITHOUT USING THE CEILING SUSPENSION SYSTEM FOR DIRECT SUPPORT.
   3. LIGHTING FIXTURES WEIGHING LESS THAN 56 POUNDS SHALL HAVE, IN ADDITION TO THE REQUIREMENTS OUTLINED ABOVE, TWO NO. 12-GAGE HANGERS CONNECTED FROM OPPOSITE CORNERS OF THE FIXTURE HOUSING TO THE STRUCTURE ABOVE. THESE WIRES MAY BE SLACK.
   4. LIGHTING FIXTURES WEIGHING 56 POUNDS OR MORE SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE BY APPROVED HANGERS.

D. SUPPORT FOR SUSPENDED FIXTURES: BRACE PENDANTS AND RODS OVER 48 INCHES LONG TO LIMIT SWINGING. SUPPORT STEM-MOUNTED, SINGLE-UNIT, SUSPENDED FLUORESCENT FIXTURES WITH TWIN-STEM HANGERS. FOR CONTINUOUS ROWS, USE TUBING OR STEM FOR WIRING AT ONE POINT AND TUBING OR ROD FOR SUSPENSION FOR EACH UNIT LENGTH OF CHASSIS, INCLUDING ONE AT EACH END.

E. SURFACE-MOUNTED LIGHT FIXTURES ATTACHED TO A CEILING GRID SHALL BE ATTACHED WITH POSITIVE CLAMPING DEVICES THAT COMPLETELY SURROUND THE SUPPORTING MEMBERS. SAFETY WIRES SHALL BE ATTACHED BETWEEN THE CLAMPING DEVICE AND THE ADJACENT CEILING HANGER OR TO THE STRUCTURE ABOVE.

DIVISION 27 - COMMUNICATIONS

270500 - TELE-DATA COMMUNICATIONS

A. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE "COMMON WORK RESULTS" SECTION.

B. MANUFACTURERS: SIEMON, ICC, LEVITON, ORTRONICS, AMP, HUBBELL OR UNIPRISE.

C. STANDARDS: MATERIALS SHALL HAVE NRTL LISTING IN COMPLIANCE WITH UL910. COMPLY WITH TIA/EIA-569-A AND NFPA 70 FOR PATHWAYS AND SPACES, NECA 1, BICSI TDMM AND NFPA 70 FOR EQUIPMENT ROOM INSTALLATIONS, NECA 1, BICSI ITSIM CHAPTER 6 AND TIA/EIA-568 FOR CABLE INSTALLATIONS, TIA/EIA 568 FOR COPPER CONNECTING HARDWARE, TIA/EIA-568 AND TIA/EIA-604 FOR FIBER CONNECTING HARDWARE, TIA/EIA-J-STD-607A, BICSI TDMM AND NFPA 70 FOR GROUNDING, TIA/EIA-568B AND TIA/EIA 526-14-A FOR TESTING, TIA/EIA-606-A CLASS 2 LEVEL, UL 969 AND NFPA 70 FOR LABELING.

D. TELEPHONE/DATA ROOMS: WHERE TERMINAL BOARDS ARE INDICATED ON THE CONSTRUCTION DOCUMENTS, PROVIDE 3/4-INCH THICK INTERIOR GRADE PLYWOOD FROM FLOOR TO CEILING WITH FIRE RETARDANT PAINT ON ALL SIDES. COORDINATE CONDUIT FROM THE TELEPHONE TERMINAL BOARD (TTB) TO EXTERIOR OF BUILDING; SIZE AND ROUTE AS DICTATED BY SERVING UTILITY COMPANY. PROVIDE TTB COMMUNICATION GROUNDING BUS AS REQUIRED BY SERVING UTILITY, MINIMUM #6 AWG IN PVC CONDUIT, EXTENDED, SHORTEST AND MOST DIRECT ROUTE TO GROUND BAR AT MAIN SWITCH. TERMINATE IN GROUND BAR INSTALLED ON TTB. PROVIDE MINIMUM OF TWO QUAD-PLEX POWER RECEPTACLE 6 INCHES ABOVE FINISHED FLOOR AND ADDITIONAL AS INDICATED ON DRAWINGS.

E. VOICE/DATA WORKSTATION ROUGH-INS: PROVIDE 4 INCH SQUARE, 2-1/8-INCH DEEP 1-GANG ROUGH-IN WITH 3/4-INCH CONDUIT STUBBED TO CEILING SPACE WITH A 90 DEGREE BEND AND INSULATED THROAT BUSHING, UNLESS OTHERWISE STATED.

F. WORKSTATION OUTLET ASSEMBLIES: (MODULES SHALL BE COLOR CODED FOR SERVICE TYPE, FACEPLATE/JACK COLOR SAME AS SPECIFIED IN THE WIRING DEVICES SECTION).
   1. WALL MOUNT TELEPHONE ASSEMBLY: STAINLESS STEEL WALL MOUNT PLATE WITH FLAT, CATEGORY 6, T568A/B, RJ45 MODULE.
   2. VOICE ONLY WALL JACK ASSEMBLIES: (1) ANGLED **CATEGORY 6**, T568A/B, RJ45 MODULE AND (1) BLANK MODULE IN A MODULAR STYLE FACEPLATE. FACEPLATE SHALL HAVE CLEAR VIEW LABEL COVERS.
   3. DATA ONLY WALL JACK ASSEMBLIES: (1) ANGLED **CATEGORY 6**, T568A/B, RJ45 MODULE AND (1) BLANK MODULE IN A MODULAR STYLE FACEPLATE. FACEPLATE SHALL HAVE CLEAR VIEW LABEL COVERS.
   4. COMBINATION VOICE/DATA WALL JACK ASSEMBLIES: (3) ANGLED **CATEGORY 6**, T568A/B, RJ45 MODULES AND (3) BLANK MODULES IN A MODULAR STYLE FACEPLATE. FACEPLATE SHALL HAVE CLEAR VIEW LABEL COVERS.

G. CABLES:
   1. HORIZONTAL WORKSTATION CABLING: **CATEGORY 6** UNSHIELDED TWISTED PAIR (UTP) CABLE, 4 PAIR, COLOR CODED, THERMOPLASTIC-INSULATED CONDUCTORS IN POLYVINYL CHLORIDE (PVC) JACKET. USE PLENUM RATED CABLE IN SPACES USED FOR AIR HANDLING.
   2. VERTICAL BACKBONE CABLING: **CATEGORY 6** UNSHIELDED TWISTED PAIR (UTP) CABLE, 25 PAIR FOR RUNS BETWEEN WIRING CLOSETS AND EQUIPMENT ROOMS.
   3. FIBER OPTIC BACKBONE CABLING: FACTORY FABRICATED, JACKETED, LOW-LOSS, GLASS-TYPE, FIBER-OPTIC, MULTIMODE, GRADED INDEX, OPERATING AT 850 AND 1300 NANOMETERS. 12 STANDS PER CABLE, 62.5 MICRON CORE DIAMETER, 125 MICRON CLADDING, MAXIMUM ATTENUATION OF MINUS 3.75 DB/KM AT 850 NM AND 1.5 DB/KM AT 1300NM, MINIMUM MODAL BANDWIDTH OF 160 MHZ/KM AT 850 NM AND 500 MHZ/KM AT 1300 NM AND OPERATING TEMPERATURE RANGE OF MINUS 20 TO 70 DEG C.

H. WORKSTATION PATCH PANELS: WORKSTATION PATCH PANELS SHALL BE **CATEGORY 6** IN 24 OR 48 PORT SIZES WITH REAR WIRE MANAGEMENT AND S110 TERMINATION BLOCKS. TELEPHONE PATCH PANELS SHALL BE **CATEGORY 6** IN 24 OR 48 PORT SIZES WITH REAR WIRE MANAGEMENT AND S110 TERMINATION BLOCKS. ALL PATCH PANELS SHALL BE SEPARATED IN RACKS BY FRONT CABLE MANAGERS (1.75 INCH FOR 24 PORT AND 3.5 INCH FOR 48 PORT). PROVIDE 110 STYLE, HINGED PUNCHDOWN BLOCKS AND 4-PAIR, **CATEGORY 6** CABLES BETWEEN TELEPHONE PATCH PANEL AND 110 BLOCKS. CROSS CONNECTING BY TELEPHONE COMPANY. ALL EQUIPPED SHALL BE SELECTED AND SIZED TO ACCOMMODATE INCOMING WORKSTATION CABLES PLUS 20 PERCENT SPARE CAPACITY.

I. FIBER BACKBONE PATCH PANELS: FIBER BACKBONE PATCH PANELS SHALL BE RACK MOUNTED PATCH PANELS IN 24 OR 48 PORT SIZES EQUIPPED TO ACCOMMODATE FIBER BACKBONE CABLES PLUS 20 PERCENT SPARE CAPACITY. PATCH PANELS SHALL HAVE QUICK-CONNECT, SIMPLEX AND DUPLEX TYPE SC COUPLERS WITH SELF-CENTERING, AXIAL ALIGNMENT MECHANISMS WITH INSERTION LOSS NO MORE THAN .5 DB.

J. WORKSTATION PATCH CORDS (UTP): PROVIDE 4 PAIR CABLES IN APPROPRIATE LENGTHS FOR EACH WORKSTATION PATCH PANEL PORT (USED OR UNUSED), **CATEGORY 6** RATED AND TERMINATED WITH AN RJ-45 PLUG AT EACH END. CABLES TO BE ROUTED FROM WORKSTATION PATCH PANELS TO TELEPHONE PATCH PANEL ABOVE OR OWNER'S HUB EQUIPMENT BELOW. LENGTH SHALL BE LONG ENOUGH TO BE ROUTED FROM THE WORKSTATION PORT THROUGH THE FRONT CABLE MANAGER, THROUGH THE SIDE CABLE MANAGER, THROUGH THE FRONT CABLE MANAGER TO THE TELEPHONE PATCH PORT OR OWNER'S HUB PORT. ALSO, PROVIDE 6 FOOT, CATEGORY 6 RATED PATCH CORDS FOR EACH WORKSTATION JACK AT THE USER END.

