GENERAL NOTES

1. Do not scale drawings. If dimensions are in question, the contractor shall be responsible for obtaining clarification from the architect before continuing with construction. All dimensions relating to existing conditions shall be field verified.

2. Dimensions are called out from out side face of studs @ exterior walls to centerline of interior stud walls. Window and door opening, in stud construction, are dimensioned to center of opening. Masonry walls are called out from out side face of masonry to face of masonry. Window and door opening, in masonry construction, are dimensioned as masonry openings (noted as M.O.).

3. Dimensions for elevations, sections, and details are called out from top of sub floor.

4. Any dimensional discrepancies are to be directed to Dungan Nequette Architects before fabrication of area in question.

5. Contractor to field verify all existing conditions and dimensions. Contractor to notify Dungan Nequette Architects of any discrepancies with these drawings and/or site information prior to beginning construction and/or ordering materials.

6. Contractor to provide wood blocking for all millwork and any wall hung counters, ledges and shelving. Provide blocking as required by construction.
7. All finish work shall be smooth, free from abrasion and/or tool marks on any exposed surfaces. All specified finishes are to be installed per manufacturers instructions.

8. All construction shall comply with all building codes and requirements having jurisdiction over this project.

9. See the electrical drawings for the locations of ceiling mounted smoke detectors, fire alarm devices, exit lights, etc. Verify with architectural reflected ceiling plan intent, the placement in relation to adjacent finishes or grids. Contractor to coordinate owner review meeting to approve all power and telephone outlet locations. This meeting shall be after all walls have been framed and before any wall finishes have been applied. Modify electrical as required to accommodate any owner selected fixtures / appliances. Notify Dungan Nequette Architects of any revisions.

10. Piping located above grade and inside the building shall be concealed in chases/furred spaces with the exception of piping in equipment rooms. The contractor shall coordinate with other trades to provide furring for piping installed in finish areas.

11. All doorframe locations are to be determined by: inside face of doorframe will be located minimum 6" clear from the edge of the adjacent partition, unless noted otherwise. For CMU walls - see dimensional plan.

12. Contractor to coordinate keying requirements with owner (master keying, grandmaster keying, etc.)

13. Contractor to verify location of electrical floor outlets, telephone receptacles, and cable connections with architect prior to installation.

14. Contractor to verify location of thermostats, Air handlers, and condensing units with architect prior to installation. All ductwork is to be concealed unless otherwise noted.

15. Beams, Headers and Lintels to be sized by an engineer or manufacturer.

16. Use double joists under walls, which run parallel to joists.

17. Exact size and reinforcement of all concrete footings must be determined by local soil conditions and acceptable practices of construction. Verifying design with local geotech engineer.

18. Electrical contractor to verify and/or size electrical system to meet or exceed local code requirements.

19. H.V.A.C. contractor to verify and/or size heating and cooling loads as for local codes, climatic conditions and building orientation, and volume of interior space.

20. Plumbing contractor: plumbing materials and installation to be done in accordance with local requirements.

21. Windows designations are provided as the outer sash dimensions of the unit, and called out in feet and inches wide by feet and inches tall. (Example; 2852 designation is a window with a 2 foot 8 inch wide by 5 foot 2 inch tall sash.)

22.Contractor to coordinate sill extensions as required for exterior wall conditions.

23.Contractor to coordinate all mechanical and electrical roof penetrations with Architect prior to installation.

24. Gutters on all the cottages are optional. If Gutters are installed, Cottage Builders will direct which cottages receive the gutters.

ABBREVIATIONS

A.F.F.	Above Finished Floor
ADD.	Addendum
ADJT.	Adjustable (ment)
A/C	Air Conditioning
ALT.	Alternate
ALUM.	Aluminum
A.B.	Anchor Bolt
ANOD.	Anodized
APPROX.	Approximate (ly)
ARCH.	Architect
BSMT.	Basement
B.Pl.	Bearing Plate
B.M.	Bench Mark
BEL.	Below
BM.	Beam
BRG.	Bearing
BLK.	Block
BD.	Board
BOT.	Bottom
BRK.	Brick
BLDG.	Building
B.U.R.	Built up Roofing
CAB.	Cabinet
CPT.	Carpet
CSMT.	Casement
C.I.G.	Ceiling
CEM.	Cement
CER.	Ceramic
C.T.	Ceramic Tile
C.M.T.	Ceramic Mosaic Tile
CLR.	Clear (ance)
C.O.	Clean Out
CL.	Closet
COL.	Column
CO.	Company
CONC.	Concrete
C.M.U.	Concrete Mason. Unit
CONST.	Construction
CONT.	Continuous
C.J.	Control Joint
CORR.	Corrugated
CTR.	Counter
C.F.	Cubic Foot
C.Y.	Cubic Yard
D.L.	Dead Load
DTL.	Detail
DIAM.	Diameter
DIM.	Dimension
DR.	Door
DN.	Down
DS.	Downspout
DWR.	Drawer
DWG.	Drawing
D.F.	Drinking Fountain
	East
ELEC.	Electric (al)
ELEVN	Elevation
ELEV.	Elevator
EMER.	Emergency
ENCL.	Enclose (ure)
EQ.	Equal
EXH.	Exhaust
EXIST.	Existing
E.J.	Expansion Joint
EXP.	Exposed
EXT.	Exterior
F.W.C.	Fabric Wall Covering
F.O.S.	Face of Studs
FAS.	Fasten (er)
FGL.	Fiberglass
FIN.	Finish (ed)
F.F.E.	Finished Floor Elevation
FL.	Floor (ing)
F.D.	Floor Drain
FLOUR.	Fluorescent
FT.	Foot (Feet)
FTG.	Footing
FND.	Foundation
FUT.	Future
F.R.	Fire Rated
GA.	Gage, Gauge
GALV.	Galvanized
G.I.	Galvanized Iron
G.C.	General Contract (or)
GL.	Glass, Glazing
GR.	Grade
GYP.BD.	Gypsum Wallboard
HC.	Handicap
HR.	Hour
HDW.	Hardware
HWD.	Hardwood
HDR.	Header
HTG.	Heating
HVAC.	Heating/Ventilation
H.O.	Hold Open
H.D.	Heavy Duty
HT.	Height
H.C.	Hollow Core
H.M.	Hollow Metal
HOR.	Horizontal
H.B.	Hose Bib
IN.	Inch
INCL.	Include (d), (ing)
I.D.	Inside Diameter
INSUL.	Insulate (d), (ion)
INT.	Interior
INV.	Invert
J.C.	Janitor's Closet
JT.	Joint
JST.	Joist
KIT.	Kitchen
KDN.	Knockdown
KDAT.	Kiln Dried
K.O.	Knockout
LBL.	Label
LAB.	Laboratory
LAD.	Ladder
LAM.	Laminate (d)
LAV.	Lavatory
LH.	Left Hand
LG.	Length (long)
LT.	Light
LT.WT.	Light Weight
L.F.	Linear Foot
L.L.	Live Load
LVR.	Louver
LUM.	Luminous
MH.	Manhole
MFR.	Manufacture (er)
MDF.	Moisture Density Fiberboard
MAS.	Masonry
M.O.	Masonry Opening
MR.	Moisture Resistant
MATL.	Material (s)
MAX.	Maximum
MECH.	Mechanical
M	Meter (s)
MM.	Millimeter (s)
MWK.	Millwork
MIN.	Minimum
MW.	Microwave
MISC.	Miscellaneous
MOD.	Modular
MT.	Mount (ed), (ing)
MOV.	Movable
MULL.	Mullion
NAT.	Natural
N.R.	Noise Reduction
N.R.C.	Noise Reduction Coefficient
NOM.	Nominal
N.	North
N.I.C.	Not in Contract
N.T.S.	Not to Scale
O.C.	On Center
OFC.	Office
OPNG.	Opening
OPP.	Opposite
O.D.	Outside Diameter
P.R.	Pair
PNL.	Panel
PAR.	Parallel
PK.	Parking
PAV.	Paving
PVMT.	Pavement
PED.	Pedestal
PERF.	Perforate (d)
PERIM.	Perimeter
P.LAM.	Plastic Laminate
P.C.F.	Pounds per Cubic Foot
P.L.F.	Pounds per Linear Foot
P.S.F.	Pounds per Square Foot
P.S.I.	Pounds per Square Inch
PREFAB.	Prefabricate (d)
PREFIN.	Prefinished
P.L.	Property Line
P.T.	Pressure Treated
QTY.	Quantity
QTR.	Quarter (ed)
RAD.	Radius
RECEP.	Receptacle
REFRIG.	Refrigerator
REG.	Register
REINF.	Reinforce (d), (ing)
R.C.P.	Reinforced Concrete Pipe
REQD.	Required
R.A.	Return Air
REV.	Revision (s), (ed)
R.H.	Right Hand
R.H.R.	Right Hand Reverse
R.O.W.	Right of Way
R.D.	Roof Drain
RFG.	Roofing
RM.	Room
R.O.	Rough Opening
SCHED.	Schedule
SECT.	Section
SHTH.	Sheathing
SIM.	Similar
S.C.	Solid Core
	South
SPEC.	Specifications
SQ.	Square
S.S.	Stainless Steel
STD.	Standard
STL.	Steel
STOR.	Storage
S.D.	Storm Drain
STRUCT.	Structural
SURF.	Surface
SUSP.	Suspended
SYM.	Symmetry (or symbol)
S4S	Finished on Four Sides
TEL.	Telephone
TV.	Television
TER.	Terrazzo
THK.	Thick (ness)
THRESH.	Threshold
T&G.	Tongue and groove
T.O.C.	Top of Curb
T.O.M.	Top of Masonry
T.O.SL.	Top of Slab
T.O.S.	Top of Steel
T.O.W.	Top of Wall
TYP.	Typical
U.L.	Underwriter's Lab, Inc.
U.N.O.	Unless Noted Otherwise
UR.	Urinal
VAR.	Varies
VERT.	Vertical
VEST.	Vestibule
V.C.T.	Vinyl Composition Tile
WSCT.	Wainscot
W.H.	Water Heater
W.C.	Water Closet
W.R.	Water Repellent (Resistant)
WT.	Weight
W.W.F.	Welded Wire Fabric
W.	West
W.	Width, Wide
W.F.	Wide Flange
WIN.	Window
WD.	Wood
YD.	Yard

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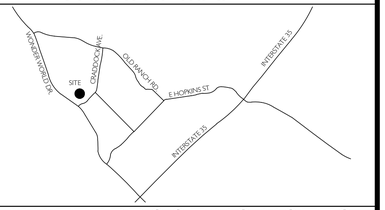
CODE SUMMARY

Applicable Codes
2009 International Building Code
2009 International Residential Code
2009 International Mechanical Code
2009 International Plumbing Code
2009 International Fuel Gas Code
2009 International Energy Conservation Code
2008 National Electric Code
2009 International Fire Code

Builder's Set Note:
This set is intended to be a Builder's Set of drawings. This means final selection of all materials and systems shall be at the discretion and responsibility of the Developer and General Contractor. All materials and systems shall meet the design intent depicted in the Documents and all applicable code requirements.

Floor and Roof Structural Note:
Structural design and engineering of floor and roof pre-engineered products to be provided by others and are not included within the scope of work in architectural drawings.

VICINITY MAP



WATERPROOFING NOTES

1. All flashings shall have end dams, and shall be set in a full bed of sealant.
2. All splices in flashing shall be sealed.
3. All penetrations in flashing shall be sealed.
4. Create monolithic watertight vapor barrier under the slab, with sealed penetrations.
5. Sealant joints at exterior finishes shall not extend back to the moisture barrier, and shall not interrupt the drainage plane created by moisture barrier.
6. At penetrations in stone veneer, allow for a 3/8" joint, with sealant and backer rod.
7. set thresholds in full bed of sealant; mastic. sealant should extend under jamb and up 8" wall openings.

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S2-1	Foundation and First Floor Framing Plan					T-000	Low Voltage Notes and Legends △
S2-1A	Alt. Foundation and First Floor Framing Plan	A0-1	Foundation Plan Explaining Step Elevations △	M1-0	HVAC Legends & Schedules △	T-114	Low Voltage Amur Unit Layouts △
S2-2	Second Floor Framing Plan	A1-0	Floor Plan △	M2-0	HVAC Floor Plan △	T-500	Low Voltage Unit Details △
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		A1-2	Floor Plan △	M3-0	HVAC Details and Controls △		
		A1-3	Roof Plan △				



AMUR

THE COTTAGES

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ISSUE FOR CONSTRUCTION

THE COTTAGES of SAN MARCOS

6 BED TOWNHOUSE AMUR
SAN MARCOS, TEXAS

UNIT: 2535 SQ.FT.
BUILDING: 5070 SQ.FT.

NUMBER 12031 — 15 FEBRUARY 2013

Drawn by: JBU
Checked by: EAL

REVISIONS
Rev 1 8-9-13

TITLE PAGE

T1-0

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GENERAL NOTES

1. GENERAL

1.1 THE STRUCTURAL DRAWINGS AND SPECIFICATIONS ARE A PORTION OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR AND SUBCONTRACTORS SHALL REFERENCE AND COORDINATE WITH ALL OTHER DISCIPLINES' DRAWINGS. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE STRUCTURAL ENGINEER AND ARCHITECT.

1.2 DESIGN CRITERIA:

A. CODES AND SPECIFICATIONS:

1. GENERAL BUILDING CODE:
INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION.

2. CONCRETE:
ACI 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AMERICAN CONCRETE INSTITUTE.

3. TIMBER:
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AMERICAN FOREST & PAPER ASSOCIATION.

B. DESIGN LOADS (PSF):

1. DEAD LOADS:
ANY CHANGES IN CONSTRUCTION MATERIALS FROM THOSE SHOWN ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS SHALL BE REPORTED BY THE CONTRACTOR TO THE STRUCTURAL ENGINEER FOR VERIFICATION OF LOAD-CARRYING CAPACITY OF THE STRUCTURE.

2. LIVE LOADS:
FLOOR----------40
ROOF----------20

LIVE LOAD REDUCTIONS HAVE BEEN APPLIED IN ACCORDANCE WITH THE BUILDING CODE, UNLESS NOTED.

3. SNOW LOAD:
GROUND SNOW LOAD (PG)----------5 PSF

4. WIND LOADS:
BASIC WIND SPEED (3 - SECOND GUST)----------90 MPH
WIND IMPORTANCE FACTOR (IW)----------1.0
BUILDING CATEGORY----------II
WIND EXPOSURE CATEGORY----------B
INTERNAL PRESSURE COEFFICIENT----------+/- 0.18

WALL COMPONENT AND CLADDING WIND PRESSURE-SEE DRAWINGS

5. SEISMIC LOADS:
SEISMIC IMPORTANCE FACTOR (IE)----------1.0

MAPPED SPECTRAL RESPONSE ACCELERATION:
Ss----------0.090
S1----------0.031
SITE CLASS----------D
SPECTRAL RESPONSE COEFFICIENTS:
Sds----------0.096
Sd1----------0.050
SEISMIC DESIGN CATEGORY----------A
BASIC SEISMIC-FORCE-RESISTING SYSTEM: LIGHT-FRAME WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE

DESIGN BASE SHEAR----------0.6 KIP
SPECTRAL RESPONSE COEFFICIENT (CS)----------0.02
RESPONSE MODIFICATION FACTOR (R)----------6.5
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE METHOD

1.3 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO FABRICATION/CONSTRUCTION. NOTIFY STRUCTURAL ENGINEER AND ARCHITECT OF ANY DISCREPANCIES PRIOR TO FABRICATION/CONSTRUCTION.

1.4 SUBMITTALS:

A. REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS BY THE STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. ALL SHOP DRAWINGS MUST BE STAMPED BY THE CONTRACTOR PRIOR TO SUBMITTAL.

B. SUBMIT ALL SHOP DRAWINGS ON THREE REPRODUCIBLE PRINTS ONLY. ONE REPRODUCIBLE PRINT WILL BE RETURNED TO THE CONTRACTOR. ALL REPRODUCIBLE PRINTS REQUIRED BY THE CONTRACTOR ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MADE AFTER REPRODUCIBLE PRINT IS RETURNED. IF ADDITIONAL PRINTS ARE SUBMITTED, THEY WILL BE RETURNED UNMARKED.

C. SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT FOR STRUCTURAL ENGINEER REVIEW SHOP DRAWINGS FOR THE FOLLOWING ITEMS. ITEMS MARKED (*) SHALL HAVE SHOP DRAWINGS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.

1. CONCRETE MIX DESIGN
2. CONCRETE REINFORCEMENT
3. POST TENSIONED SLAB ON GRADE
4. SHOP FABRICATED WOOD FLOOR JOISTS
5. SHOP FABRICATED WOOD TRUSSES (*)
6. CLP THREADED ROD HOLD DOWN (*)

D. DESIGN CALCULATIONS: THE CONTRACTOR SHALL SUBMIT FOR STRUCTURAL ENGINEER'S RECORD, DESIGN CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED FOR THE FOLLOWING ITEMS.

1. POST TENSIONED SLAB ON GRADE
2. SHOP FABRICATED WOOD TRUSSES
3. CLP THREADED ROD HOLD DOWN

1.5 ALL DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS, UNLESS NOTED.

1.6 THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.

1.7 CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT LOADS DO NOT EXCEED THE DESIGN LIVE LOAD.

2. FOUNDATION

2.1 GEOTECHNICAL REPORT: FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT BY ECS TEXAS, LLP, TITLED "SUBSURFACE EXPLORATION AND GEOTECHNICAL EVALUATION, THE COTTAGES OF SAN MARCOS, WONDER WORLD DR. AND CRADDOCK AV. SAN MARCOS, TX." PROJECT NUMBER #17-3766 DATED OCTOBER 1, 2012. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT FROM THE OWNER AND FOLLOW ALL REQUIREMENTS AND RECOMMENDATIONS.

2.2 FOUNDATION DESIGN PARAMETERS, PER GEOTECHNICAL REPORT:

MAXIMUM ALLWABLE SOIL BEARING PRESSURE	3000 PSF
Em (Center)	8.7 FT
Em (Edge)	4.5 FT
Ym (Center)	0.97 IN
Ym (Edge)	1.36 IN

2.3 ALL FOUNDATION BEARING SURFACES SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE TO INSURE THEIR COMPLIANCE WITH PRESSURES NOTED. ALL FOOTING ELEVATIONS ARE ESTIMATED AND MAY BE ADJUSTED IN THE FIELD BY THE GEOTECHNICAL ENGINEER.

2.4 GEOTECHNICAL ENGINEER SHALL DECIDE FOR EACH BUILDING SITE IF THE USE OF A CONVENTIONALLY REINFORCED SLAB ON GRADE IS ACCEPTABLE. IF NOT ACCEPTABLE, A POST TENSIONED SLAB ON GRADE SHALL BE USED. ALL OTHER RECOMMENDATIONS OF THE GEOTECHNICAL REPORT SHALL BE FOLLOWED FOR EACH CONDITION.

2.5 COMPACTED FILL SHALL MEET THE REQUIREMENTS NOTED IN THE GEOTECHNICAL REPORT.

2.6 IF VUGGY LIMESTONE IS ENCOUNTERED DURING CUT AND FILL OPERATIONS, PRIOR TO THE PLACEMENT OF FILL, VOIDS SHOULD BE FILLED WITH CONTROLLED LOW STRENGTH MATERIAL (FLOWABLE FILL 300 PSI AT 28 DAYS) TO PREVENT FILL SOIL FROM BEING WASHED INTO THE VOIDS CAUSING SETTLEMENT OF STRUCTURES.

3. FOUNDATION QUALITY CONTROL DURING CONSTRUCTION

3.1 BEARING ELEVATIONS: THE TOP ELEVATION OF ALL FOOTINGS IS SHOWN ON THE DRAWINGS FOR BID PURPOSES. THE FINAL BEARING ELEVATIONS MAY VARY AS REQUIRED TO PROVIDE PROPER BEARING CAPACITY IN AN APPROVED BEARING STRATUM AS DETERMINED BY THE GEOTECHNICAL ENGINEER.

3.2 FOOTING EXCAVATION:

A. FOOTINGS SHALL BE NEATLY EXCAVATED WHERE POSSIBLE WITH SIDES AND TOP EDGES FREE OF LOOSE OR WET MATERIALS. WHERE NEAT EXCAVATION IS NOT POSSIBLE, FOOTING EXCAVATION SHALL BE OPEN CUT WITH EDGES FORMED AND BRACED. ALL FOOTINGS WITH FORMED EDGES SHALL BE BACKFILLED FROM BOTTOM TO TOP OF FOOTING WITH LEAN CONCRETE. THE BOTTOM EXCAVATION SHALL BE CLEAN AND DRY WITH ALL LOOSE MATERIAL REMOVED FOR AN ESSENTIALLY FLAT BEARING SURFACE. WHERE SOFT OR UNSUITABLE BEARING SURFACES ARE ENCOUNTERED, THE AREA SHALL BE UNDERCUT AS REQUIRED AND REPLACED WITH LEAN CONCRETE OR COMPACTED DENSE GRADED CRUSHED STONE AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

B. ALL BACKFILL SHALL BE ENGINEERED FILL AS DEFINED IN THE GEOTECHNICAL REPORT. EXCAVATED MATERIAL MAY BE USED AS BACKFILL MATERIAL WITH WRITTEN APPROVAL FROM THE GEOTECHNICAL ENGINEER STATING THAT SUCH MATERIAL IS SUITABLE AS BACKFILL AND INSTRUCTIONS ARE GIVEN FOR PROPER MOISTURE CONTENT AND COMPACTION. THE TESTING AGENCY APPROVAL AND INSTRUCTIONS FOR COMPACTION SHALL BE SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR REVIEW.

4. CONCRETE

4.1 CONCRETING OPERATIONS SHALL COMPLY WITH ACI STANDARDS.

4.2 CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS (PSI), TYPE OF CONCRETE, MAXIMUM W/C (WATER/CEMENTITIOUS MATERIALS RATIO), AIR CONTENT, SLUMP AND CONCRETE USE:

STRENGTH	TYPE	W/C	AIR	SLUMP	USE
3000*	NORMAL WT.	0.55	----	3" TO 5"	UNLESS NOTED

*-CONCRETE FOR POST TENSIONED SLABS ON GRADE SHALL BE DESIGNED TO REACH 75% OF 28 DAY STRENGTH WITHIN 7 DAYS OF PLACEMENT IN ORDER TO ALLOW PULLING OF PT TENDONS. SEE POST-TENSIONING SECTION OF GENERAL NOTES.

4.3 SLAB ON GRADE: 4" THICK, CONTRACTORS OPTION TO REINFORCED WITH 6X6 W2.9/W2.9 WWR AT MID-DEPTH OF SLAB OR MACROSYNTHETIC FIBERS. ADDITION RATE SHALL BE 3.5 POUNDS PER CUBIC YARD OR AS RECOMMENDED BY THE FIBER MANUFACTURER. PROVIDE 10 MIL POLYETHYLENE VAPOR RETARDER BENEATH SLAB ON GRADE AND OVER 6" THICK LAYER OF POROUS COMPACTED FILL.