K. FIBER BACKBONE PATCH CORDS: PROVIDE DUAL FIBER CABLES IN 36 INCH OR 72 INCH LENGTHS FOR EACH FIBER PATCH PANEL PORT.

L. WORKSTATION WIRING INSTALLATION:
   1. INSTALL CABLE WITHOUT DAMAGING CONDUCTORS OR JACKET. DO NOT BEND CABLE TO A SMALLER RADIUS THAN MINIMUM RECOMMENDED BY MANUFACTURER. DO NOT EXCEED MANUFACTURER'S RECOMMENDED PULLING TENSIONS. PULL CABLES SIMULTANEOUSLY WHERE MORE THAN ONE IS BEING INSTALLED IN THE SAME RACEWAY OR AT THE SAME LOCATION. USE PULLING COMPOUND OR LUBRICANT WHERE NECESSARY. COMPOUND USED MUST NOT DAMAGE CONDUCTOR OR INSULATION. USE PULLING METHODS THAT WILL NOT DAMAGE CABLE OR RACEWAY, INCLUDING FISH TAPE, CABLE, ROPE, AND WIRE-CABLE GRIPS.
   2. WIRING SHALL BE A MINIMUM OF 48 INCHES FROM TRANSFORMERS AND MOTORS >= 5 HP AND MINIMUM OF 5 INCHES FROM FLUORESCENT LIGHT FIXTURES.
   3. WIRING SUPPORT METHODS:
      A. **UTP WIRING METHOD: EXCEPT AS OTHER WISE INDICATED, INSTALL WIRING IN EMT RACEWAY. CONCEAL RACEWAY EXCEPT IN UNFINISHED SPACES AND AS INDICATED.**
      B. UTP WIRING METHOD: INSTALL WIRING ABOVE ACCESSIBLE CEILINGS EXPOSED AND SUPPORTED TO STRUCTURE WITH ERICO CABLE CAT OR BLINE 2 INCH WIDE J HOOKS, SUPPORTED TO STRUCTURE EVERY 30 INCHES TO 60 INCHES. INSTALL ALL OTHER WIRING IN EMT CONDUIT CONCEALED. CONCEAL RACEWAY EXCEPT IN UNFINISHED SPACES AS INDICATED. **UTP WIRING METHOD: CABLE TRAY AS SPECIFIED AND EMT RACEWAY CONCEALED IN ALL OTHER AREAS. CONCEAL RACEWAY EXCEPT IN UNFINISHED SPACES AND AS INDICATED**.
      C. FIBER BACKBONE CABLING METHOD: INSTALL IN MINIMUM 4 INCH EMT WITH BUSHED ENDS AND MINIMUM 3-COMPARMENT INNER DUCT RATED FOR PLENUM SPACES.
   4. WIRING IN WIRE CLOSETS AND CABINETS: INSTALL CONDUCTORS PARALLEL TO AND AT RIGHT ANGLES TO WALLS. BUNDLE, LACE, AND TRAIN THE CONDUCTORS TO TERMINAL POINTS WITH NO EXCESS. USE WIRE DISTRIBUTION SPOOLS AT POINTS WHERE CABLES ARE FANNED OR CONDUCTORS TURNED. CONNECT CONDUCTORS THAT ARE TERMINATED, SPLICED, OR INTERRUPTED TO TERMINAL BLOCKS. LABEL EACH TERMINAL WITH DESIGNATIONS APPROVED IN ACCORDANCE WITH EIA/TIA STANDARDS.
   5. CONDUCTOR TERMINATIONS: TERMINATE CONDUCTORS OF CABLES ON TERMINAL BLOCKS, PATCH PANELS AND DEVICES USING TOOLS RECOMMENDED BY MANUFACTURER.

M. IDENTIFICATION:
1. CABLE/WORKSTATION LABELS: USE A UNIQUE 5-SYLLABLE ALPHANUMERIC DESIGNATION. FIRST SYLLABLE IS TO IDENTIFY AND LOCATE THE WIRING CLOSET OR EQUIPMENT ROOM WHERE THE CABLE ORIGINATES. SECOND SYLLABLE IS TO IDENTIFY THE RACK NUMBER. THIRD SYLLABLE IS TO IDENTIFY THE PATCH PANEL OR TERMINAL BLOCKS TO WHICH THE CABLE TERMINATES. FOURTH AND FIFTH SYLLABLES ARE TO IDENTIFY THE PATCH PANEL PORT NUMBER. EXAMPLE: J2A33 (WIRING CLOSET J, RACK 2, PATCH PANEL A, PORT NUMBER 33). LABEL CABLES WITHIN WORKSTATION OUTLET BOXES, WHERE ACCESSIBLE IN CABINETS OR JUNCTION BOXES, AT REAR OF PATCH PANELS, AT TERMINATION BLOCKS AND ELSEWHERE AS INDICATED. PLACE LABELS WITH 4 INCHES OF CABLE TERMINATION POINT. CABLE LABELS SHALL BE VINYL OR VINYL CLOTH, SELF ADHESIVE, WRAPAROUND MARKERS WITH PREPRINTED NUMBERS AND LETTERS. LABEL EACH WORKSTATION JACK ON WORKSTATION FACEPLATE UNDER CLEAR VIEW COVERS WITH PREPRINTED LABEL.
2. PATCH PANEL LABELING: LABEL EACH WORKSTATION PANEL WITH SELF ADHESIVE PREPRINTED SINGLE LETTER DESIGNATION (A THROUGH Z). LABEL PATCH PANELS USED AS A PATCH TO TELEPHONE CROSS CONNECT BLOCKS AS "TELEPHONE PATCH." IF MORE THAN ONE TELEPHONE PATCH PANEL, INCLUDE LETTER DESIGNATION. EXAMPLE: TELEPHONE PATCH A.
3. RACK LABELING: LABEL EACH RACK WITH ENGRAVED PLASTIC LAMINATE NUMBER DESIGNATION. EXAMPLE: RACK 1.
4. WIRING CLOSET/EQUIPMENT ROOM: LABEL WIRING CLOSET WITH ENGRAVED PLASTIC LAMINATE LETTER DESIGNATION. PLACE LABEL MINIMUM 6 FEET ABOVE FINISHED FLOOR IN VISIBLE LOCATION WITH MINIMUM 2 INCH HIGH LETTERS. EXAMPLE: WIRING CLOSET J.
5. CABLE SCHEDULE/MAP: POST AT A PROMINENT LOCATION IN EACH EQUIPMENT ROOM. LIST INCOMING AND OUTGOING CABLES AND THEIR DESIGNATIONS, ORIGINS, AND DESTINATIONS. PROTECT WITH A RIGID FRAME AND CLEAR PLASTIC COVER. OBTAIN PRINTED FLOOR PLAN FROM ENGINEER AND INDICATE EACH WORKSTATION JACK, RACK, AND CLOSET DESIGNATIONS. SEND COPY TO ENGINEER AND INCLUDE WITH AS-BUILT MANUALS/DRAWINGS.

N. FIELD QUALITY CONTROL:
1. TESTING AGENCY: PROVIDE A QUALIFIED NRTL, BICSI CERTIFIED TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
2. PERFORM TESTS AND INSPECTIONS AS FOLLOWS:
   A. VISUALLY INSPECT UTP AND OPTICAL FIBER CABLE JACKET MATERIALS FOR NRTL CERTIFICATION MARKINGS. INSPECT CABLING TERMINATIONS IN COMMUNICATIONS EQUIPMENT ROOMS FOR COMPLIANCE WITH COLOR-CODING FOR PIN ASSIGNMENTS, AND INSPECT CABLING CONNECTIONS FOR COMPLIANCE WITH TIA/EIA-568-B.1.
   B. VISUALLY CONFIRM **CATEGORY 6,** MARKING OF OUTLETS, COVER PLATES,OUTLET/CONNECTORS, AND PATCH PANELS.
   C. VISUALLY INSPECT CABLE PLACEMENT, CABLE TERMINATION, GROUNDING AND BONDING, EQUIPMENT AND PATCH CORDS, AND LABELING OF ALL COMPONENTS. UTP PERFORMANCE TESTS: TEST FOR EACH OUTLET AND MULTI-OUTLET ASSEMBLY. PERFORM THE FOLLOWING TESTS ACCORDING TO TIA/EIA-568-B.1 AND TIA/EIA-568-B.2:
      1) WIRE MAP.
      2) LENGTH (PHYSICAL VS. ELECTRICAL, AND LENGTH REQUIREMENTS).
      3) INSERTION LOSS.
      4) NEAR-END CROSSTALK (NEXT) LOSS.
      5) POWER SUM NEAR-END CROSSTALK (PSNEXT) LOSS.
      6) EQUAL-LEVEL FAR-END CROSSTALK (ELFEXT).
      7) POWER SUM EQUAL-LEVEL FAR-END CROSSTALK (PSELFEXT).
      8) RETURN LOSS.
      9) PROPAGATION DELAY.
      10) DELAY SKEW.
   D. TEST UTP BACKBONE COPPER CABLING FOR DC LOOP RESISTANCE, SHORTS, OPENS, INTERMITTENT FAULTS, AND POLARITY BETWEEN CONDUCTORS. TEST OPERATION OF SHORTING BARS IN CONNECTION BLOCKS. TEST CABLES AFTER TERMINATION BUT NOT CROSS-CONNECTION. TEST INSTRUMENTS SHALL MEET OR EXCEED APPLICABLE REQUIREMENTS IN TIA/EIA-568-B.2. PERFORM TESTS WITH A TESTER THAT COMPLIES WITH PERFORMANCE REQUIREMENTS IN "TEST INSTRUMENTS (NORMATIVE)" ANNEX, COMPLYING WITH MEASUREMENT ACCURACY SPECIFIED IN "MEASUREMENT ACCURACY (INFORMATIVE)" ANNEX. USE ONLY TEST CORDS AND ADAPTERS THAT ARE QUALIFIED BY TEST EQUIPMENT MANUFACTURER FOR CHANNEL OR LINK TEST CONFIGURATION.
   E. OPTICAL FIBER CABLE TESTS:
      1) TEST INSTRUMENTS SHALL MEET OR EXCEED APPLICABLE REQUIREMENTS IN TIA/EIA-568-B.1. USE ONLY TEST CORDS AND ADAPTERS THAT ARE QUALIFIED BY TEST EQUIPMENT MANUFACTURER FOR CHANNEL OR LINK TEST CONFIGURATION.
      2) LINK END-TO-END ATTENUATION TESTS:
         A) HORIZONTAL AND MULTIMODE BACKBONE LINK MEASUREMENTS: TEST AT 850 OR 1300 NM IN 1 DIRECTION ACCORDING TO TIA/EIA-526-14-A, METHOD B, ONE REFERENCE JUMPER.
         B) ATTENUATION TEST RESULTS FOR BACKBONE LINKS SHALL BE LESS THAN 2.0 DB. ATTENUATION TEST RESULTS SHALL BE LESS THAN THAT CALCULATED ACCORDING TO EQUATION IN TIA/EIA-568-B.1.
      3) OPTICAL FIBER CABLE PERFORMANCE TESTS: PERFORM OPTICAL FIBER END-TO-END LINK TESTS ACCORDING TO TIA/EIA-568-B.1 AND TIA/EIA-568-B.3.
3. RETESTING: CORRECT DEFICIENCIES INDICATED BY TESTS AND COMPLETELY RETEST WORK AFFECTED BY SUCH DEFICIENCIES. VERIFY THAT THE TOTAL SYSTEM MEETS THE SPECIFICATIONS AND COMPLIES WITH APPLICABLE STANDARDS. CONTRACTOR WILL BE REIMBURSED FOR REPLACEMENT OF EXISTING CABLE UPON APPROVAL OF ENGINEER.
4. REPORT OF TESTS AND INSPECTIONS: PREPARE A WRITTEN RECORD OF INSPECTIONS, TESTS, AND DETAILED TEST RESULTS IN THE FORM OF A TEST LOG.
5. TAG ALL CABLES, TERMINAL BLOCKS, OUTLETS, AND OTHER COMPONENTS FOR WHICH TESTS HAVE BEEN SATISFACTORILY COMPLETED.