4.4 POST TENSIONED EARTH SUPPORTED SLABS: 4" THICK, REINFORCED AS INDICATED ON PLAN.

4.5 SLABS WHICH ARE APPROVED TO BE POST TENSIONED BY THE GEOTECHNICAL ENGINNER DO NOT REQUIRE WWR OR MACROSYNTHETIC FIBERS.

4.6 VAPOR BARRIER TO BE INSTALLED BELOW ALL INTERIOR SLABS ON GRADE. LAP JOINTS 18", USE (1) LAYER 10 MIL POLY MINIMUM.

4.7 REINFORCING BARS: ASTM A615 GRADE 60.

4.8 REINFORCING STEEL SHOWN IN SECTIONS AND DETAILS ARE A SCHEMATIC INDICATION THAT REINFORCING EXISTS. SEE SCHEDULES, SECTION NOTES AND GENERAL NOTES FOR ACTUAL REINFORCING REQUIRED.

4.9 REINFORCING BAR PLACING ACCESSORIES IN ACCORDANCE WITH ACI MANUAL OF STANDARD PRACTICE. WHERE CONCRETE IS EXPOSED IN FINISHED BUILDING, PROVIDE ACCESSORIES WITH RUSTPROOF LEGS.

4.10 DETAIL REINFORCEMENT IN ACCORDANCE WITH ACI 315.

4.11 ALL REINFORCING MARKED "CONTINUOUS" SHALL BE SPLICED WITH CLASS "B" TENSION LAP SPLICE, UNLESS NOTED.

4.12 CONCRETE COVERAGE OF REINFORCEMENT, UNLESS NOTED:

FOOTINGS----------2" TOP & 3" BOTTOM & SIDES
GRADE BEAMS----------2" TOP & BOTTOM & SIDES

5. CONCRETE QUALITY CONTROL TESTING DURING CONSTRUCTION

5.1 CONCRETE AGGREGATES SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

A. SPECIFICATION FOR CONCRETE AGGREGATES, ASTM C33.

B. NORMAL WEIGHT CONCRETE AGGREGATES MAY BE EITHER GRAVEL OR LIMESTONE UNLESS SPECIFIED OTHERWISE.

5.2 WATER: WATER FOR CONCRETE SHALL BE CLEAN, FRESH AND DRINKABLE.

5.3 CEMENT:

A. CEMENT SHALL CONFORM TO THE SPECIFICATION FOR PORTLAND CEMENT, ASTM C150, TYPE I (NORMAL).

B. BRAND OF CEMENT: UNLESS ACCEPTED OTHERWISE BY THE STRUCTURAL ENGINEER, USE ONE BRAND OF CEMENT THROUGHOUT THE PROJECT.

5.4 CONCRETE MIX DESIGNS:

A. AN INDEPENDENT TESTING AGENCY SHALL PREPARE DESIGN MIXES FOR EACH TYPE AND STRENGTH OF CONCRETE BY EITHER LABORATORY TRIAL MIXTURES OR FIELD EXPERIENCE METHODS AS SPECIFIED IN ACI 318.

B. STRUCTURAL ENGINEER ACCEPTANCE: CONCRETE MIX DESIGNS MUST BE SUBMITTED A MINIMUM OF 15 DAYS PRIOR TO THE START OF THE WORK FOR STRUCTURAL ENGINEER'S ACCEPTANCE PRIOR TO PLACEMENT OF CONCRETE IN THE PLANT OR FIELD. ANY ADJUSTMENT IN APPROVED MIX DESIGNS INCLUDING CHANGES IN ADMIXTURES MUST BE SUBMITTED IN WRITING TO THE STRUCTURAL ENGINEER FOR ACCEPTANCE PRIOR TO USE IN THE FIELD.

C. PUMPED CONCRETE: CONCRETE DESIGNED TO BE PUMPED SHALL BE SO NOTED ON THE MIX DESIGNS AND SHALL HAVE MIX PROPORTIONS COMPATIBLE WITH THE PUMPING PROCESS.

5.5 ADMIXTURES: USE ONLY ADMIXTURES APPROVED BY THE STRUCTURAL ENGINEER AND CONTAINING NO CHLORIDE IONS.

5.6 THE CONTRACTOR WILL EMPLOY A TESTING AGENCY TO PERFORM OTHER TESTS AND TO SUBMIT TEST REPORTS. SAMPLING AND TESTING FOR QUALITY CONTROL DURING PLACEMENT OF CONCRETE, AS FOLLOWS:

A. SAMPLING FRESH CONCRETE: ASTM C172, EXCEPT MODIFIED FOR SLUMP TO COMPLY WITH ASTM C94.

1. SLUMP: ASTM C143, ONE TEST FOR EACH SET OF COMPRESSIVE STRENGTH TEST SPECIMENS.

2. CONCRETE TEMPERATURE: TEST HOURLY WHEN AIR TEMPERATURE IS 40 DEGREES F (4 DEGREES C) AND BELOW, AND WHEN 80 DEGREES F (27 DEGREES C) AND ABOVE; AND EACH TIME A SET OF COMPRESSION TEST SPECIMENS ARE MADE.

3. COMPRESSIVE TEST SPECIMEN: ASTM C31, ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPRESSIVE STRENGTH TEST, UNLESS OTHERWISE DIRECTED. MOLD AND STORE CYLINDERS FOR LABORATORY CURED TEST SPECIMENS EXCEPT WHEN FIELD-CURE TEST SPECIMENS ARE REQUIRED.

4. COMPRESSIVE STRENGTH TESTS: ASTM C39, ONE SET FOR EACH 50 CU. YDS. OR FRACTION THEREOF, OF EACH CONCRETE CLASS PLACED IN ANY ONE DAY OR FOR EACH 5,000 SQ. FT. OF SURFACE AREA PLACED; ONE SPECIMEN TESTED AT 7 DAYS, TWO SPECIMENS TESTED AT 28 DAYS, AND ONE SPECIMEN RETAINED IN RESERVE OR LATER TESTING IF REQUIRED.

A. WHEN FREQUENCY OF TESTING WILL PROVIDE LESS THAN 5 STRENGTH TESTS FOR A GIVEN CLASS OF CONCRETE, CONDUCT TESTING FROM AT LEAST 5 RANDOMLY SELECTED BATCHES OR FROM EACH BATCH IF FEWER THAN 5 ARE USED.

B. WHEN STRENGTH OF FIELD-CURED CYLINDERS IS LESS THAN 85 PERCENT OF COMPANION LABORATORY-CURED CYLINDERS, EVALUATE CURRENT OPERATIONS AND PROVIDE CORRECTIVE PROCEDURES FOR PROTECTING AND CURING THE IN-PLACE CONCRETE.

C. STRENGTH LEVEL OF CONCRETE WILL BE CONSIDERED SATISFACTORY IF AVERAGES OF SETS OF THREE CONSECUTIVE STRENGTH TEST RESULTS EQUAL OR EXCEED SPECIFIED COMPRESSIVE STRENGTH, AND NO INDIVIDUAL STRENGTH TEST RESULTS FALLS BELOW SPECIFIED COMPRESSIVE STRENGTH BY MORE THAN 500 PSI.

5.7 TEST RESULTS WILL BE REPORTED IN WRITING TO OWNER, STRUCTURAL ENGINEER, ARCHITECT AND CONTRACTOR. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING AGENCY, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIAL; COMPRESSIVE BREAKING STRENGTH AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

5.8 NONDESTRUCTIVE TESTING: IMPACT HAMMER, SONOSCOPE, OR OTHER NONDESTRUCTIVE DEVICE MAY BE PERMITTED BUT SHALL NOT BE USED AS THE SOLE BASIS FOR ACCEPTANCE OF REJECTION.

5.9 ADDITIONAL TESTS: THE TESTING AGENCY WILL MAKE ADDITIONAL TESTS OF IN-PLACE CONCRETE WHEN TEST RESULTS INDICATE SPECIFIED CONCRETE STRENGTHS AND OTHER CHARACTERISTICS HAVE NOT BEEN ATTAINED IN THE STRUCTURE, AS DIRECTED BY THE STRUCTURAL ENGINEER. CONTRACTOR SHALL PAY FOR SUCH TESTS CONDUCTED, AND ANY OTHER ADDITIONAL TESTING AS MAY BE REQUIRED, WHEN UNACCEPTABLE CONCRETE IS VERIFIED.

6. POST-TENSIONING

6.1 STRESSING OF TENDONS MAY COMMENCE WHEN CONCRETE HAS A COMPRESSIVE STRENGTH EQUAL TO 75% OF THE SPECIFIED 28 DAY COMPRESSIVE STRENGTH.

6.2 TENDONS SHALL BE STRESSED WITHIN 7 DAYS OF PLACEMENT OF THE CONCRETE.

6.3 POST-TENSIONING TENDONS: UNBONDED, MONO-STRAND TENDON SYSTEM. LOW-RELAXATION STRANDS SHALL CONFORM TO ASTM A416, LATEST REVISION, WITH A MINIMUM ULTIMATE STRENGTH OF 270,000 PSI.

6.4 BEAM TENDONS----------0.5" DIAMETER
SLAB TENDONS----------0.5" DIAMETER

6.5 DRILLED CONCRETE ANCHORS, POWER DRIVEN ANCHORS AND CORING OF SLABS WILL NOT BE PERMITTED WITHOUT CONSENT OF THE STRUCTURAL ENGINEER. ALL OPENINGS AND/OR SLEEVES MUST BE SHOWN ON THE SHOP DRAWINGS. ANY ADDITIONAL OPENINGS NOT SHOWN ON THE APPROVED DRAWINGS WILL REQUIRE APPROVAL FROM THE STRUCTURAL ENGINEER PRIOR TO PLACEMENT.

6.6 THE POST-TENSIONING SUPPLIER SHALL DESIGN AND FURNISH ALL ADDITIONAL REINFORCING BARS REQUIRED FOR SUPPORT OF TENDONS AND ANCHORAGES AND TO RESIST BURSTING, SPLITTING, AND SPALLING INDUCED BY TENDON ANCHORAGES.

6.7 TENDON DESIGN IS BASED ON A FINAL EFFECTIVE FORCE OF 27 KIP PER TENDON.

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LBYD PROJECT NO. 101-12-344.001

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ISSUE FOR CONSTRUCTION

THE COTTAGES of SAN MARCOS

3 BED TOWNHOUSE AMUR
SAN MARCOS, TEXAS

UNIT: 711 SQ.FT.
BUILDING: 2133 SQ.FT.
NUMBER 12031 15 FEBUARY 2013

Drawn by: MBJ
Checked by: DCM

SHEET INDEX

REVISIONS

GENERAL NOTES

S1.1

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GENERAL NOTES CONT'D

6.8 THE POST-TENSIONING SUPPLIER SHALL SUBMIT TO THE STRUCTURAL ENGINEER, FOR RECORD, CALCULATIONS TO SUBSTANTIATE THE STRESSING PROCEDURE. CALCULATIONS SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.

6.9 STRESSING RECORDS: STRESSING OPERATIONS SHALL BE OBSERVED BY THE TESTING AGENCY. A RECORD OF ALL STRESSING FORCES AND FIELD MEASURED ELONGATIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER WITHIN 24 HOURS.

6.10 CUT TENDONS AND PACK ALL POST-TENSIONING POCKETS WITH NON-SHRINK GROUT AFTER REVIEW AND ACCEPTANCE OF STRESSING RECORDS.

6.11 IN THE EVENT OF BROKEN TENDONS OR BLOW-OUTS, THE POST-TENSIONING CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE STRUCTURAL ENGINEER DETAILED CALCULATIONS AND PROCEDURES FOR THE REMEDIAL WORK REQUIRED.

7.0 WOOD CONSTRUCTION

7.1 WOOD FRAMING MEMBERS: VISUALLY GRADED DIMENSIONED #2 SOUTHERN PINE WITH A MODULUS OF ELASTICITY (E) = 1,600,000 PSI.

7.2 ALL PRESSURE TREATED LUMBER SHALL BE PRESSURE TREATED WITH ALKALINE COPPER QUATERNARY (ACQ) IN ACCORDANCE WITH AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARD.

A. ACQ RETENTION: 0.60 LBS/FT3

B. ALL FASTENERS, NAILS AND OTHER METAL PRODUCTS USED WITH LUMBER PRESSURE TREATED WITH ACQ SHALL BE HOT-DIP GALVANIZED, STAINLESS STEEL OR AS RECOMMENDED BY THE ACQ MANUFACTURER. PRESSURE TREATED LUMBER SHALL NOT BE IN DIRECT CONTACT WITH ALUMINUM PRODUCTS.

7.3 FLOOR JOISTS AND BEAMS SHALL BE LATERALLY BRACED AT MAXIMUM INTERVALS OF 8'-0" BY SOLID BRIDGING OR TRANSVERSE BEAMS AND THE ENDS AT POINTS OF BEARING SHALL BE LATERALLY SUPPORTED TO PREVENT ROTATION.

7.4 ALL MANUFACTURED WOOD FRAMING CONNECTORS TO BE BY SIMPSON STRONG-TIE COMPANY, INC. OR APPROVED EQUAL. ALL CONNECTORS SHALL BE FASTENED TO FRAMING MEMBERS FILLING THE REQUIRED NUMBER OF CONNECTOR HOLES WITH THE TYPE AND SIZE FASTENERS SPECIFIED BY THE MANUFACTURER.

7.5 FLOOR SHEATHING: 3/4" PLYWOOD, APA STRUCTURAL I RATED SHEATHING EXPOSURE 1, TONGUE-AND-GROOVE EDGES. PANEL IDENTIFICATION INDEX 48/24. LONG DIMENSION OF PANEL PERPENDICULAR TO SUPPORTS.

7.6 FLOOR SHEATHING NAILING, UNLESS NOTED: 10D HOT-DIPPED GALVANIZED NAILS AT 6 INCHES AT DIAPHRAGM BOUNDARIES, 6 INCHES AT ALL FOUR PANEL EDGES AND 12 INCHES AT INTERMEDIATE SUPPORTS. ALL UNSUPPORTED PANEL EDGES SHALL BE FULLY BLOCKED.

7.7 ROOF SHEATHING: 7/16" PLYWOOD, APA STRUCTURAL I RATED SHEATHING EXPOSURE 1. PANEL IDENTIFICATION INDEX 32/16 LONG DIMENSION OF PANEL PERPENDICULAR TO SUPPORTS WITH JOINTS STAGGERED.

7.8 ROOF SHEATHING NAILING, UNLESS NOTED: 8D HOT-DIPPED GALVANIZED COMMON NAILS, 6 INCH SPACING AT PANEL ENDS AND 12 INCH SPACING AT INTERMEDIATE SUPPORTS.

7.9 PLYWOOD SHEAR WALLS: 7/16" PLYWOOD, UNLESS NOTED, APA STRUCTURAL I RATED SHEATHING EXPOSURE 1. LONG DIMENSION OF PANEL PERPENDICULAR TO STUDS. ALL PLYWOOD EDGES BACKED WITH TWO-INCH NOMINAL OR WIDER FRAMING.

7.10 PLYWOOD SHEAR WALL NAILING, UNLESS NOTED: 8D HOT-DIPPED GALVANIZED COMMON NAILS AT 3 INCHES AT ALL FOUR PANEL EDGES AND 12 INCHES AT INTERMEDIATE MEMBERS.

7.11 AT PANEL EDGES ABOVE THE SECOND FLOOR PROVIDE TWO ROWS OF NAILS WITH EACH ROW HAVING A SPACING OF 3 INCHES - SEE TYPICAL DETAILS.

7.12 ENGINEERED WOOD BEAMS MANUFACTURED BY LOUISIANA-PACIFIC CORPORATION OR APPROVED EQUAL:

BENDING (Fb)----------2800
COMPRESSION PARALLEL TO GRAIN (Fc PAR)----------285
MODULUS OF ELASTICITY (E)----------2,000,000

SIZES ARE SHOWN ON THE PLANS AND DETAILS. MULTIPLE MICROLAMS ARE TO BE FASTENED TOGETHER WITH A MINIMUM OF TWO ROWS OF 16D NAILS AT 12 INCHES (STAGGERED) WITH NAILS SPACED 3 INCHES FROM THE TOP AND BOTTOM OF BEAMS.

7.13 ALL HOLD DOWN RODS SHALL BE CLP THREADED ROD OR APPROVED EQUAL. FINAL ROD DIAMETER AND ANCHORAGE TO BE DESIGNED BY MANUFACTURER.

8. WOOD TRUSSES

8.1 DESIGN, FABRICATE AND ERECT WOOD TRUSSES IN ACCORDANCE WITH THE "DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES" OF THE TRUSS PLATE INSTITUTE. ERECTION PLANS, TRUSS CALCULATIONS AND CONNECTION CALCULATIONS, DESIGNED BY THE CONTRACTOR, SHALL BE SUBMITTED FOR THE FILES OF THE STRUCTURAL ENGINEER. CALCULATIONS SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.

8.2 THE WOOD TRUSS SYSTEM ENGINEER SHALL DESIGN THE COMPLETE TRUSS SYSTEM. THE TRUSS SYSTEM IS AN ASSEMBLAGE OF TRUSSES AND TRUSS GIRDERS, TOGETHER WITH ALL BRACING, CONNECTIONS AND OTHER STRUCTURAL ELEMENTS AND ALL SPACING AND LOCATIONAL CRITERIA, THAT, IN COMBINATION, FUNCTION TO SUPPORT THE LOADS APPLICABLE TO THE STRUCTURE.

8.3 TRUSS MANUFACTURER SHALL DESIGN FOR THE FOLLOWING SUPERIMPOSED LOADS:

TOP CHORD DEAD LOAD ----------10 PSF
BOTTOM CHORD DEAD LOAD ----------10 PSF
TOP CHORD LIVE LOAD ----------20 PSF

8.4 DESIGN ROOF TRUSSES TO RESIST THE WIND UPLIFT LOADING IN ACCORDANCE WITH THE BUILDING CODE.

8.5 IN ADDITION TO THE ABOVE LOADS, WOOD TRUSSES SHALL BE DESIGNED FOR CONCENTRATED LOADS HUNG FROM OR SUPPORTED ON TRUSSES. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS AND SPECIFICATIONS FOR LOADING INFORMATION AND LOCATION. LOADING AS REQUIRED BY OTHER SUBCONTRACTORS, SUCH AS FIRE PROTECTION, SHALL BE COORDINATED BY THE CONTRACTOR.

8.6 ALL MANUFACTURED TRUSS HOLD-DOWNS TO BE BY SIMPSON STRONG-TIE COMPANY, INC. OR APPROVED EQUAL. ALL CONNECTORS SHALL BE FASTENED TO FRAMING MEMBERS FILLING THE REQUIRED NUMBER OF CONNECTOR HOLES WITH THE TYPE AND SIZE FASTENERS SPECIFIED BY THE MANUFACTURER.

8.7 ALL TEMPORARY AND PERMANENT BRACING MEMBERS AND CONNECTIONS REQUIRED FOR WOOD TRUSSES SHALL BE DETAILED ON THE WOOD TRUSS MANUFACTURER'S ERECTION PLANS.

8.8 TEMPORARY BRACING SHALL NOT IMPOSE ANY FORCE ON THE SUPPORTING STRUCTURE. PERMANENT BRACING FORCES SHALL BE TRANSFERRED TO THE ROOF DIAPHRAGM BY THE BRACING DESIGN PROVIDED BY THE TRUSS MANUFACTURER.

ABBREVIATIONS

ABOVE FINISH FLOOR	- AFF
ADDITIONAL	- ADDNL
ADJACENT	- ADJ
AIR CONDITIONER	- A/C
AIR HANDLING UNIT	- AHU
ALTERNATE	- ALT
ANCHOR	- ANC
ANCHOR ROD	- AR
AND	- &
ANGLE	- L
APPROVED	- APPRV
APPROXIMATE	- APPROX
ARCHITECTURAL	- ARCH.
ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	- AESS
AT (WHEN INDICATING SPACING ONLY)	- @
BACK TO BACK	- B TO B
BALANCE	- BAL
BASEMENT	- BSMT
BASE PLATE	- BSPL
BEAM	- BM
BEARING	- BRG
BELOW FINISH FLOOR	- BFF
BETWEEN	- BTWN
BLOCK	- BLK
BLOCKING	- BLKG
BOTTOM	- BOT
BOTTOM CHORD EXTENSION	- BCX
BRICK	- BRK
BRIDGING	- BRDG
BUILDING	- BLDG
CAST IN PLACE	- CIP
CENTER	- CTR
CENTERLINE	- CL
CENTER TO CENTER	- C TO C
CHANNEL	- C
CLEAR OR CLEARANCE	- CLR
COLUMN	- COL
COMPLETE JOINT PENETRATION	- CJP
COMPRESSION	- COMP
CONCRETE	- CONC
CONCRETE MASONRY UNIT	- CMU
CONNECTION(S)	- CONN(S)
CONTINUOUS	- CONT
CONTRACTOR	- CONTR
CONSTRUCTION	- CONST
CONTROL JOINT	- CJ
CORNER	- COR
COORDINATE	- COORD
COVER PLATE	- COV PL
DEGREE	- DEG OR °
DEGREE CELSIUS	- C°
DEGREE FAHRENHEIT	- F°
DETAIL	- DET
DEAD LOAD	- DL
DIAGONAL	- DIAG
DIAMETER	- DIA or ø
DIMENSION(S)	- DIM(S)
DRAWING(S)	- DWG(S)
DRILLED PIER	- DP
DOUBLE	- DBL
DOUBLE EXTRA STRONG	- XXS
DOWEL(S)	- DWL(S)
DOWN	- DN
EACH	- EA
EACH FACE	- EF
EACH WAY	- EW
EDGE OF DECK	- EOD
EDGE OF SLAB	- EOS
ELECTRICAL	- ELEC
ELEVATION	- EL
ELEVATOR	- ELEV
EMBEDMENT	- EMBED.
ENGINEER	- ENGR
EQUAL	- EQ
EQUIPMENT	- EQUIP.
EXISTING	- EXIST.
EXPANSION	- EXP
EXPANSION ANCHOR	- EXP ANC
EXPANSION JOINT	- EJ
EXTENSION	- EXTN
EXTERIOR	- EXT
EXTRA STRONG	- XS
FABRICATOR	- FABR
FACE TO FACE	- F TO F
FAR SIDE	- FS
FASTENER	- FAS
FIELD VERIFY	- FV
FINISH(ED)	- FIN.
FINISHED FLOOR	- FF
FLANGE	- FLG
FLOOR	- FLR
FLOOR DRAIN	- FD
FOOT	- FT
FOOTING	- FTG
FOUNDATION	- FDN
FRAMING	- FRMG
GAGE OR GAUGE	- GA
GALVANIZED	- GALV
GENERAL	- GEN
GENERAL CONTRACTOR	- GC
GOVERNMENT	- GOVT
GRADE	- GR
GRADE BEAM	- GB
GROUND	- GRD
HARD ROCK	- HD RK
HEADED STUD(S)	- H STUD(S)
HEIGHT	- HT
HIGH STRENGTH	- HS
HOOK	- HK
HORIZONTAL	- HORZ
INFORMATION	- INFO
INSIDE DIAMETER	- ID
INSIDE FACE	- I.F.
INTERIOR	- INT
INTERMEDIATE	- INTM
INVERTED	- INV
JOINT	- JT
JOIST(S)	- JST(S)
JOIST GIRDER	- JG
KIPS (1000 LBS)	- K
KIPS PER LINEAL FOOT	- KLF
KIPS PER SQUARE INCH	- KSI
KIPS PER SQUARE FOOT	- KSF
LIGHTWEIGHT CONCRETE	- LWT CONC
LIVE LOAD	- LL
LONGITUDINAL	- LONG.
LONG LEG HORIZONTAL	- LLH
LONG LEG VERTICAL	- LLV
MANUFACTURE(R)	- MFR
MASONRY	- MAS
MASONRY OPENING	- MO
MATERIAL	- MATL
MAXIMUM	- MAX
MECHANICAL	- MECH
MEZZANINE	- MEZZ
MIDDLE	- MID
MINIMUM	- MIN
MISCELLANEOUS	- MISC
MOMENT	- M
MOMENT CONNECTION(S)	- MC
NEAR FACE	- NF
NEAR SIDE	- NS
NOMINAL	- NOM
NOT IN CONTRACT	- NIC
NOT TO SCALE	- NTS
NUMBER	- NO. or #
ON CENTER	- OC
OPENING(S)	- OPNG(S)
OPPOSITE	- OPP
OUTSIDE FACE	- O.F.
OUTSIDE DIAMETER	- OD
OUTSTANDING LEG	- OSL
PARALLEL	- PAR.
PARTITION(S)	- PARTN(S)
PENETRATION	- PEN
PERMANENT	- PERM
PERPENDICULAR	- PERP
PLATE	- PL
PLUMBING	- PLBG
PNEUMATIC	- PNEU
POST-TENSION	- PT
POUNDS	- LBS
POUNDS PER LINEAL FOOT	- PLF
POUNDS PER SQUARE INCH	- PSI
POUNDS PER SQUARE FT	- PSF
POUNDS PER CUBIC YARD	- PCY
POUNDS PER CUBIC INCH	- PCI
PRECAST CONCRETE	- PC
PREENGINEERED METAL BUILDING	- PEMB
PREFABRICATED	- PREFAB
PRELIMINARY	- PRELIM
PRESSURE INJECTED FOOTING	- PIF
PROJECTION	- PROJ
RADIUS	- R
REFERENCE	- REF
REINFORCED CONC PIPE	- RCP
REINFORCING	- REINF
REQUIRED	- REQD
RISER	- RIS
ROOF	- RF
ROOF DRAIN	- RD
ROOF TOP UNIT	- RTU
ROOM	- RM
ROUND	- RND
SCHEDULE	- SCHED
SECTION	- SECT
SHEAR	- V
SHEET	- SHT
SIMILAR	- SIM
SPACE	- SP
SPECIFICATION(S)	- SPEC(S)
SPECIFIED	- SPECD
SQUARE	- SQ
STANDARD	- STD
STEEL	- STL
STIFFENER	- STIFF.
STRAIGHT	- STR
STIRRUPS	- STIR.
STRUCTURE OR STRUCT'L	- STRUCT
SYMMETRICAL	- SYM
SUPPORT(S)	- SUPT(S)
TEMPERATURE	- TEMP
TENSION	- T
THICK	- THK
TONGUE AND GROOVE	- T&G
TOP AND BOTTOM	- T&B
TOP CHORD EXTENSION	- TCX
TOP OF BEAM	- TOB
TOP OF FOOTING	- TOF
TOP OF GRADE BEAM	- TOGB
TOP OF JOIST	- TOJ
TOP OF PEDESTAL	- TOPD
TOP OF PIER	- T.O.P.
TOP OF PILE CAP	- TOPC
TOP OF STEEL	- TOS
TOP OF WALL	- TOW
TREAD	- TR
TYPICAL	- TYP
UNLESS NOTED	- U.N.
VERTICAL	- VERT
WATERPROOFING	- WPFG
WATERSTOP	- WS
WELDED WIRE REINFORCEMENT	- WWR
WIND LOAD	- WL
WIND MOMENT CONNECTION	- WC
WINDOW	- WDW
WITH	- W/
WITHOUT	- W/O
WOOD	- WD
WORK POINT	- WP
WEIGHT	- WT
WIDE FLANGE	- WF