O. COMMISSIONING:
1. ACCEPTANCE: THIS IS TO BE A CERTIFIED EIA/TIA 568 **CATEGORY 6** DATA SYSTEM. SUBMIT SYSTEM CERTIFICATES PRIOR TO FINAL ACCEPTANCE.

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

283100 - FIRE DETECTION AND ALARM

A. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE "COMMON WORK RESULTS" SECTION.

B. MANUFACTURER: SIMPLEX.

C. COMPLIANCE: FIRE ALARM DESIGN SHALL BE COMPLIANCE WITH INTERNATIONAL BUILDING CODES, NFPA 72, NFPA 13 AND **NFPA 90A AND APPLICABLE GOVERNMENT AGENCY CODES.**

D. CONTROL PANEL TO BE INTELLIGENT ADDRESSABLE, WITH 150 PERCENT POWER SUPPLY BATTERY BACKUP **AND INTEGRAL DACT DIALER. INSTALL SEMI-FLUSH**.

E. MANUAL STATIONS: INTELLIGENT ADDRESSABLE NON-CODED DOUBLE ACTION. MOUNT SEMIFLUSH IN RECESSED BACK BOXES. SURFACE INSTALLATIONS SHALL UTILIZE SURFACE BOX PROVIDED BY FIRE ALARM MANUFACTURER AND WIREMOLD 700 RACEWAY. BOX BY WIREMOLD NOT ACCEPTABLE.

F. HORN/STROBE UNITS: COMBINATION FLUSH MOUNT TYPE WITH **WHITE** FINISH. STROBE UNITS TO BE XENON STROBE TYPE AND SHALL COMPLY WITH ADA REQUIREMENTS. INSTALL IN CEILING. STROBES SHALL BE SYNCHRONIZED. SURFACE INSTALLATIONS SHALL UTILIZE SURFACE BOX PROVIDED BY FIRE ALARM MANUFACTURER AND WIREMOLD 700. BOX BY WIREMOLD NOT ACCEPTABLE.

G. PHOTOELECTRIC SMOKE DETECTORS: INTELLIGENT ADDRESSABLE PHOTOELECTRIC SMOKE DETECTOR TO EMPLOY LIGHT SCATTERING PRINCIPLE OF OPERATION. SMOKE DETECTOR SHALL ALARM WHEN SMOKE OBSCURATION LEVEL IN THE DETECTION CHAMBER REACHES THE 3 PERCENT PER FOOT LEVEL. **DO NOT MOUNT SMOKE DETECTORS ANY CLOSER THAN 60 INCHES FROM HVAC AIR DIFFUSERS.**

H. HEAT DETECTORS: INTELLIGENT ADDRESSABLE**.**
   1. FIXED TEMPERATURE TYPE, 135 DEG F.
   2. RATE OF RISE TYPE, 135 DEG F.

I. **DUCT DETECTION (INDUSTRIAL, COMMERCIAL, EDUCATIONAL AND RETAIL):** INTELLIGENT ADDRESSABLE PHOTOELECTRIC WITH SAMPLING TUBES. (1) LOCATE IN SINGLE OR COMBINED RETURN AIR SYSTEMS GREATER THAN 2000 CFM UPSTREAM OF ANY FILTERS, AND (2) FOR RETURN SYSTEMS SERVING MORE THAN ONE FLOOR AND GREATER THAN 15,000 CFM, ALSO LOCATE IN RETURN AIR SYSTEM AT EACH STORY UPSTREAM OF THE CONNECTION BETWEEN THE RETURN AIR RISER AND ANY AIR DUCTS OR PLENUMS. COMPLY WITH IMC SECTION 606 FOR LOCATIONS; COMPLY WITH NFPA 72 FOR INSTALLATIONS. PROVIDE REMOTE TEST STATION ON WALL ADJACENT EACH UNIT. PROVIDE FAN SHUTDOWN RELAY WITHIN 3 FEET OF AIR HANDLER STARTER INTEGRATED WITH FACP FOR SHUTDOWN OF AIR HANDLER UNDER GENERAL ALARM.

J. MAGNETIC DOOR HOLDERS SHALL BE FLOOR OR WALL MOUNTED AS INDICATED COMPLETE WITH MATCHING DOOR PLATE. ELECTROMAGNET: REQUIRES NO MORE THAN 3 W TO DEVELOP 25 LBF HOLDING FORCE. **RATING: 120 VAC.**

K. MAIN VALVE SUPERVISORY SWITCHES SHALL BE FURNISHED BY OTHERS AND WIRED BY ELECTRICAL CONTRACTOR.

L. FLOW AND TAMPER SWITCHES SHALL BE FURNISHED AND INSTALLED BY OTHERS AND WIRED BY ELECTRICAL CONTRACTOR.

M. NOTIFICATION CIRCUITS SHALL BE WIRED CLASS A. INITIATION CIRCUITS SHALL BE WIRED CLASS B. CONDUCTORS SHALL BE MINIMUM #16 AWG FA CONDUCTOR **ENCLOSED IN EMT**.

N. PROVIDE A LETTER OF VERIFICATION THAT THE FIRE ALARM SYSTEM HAS BEEN COMPLETED AND TESTED IN ACCORDANCE WITH NFPA PROCEDURES BY MANUFACTURER'S REPRESENTATIVE WITH AN ATTACHED COPY OF THE AHJ'S ACCEPTANCE REPORT. THE LETTER SHALL BE INCLUDED WITH AS-BUILT MANUALS.

O. TRAINING: TRAIN OWNER'S PERSONNEL A **MINIMUM OF 4 HOURS**. SCHEDULE ONE WEEK IN ADVANCE.

END OF SECTION

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BRIAN D. HOCKMAN
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06/11/2024

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BURNET COUNTY ANNEX

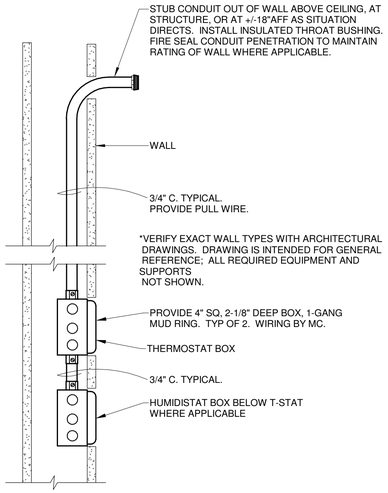
#	DATE	ISSUE

Project Number: 33-1408

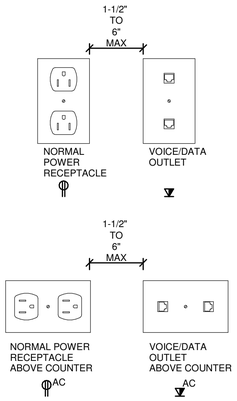
hollingsworth pack
Design & Construction Consultants
3801 S. Congress Suite 110 Austin, TX 78704
PH: (512) 275-6060 TX FIRM # 12747

ELECTRICAL SPECIFICATIONS

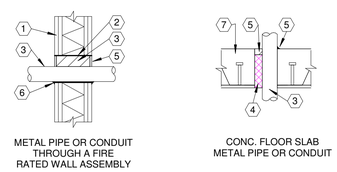
E002



1 E003 T-STAT/H-STAT ROUGH-IN DETAIL
NOT TO SCALE



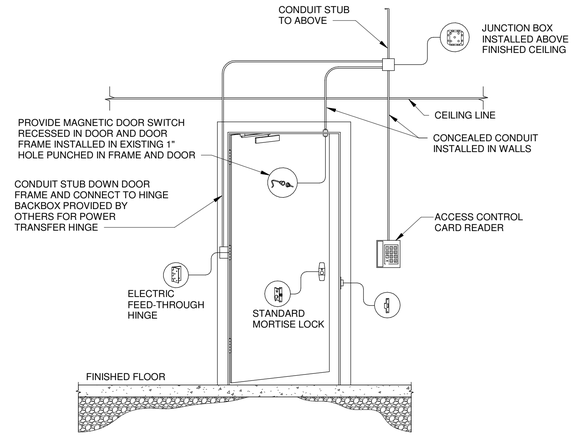
2 E003 RECEPTACLE SPACING DETAIL
NOT TO SCALE