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SHEET INDEX

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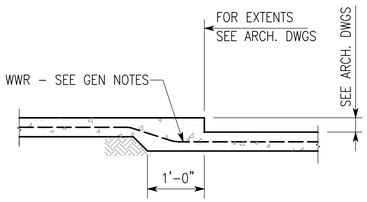
IBC 2009 Fastening Schedule

CONNECTION	FASTENING (NOTES A, M)	LOCATION
1. JOIST TO SILL OR GIRDER	3 – 8d COMMON (2 1/2x0.131") 3 – 3"x0.131" NAILS	TOENAIL
2. BRIDGING TO JOIST	2 – 8d COMMON (2 1/2x0.131") 2 – 3"x0.131" NAILS	TOENAIL EACH END
3. SOLE PLATE TO JOIST OR BLOCKING	16d (3 1/2"x0.135") AT 16" OC 3"x0.131" NAILS AT 8" OC	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3 – 16d (3 1/2"x0.135") AT 16" OC 4 – 3"x0.131" NAILS AT 16" OC	BRACED WALL PANELS
4. TOP PLATE TO STUD	2 – 16d COMMON (3 1/2"x0.162") 3 – 3"x0.131" NAILS	END NAIL
5. STUD TO SOLE PLATE	4 – 8d COMMON (2 1/2"x0.131") 4 – 3"x0.131" NAILS	TOENAIL
	2 – 16d COMMON (3 1/2"x0.162") 3 – 3"x0.131" NAILS	END NAIL
6. DOUBLE STUDS	16d (3 1/2"x0.135") AT 24" OC 3"x0.131" NAIL AT 8" OC	FACE NAIL
7. DOUBLE TOP PLATES	16d (3 1/2"x0.135") AT 16" OC 3"x0.131" NAILS AT 12" OC	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8 – 16d COMMON (3 1/2"x0.162") 12 – 3"x0.131" NAILS	LAP SPLICE
8. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3 – 8d COMMON (2 1/2"x0.131") 3 – 3"x0.131" NAILS	TOENAIL
9. RIM JOIST TO TOP PLATE	8d (2 1/2"x0.131") AT 6" OC 3"x0.131 NAIL AT 6" OC	TOENAIL
10. TOP PLATES, LAPS AND INTERSECTIONS	2 – 16d COMMON (3 1/2"x0.162") 3 – 3"x0.131 NAILS	FACE NAIL
11. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3 1/2"x0.162")	16" OC ALONG EDGE
12. CEILING JOISTS TO PLATE	3 – 8d COMMON (2 1/2"x0.131") 5 – 3"x0.131" NAILS	TOENAIL
13. CONTINUOUS HEADER TO STUD	4 – 8d COMMON (2 1/2"x0.131")	TOENAIL
14. CEILING JOISTS, LAPS OVER PARTITIONS	3 – 16d COMMON (3 1/2"x0.162") MINIMUM, TABLE 2308.10.4.1 4 – 3"x0.131" NAILS	FACE NAIL
15. CEILING JOISTS TO PARALLEL RAFTERS	3 – 16d COMMON (3 1/2"x0.162") MINIMUM, TABLE 2308.10.4.1 4 – 3"x0.131" NAILS	FACE NAIL
16. RAFTER TO PLATE	3 – 8d COMMON (2 1/2"x0.131") 3 – 3"x0.131" NAILS	TOENAIL
17. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	2 – 8d COMMON (2 1/2"x0.131") 2 – 3"x0.131" NAILS	FACE NAIL
18. BUILT–UP CORNER STUDS	16d COMMON (3 1/2"x0.162") 3"x0.131" NAILS	24" OC 16" OC
19. BUILT–UP GIRDER AND BEAMS	20d COMMON (4"x0.192") 32" OC 3"x0.131" NAILS AT 24" OC	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	2 – 20d COMMON (4"x0.192") 3 – 3"x0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
20. JOIST TO BAND JOIST	3 – 16d COMMON (3 1/2"x0.162") 4 – 3"x0.131" NAILS	FACE NAIL
21. LEDGER STRIP	3 – 16d COMMON (3 1/2"x0.162") 4 – 3"x0.131" NAILS	FACE NAIL

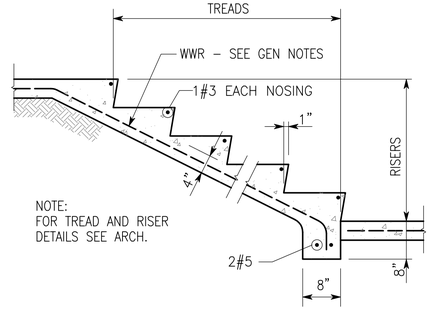
Tension Lap Splice Lengths

BAR SIZE	f_C= 3000			
	TOP BARS		OTHER BARS	
	A	B	A	B
#4	29"	37"	22"	29"
#5	36"	47"	28"	36"

TOP BARS ARE HORIZONTAL REINFORCEMENT WITH MORE THAN 12" OF CONCRETE CAST BELOW THE REINFORCEMENT.

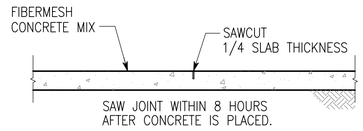


Depressed Slab on Grade Detail

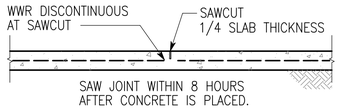


NOTE:
FOR TREAD AND RISER DETAILS SEE ARCH.

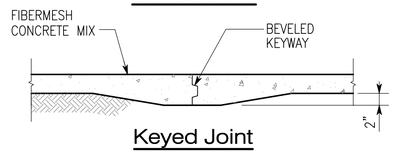
Stair on Grade Detail



Sawed Joint



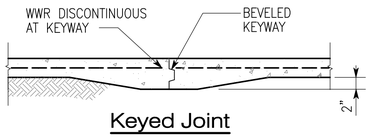
Sawed Joint



Keyed Joint

Fiber Reinforced Slab (Contractor's Option) Control Joint Details

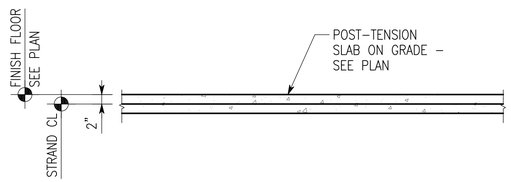
JOINT TYPE IS OPTIONAL



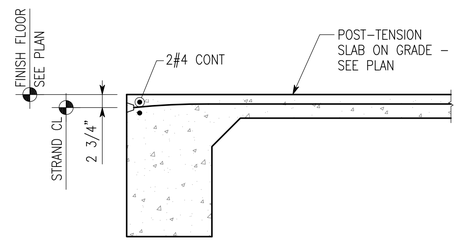
Keyed Joint

Steel Reinforced Slab Control Joint Details

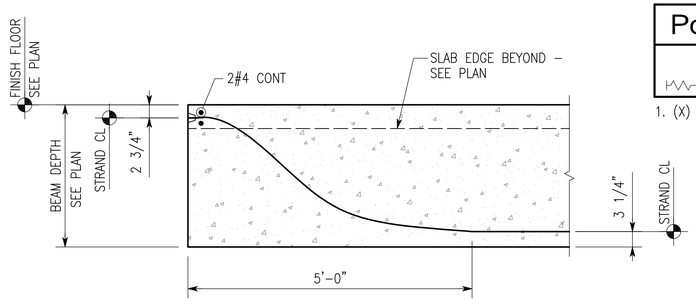
JOINT TYPE IS OPTIONAL



Typical Mid-slab Strand Elevation



Typical End-slab Strand Elevation



Typical Beam Strand Elevation

1. ALL BEAM STRANDS ARE DRAPED UNLESS NOTED ON PLAN.

Post Tension Legend

	(x)B	BEAM STRAND

1. (X) – INDICATES NUMBER OF STRANDS.

LBYD, Inc.
Civil and Structural Engineers
716 South 30th Street
Birmingham, AL 35233
Main (205) 251-4500
Fax (205) 324-4181

LBYD PROJECT NO. 101-12-344.001

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ISSUE FOR CONSTRUCTION

THE COTTAGES of SAN MARCOS

3 BED TOWNHOUSE AMUR

SAN MARCOS, TEXAS

UNIT: 711 SQ.FT.
BUILDING: 2133 SQ.FT.

NUMBER 12031

15 FEBUARY 2013

Drawn by: MBJ
Checked by: DCM

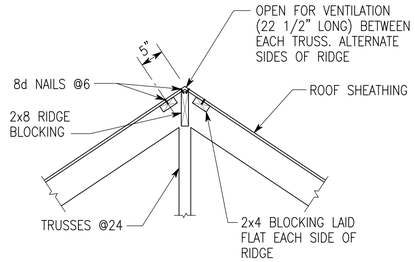
SHEET INDEX

REVISIONS

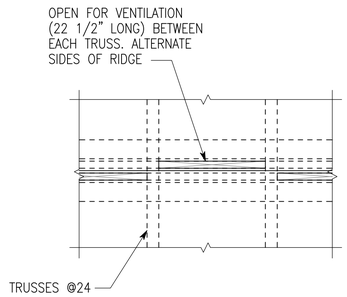
TYPICAL DETAILS

S1.3

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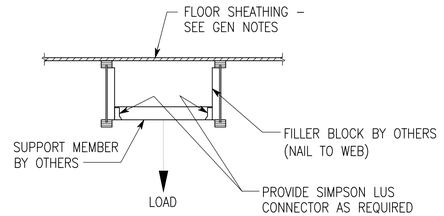
SECTION



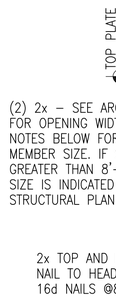
PLAN

NOTE:
RIDGE VENT NOT SHOWN FOR CLARITY. SEE ARCH. DWGS.

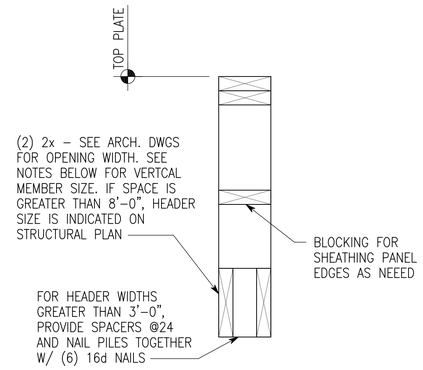
Blocking at Ridge Vent



Support Detail for Loads Supported from Prefab Joist



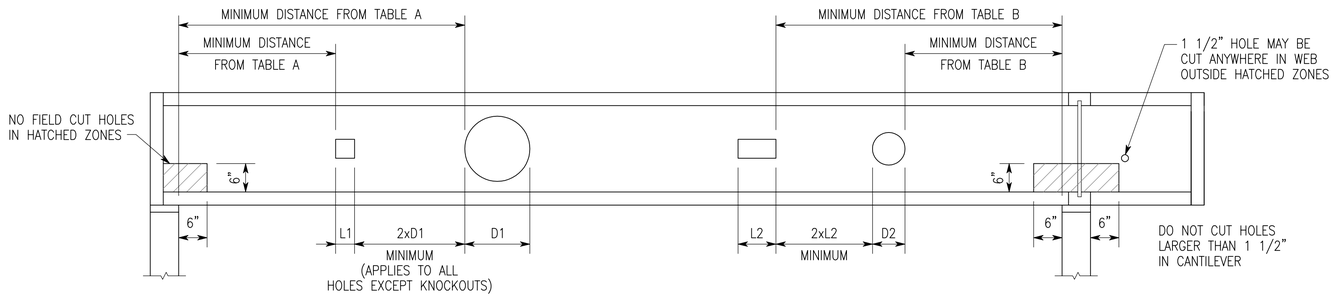
Exterior Header



Interior Header

WHERE NOT INDICATED:
2x6 HEADER FOR CLEAR OPENINGS LESS THAN 3'–0"
2x8 HEADER FOR CLEAR OPENINGS LESS THAN 6'–0"
2x10 HEADER FOR CLEAR OPENINGS LESS THAN 8'–0"

Header Detail



Allowable Holes in Webs of Prefab Joists

1. CONSULT THE MANUFACTURER FOR SITUATIONS NOT COVERED BY THIS DETAIL. FOLLOW ALL MANUFACTURER'S RECOMMENDED PRACTICES FOR HOLES IN PREFAB JOISTS.

Table A - End Support

MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST SUPPORT

ROUND HOLE SIZE						SQUARE OR RECTANGULAR HOLE SIZE					
3"	4"	5"	6 1/2"	7"	8 7/8"	3"	4"	5"	6 1/2"	7"	8 7/8"
1'–0"	1'–6"	2'–6"	4'–6"	5'–0"	7'–0"	1'–0"	2'–6"	4'–0"	6'–6"	6'–6"	7'–6"

Table B - Intermediate or Cantilever Support

MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST INTERMEDIATE OR CANTILEVER SUPPORT

ROUND HOLE SIZE						SQUARE OR RECTANGULAR HOLE SIZE					
3"	4"	5"	6 1/2"	7"	8 7/8"	3"	4"	5"	6 1/2"	7"	8 7/8"
3'–0"	4'–0"	5'–6"	7'–0"	7'–6"	11'–0"	3'–6"	5'–0"	7'–0"	9'–6"	9'–6"	11'–0"

LBYD, Inc.
Civil and Structural Engineers
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Birmingham, AL 35233
Main (205) 251-4500
Fax (205) 324-4181

LBYD PROJECT NO. 101-12-344.001

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ISSUE FOR CONSTRUCTION

THE COTTAGES of SAN MARCOS

3 BED TOWNHOUSE
AMUR
SAN MARCOS, TEXAS

UNIT: 711 SQ.FT.
BUILDING: 2133 SQ.FT.
NUMBER 12031
15 FEBUARY 2013

Drawn by: MBJ
Checked by: DCM

SHEET INDEX

REVISIONS

TYPICAL DETAILS

S1.4

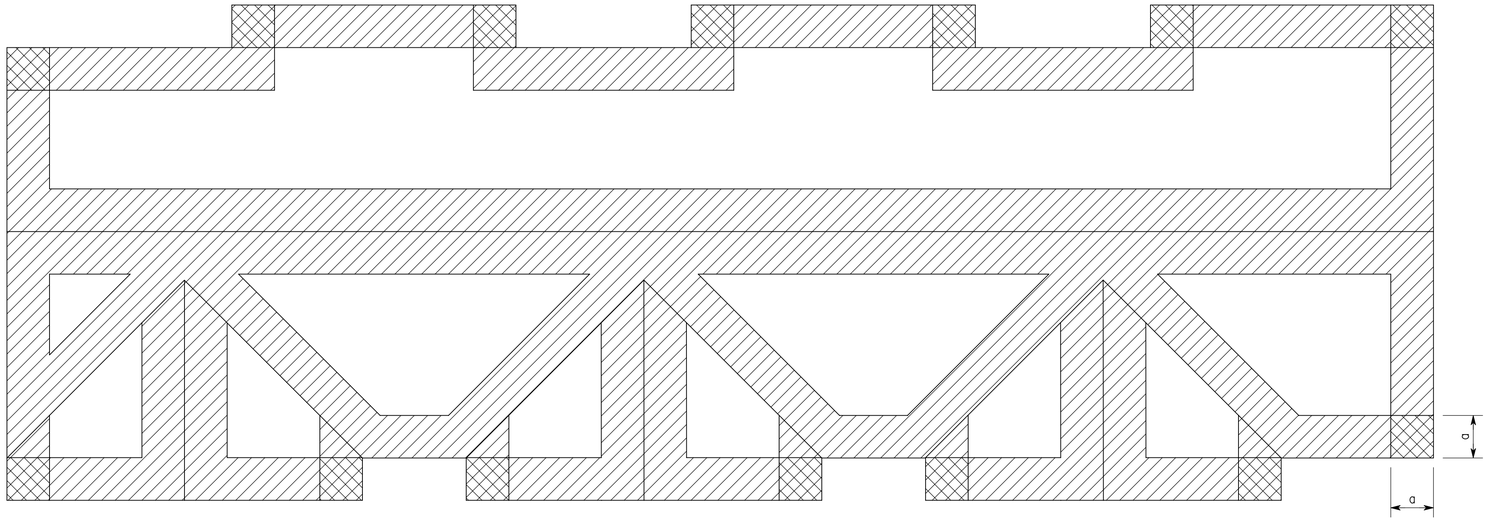
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SCHEDULE OF SPECIAL INSPECTIONS

Item	Inspection / Test / Certification	C or P	Extent / Comments	Agent
1.00	**Fabricators**			
1.01	Review the quality control procedures of the following fabricators for completeness and adequacy relative to the fabricator's scope of work: wood truss fabricator.	Periodic		1
1.02	The following fabricators, if registered and approved by the building official, may submit "Certificates of Compliance" at the completion of their scope of work that fabricated items were constructed in accordance with the approved construction documents:	Periodic		1
2.00	**Soils and Foundations**			
2.01	Verify bearing capacities of soils beneath footings.	Periodic	As recommended in approved soils report and specified in earthwork specifications.	1
2.02	Verify site preparation prior to beginning fill placement. Verify fill material type, placement method, lift thickness, and compaction of fill material. Verify in-place density of compacted fill.	Periodic	As recommended in approved soils report and specified in earthwork specifications.	1
3.00	**Concrete Construction**			
3.01	Spread footings are excepted from the inspections, but not materials testing, listed below.			1
3.02	Continuous footings are excepted from the inspections, but not materials testing, listed below.			1
3.03	Slabs on grade are excepted from the inspections, but not materials testing, listed below.			1
3.04	Verify that correct concrete mix is being used on each pour.	Periodic	For each pour.	1
3.05	Sample all concrete for strength tests and test concrete for slump, air content, temperature, and other tests.	Continuous	During placement operations. Reference concrete specifications for specific tests and frequencies.	1
3.06	Observe application of prestressing forces. Measure tendon elongations.	Continuous	During tensioning of all cables.	1
3.07	Observe application of prestressing forces. Measure tendon elongations.	Continuous	During tensioning of all cables.	1
3.08	Inspect all concrete curing operations as noted in the extents column.	Periodic	Monitor during hot, cold and windy conditions. Reference concrete specifications.	1
4.00	**Wood**			
4.01	Inspect fabricated wood trusses and shop built components.	Periodic	Inspect truss production in shop unless fabricator is approved by building official and submits certification of compliance at end of scope of work. Inspect 25% of trusses. Inspect 100% of trusses if discrepancies are observed.	1
4.02	Inspect site-built assemblies including site built trusses. Inspect erected trusses including bridging and attachments.	Periodic	Inspect all site-built trusses. Inspect erected trusses and installation of bridging.	1

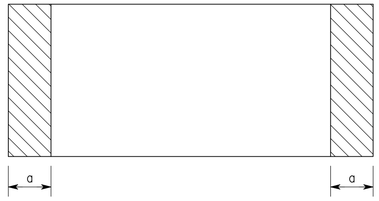
INSPECTION AGENTS	
1	Owners Representative

Note: The inspection and testing agent(s) shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested Any conflict of interest must be disclosed to the Building Official prior to commencing work. The qualifications of the Inspection Agent(s) may be subject to the approval of the Building Official.