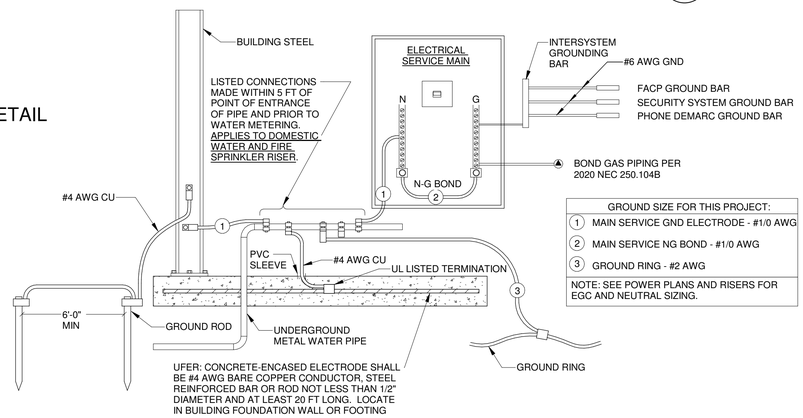
NOTES:

1. WALL ASSEMBLY
2. SLEEVE
3. PENETRATING PIPE
4. FORMING MATERIAL TIGHTLY PACKED
5. INTUMESCENT FIRESTOP SEALANT
6. MINIMUM 1/2" BEAD INTUMSCENT FIRESTOP SEALANT AT POINT OF CONTACT
7. CONCRETE FLOOR - CEILING ASSEMBLY
8. PROVIDE PIPE STOPPING SYSTEMS IN SUBMITTALS

3 E003 FIRE STOPPING PENETRATION DETAILS
NOT TO SCALE

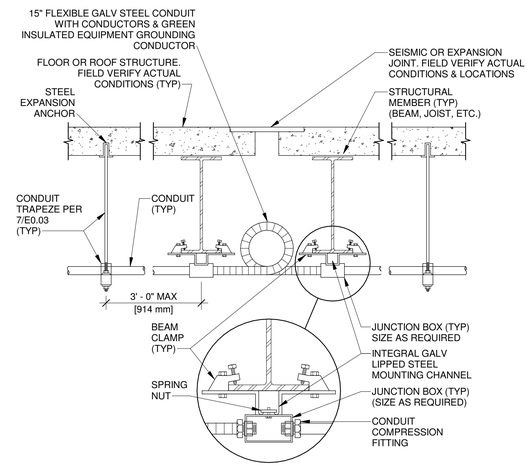


4 E003 TYPICAL ACCESS CONTROL DOOR DETAIL
NOT TO SCALE

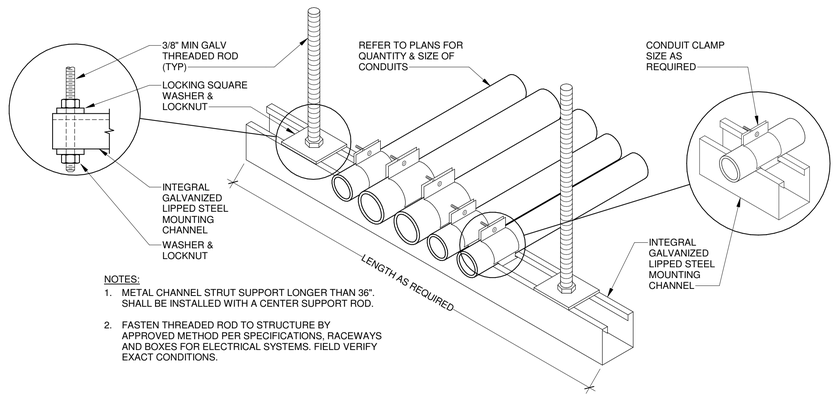


GROUND SIZE FOR THIS PROJECT:
1 MAIN SERVICE GND ELECTRODE - #1/0 AWG
2 MAIN SERVICE NG BOND - #1/0 AWG
3 GROUND RING - #2 AWG
NOTE: SEE POWER PLANS AND RISERS FOR EGC AND NEUTRAL SIZING.

5 E003 BUILDING GROUNDING ELECTRODE SYSTEM DETAIL
NOT TO SCALE



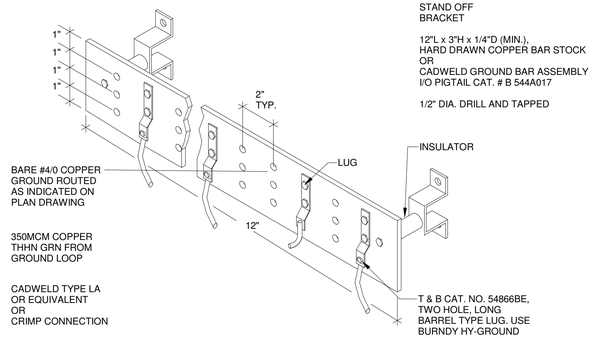
6 E003 CONDUIT JOINT CROSSING DETAIL
NOT TO SCALE



NOTES:

1. METAL CHANNEL STRUT SUPPORT LONGER THAN 36". SHALL BE INSTALLED WITH A CENTER SUPPORT ROD.
2. FASTEN THREADED ROD TO STRUCTURE BY APPROVED METHOD PER SPECIFICATIONS, RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS. FIELD VERIFY EXACT CONDITIONS.

7 E003 CONDUIT TRAPEZE MOUNTING DETAIL
NOT TO SCALE



8 E003 GROUND BAR DETAIL
NOT TO SCALE

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06/11/2024

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BURNET COUNTY ANNEX

#	DATE	ISSUE

Project Number: 33-1408

ELECTRICAL DETAILS

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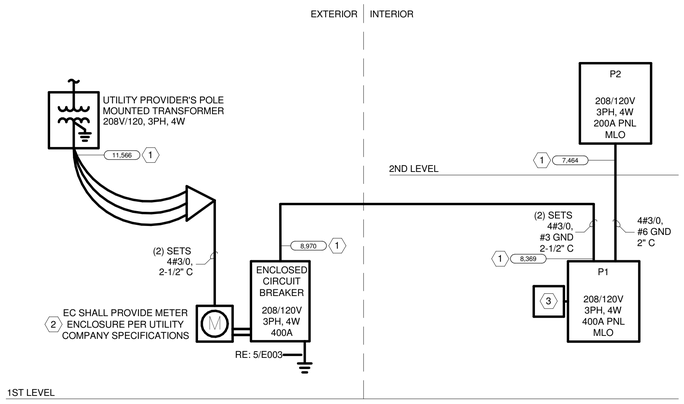
E003

C:\Users\David.G\Documents\Burnet County_ELEC_RV22_david.gMLD56.rvt



1 E004 ELECTRICAL ONE-LINE DIAGRAM

NOT TO SCALE

GENERAL NOTES

A. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL ELECTRICAL EQUIPMENT SHOWN AS NEW, UON.

B. THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THE NEW ELECTRICAL SERVICE WITH UTILITY AND INCLUDE IN BID.

C. PROVIDE ARC FLASH LABELING FOR ALL NEW EQUIPMENT AS REQUIRED PER NEC ARTICLE 110.16 AND NFPA-70E.

D. ALL CONDUCTORS SHALL BE COPPER TYPE THWN-2 (EXTERIOR).

E. ALL GROUNDING SHALL BE IN ACCORDANCE WITH NEC REQUIREMENTS.

F. REFER TO SPECIFICATIONS, SCHEDULES, DETAILS AND GENERAL NOTES SHEET FOR ADDITIONAL SITE REQUIREMENTS.

(#) SHEET WORK NOTES

1. UNLESS SUPPLIED BY THE UTILITY COMPANY, THE FAULT CURRENT LEVEL SHALL BE DETERMINED FROM TABLE 1 "SHORT-CIRCUIT CURRENTS AVAILABLE FROM VARIOUS SIZE TRANSFORMERS" (BASED ON WORST CASE IMPEDANCE) IN BUSSMANN'S ELECTRICAL PROTECTION HANDBOOK.
2. NEW METER SOCKET PER UTILITY REQUIREMENTS. METER SHALL BE INSTALLED ADJACENT TO DISTRIBUTION ENCLOSURE AS SHOWN.
3. EXTERIOR LUMINAIRES SHALL BE SWITCHED BY A CONTACTOR CONTROLLED BY A 24 HOUR, 7 DAY ASTRONOMICAL TIME CLOCK WITH HOLIDAY SCHEDULING IN CONJUNCTION WITH A ROOF MOUNTED PHOTOCELL. CONTACTOR AND TIME CLOCK TO BE MOUNTED ADJACENT TO PANEL.
4. CIRCUIT ON LIGHTING CONTACTOR.