Roof Wind Uplift Load Diagram

ZONE 1
ZONE 2
ZONE 3



Typical Wall Wind Diagram

ZONE 4
ZONE 5

Components and Cladding Wind Pressures

ZONE	EFFECTIVE WIND AREA (SQ FT)	MAX +VE PRESSURE (PSF)	MAX −VE PRESSURE (PSF)
ZONE 1 ROOF INTERIOR ZONE	10	12	−19.7
	20	11	−18.6
	50	9.6	−17.9
	≥100	8.5	−17.3
ZONE 2 ROOF EDGE ZONE	10	12	−30.1
	20	11	−30.6
	50	9.6	−27.1
	≥100	8.5	−24.4
ZONE 3 ROOF CORNER ZONE	10	12	−49.2
	20	11	−46
	50	9.6	−41.8
	≥100	8.5	−38.6
ZONE 4 WALL INTERIOR ZONE	10	20.9	−22.7
	20	20	−21.8
	50	18.8	−20.5
	100	17.7	−19.5
	≥500	15.6	−17.3
ZONE 5 WALL EDGE ZONE	10	20.9	−28
	20	20	−26
	50	18.8	−23.5
	100	17.7	−21.8
	≥500	15.6	−17.3
WIDTH OF EDGE STRIP, a = 3'−0"			
INTERNAL PRESSURE COEFFICIENT = ±0.18			

LBYD, Inc.
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BUILDING: 2133 SQ.FT.

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Drawn by: MBJ
Checked by: DCM

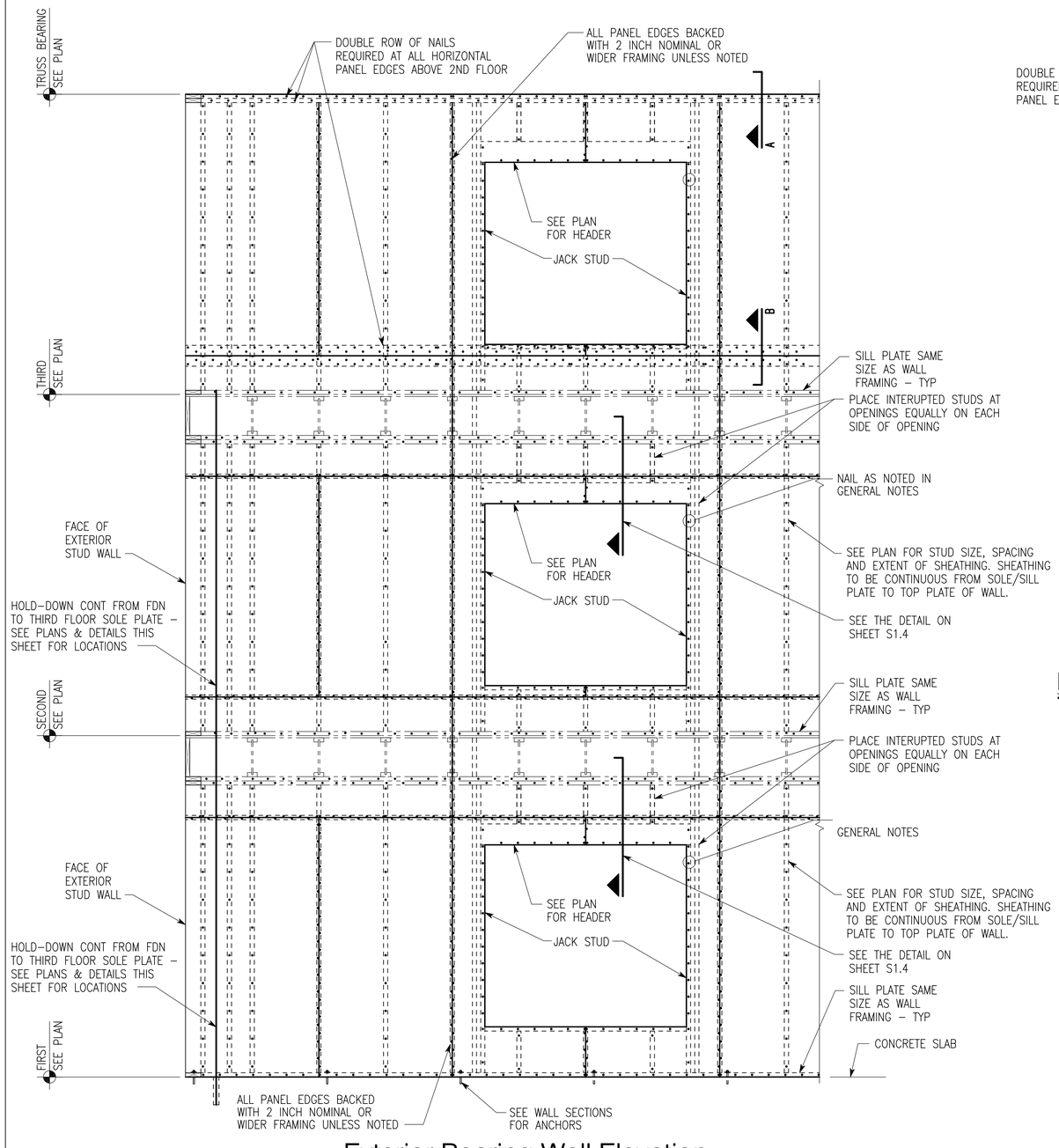
SHEET INDEX

REVISIONS

TYPICAL DETAILS

S1.5

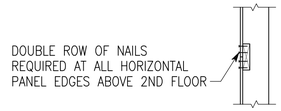
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Exterior Bearing Wall Elevation

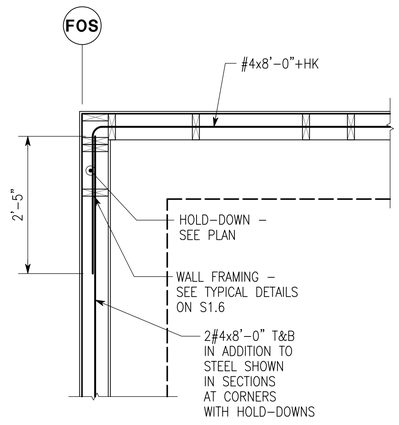


A Top Plate

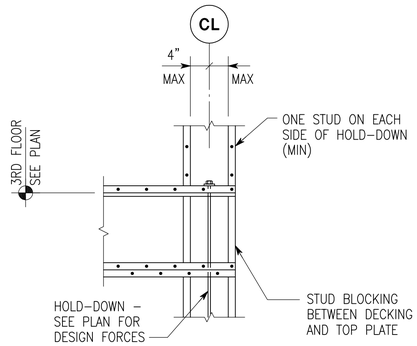


B Inter - Story

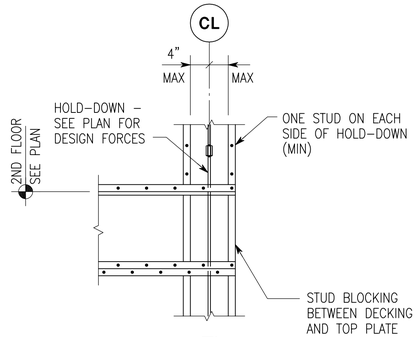
Panel Edges Above 3rd Floor



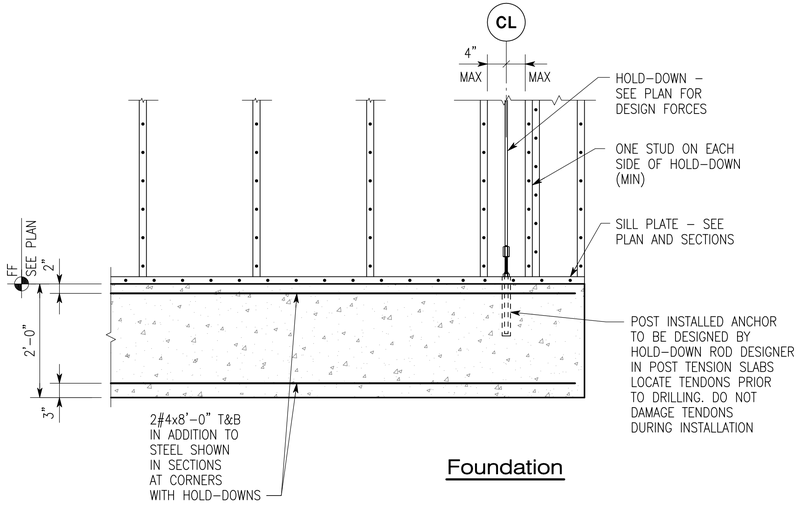
Foundation Wall Corner Reinforcement at Hold-Downs



2nd Floor



1st Floor



Foundation

Hold-Down Details

LBYD, Inc.
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716 South 30th Street
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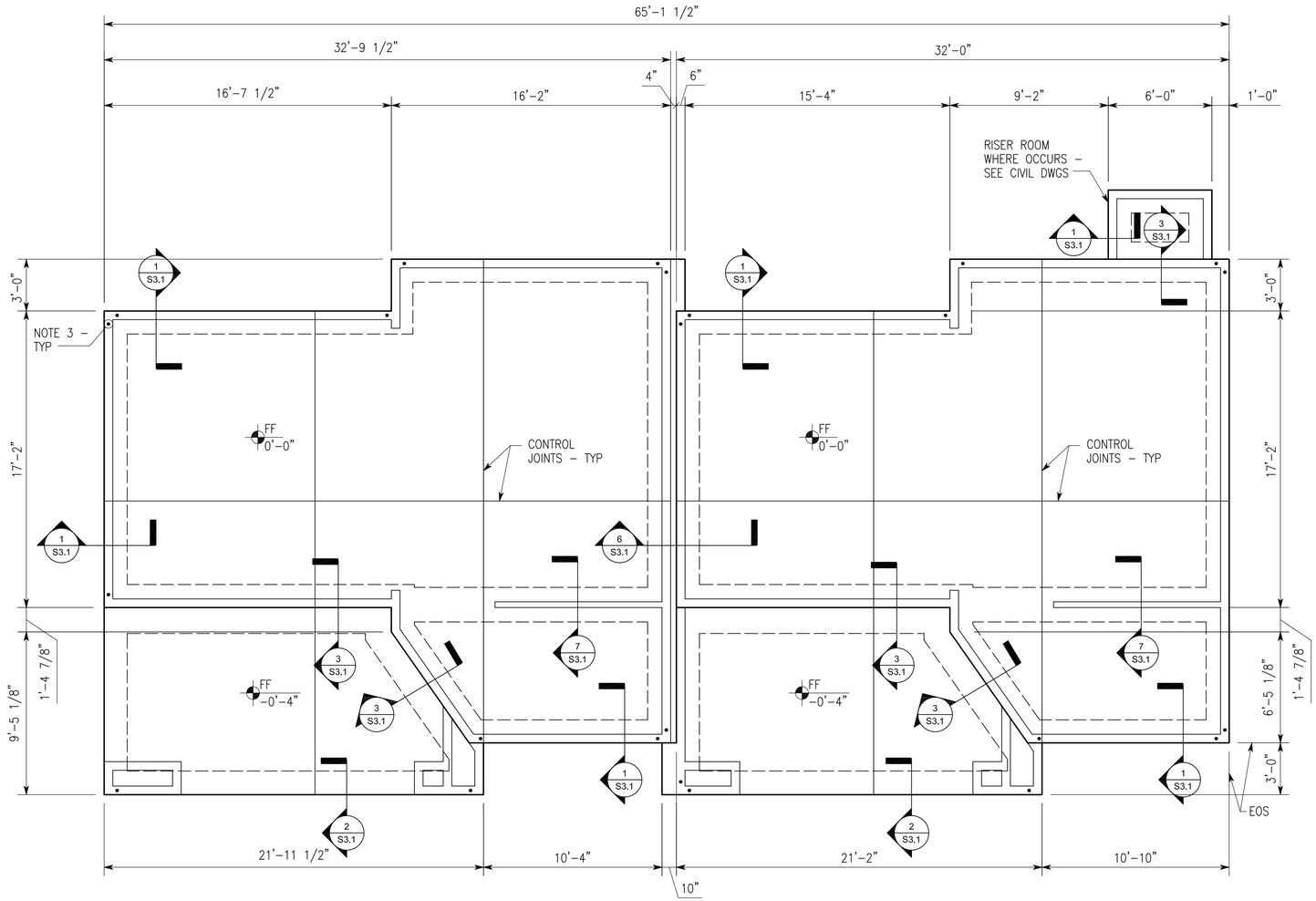
SHEET INDEX

REVISIONS

WOOD FRAMING
TYPICAL DETAILS

S1.6

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Foundation Plan

1/4"=1'-0"

1. STRUCTURAL DESIGN BASED ON FINISH FLOOR REFERENCE ELEVATION OF 0'-0". SEE ARCHITECTURE/CIVIL DRAWINGS FOR ACTUAL FLOOR ELEVATION.
2. FLOOR SYSTEM: SLAB ON GRADE. SEE GENERAL NOTES AND TYPICAL DETAILS.
3. 1/2"ø HOLD DOWN - FINAL DESIGN BY MANUFACTURER FOR 3 KIP MINIMUM TENSILE LOAD.

5. 2x6 KNEE WALL TO EXTEND TO END OF WING WALL. ATTACH TO WALL BELOW AND ABOVE WITH (2) 10d NAILS @ 16 AND TO PERPENDICULAR KNEE WALL WITH SIMPSON A44 TOP AND BOTTOM EACH SIDE (4 TOTAL).

UNDERCUT SITE AND SUPPLY ENGINEERING FILL PER GEOTECHNICAL REPORT

LBYD, Inc.
Civil and Structural Engineers
716 South 30th Street
Birmingham, AL 35233
Main (205) 251-4500
Fax (205) 324-4181

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PROJECT NO.
101-12-344.001

STATE OF TEXAS
WILLIAM A. WILSON
98718
REGISTERED PROFESSIONAL ENGINEER

LBYD, INC.
F-7516

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ISSUE FOR CONSTRUCTION

THE COTTAGES of SAN MARCOS

6 BED TOWNHOUSE AMUR

SAN MARCOS, TEXAS

UNIT: 2535 SQ.FT.
BUILDING: 7605 SQ.FT.

NUMBER 12031

15 FEBUARY 2013

Drawn by: MBJ
Checked by: DCM

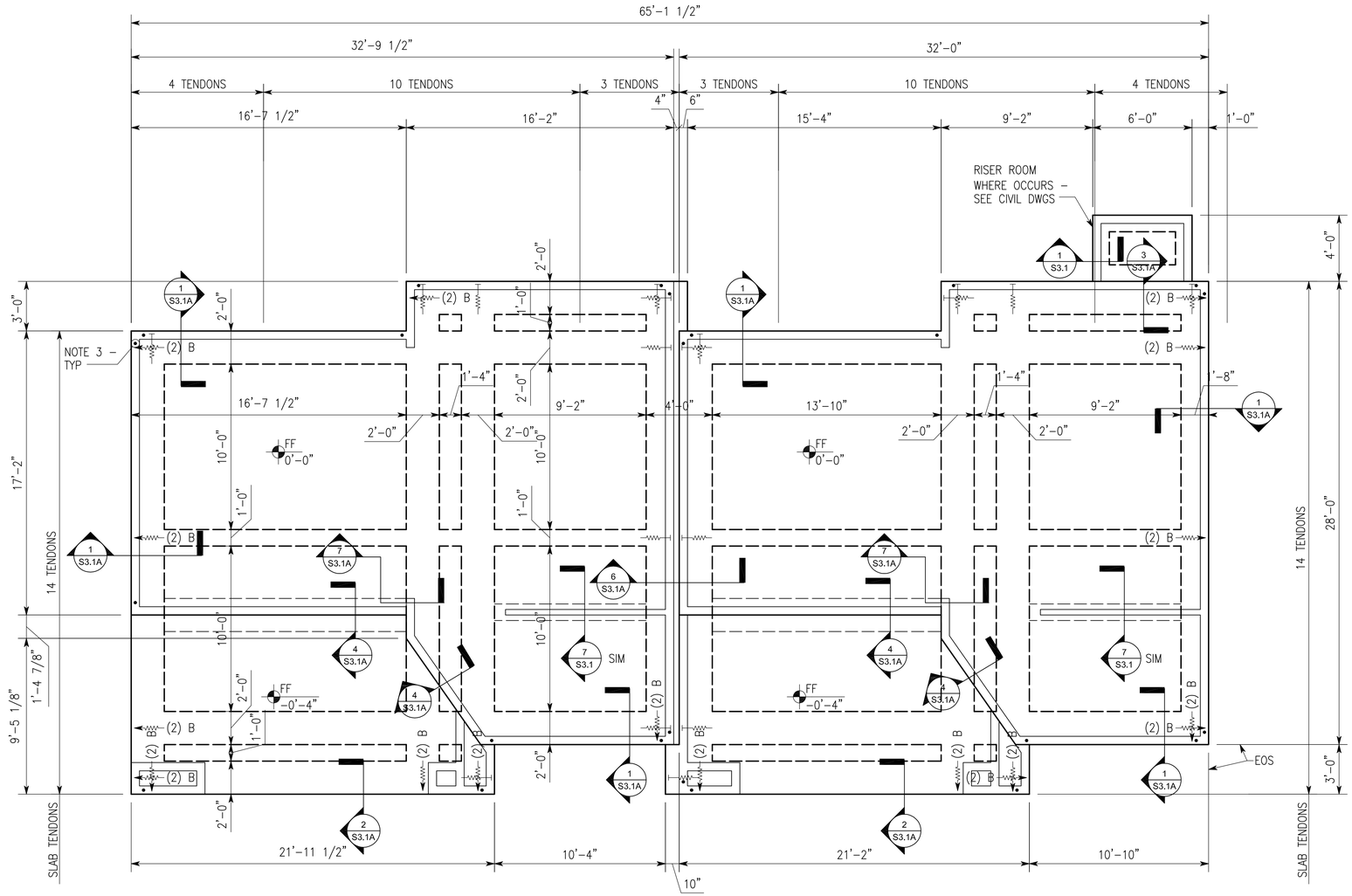
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REVISIONS

Foundation and First Floor Framing Plan

S2.1

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Alternate Foundation and First Floor Plan

1/4"=1'-0"

1. STRUCTURAL DESIGN BASED ON FINISH FLOOR REFERENCE ELEVATION OF 0'-0". SEE ARCHITECTURE/CIVIL DRAWINGS FOR ACTUAL FLOOR ELEVATION.
2. FLOOR SYSTEM: POST-TENSION SLAB ON GRADE. SEE GENERAL NOTES AND TYPICAL DETAILS.
3. 1/2"ø HOLD DOWN - FINAL DESIGN BY MANUFACTURER FOR 3 KIP MINIMUM TENSILE LOAD.

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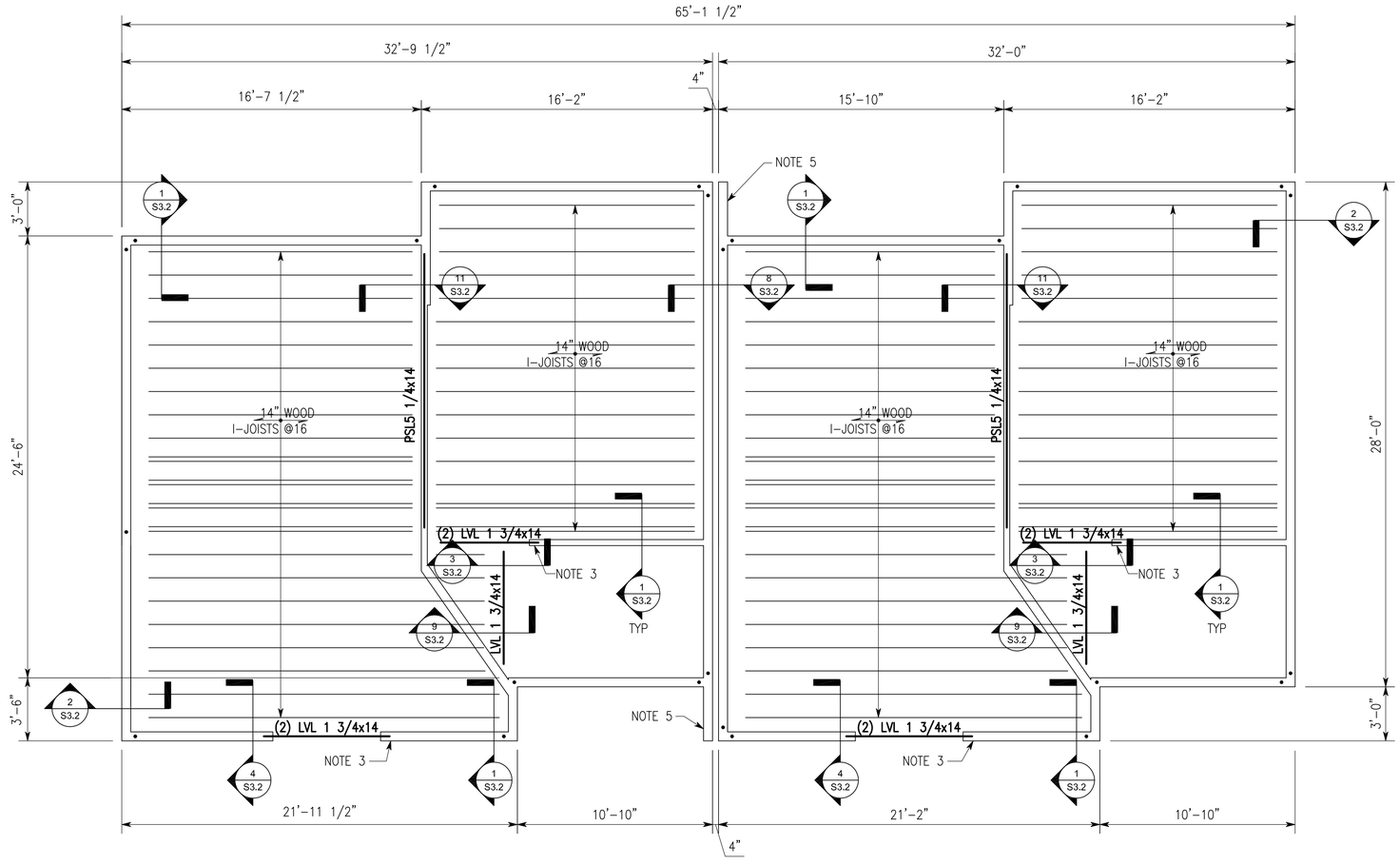
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REVISIONS

Alternate Foundation and First Floor Plan

S2.1A

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Second Floor Framing Plan

1/4"=1'-0"

1. FINISH FLOOR ELEVATION 10'-2 3/4".
2. FLOOR SYSTEM: 14" SHOP FABRICATED WOOD I-JOISTS @16" O.C. WITH PLYWOOD SHEATHING. SEE GENERAL NOTES AND TYPICAL DETAILS.
3. PROVIDE (3) STUD PACK AT END OF BEAM.
4. FLOOR I-JOISTS SHALL BE DOUBLED AT BATH TUB LOCATIONS.
5. 2x6 KNEE WALL TO EXTEND TO END OF WING WALL. ATTACH TO WALL BELOW AND ABOVE WITH (2) 10d NAILS @ 16 AND TO PERPENDICULAR KNEE WALL WITH SIMPSON A44 TOP AND BOTTOM EACH SIDE (4 TOTAL).