LIGHTING FIXTURE SCHEDULE

NOTES:
1. UON, ALL LIGHT FIXTURE SPECIFICATIONS AND FINISHES SHALL BE SELECTED AND APPROVED BY THE ARCHITECT AND TENANT PRIOR TO PURCHASE AND INSTALLATION. SUBMITTALS SHALL INCLUDE ACTUAL PAINT FINISH COLOR SAMPLE AND ARCHITECTURAL COLOR PAINT SELECTION BROCHURE FOR OPTIONS.
2. SEE ARCHITECTURAL SHEETS FOR MOUNTING HEIGHT AND DETAILS.
3. EMERGENCY FIXTURES SHALL HAVE 90-MINUTE BATTERY PACK/INVERTER PACK INSTALLED.
4. UON, VERIFY LAMP COLOR TEMPERATURE REQUIREMENTS (KELVIN) WITH THE OWNER AND ARCHITECT PRIOR TO PURCHASE.
5. UON, CONTROLS PRICING AND LIGHTING FIXTURE PRICING SHALL BE SEPERATE.
6. UON, WHEN SUBSTITUTING FIXTURES, CONTRACTOR SHALL FURNISH BREAK-OUT PRICING OF BOTH THE SPECIFIED AND SUBSTITUTE FIXTURES FOR COMPARISON PRIOR TO APPROVAL.

FIXTURE			MOUNTING		LAMP		FIXTURE VOLTAGE	FIXTURE WATTAGE	NOTES
TYPE	MFGR	CATALOG NUMBER	LOC.	TYPE	LAMP	NO.			
L1E	COOPER	HC4-15-D010-HM4-0525-835-41-MD-H-REM7	RESTROOMS	RECESSED	LED	1	120V	14	3
L2E	COOPER	2SNX-30SL-LW-UNV-L835-CD-1-EL10W	UTILITY RM	SURFACE	LED	1	120V	21	3
L3	TECH LIGHTING	WS-77624-35K-AL	RESTROOMS	SURFACE	LED	1	120V	40	
L4	DALS	LEDVAN003-CC-24-BK	CONFERENCE 124	SURFACE	LED	1	120V	15	
L5	STARTECK	WS-BEAMD-4-625-SD-35K-80-X-X-U-1C	BRK RM 127, HALL 122	PENDANT	LED	1	120V	20	
L5E	STARTECK	WS-BEAMD-4-625-SD-35K-80-X-X-U-1C-EMB6	BRK RM 127, HALL 122	PENDANT	LED	1	120V	20	3
L6	STARTECK	WS-BEAMD-6-625-SD-35K-80-X-X-U-1C	OPEN OFFICE , FOYER, CONF 124	PENDANT	LED	1	120V	30	
L6E	STARTECK	WS-BEAMD-6-625-SD-35K-80-X-X-U-1C-EMB6	OPEN OFFICE , FOYER, CONF 124	PENDANT	LED	1	120V	30	3
L8E	LUMINOSGLOBAL	LGL-FCW-25-SV-30-N-XX-EM	EXTERIOR DOOR	SURFACE	LED	1	120V	25	3
X	COOPER	EU-X-7-X-R	-	-	LED	1	120V	5	

REFER TO SHEET WORK NOTES, TYP.

PANEL: P1

LOCATION: **AMPS:** 400 A **AIC RATING:** SEE ONE-LINE DIAGRAM **NOTES (NT):**
MANUFACTURER: SEE SPECIFICATIONS **VOLTS:** 208Y/120 **MOUNTING:** RECESSED
MODEL TYPE: PANELBOARD **PHASE:** 3 **ENCLOSURE:** TYPE 1
TYPE OF MAIN: MLO **WIRE:** 4 **FEATURES:**

LOAD NAME	NT	CB	P	WIRE SIZE H GND N	C SIZE (3/4" UON)	CKT NO	A	B	C	CKT NO	C SIZE (3/4" UON)	WIRE SIZE N GND H	P	CB	NT	LOAD NAME
LIGHTING CONTACTOR		20	1	#12 #12 X		1	500 360			2		X #12 #12	1	20		RESTROOMS
EXT. LIGHTING	4	20	1	#10 #10 X		3		25 360		4		X #12 #12	1	20		IT QUAD
1ST FLR LIGHTING		20	1	#10 #10 X		5			649 720	6		X #12 #12	1	20		IT QUAD
CONF. ROOM		20	1	#12 #12 X		7	900 1000			8		X #12 #12	1	20		BRK RM COUNTER
HALL CORR. RECEPT.		20	1	#12 #12 X		9		900 800		10		X #12 #12	1	20		REFRIGERATOR
BRK RM CORR. RECEPT.		20	1	#12 #12 X		11			1080 720	12		X #12 #12	1	20		OFFICE 123
WORKSPACE WRKSTN		20	1	#12 #12 X		13	180 800			14		X #12 #12	1	20		PRINTER
WORKSPACE WRKSTN		20	1	#12 #12 X		15		540 800		16		X #12 #12	1	20		PRINTER
EXHAUST FANS		20	1	#12 #12 X		17			360 1250	18		X #12 #12	2	20		EWH-1
FCU-1-1		25	2	#8 -- X		19	2600 1250			20	-- -- -- -- --					--
--	--	--	--	-- -- --	--	21		2600 360		22		X #12 #12	1	20		OPEN WORK SPACE 121
SPARE	--	20	1	-- -- --	--	23			0 360	24		X #12 #12	1	20		OPEN WORK SPACE 121
SPARE	--	20	1	-- -- --	--	25	0 360			26		X #12 #12	1	20		OPEN WORK SPACE 121
SPARE	--	20	1	-- -- --	--	27		0 360		28		X #12 #12	1	20		OPEN WORK SPACE 121
SPARE	--	20	1	-- -- --	--	29			0 360	30		X #12 #12	1	20		GFCI SUMP PUMP
SPARE	--	20	1	-- -- --	--	31	0 0			32	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	33		0 0		34	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	35			0 0	36	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	37	0 0			38	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	39		0 0		40	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	41			0 0	42	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	43	0 0			44	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	45		0 0		46	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	47			0 0	48	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	49	0 0			50	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	51		0 0		52	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	53			0 0	54	--	-- -- --	1	20	--	SPARE
PANEL P2		200	3	-- -- X		55	8731 0			56	--	-- -- --	1	20	--	SPARE
--	--	--	--	-- -- --	--	57		7527 0		58	--	-- -- --	1	20	--	SPARE
--	--	--	--	-- -- --	--	59			7074 0	60	--	-- -- --	1	20	--	SPARE
							16681	14272	12573							
							141 A	121 A	105 A							

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL TOTALS	
KITCHEN EQUIPMENT	1800	90.00%	1620		
LIGHTING	1764	100.00%	1764	TOTAL CONNECTED LOAD:	43526
MOTORS	25242	100.00%	25242	TOTAL CONNECTED AMPS:	121 A
RECEPTACLES	12220	90.92%	11110		
CONTINUOUS	2500	125.00%	3125	TOTAL ESTIMATED DEMAND:	42861
				TOTAL EST DEMAND AMPS	119 A

PANEL: P2

LOCATION: OPEN SPACE 200 **AMPS:** 200 A **AIC RATING:** SEE ONE-LINE DIAGRAM **NOTES (NT):**
MANUFACTURER: SEE... **VOLTS:** 208Y/120 **MOUNTING:** RECESSED
MODEL TYPE: PANELBOARD **PHASE:** 3 **ENCLOSURE:** TYPE 1
TYPE OF MAIN: MLO **WIRE:** 4 **FEATURES:**

LOAD NAME	NT	CB	P	WIRE SIZE H GND N	C SIZE (3/4" UON)	CKT NO	A	B	C	CKT NO	C SIZE (3/4" UON)	WIRE SIZE N GND H	P	CB	NT	LOAD NAME
2ND FLR LIGHTING		20	1	#10 #10 X		1	590 360			2		X #12 #12	1	20		IT QUAD
CORR. RECEPT.		20	1	#12 #12 X		3		900 2600		4		X -- #8	2	25		FCU-2-1
CORR. RECEPT.		20	1	#12 #12 X		5			720 2600	6	--	-- -- --	--	--	--	--
RECEPTACLES		20	1	#12 #12 X		7	720 3307			8		X #8 #8	2	35		CU-1-1
RECEPTACLES		20	1	#12 #12 X		9		720 3307		10	--	-- -- --	--	--	--	--
SPARE	--	20	1	-- -- --	--	11			0 3754	12		X #8 #6	2	40		CU-2-1
SPARE	--	20	1	-- -- --	--	13	0 3754			14	--	-- -- --	--	--	--	--
SPARE	--	20	1	-- -- --	--	15		0 0		16	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	17			0 0	18	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	19	0 0			20	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	21		0 0		22	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	23			0 0	24	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	25	0 0			26	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	27		0 0		28	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	29			0 0	30	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	31	0 0			32	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	33		0 0		34	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	35			0 0	36	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	37	0 0			38	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	39		0 0		40	--	-- -- --	1	20	--	SPARE
SPARE	--	20	1	-- -- --	--	41			0 0	42	--	-- -- --	1	20	--	SPARE
							8731	7527	7074							
							73 A	63 A	59 A							

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL TOTALS	
LIGHTING	590	100.00%	590		
MOTORS	19322	100.00%	19322	TOTAL CONNECTED LOAD:	23332
RECEPTACLES	3420	100.00%	3420	TOTAL CONNECTED AMPS:	65 A
				TOTAL ESTIMATED DEMAND:	23332
				TOTAL EST DEMAND AMPS	65 A

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BURNET COUNTY ANNEX

#	DATE	ISSUE

Project Number: 33-1408

ELECTRICAL ONE-LINES & SCHEDULES

E004

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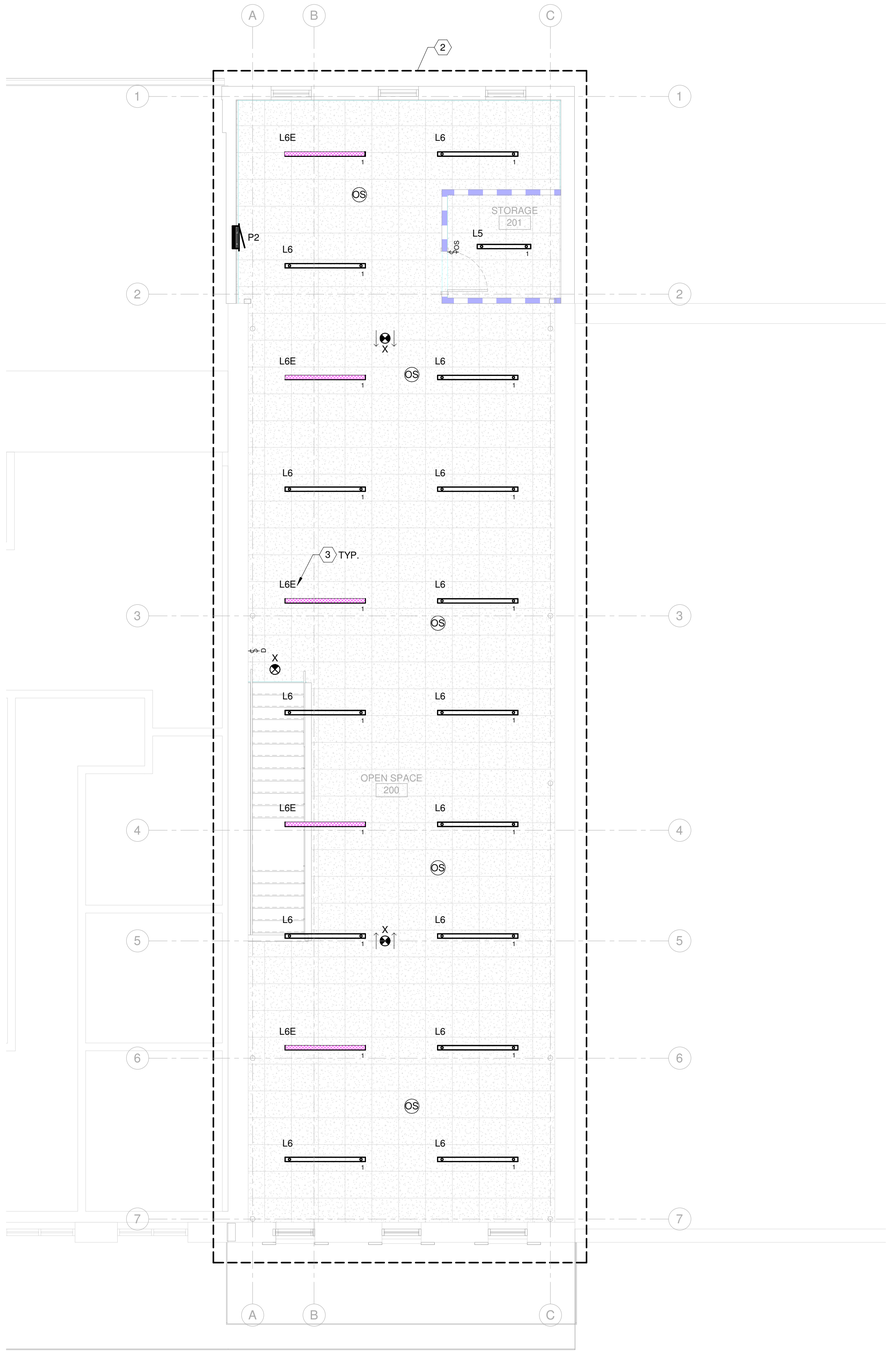
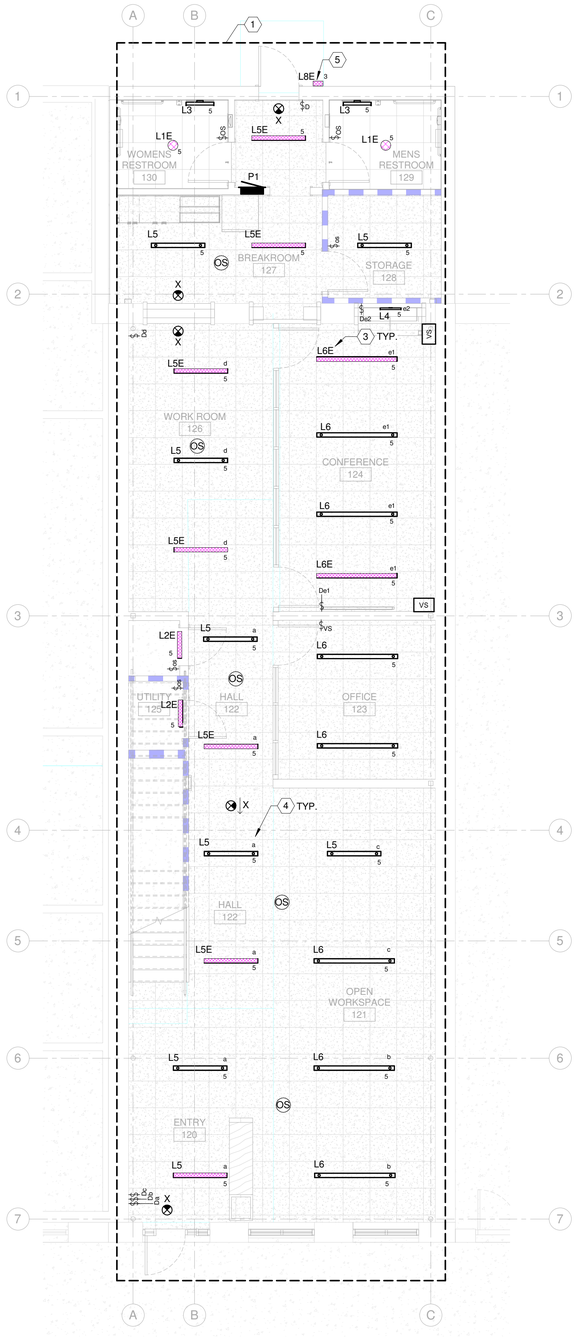


2 E201 ELECTRICAL LIGHTING PLAN-SECOND FLOOR

3/16" = 1'-0"



1 E201 ELECTRICAL LIGHTING PLAN-FIRST FLOOR

3/16" = 1'-0"

GENERAL NOTES

A. REFER TO SPECIFICATIONS, SCHEDULES, DETAILS AND GENERAL NOTES SHEET FOR ADDITIONAL LIGHTING INSTALLATION REQUIREMENTS.

B. CONTRACTOR SHALL COORDINATE LUMINAIRE LOCATIONS WITH THE ARCHITECTURAL ELEVATIONS AND RCP PRIOR TO INSTALLATION. VERIFY LOCATIONS AND MOUNTING METHODS AND MATERIALS THAT ARE UNCLEAR PRIOR TO ORDERING OR INSTALLING LUMINAIRES.

C. CIRCUIT NUMBER AND FIXTURE TAG SHOWN ADJACENT TO EACH LUMINAIRE.

D. CIRCUIT EXIT SIGNS (UNSWITCHED) WITH THE ADJACENT LIGHTING IN THE ROOM.

E. ROUTE CONDUIT CONCEALED ABOVE CEILINGS. AVOID ROUTING CONDUIT IN ARES EXPOSED TO DECK WHERE POSSIBLE. CONCEAL FROM OCCUPANT VIEW WHERE POSSIBLE.

(#) SHEET WORK NOTES

1. UON, CIRCUIT ALL LIGHTING IN THIS AREA TO PANEL 'P1'.
2. UON, CIRCUIT ALL LIGHTING IN THIS AREA TO PANEL 'P2'.
3. LUMINAIRES HATCHED MAGENTA SHALL BE PROVIDED WITH A REMOTE MICRO INVERTER. MODEL VST-M-32W-12V-120/277V-AT OR EQUAL, FOR 90 MIN OF EMERGENCY OPERATION. (1) INVERTER SHALL PROVIDE POWER FOR (2) LUMINAIRES. MOUNT WITHIN ADJACENT TENANT SPACE WITH 50' OF ADDITIONAL ROLLED UP WIRE. FOR FUTURE RELOCATION BY TENANT. PROVIDE WITH VISIBLE REMOTE BATTERY STATUS INDICATOR. TYPICAL
4. LOWER CASE LETTER ADJACENT TO LUMINAIRE INDICATES SWITCH-LEG TO SERVE LUMINAIRE.
5. LUMINAIRES SHALL BE SWITCHED BY A CONTACTOR CONTROLLED BY A 24 HOUR, 7 DAY ASTRONOMICAL TIME CLOCK WITH HOLIDAY SCHEDULING. CONTACTOR AND TIME CLOCK TO BE MOUNTED ADJACENT TO PANEL.

LIGHTING CONTROLS SYMBOLS LEGEND	
$OS	WALL MOUNTED OCCUPANCY SENSOR (DUAL TECH)
$VS	WALL MOUNTED VACANCY SENSOR WITH DIMMING
(OS)	CEILING MOUNTED OCCUPANCY SENSOR (DUAL TECH)
(VS)	CEILING MOUNTED VACANCY SENSOR WITH DIMMING
OS	CORNER MOUNTED OCCUPANCY SENSOR (DUAL TECH)
VS	CORNER MOUNTED VACANCY SENSOR WITH DIMMING