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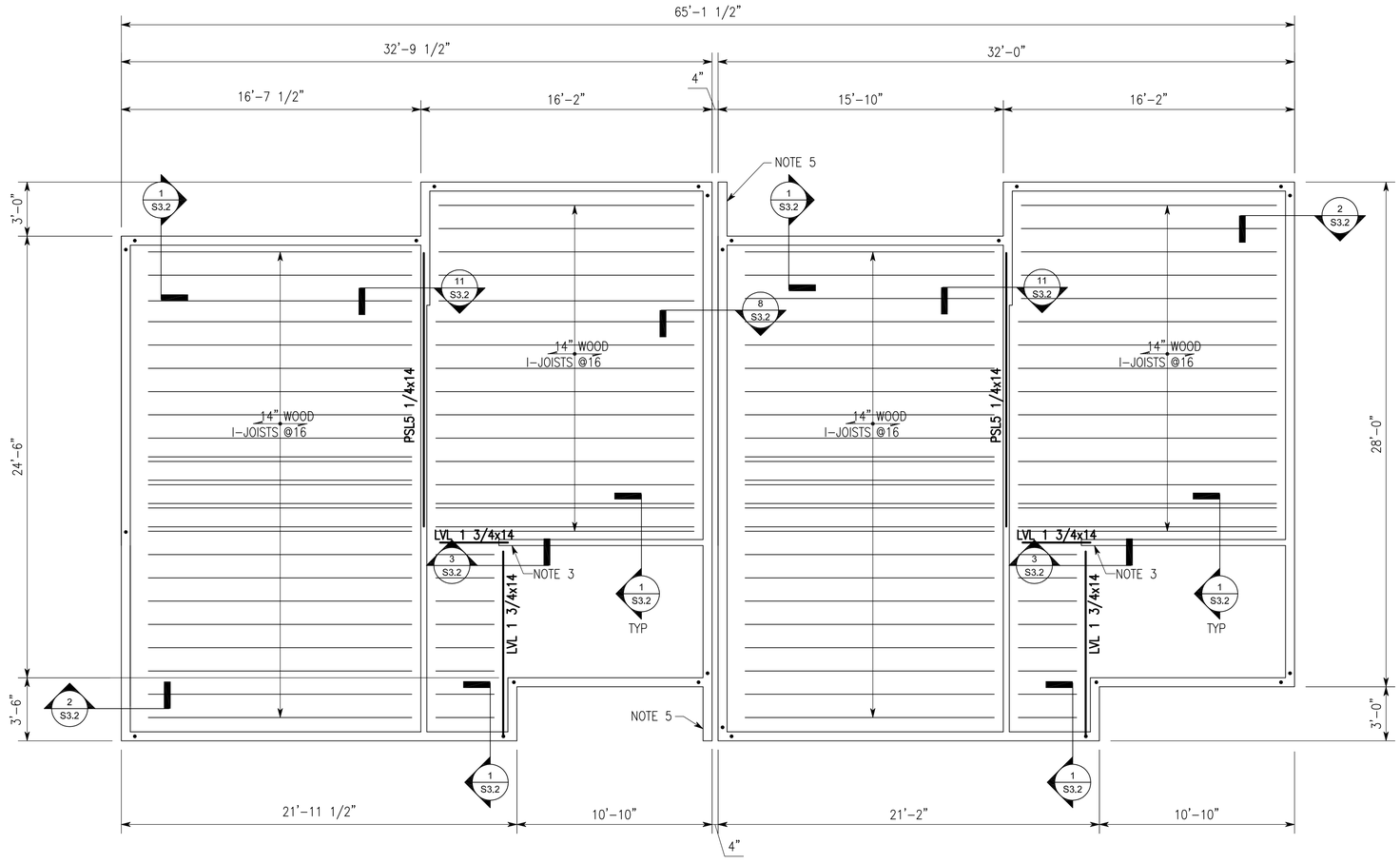
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REVISIONS

Second Floor Framing Plan

S2.2

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Third Floor Framing Plan

1/4"=1'-0"

1. FINISH FLOOR ELEVATION 20'-5 1/2".
2. FLOOR SYSTEM: 14" SHOP FABRICATED WOOD I-JOISTS @16 O.C. WITH PLYWOOD SHEATHING SEE GENERAL NOTES AND TYPICAL DETAILS.
3. PROVIDE (3) STUD PACK AT END OF BEAM.
4. FLOOR I-JOISTS SHALL BE DOUBLED AT BATH TUB LOCATIONS.
5. 2x6 KNEE WALL TO EXTEND TO END OF WING WALL. ATTACH TO WALL BELOW AND ABOVE WITH (2) 10d NAILS @ 16 AND TO PERPENDICULAR KNEE WALL WITH SIMPSON A44 TOP AND BOTTOM EACH SIDE (4 TOTAL).

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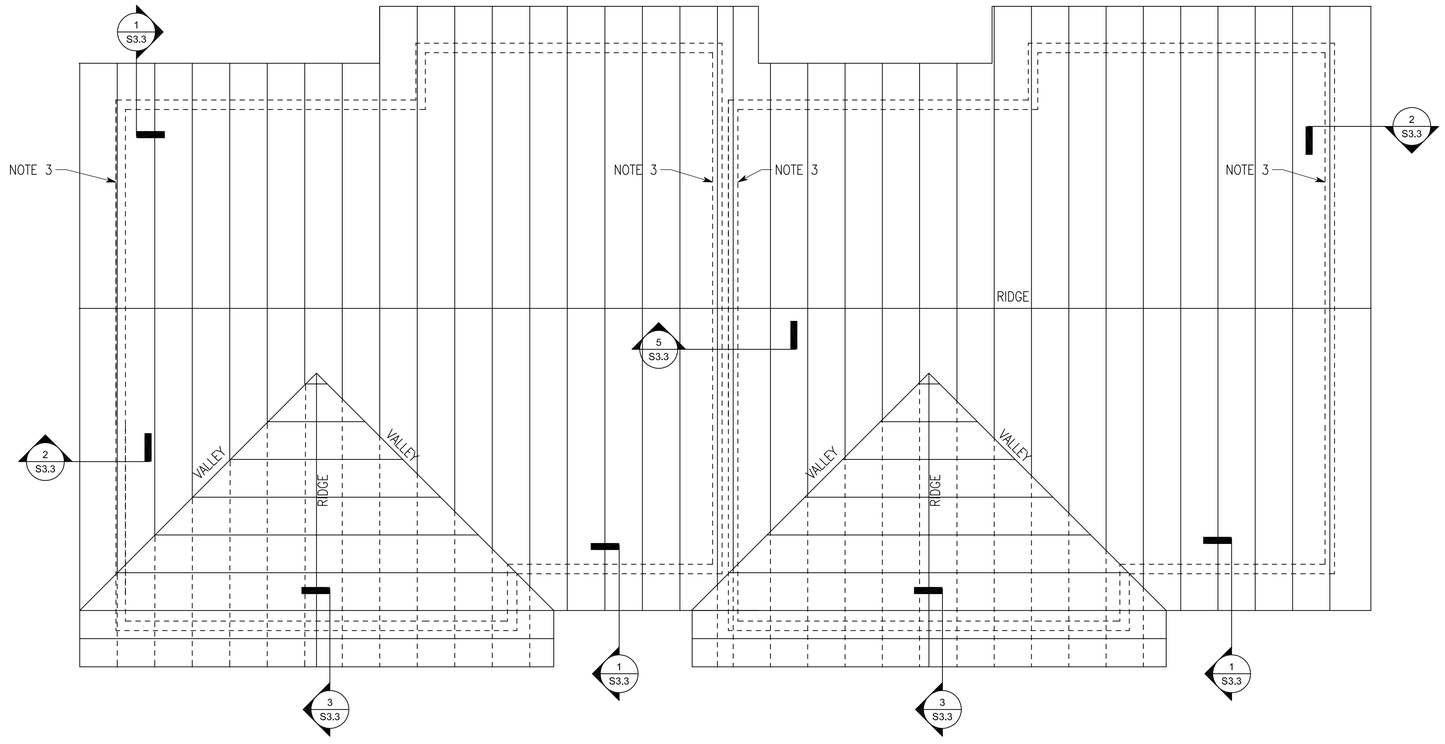
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REVISIONS

Third Floor Framing Plan

S2.3

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Roof Framing Plan

1/4"=1'-0"

1. TRUSS BEARING ELEVATION 29'-5 1/2".
2. ROOF SYSTEM: SHOP FABRICATED WOOD TRUSSES WITH PLYWOOD SHEATHING. SEE GENERAL NOTES AND TYPICAL DETAILS.
3. DESIGN TRUSS FOR 400 PLF AXIAL LOAD AT LOCATIONS INDICATED ON PLAN.

5. 2x6 KNEE WALL TO EXTEND TO END OF WING WALL. ATTACH TO WALL BELOW AND ABOVE WITH (2) 10d NAILS @ 16 AND TO PERPENDICULAR KNEE WALL WITH

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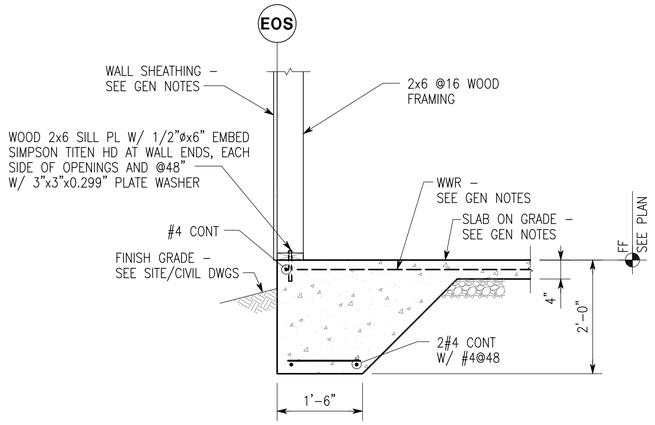
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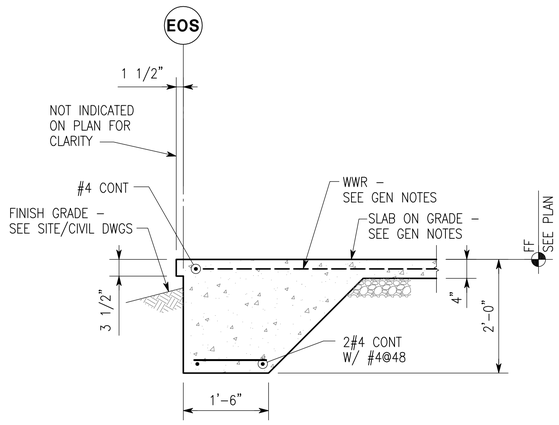
Roof Framing Plan

S2.4

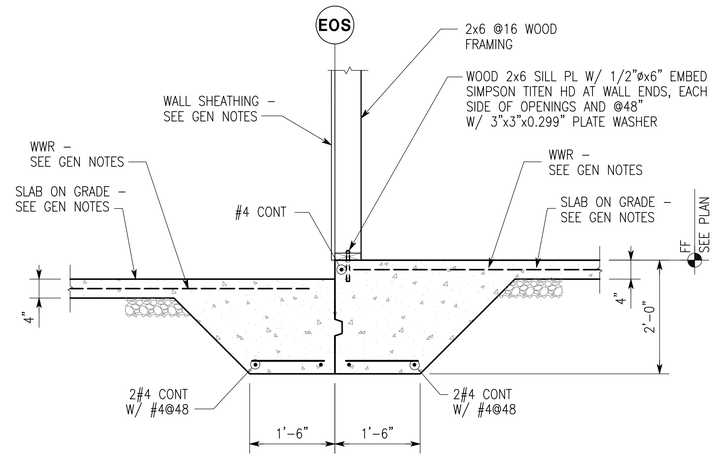
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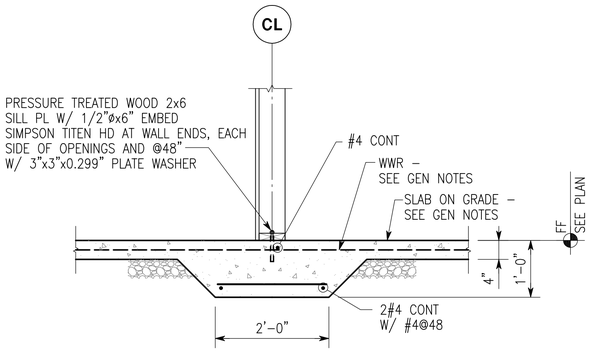
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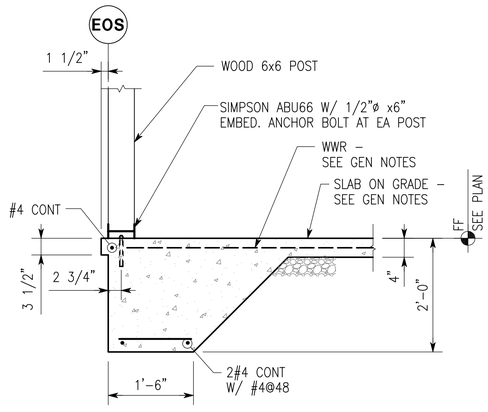
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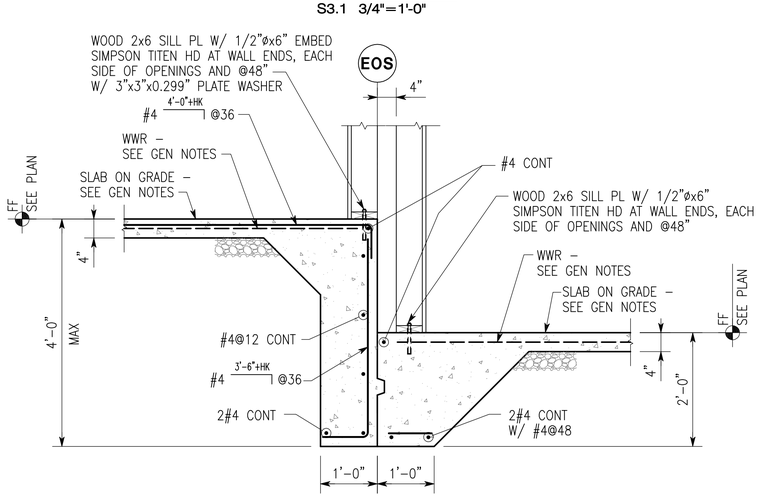
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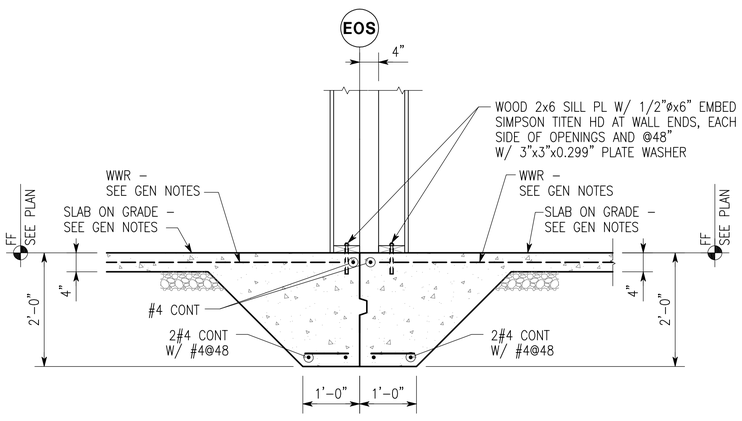
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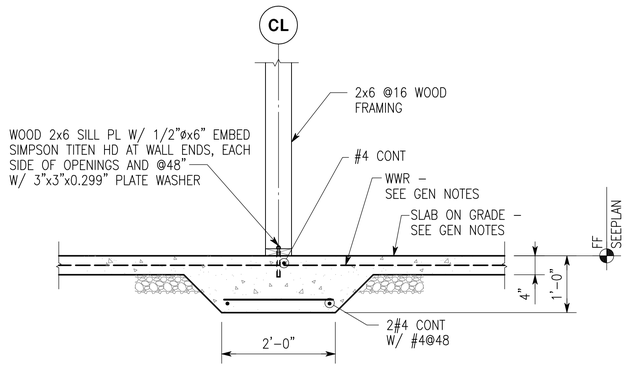
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6A Section
S3.1 3/4"=1'-0"



6B Section
S3.1 3/4"=1'-0"



7 Section
S3.1 3/4"=1'-0"

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ISSUE FOR CONSTRUCTION

THE COTTAGES of SAN MARCOS

3 BED TOWNHOUSE AMUR
SAN MARCOS, TEXAS

UNIT: 711 SQ.FT.
BUILDING: 2133 SQ.FT.

NUMBER 12031
15 FEBUARY 2013

Drawn by: MBJ
Checked by: DCM

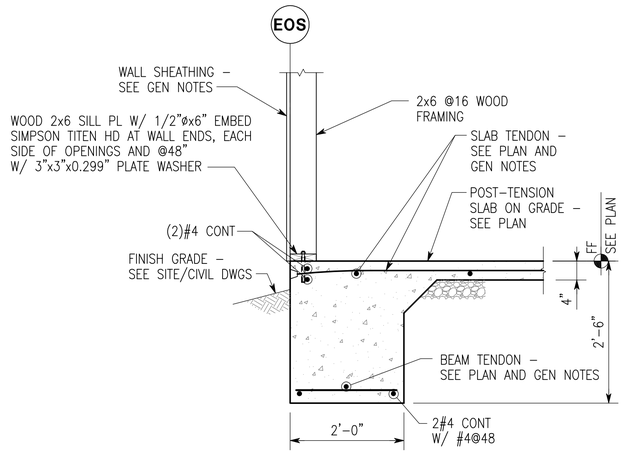
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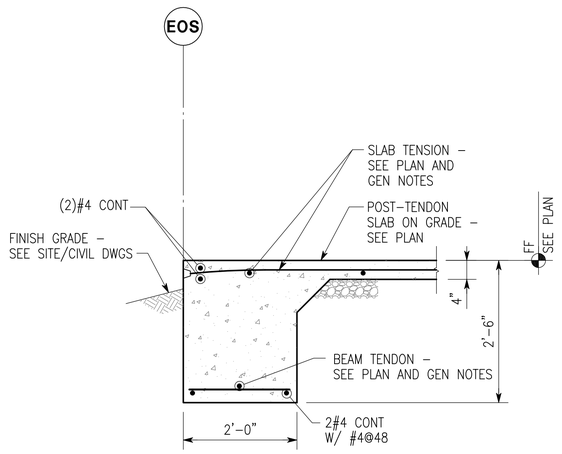
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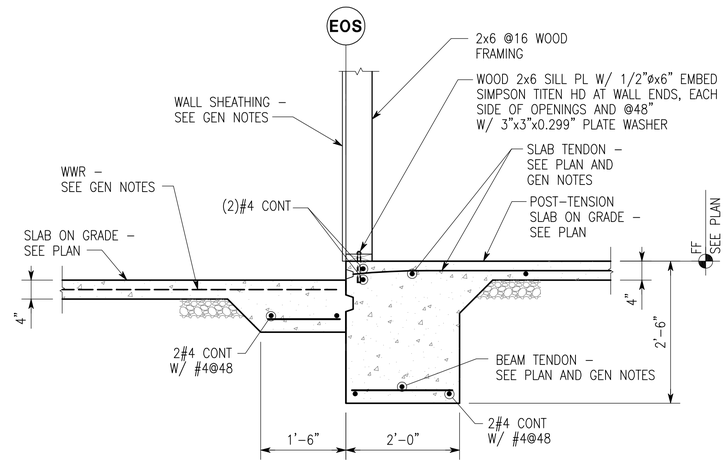
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S3.1A 3/4"=1'-0"



2 Section
S3.1A 3/4"=1'-0"

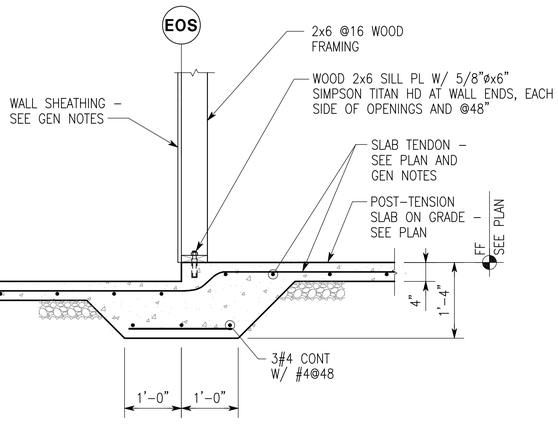


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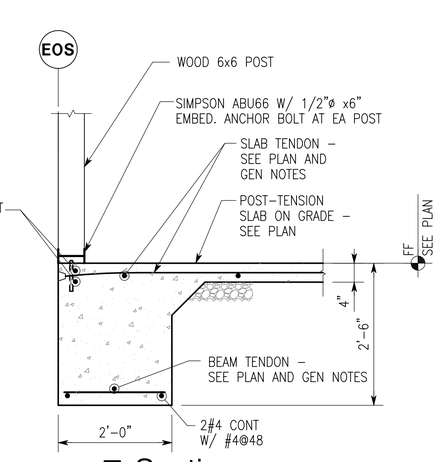
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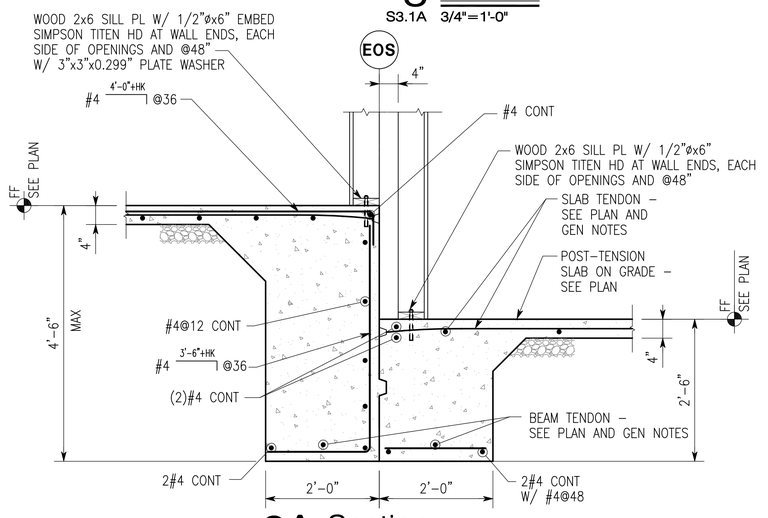
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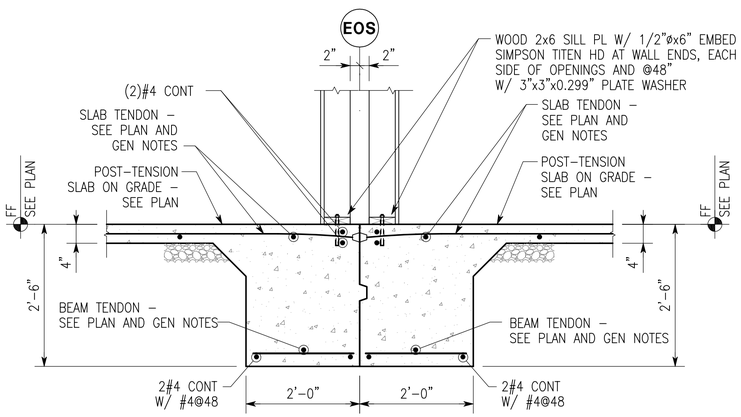
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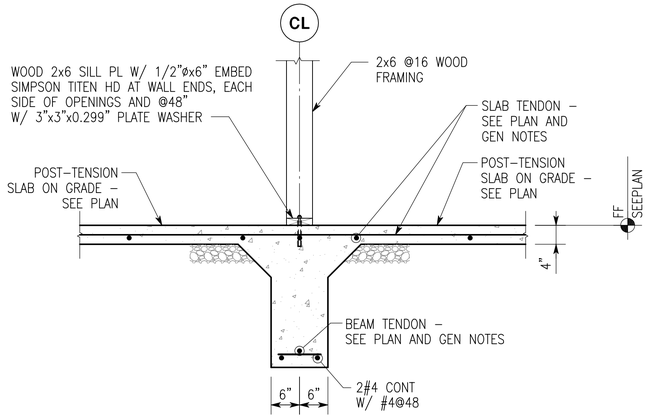
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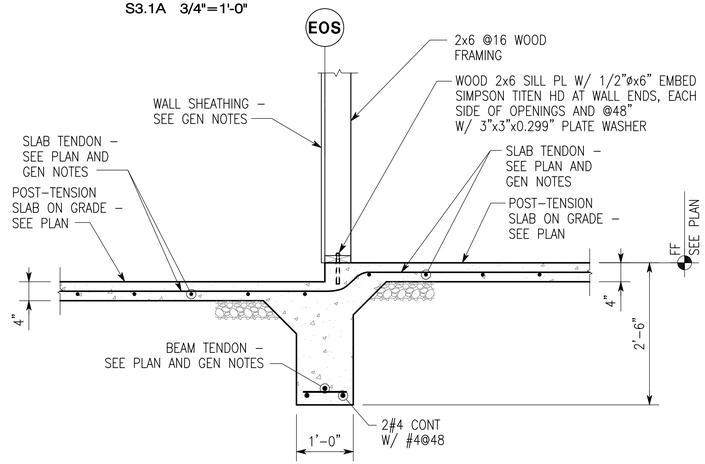
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S3.1A 3/4"=1'-0"



6B Section
S3.1A 3/4"=1'-0"



7 Section
S3.1A 3/4"=1'-0"



8 Section
S3.1A 3/4"=1'-0"

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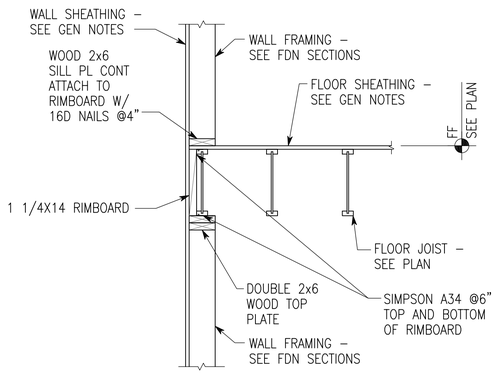
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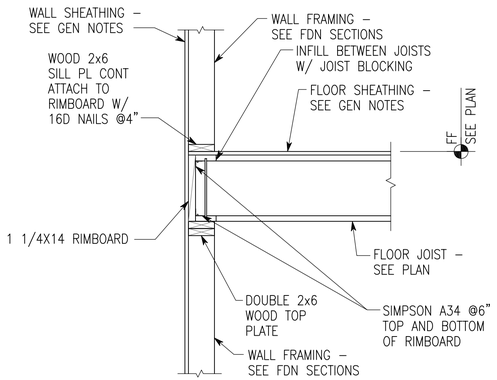
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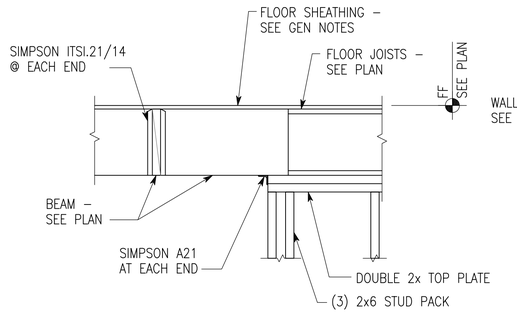
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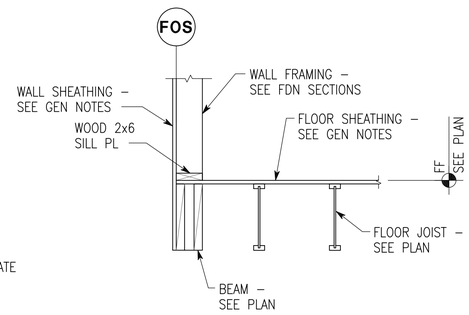
1 Section
S3.2 3/4"=1'-0"



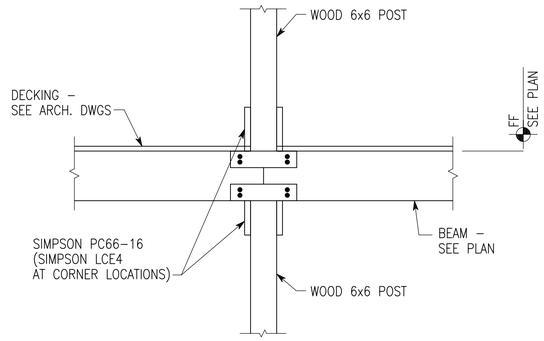
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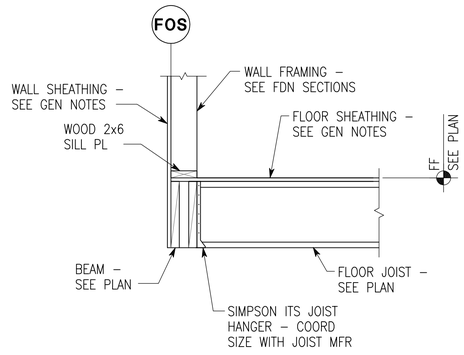
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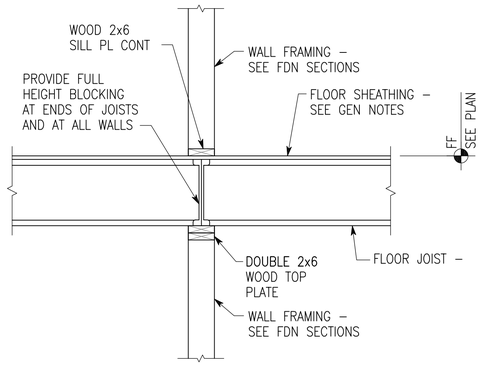
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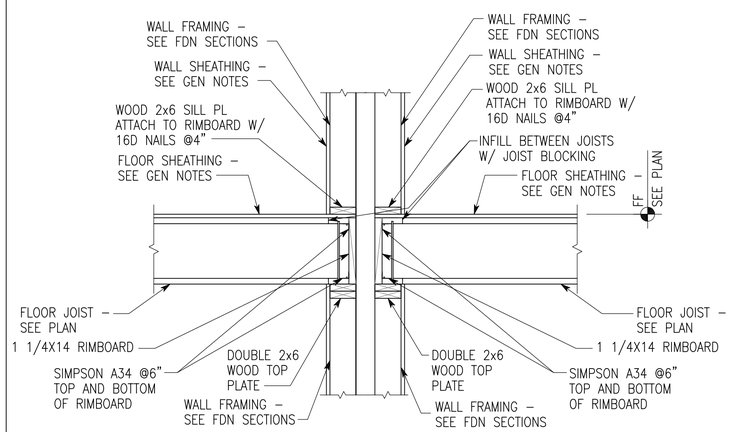
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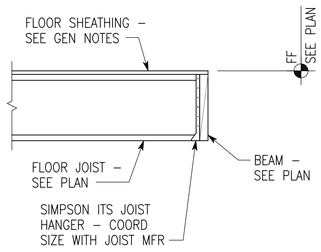
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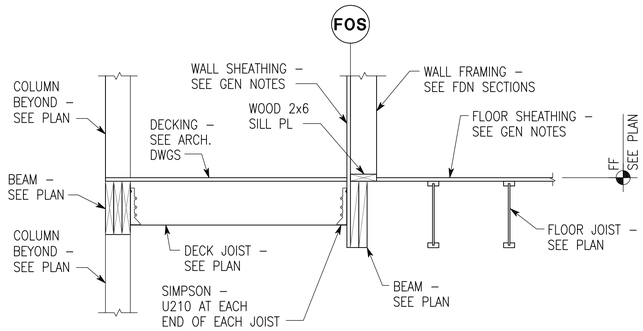
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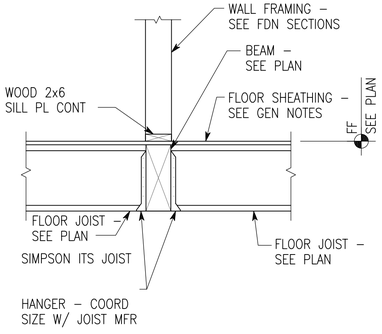
8 Section
S3.2 3/4"=1'-0"



9 Section
S3.2 3/4"=1'-0"



10 Section
S3.2 3/4"=1'-0"



11 Section
S3.2 3/4"=1'-0"

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LBYD, Inc.
Civil and Structural Engineers
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Main (205) 251-4500
Fax (205) 324-4181

LBYD PROJECT NO. 101-12-344.001

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98718
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F-7516

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ISSUE FOR CONSTRUCTION

THE COTTAGES of SAN MARCOS

3 BED TOWNHOUSE AMUR
SAN MARCOS, TEXAS

UNIT: 711 SQ.FT.
BUILDING: 2133 SQ.FT.

NUMBER 12031 — 15 FEBUARY 2013

Drawn by: MBJ
Checked by: DCM

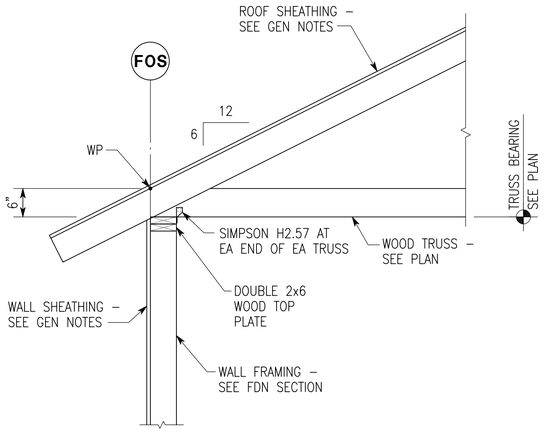
SHEET INDEX

REVISIONS

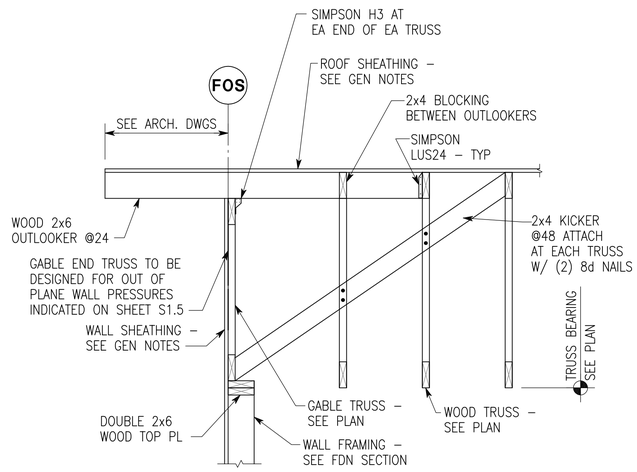
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S3.2

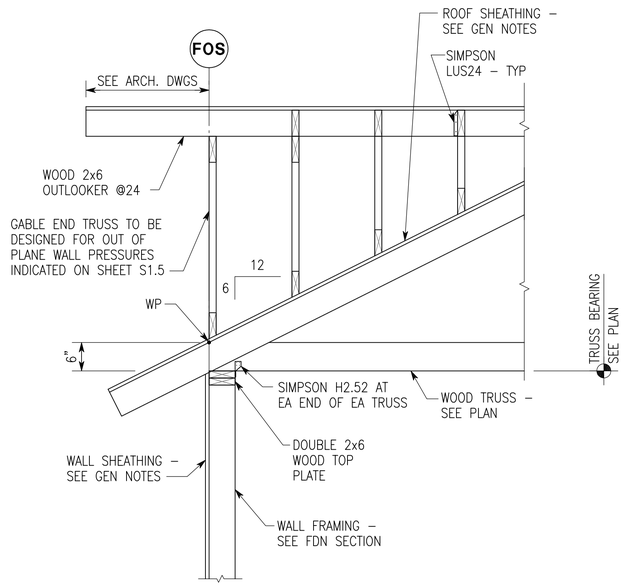
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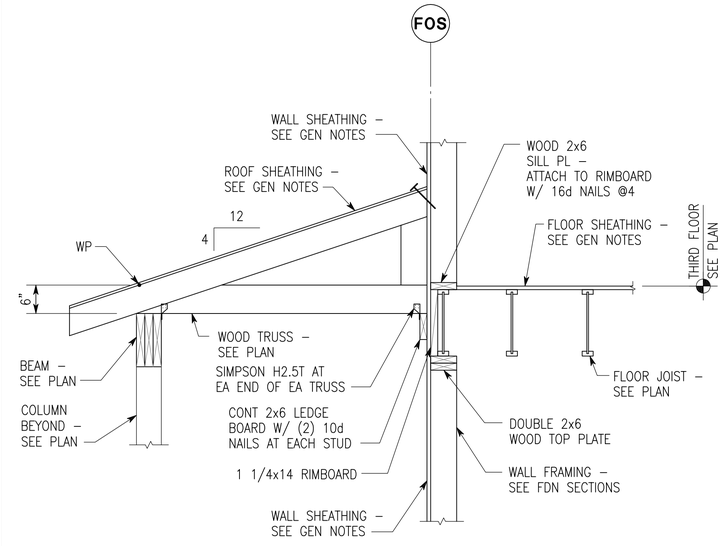
1 Section
S3.3 3/4"=1'-0"



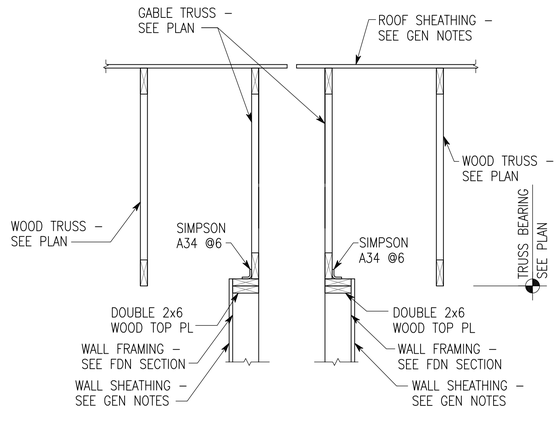
2 Section
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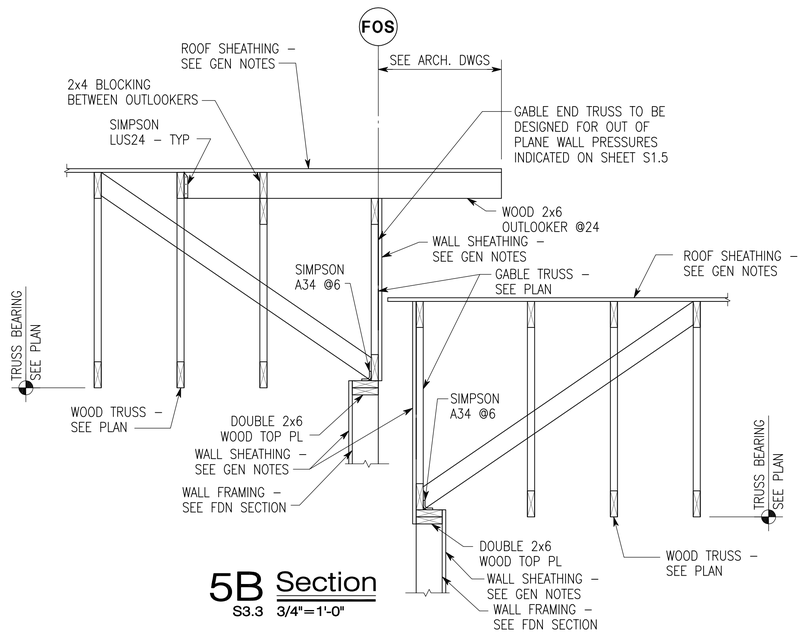
3 Section
S3.3 3/4"=1'-0"



4 Section
S3.3 3/4"=1'-0"



5A Section
S3.3 3/4"=1'-0"



5B Section
S3.3 3/4"=1'-0"

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NUMBER 12031
15 FEBUARY 2013

Drawn by: MBJ
Checked by: DCM

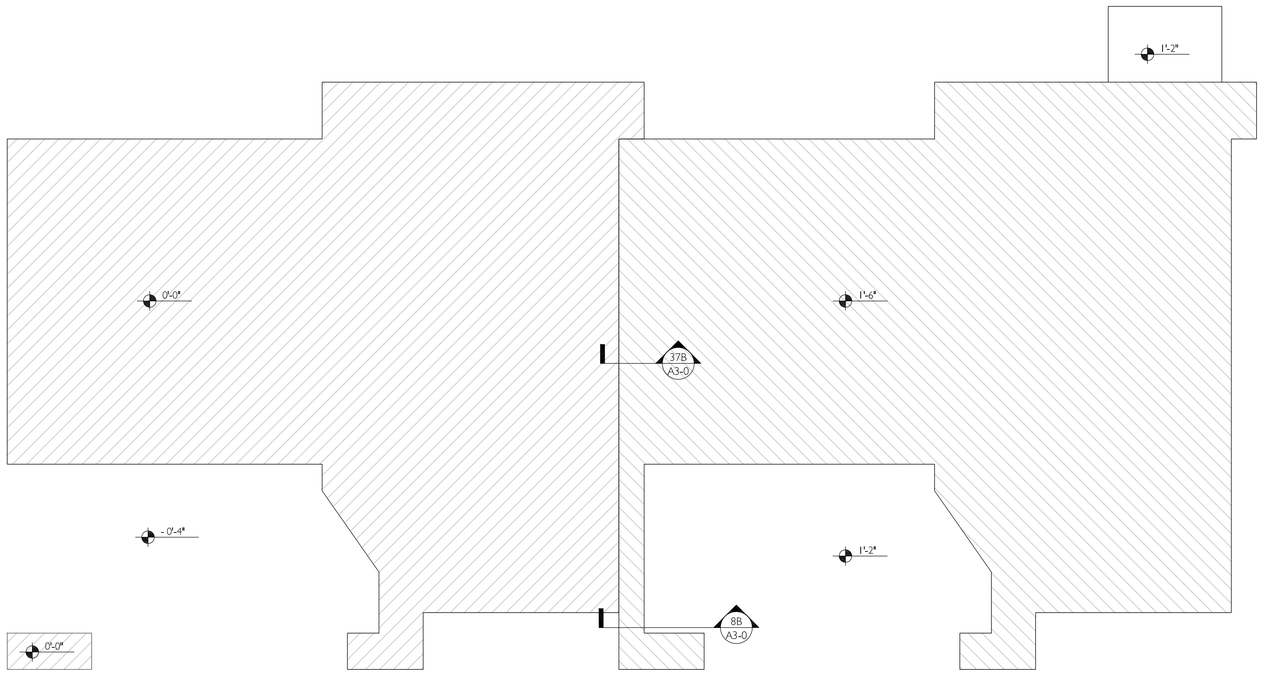
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SECTIONS

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1 / A0-1 FOUNDATION LEVEL FLOOR PLAN

1/4" = 1'-0" STEP ELEVATIONS IN SLABS

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ISSUE FOR CONSTRUCTION

THE COTTAGES of SAN MARCOS

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SAN MARCOS, TEXAS

UNIT: 2535 SQ.FT.
BUILDING: 5070 SQ.FT.