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BURNET COUNTY ANNEX

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ELECTRICAL LIGHTING PLANS

E201

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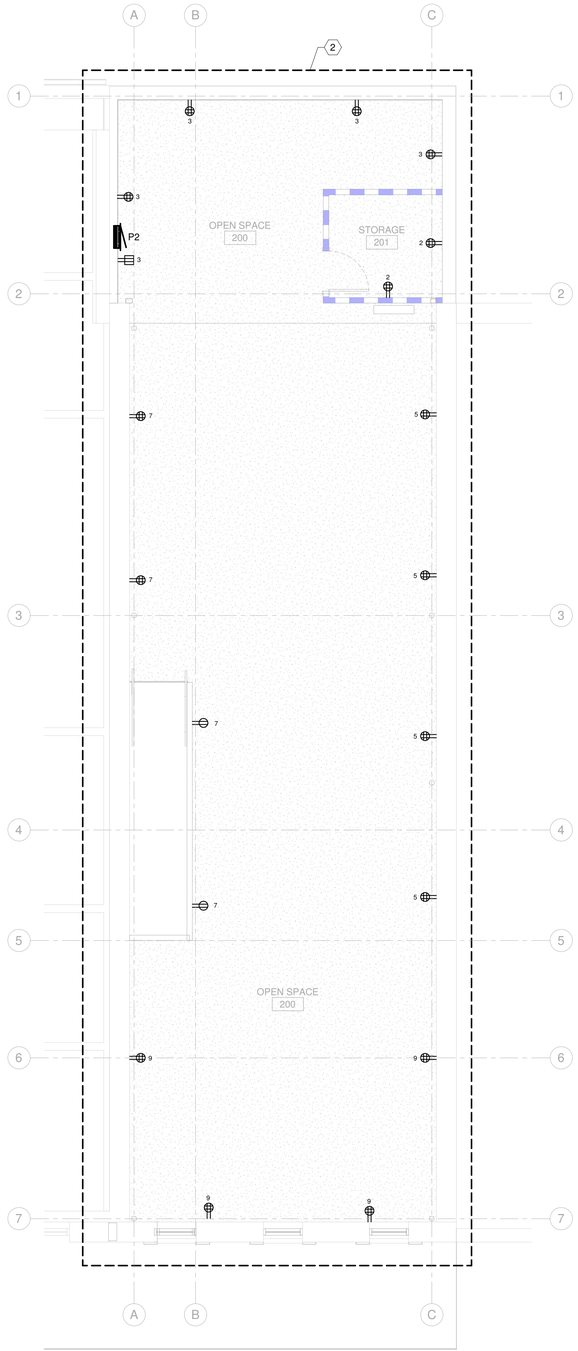
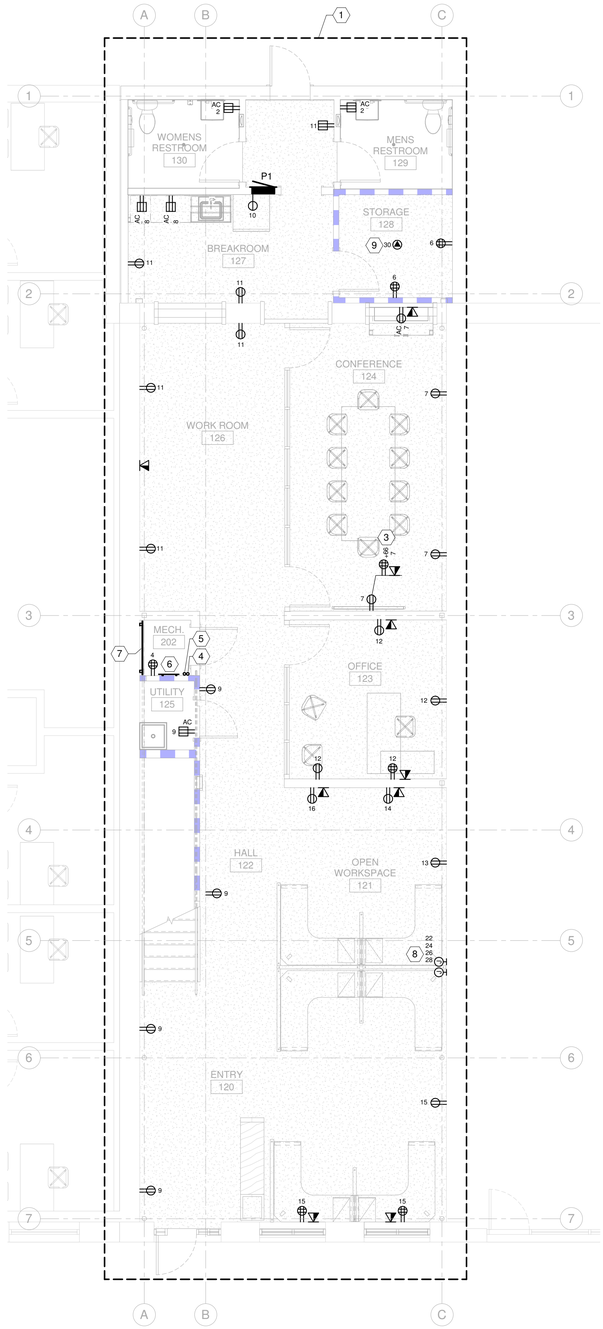


2 E301A — ELECTRICAL POWER PLAN-SECOND FLOOR

3/16" = 1'-0"



1 E301A — ELECTRICAL POWER PLAN-FIRST FLOOR

3/16" = 1'-0"

GENERAL NOTES

A. REFER TO SPECIFICATIONS, SCHEDULES, DETAILS AND GENERAL NOTES SHEET FOR ADDITIONAL ELECTRICAL EQUIPMENT AND SYSTEM INSTALLATION REQUIREMENTS.

B. CONTRACTOR SHALL PROVIDE POWER TO ALL ITEMS SHOWN FROM THE PANEL AND CIRCUIT NUMBERS THAT ARE SHOWN ADJACENT TO THE LOAD (RECEPTACLE, DISCONNECT, JBOX, EQUIPMENT CONNECTION POINT, ETC). SIZE CIRCUIT PER PANEL SCHEDULE. PROVIDE NEUTRAL AND GROUND, U.N.O.

C. EC'S SCOPE INCLUDES RACEWAY INFRASTRUCTURE FOR ALL ITEMS SHOWN ON THE SPECIAL SYSTEMS PLANS. RACEWAY REQUIREMENTS ARE DEFINED IN SPECIFICATION NOTES AND DETAILS, BUT SHALL BE FIELD VERIFIED BEFORE WORK.

D. ALL IT CABLING, JACKS, EQUIPMENT RACKS, A/V AND NETWORKING EQUIPMENT WILL BE PROVIDED AND INSTALLED BY OTHERS. EC RESPONSIBLE FOR ALL ROUGH IN WORK AND POWER CONNECTIONS.

E. COORDINATE TELECOMMUNICATIONS INFRASTRUCTURE REQUIREMENTS WITH OWNER'S IT REPRESENTATIVE PRIOR TO STARTING WORK.

SHEET WORK NOTES

1. UON, ALL CIRCUITS SHOWN IN THIS AREA WILL BE FED FROM PANEL 'P1'.
2. UON, ALL CIRCUITS SHOWN IN THIS AREA WILL BE FED FROM PANEL 'P2'.
3. TV MOUNTED ON WALL AT THIS LOCATION. PROVIDE QUAD RECEPTACLE, AV OUTLET AND TELECOM OUTLET IN A RECESSED JBOX WITH A 1" AND 1-1/2" CONDUITS. MOUNT BOTH POWER AND COMM BOXES BEHIND TELEVISION. COORDINATE LOCATION WITH ARCHITECT AND INSTALLATION WITH TELEVISION BLOCKING AND MOUNTING EQUIPMENT. COORDINATE FINAL TV ORIENTATION IN FIELD PRIOR TO ROUGH-IN. COORDINATE REQUIREMENTS WITH AV CONTRACTOR PRIOR TO ORDER.
4. PROVIDE ONE 1" CONDUIT (WITH PULL STRING) FROM THIS LOCATION TO EXTERIOR COMMUNICATION JUNCTION BOX. REFER TO ARCHITECTURAL PLANS TO DETERMINE CONDUIT RUN LENGTHS AND ROUTING. COORDINATE EXACT TERMINATION POINT WITH COMMUNICATIONS CONTRACTORS.
5. PROVIDE ONE 2" CONDUIT (WITH PULL STRING) FROM THIS LOCATION TO SECOND FLOOR DATA CLOSET. REFER TO ARCHITECTURAL PLANS TO DETERMINE CONDUIT RUN LENGTHS AND ROUTING. COORDINATE EXACT TERMINATION POINT WITH COMMUNICATIONS CONTRACTORS.
6. PROVIDE A GROUND LUG AND TERMINAL STRIP WITH A #4 ISOLATED GROUND CONDUCTOR BONDED TO THE BUILDING GROUNDING ELECTRODE.
7. PROVIDE 3/4" FIRE RATED PLYWOOD BACKBOARD FOR MOUNTING COMMUNICATIONS EQUIPMENT ON ALL MDF WALLS. WIDTH OF PANEL SHALL BE COORDINATED WITH INFORMATION TECHNOLOGIES CONTRACTOR. PAINT TO MATCH WALL TO WHICH BOARD IS ATTACHED.
8. PROVIDE ONE POWER AND ONE DATA JUNCTION BOX IN WALL AT THIS LOCATION FOR BRANCH CIRCUIT AND DATA/VOICE TO SERVE SYSTEM FURNITURE THAT IS PROVIDED WITH INTEGRAL RECEPTACLES. PROVIDE COVER PLATE WITH ANGLE CONNECTOR AND FLEXIBLE METAL CONDUIT (FMC) FROM EACH JUNCTION BOX IN WALL TO CONNECTION POINT ON FURNITURE, PROVIDE POWER CONDUCTORS, AND MAKE ALL ELECTRICAL TERMINATIONS. COORDINATE JUNCTION BOX LOCATION AND INSTALLATION OF CONDUCTORS WITH FURNITURE PROVIDER. COORDINATE CIRCUIT COUNT WITH FURNITURE PRIOR TO ROUGH-IN. PROVIDE (4) DEDICATED CIRCUITS ACROSS A MAXIMUM OF (8) WORKSTATIONS. PROVIDE DEDICATED NEUTRAL AND GROUND WITH EACH CIRCUIT. PROVIDE CREDIT TO TENANT IF CIRCUIT COUNT IS LESS THAN 4. PROVIDE 1-1/2" CONDUIT FOR DATA JUNCTION BOX.
9. PROVIDE DEDICATED GFI RECEPTACLE MOUNTED IN PIT ADJACENT TO SUMP PUMP FOR CONNECTION TO SUMP PUMP.