NUMBER 12031 15 FEBRUARY 2013

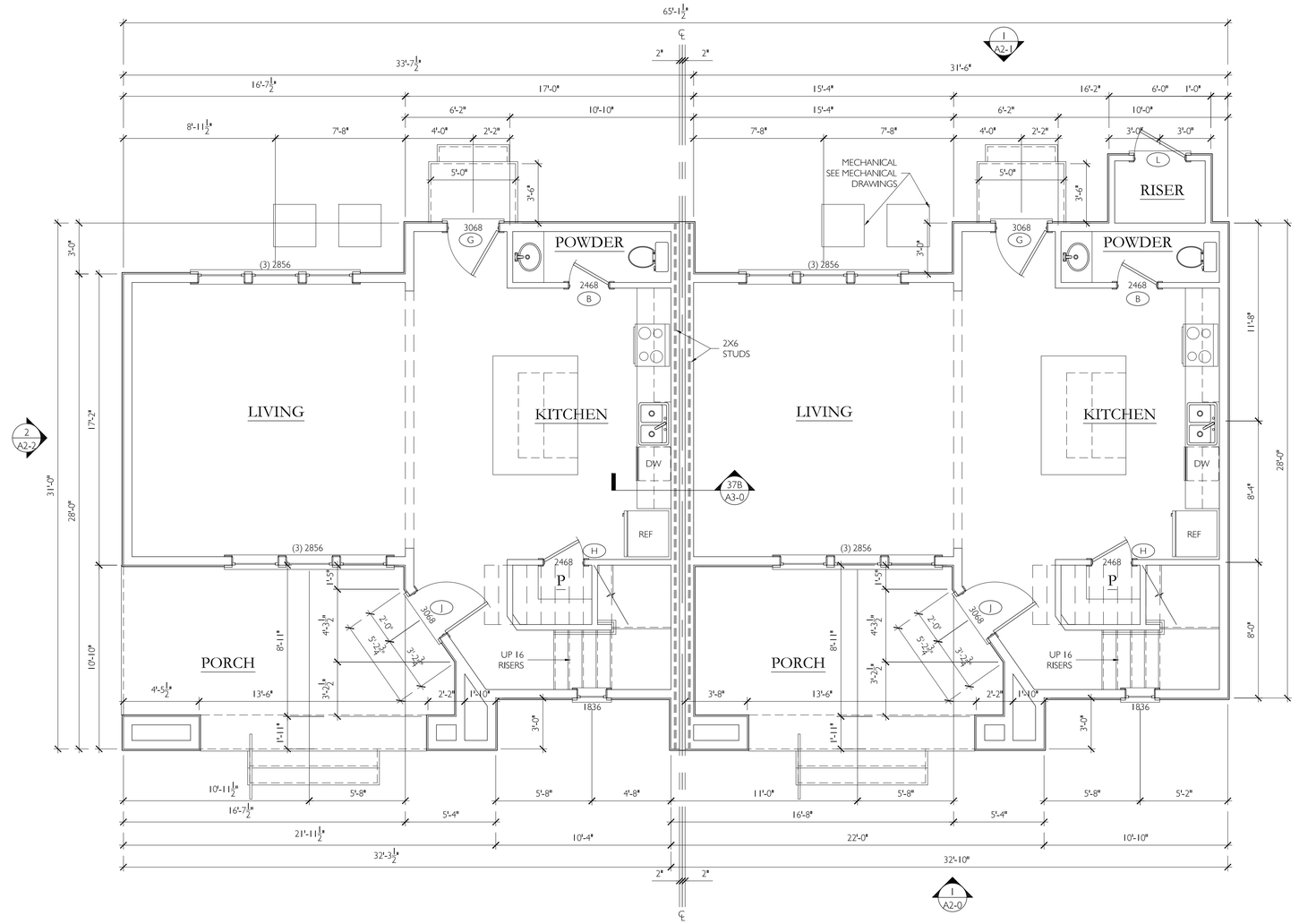
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FOUNDATION LEVEL FLOOR PLAN

A0-1

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1 A1-0 MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

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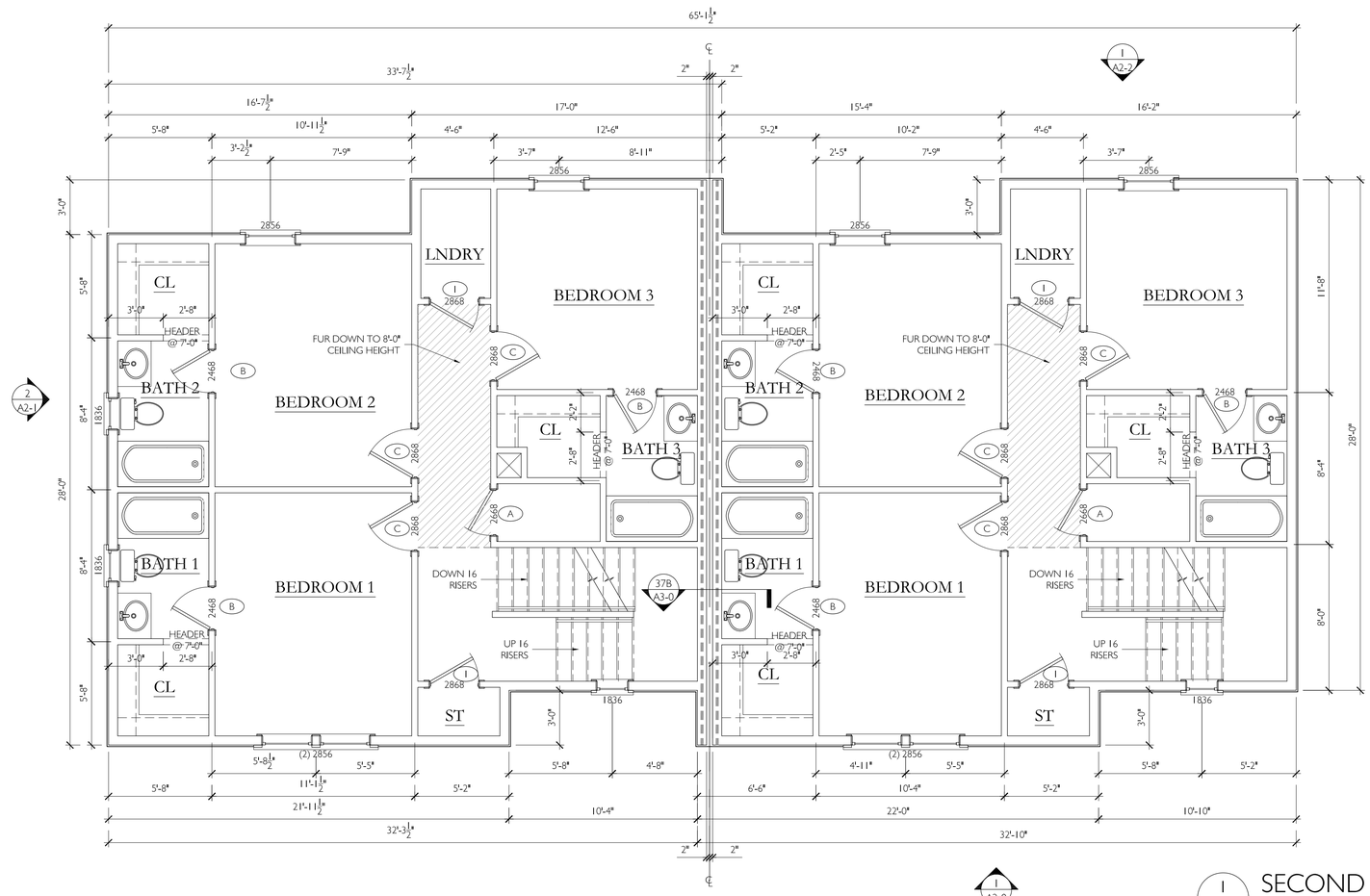
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MAIN LEVEL FLOOR PLAN

A1-0

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1 SECOND FLOOR PLAN

1/4" = 1'-0"

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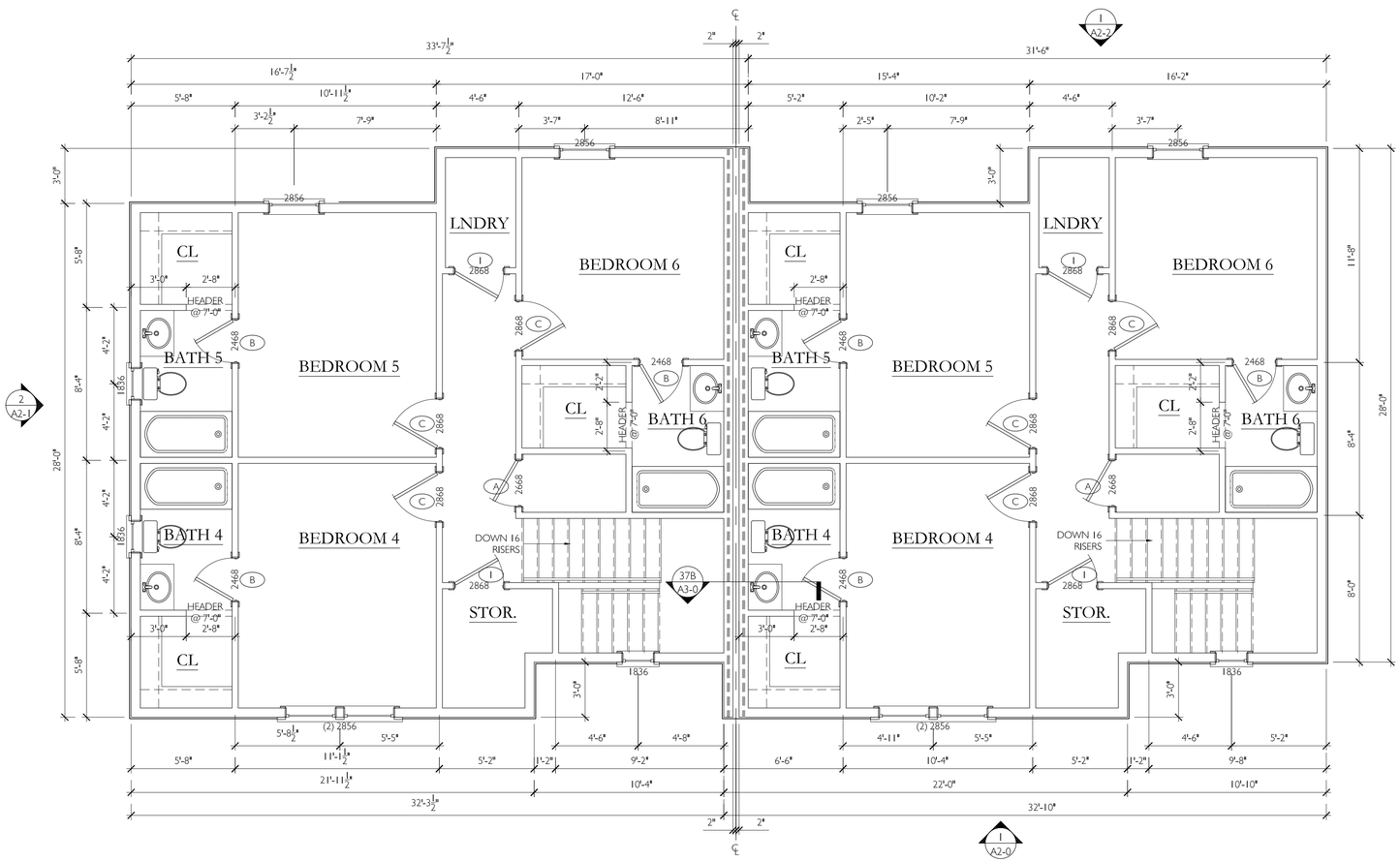
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SECOND FLOOR PLAN

A1-1

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THIRD FLOOR PLAN

1/4" = 1'-0"

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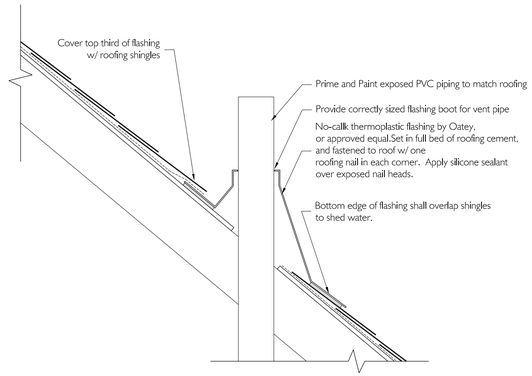
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THIRD FLOOR PLAN

A1-2

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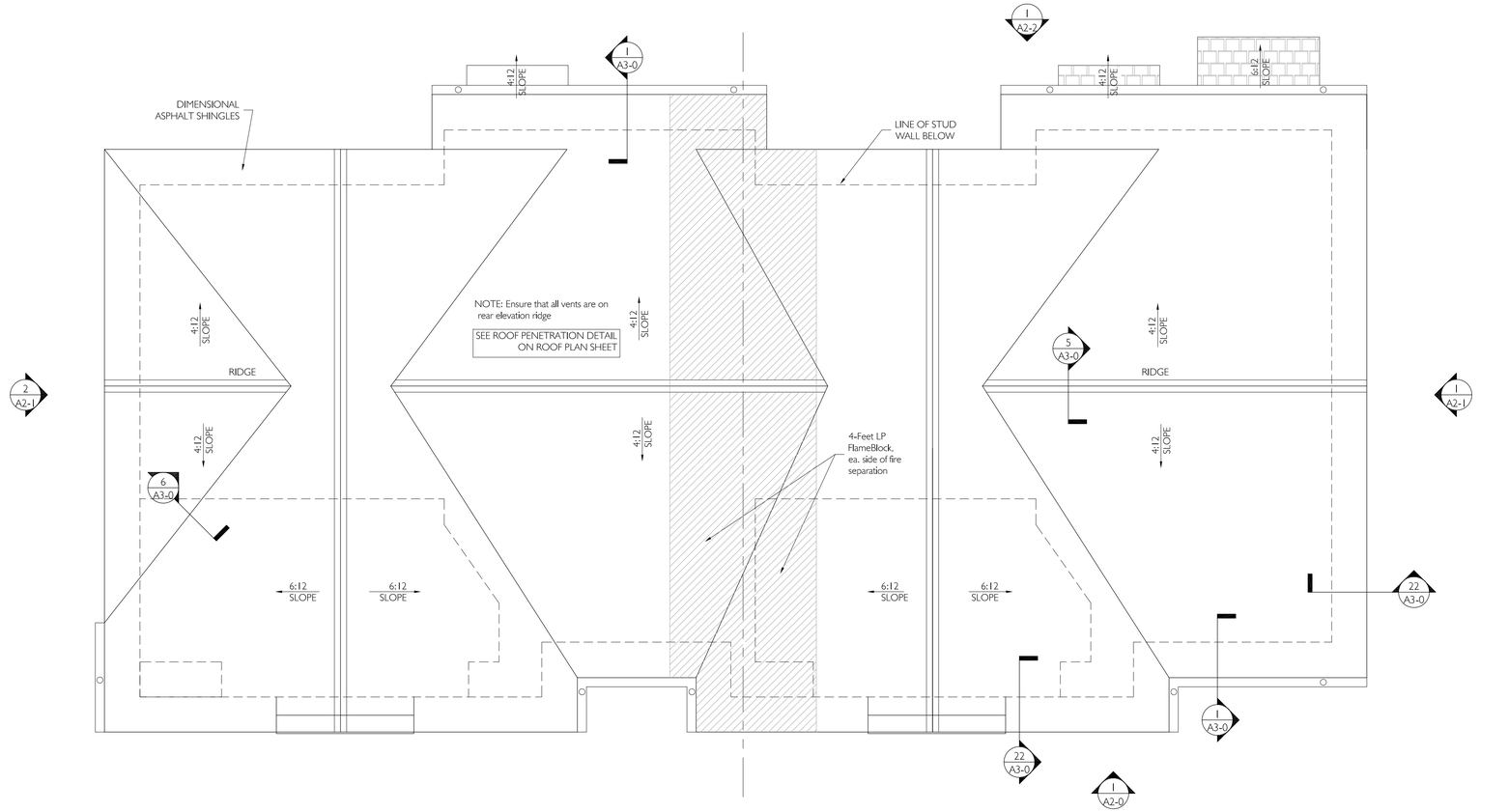
1 / A1-3 ROOF PENETRATION DTL.

1 1/2" = 1'-0"

NOTE TO FRAMER:

Flash at All Valleys
- Use Detail 6/A3-0

Note:
- Use high temp modified bitumen underlayment along eaves,and roof slope transitions, in 18"-24"-36" widths, in keeping with underlayment manufacturers recommendations; install underlayment along both sides of valleys at 48" upslope. See detail 27 for detail of flashing at valleys.
- Use membrane (high temp) flashing under metal flashing installations at windows, louvers, faux vents and wall accents.
- Use non-corrosive fasteners and use of elastometric washers where applicable and for securing downspouts; typical.
- use double dipped galvanized roofing nails with ring shank for penetration flashing flange securement over the long term



2 / A1-3 ROOF PLAN

1/4" = 1'-0"

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ROOF PLAN

A1-3

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EXTERIOR MATERIAL SCHEDULE	
1	"SMARTSIDE" HORIZONTAL LAP SIDING W/ 7" EXPOSURE
2	3/8" SMARTSIDE VERTICAL EXTERIOR PANEL W/ BATTEN STRIPS @ 16" O.C.
3	SITE FENCING. SEE CIVIL FOR DETAIL.
4	DIMENSIONAL ASPHALT SHINGLES
5	SIMULATED STONE VENEER
6	5/4" "SMARTSIDE" CORNER BOARD 4" @ FRONT/REAR, 4" @ SIDES
7	WOOD LOUVER DORMER VENT
8	FAUX SHUTTERS. SEE DETAIL 15a to 15d ON SHEET A3.0 FOR DETAIL
9	IF FOUR OR MORE RISERS ARE REQUIRED SEE DETAIL 72. PER IRC R311.7.7
10	6" VERTICAL TONGUE & GROOVE BOARDS
11	MORTAR SMEAR
12	SEE DETAIL 12 FOR HOUSE NUMBER LOCATION
14	MORTAR SMEAR @ PORCH
15	SEE DETAIL 13 FOR WINDOW CALL OUTS AND DETAILS
16	6" K STYLE - 4" ROUND - HIDDEN HANGER 6" - FASTENED W/ 1 ½" GALV. SCREW W/ NEOPRENE WASHER
17	"SMARTSIDE" HORIZONTAL LAP SIDING W/ 4" EXPOSURE



1 A2-0 EXTERIOR ELEVATION

1/4" = 1'-0"

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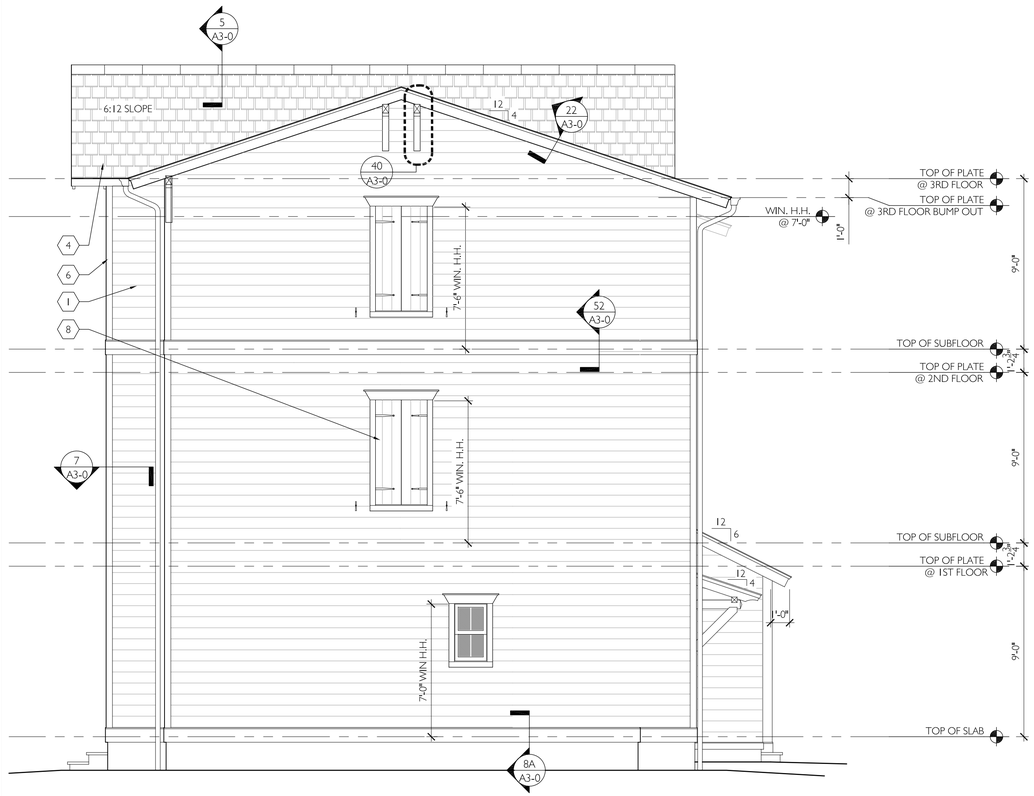
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EXTERIOR ELEVATIONS

A2-0

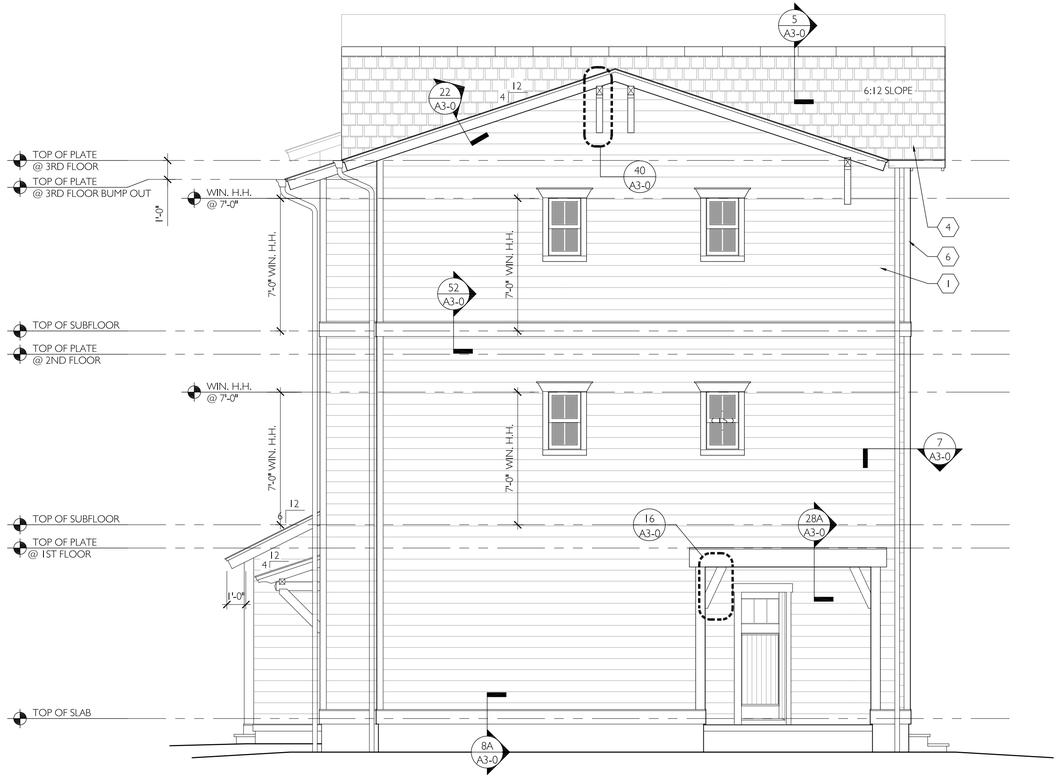
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5	SIMULATED STONE VENEER
6	5/4" "SMARTSIDE" CORNER BOARD 4" @ FRONT/REAR, 4" @ SIDES
7	WOOD LOUVER DORMER VENT
8	FAUX SHUTTERS. SEE DETAIL 15a to 15d ON SHEET A3.0 FOR DETAIL
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17	"SMARTSIDE" HORIZONTAL LAP SIDING W/ 4" EXPOSURE



1 A2-1 EXTERIOR ELEVATION

1/4" = 1'-0"



2 A2-1 EXTERIOR ELEVATION

1/4" = 1'-0"

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EXTERIOR ELEVATIONS

A2-1

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3	SITE FENCING. SEE CIVIL FOR DETAIL.
4	DIMENSIONAL ASPHALT SHINGLES
5	SIMULATED STONE VENEER
6	5/4" "SMARTSIDE" CORNER BOARD 4" @ FRONT/REAR, 4" @ SIDES
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1 A2-2 EXTERIOR ELEVATION

1/4" = 1'-0"

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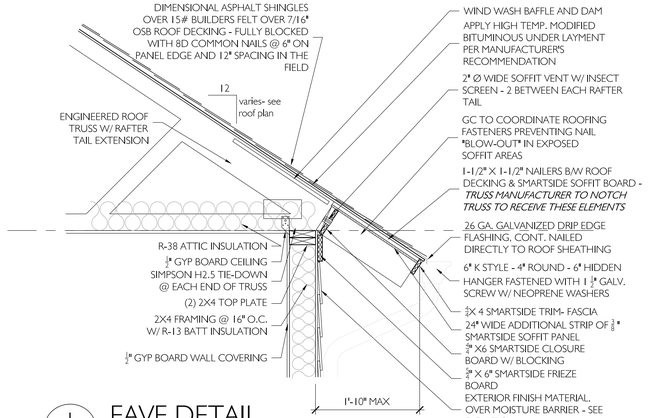
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EXTERIOR ELEVATIONS

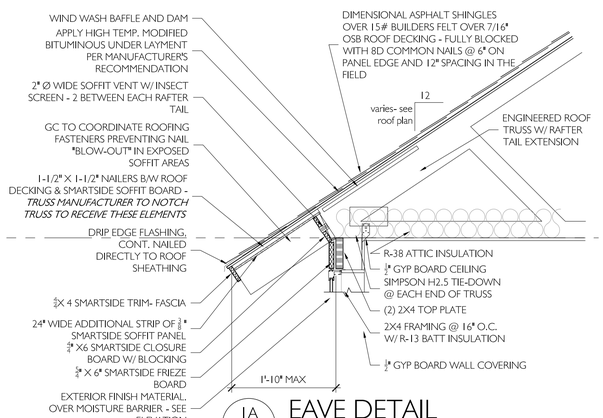
A2-2

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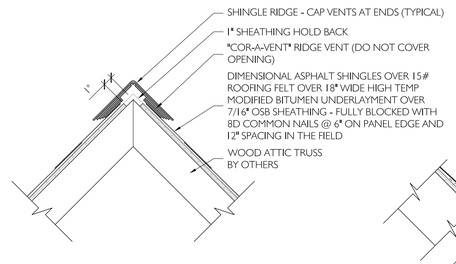
1 A3-0 **EAVE DETAIL**