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BURNET COUNTY ANNEX

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Project Number: 33-1408

ELECTRICAL POWER PLANS

E301A

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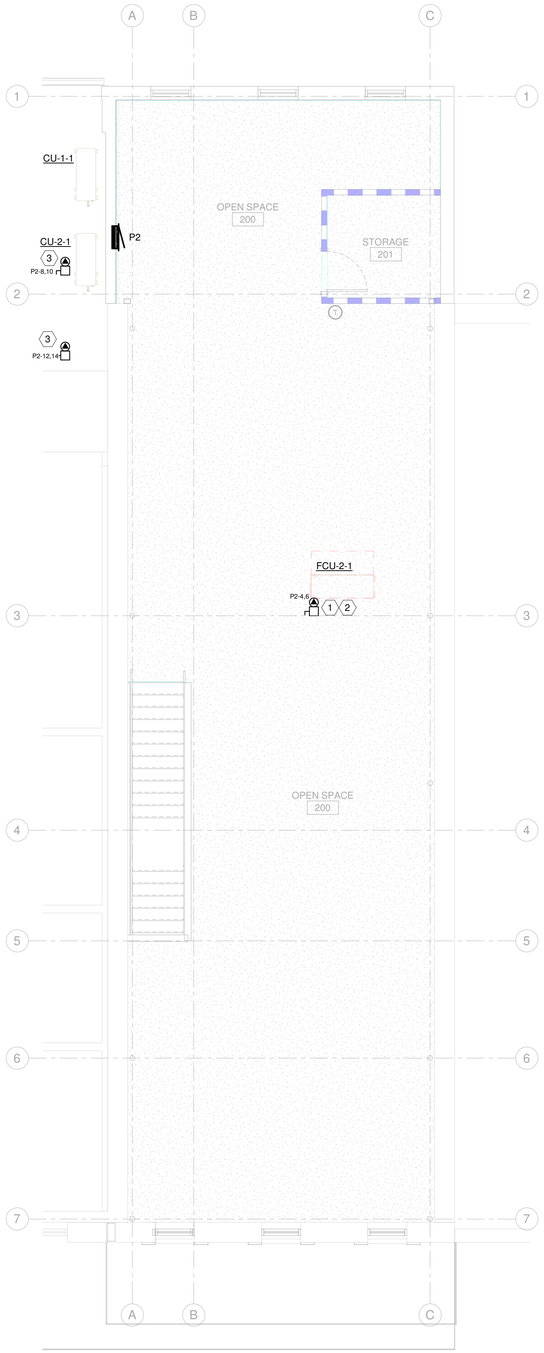
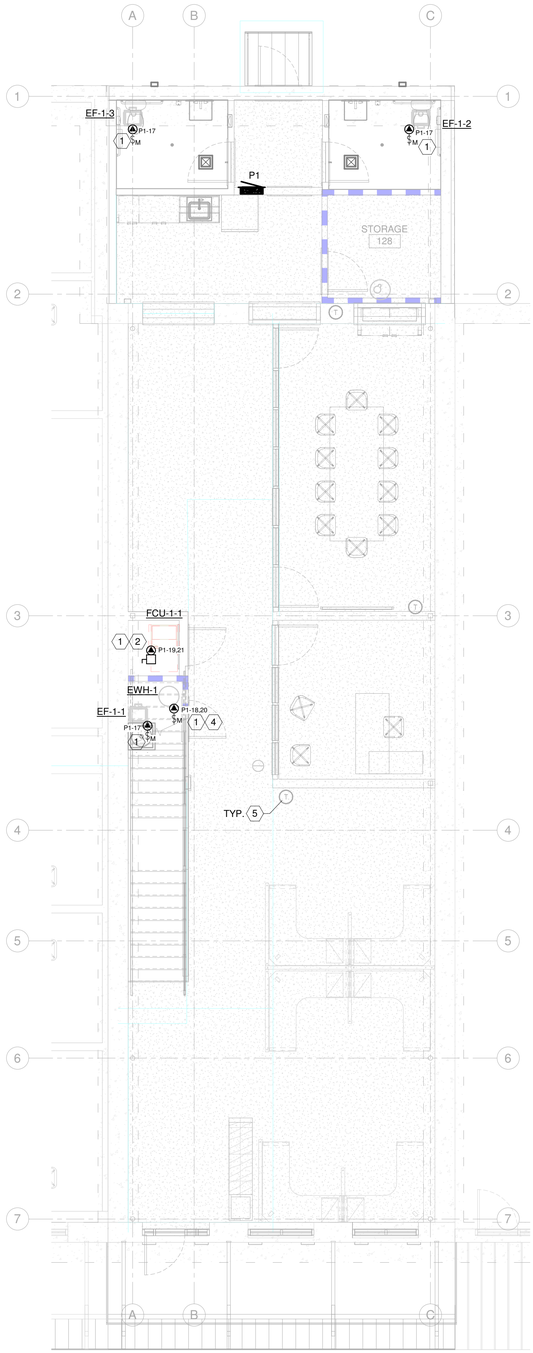
CONTROL EQUIPMENT SCHEDULE

UNIT	ITEMS BY OTHERS				ITEMS BY ELECTRICAL CONTRACTOR			CONTROL DEVICES	INST. BY	FURN. BY	NOTES
	DESCRIPTION	VOLTAGE	PHASE	FLA	DISCONNECT						
					DESCRIPTION	AMPS	NEMA ENCLOSURE				
CU-1-1	CONDENSING UNIT	208 V	1	36A	NON-FUSED	60A	NEMA 3R	FCU-1-1	EC	EC	
CU-2-1	CONDENSING UNIT	208 V	1	32A	NON-FUSED	60A	NEMA 3R	FCU-2-1	EC	EC	
EF-1-1	EXHAUST FAN	120 V	1	1A	MOTOR RATED	15A	NEMA 1	TIMECLOCK	EC	EC	
EF-1-2	EXHAUST FAN	120 V	1	1A	MOTOR RATED	15A	NEMA 1	TIMECLOCK	EC	EC	
EF-1-3	EXHAUST FAN	120 V	1	1A	MOTOR RATED	15A	NEMA 1	TIMECLOCK	EC	EC	
EWH-1	ELECTRIC WATER HEATER	208 V	1	12A	MOTOR RATED	20A	NEMA 1	-	EC	EC	
FCU-1-1	FAN COIL UNIT	208 V	1	25A	NON-FUSED	30A	NEMA 1	THERMOSTAT	EC	EC	
FCU-2-1	FAN COIL UNIT	208 V	1	25A	NON-FUSED	30A	NEMA 1	THERMOSTAT	EC	EC	



2 E301B ELECTRICAL HVAC POWER PLAN-SECOND FLOOR

3/16" = 1'-0"



1 E301B ELECTRICAL HVAC POWER PLAN-FIRST FLOOR

3/16" = 1'-0"

GENERAL NOTES

A. REFER TO SPECIFICATIONS, SCHEDULES, DETAILS AND GENERAL NOTES SHEET FOR ADDITIONAL ELECTRICAL EQUIPMENT AND SYSTEM INSTALLATION REQUIREMENTS.

B. REFER TO ELECTRICAL EQUIPMENT SCHEDULE FOR DISCONNECT AND CONTROLS REQUIREMENTS.

C. CONTRACTOR SHALL PROVIDE POWER TO ALL ITEMS SHOWN FROM THE PANEL AND CIRCUIT NUMBERS THAT ARE SHOWN ADJACENT TO THE LOAD. SIZE CIRCUIT PER PANEL SCHEDULE. PROVIDE NEUTRAL AND GROUND, U.N.O.

(#) SHEET WORK NOTES

1. MOUNT EQUIPMENT TO STRUCTURE ABOVE CEILING ADJACENT TO LOAD TO BE SERVED, IN A VISIBLE AND ACCESSIBLE LOCATION, AND PROVIDED WITH WORKING SPACE. COORDINATE LOCATION WITH OTHER TRADES PRIOR TO ROUGH-IN. PROVIDE GFCI RECEPTACLE MOUNTED BELOW DISCONNECT. RECEPTACLE SHALL BE CIRCUITED TO NEAREST GENERAL PURPOSE CIRCUIT.

2. PROVIDE DUCT MOUNTED SMOKE DETECTOR IN AIR DUCT OF HVAC UNIT. DUCT DETECTOR TO BE WIRED TO SHUT DOWN UNIT UPON DETECTION OF SMOKE. PROVIDE DUCT DETECTOR WITH LED ALARM INDICATOR REMOTE MOUNTED TO BOTTOM OF CEILING BELOW UNIT SERVED. PROVIDE CONTROL POWER FOR DUCT DETECTOR FROM UNIT SERVED. COORDINATE REQUIREMENTS AND INSTALLATION WITH MECHANICAL CONTRACTOR AND INTERFACE WITH FIRE ALARM SYSTEM WITH FIRE ALARM CONTRACTOR.

3. MOUNT EQUIPMENT ON WALL ADJACENT TO LOAD TO BE SERVED, IN A VISIBLE AND ACCESSIBLE SPACE, AND PROVIDED WITH NEC REQUIRED CLEARANCES. COORDINATE LOCATION WITH OTHER TRADES PRIOR TO ROUGH-IN. PROVIDE GFCI RECEPTACLE MOUNTED BELOW DISCONNECT. RECEPTACLE SHALL BE CIRCUITED TO NEAREST GENERAL PURPOSE CIRCUIT.

4. PROVIDE 120V CONNECTION AND MOTOR RATED SWITCH FOR IT CIRCULATION PUMP. CIRCUIT TO NEAREST GENERAL PURPOSE CIRCUIT.

5. COORDINATE WITH MECHANICAL DRAWINGS FOR NEW THERMOSTAT LOCATIONS.

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STATE OF TEXAS
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LICENSED
PROFESSIONAL ENGINEER

06/11/2024

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BURNET COUNTY ANNEX

#	DATE	ISSUE

Project Number: 33-1408

ELECTRICAL HVAC POWER PLANS

E301B

hollingsworth pack
Design & Construction Consultants
3801 S. Congress Suite 110 Austin, TX 78704
PH: (512) 275-6060 TX FIRM # 12747

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