3/4" = 1'-0"



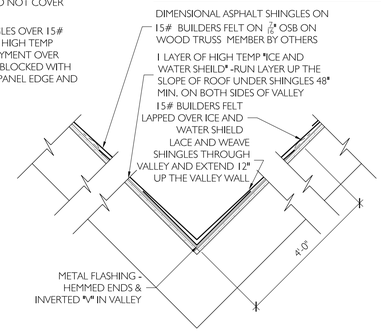
1A A3-0 **EAVE DETAIL**

3/4" = 1'-0"



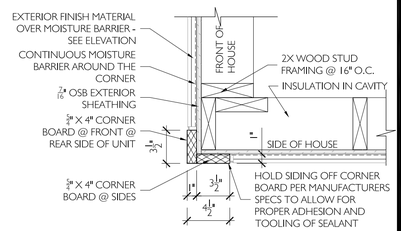
5 A3-0 **RIDGE DETAIL**

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



6 A3-0 **VALLEY DETAIL**

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

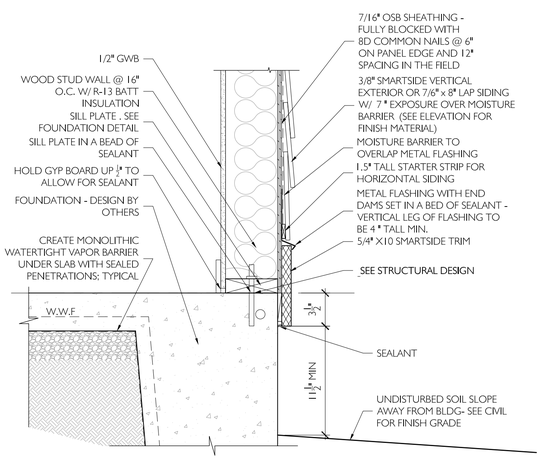


7 A3-0 **CORNER BOARD DETAIL**

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

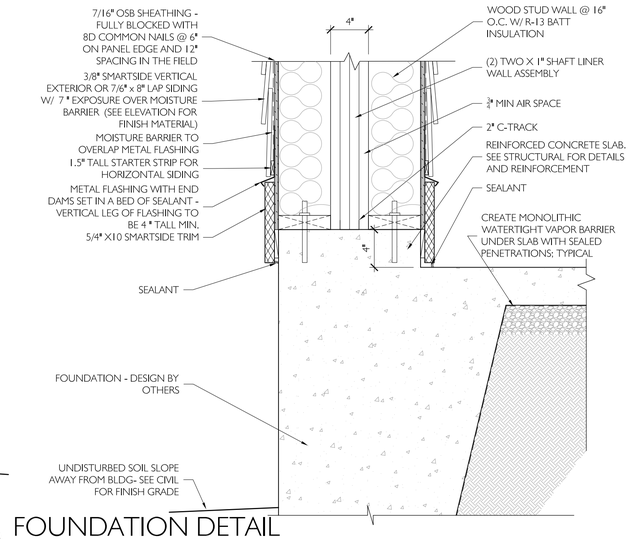
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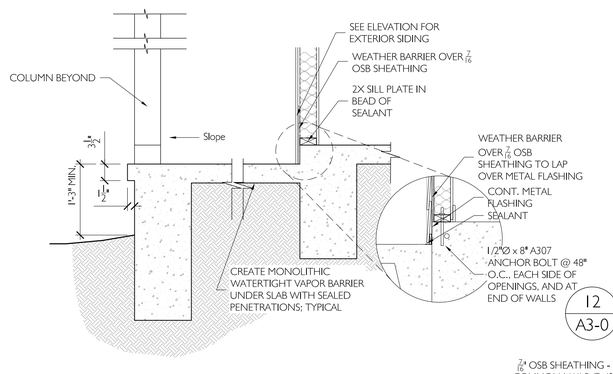
8A A3-0 **FOUNDATION DETAIL**

3/4" = 1'-0"



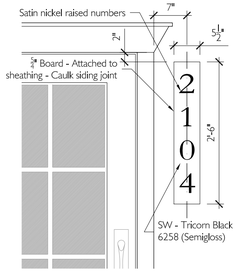
8B A3-0 **FOUNDATION DETAIL**

3/4" = 1'-0"



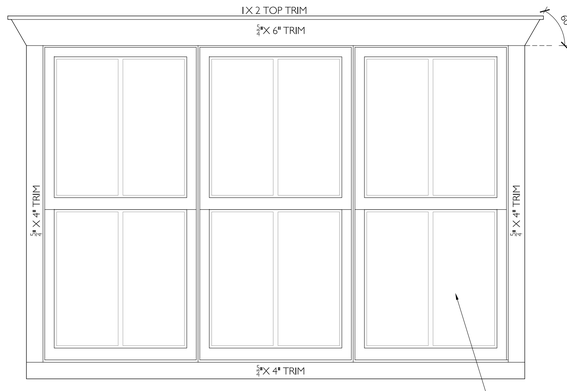
9 A3-0 **FOUNDATION DETAIL**

3/4" = 1'-0"



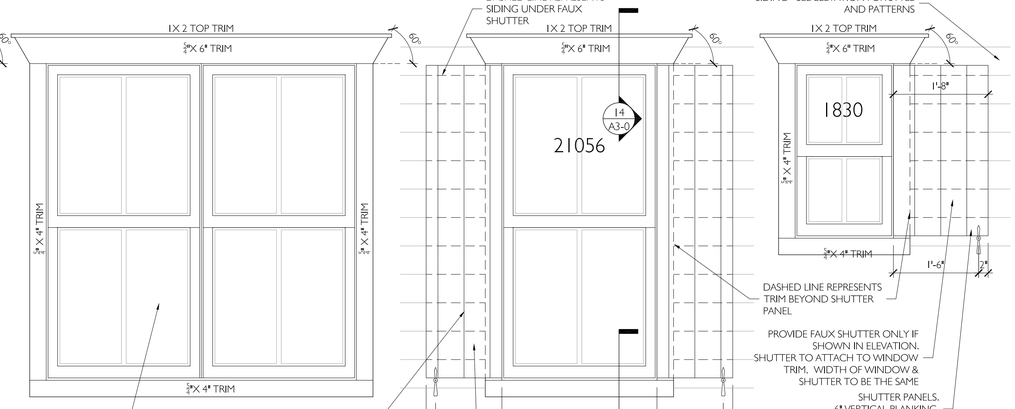
12 A3-0 **HOUSE No. DETAIL**

3/4" = 1'-0"

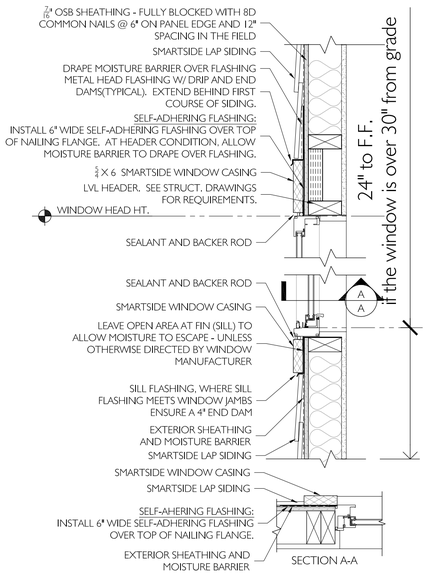


13 A3-0 **WINDOW ELEVATION**

3/4" = 1'-0"



SEE SHEET A6-0 FOR MORE DETAILS



14 A3-0 **WINDOW DETAIL**

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

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JOHN M. NEQUETTE REGISTERED ARCHITECT 20410 STATE OF TEXAS

ISSUE FOR CONSTRUCTION

THE COTTAGES of SAN MARCOS

6 BED TOWNHOUSE AMUR

SAN MARCOS, TEXAS

UNIT: 2535 SQ.FT.
BUILDING: 5070 SQ.FT.

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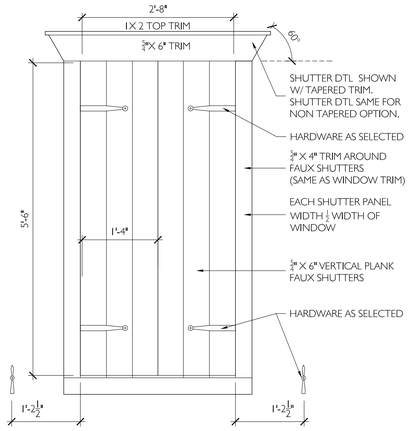
DETAILS AND SECTIONS

A3-0

AMUR - 1 OF 3

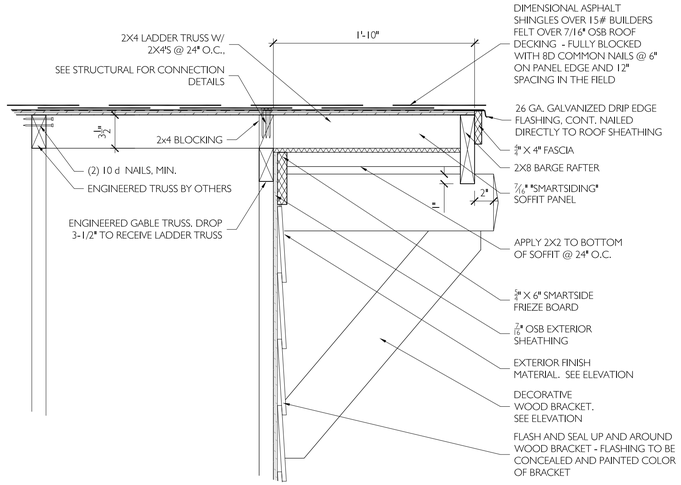
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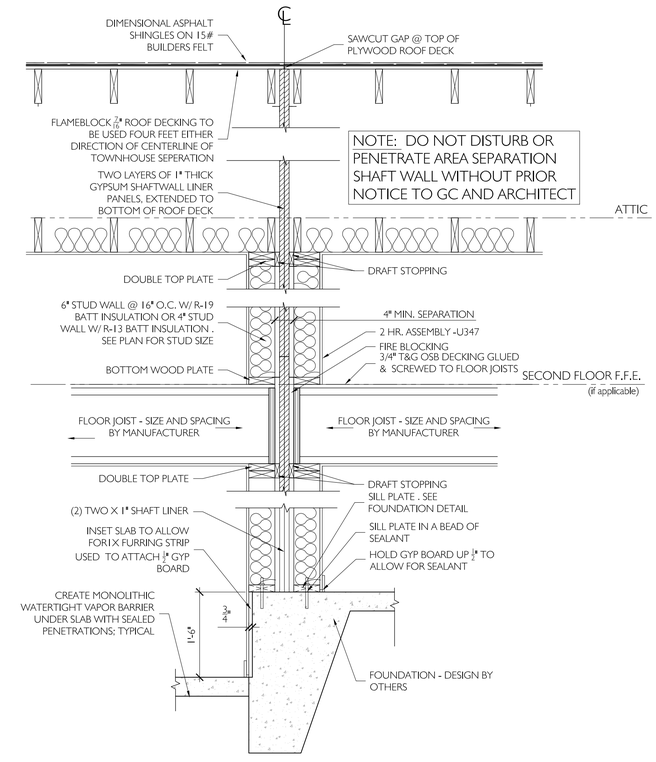
15A / A3-0 SHUTTER ELEVATIONS

3/4" = 1'-0"



22 / A3-0 RAKE DETAIL

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



37B / A3-0 TOWNHOUSE SEP. DETAIL

3/4" = 1'-0"

28A / A3-0 HEADER DETAIL

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

35 / A3-0 STOOP DETAIL

3/4" = 1'-0"

39 / A3-0 BRACKET DTL.

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

40 / A3-0 BRACKET DTL.

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

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A3-0

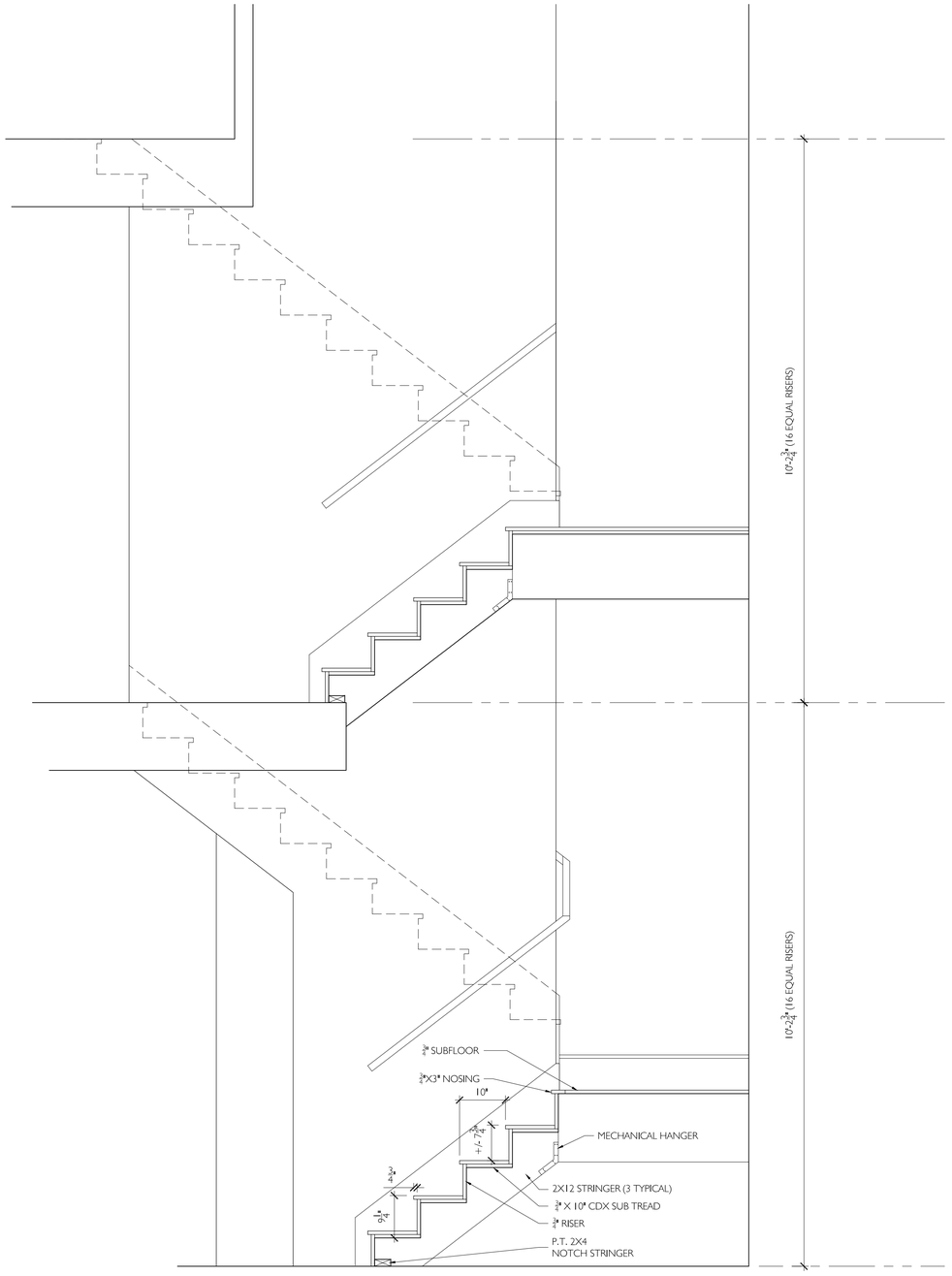
AMUR - 2 OF 3

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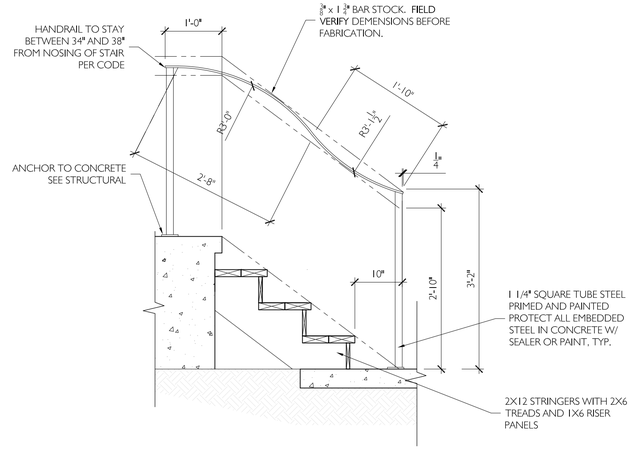
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52 A3-0 BANDING DETAIL
1-1/2" = 1'-0"



63 A3-0 STAIR DETAIL
3/4" = 1'-0"



72 A3-0 EXTERIOR HANDRAIL DETAIL
3/4" = 1'-0"

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DETAILS AND SECTIONS
A3-0
AMUR - 3 OF 3

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DOOR TYPE	APPLICATION **	MANUFACTURER / STYLE *	SIZE			DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FIRE LABEL	HARDWARE TYPE	REMARKS
			W	H	T							
A	Interior Door	Masonite "Cheyenne" 2 Panel Plank Smooth Door	2'-6"	6'-8"	1-3/8"	Composite Wood	Paint	Wood	Paint	--	Keyed	
B	Interior Door	Masonite "Cheyenne" 2 Panel Plank Smooth Door	2'-4"	6'-8"	1-3/8"	Composite Wood	Paint	Wood	Paint	--	Privacy	Undercut door 1"
C	Interior Door	Masonite "Cheyenne" 2 Panel Plank Smooth Door	2'-8"	6'-8"	1-3/8"	Composite Wood	Paint	Wood	Paint	--	Keyed	Undercut door 1"
D	Interior Door	Masonite "Cheyenne" 2 Panel Plank Smooth Door	3'-0"	6'-8"	1-3/8"	Composite Wood	Paint	Wood	Paint	--	Passage Set	
E	Interior Door	Masonite - MDF Louvered Collection	2'-6"	6'-8"	1-3/8"	Composite Wood	Paint	Wood	Paint	--	Keyed	Half Louver door with Louver on Bottom
F	Interior Door	Masonite - MDF Louvered Collection	2'-8"	6'-8"	1-3/8"	Composite Wood	Paint	Wood	Paint	--	Keyed	Half Louver door with Louver on Bottom
G	Exterior Door	Therma Tru - Smooth Star Entry Door Collection	3'-0"	6'-8"	1-3/8"	Fiberglass	Paint	Wood	Paint	--	Exterior Handle Set w/ Electronic Deadbolt	
H	Interior Door	Masonite "Cheyenne" 2 Panel Plank Smooth Door	2'-4"	6'-8"	1-3/8"	Composite Wood	Paint	Wood	Paint	--	Passage Set	
I	Interior Door	Masonite "Cheyenne" 2 Panel Plank Smooth Door	2'-8"	6'-8"	1-3/8"	Composite Wood	Paint	Wood	Paint	--	Passage Set	
J	Exterior Door	Evermark - Custom CBI Door	3'-0"	6'-8"	1-3/8"	Fiberglass	Paint	Wood	Paint	--	Exterior Handle Set w/ Electronic Deadbolt	
K	Interior Door	Tru-Tech CBI Custom Door	2'-8"	6'-8"	1-3/4"	Composite Wood	Paint	Wood	Paint	--	Keyed	
L	Sprinkler Riser Room Door	Field Painted Galvanized Hollow Metal Door	3'-0"	6'-8"	1-3/4"	Galvanized Hollow Metal	Paint	Metal	Paint	--	Dummy Handle Set & Pad Lock	

* Listed Manufacturer shall be used unless prior approval is obtained from Owner and Architect
** Refer to drawings for jamb thickness. Provide door stops where necessary.

1 / A5-0 DOOR SCHEDULE
N.T.S.

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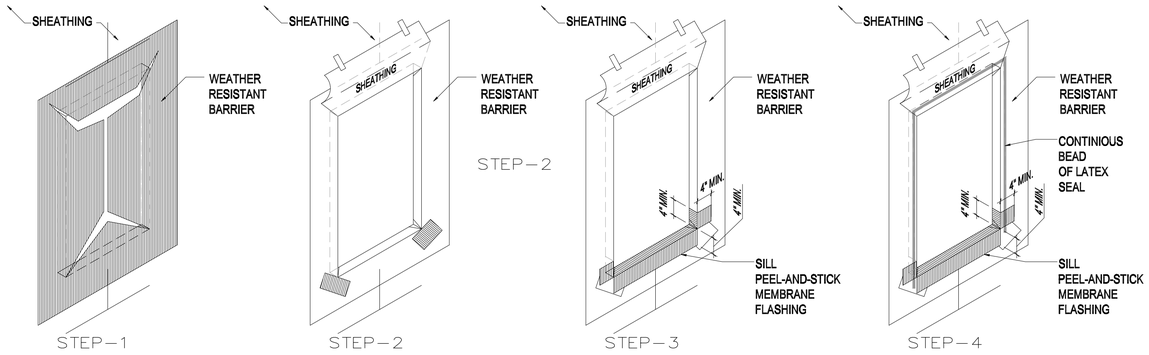
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DOOR SCHEDULE

A5-0

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FLASHING INSTALLATION SEQUENCE

NOTE: (WINDOW FLASHING SEQUENCE SHOWN. HEAD AND JAMB SEQUENCES ARE SIMILAR FOR DOORS)

1. COMPLETELY INSTALL WEATHER RESISTANT BARRIER OVER ENTIRE SHEATHING USING 'BUTTON CAP' NAILS (OR SCREWS FOR STEEL STUDS). "BUTTON CAP" FASTENERS SHALL BE USED AT ALL PERIMETER EDGES OF SHEET MATERIALS, ALL TERMINATIONS, PENETRATIONS, HORIZONTAL AND VERTICAL SEAMS ARE TO BE TAPED WITH APPROVED WEATHER RESISTANT BARRIER TAPE. CUT WEATHER RESISTANT BARRIER PER STEP DETAIL #1. THIS IS SOMETIMES CALLED AN "UPSIDE DOWN MARTINI GLASS". FOLD THE SILL PORTION OF THE WEATHER RESISTANT BARRIER OVER AND FASTEN REMAINING PORTION TO THE JAMBS. SEE DETAIL STEP #2.

2. INSTALL A 6" PIECE OF RUBBERIZED PEEL AND STICK MEMBRANE AT EACH CORNER OF THE SILL ON TOP OF BUILDING PAPER. THESE PATCHES SHOULD BE INSTALLED DIAGONALLY AT THE CORNERS OF THE SILL WITH A PORTION OF THE MEMBRANE EXTENDING INTO THE WINDOW OPENING AT THE CORNERS. SEE DETAIL STEP#2.

3. INSTALL. RUBBERIZED PEEL AND STICK SILL FLASHING. INSTALL ON HORIZONTAL SURFACE OF ROUGH SILL COVERING FULL DEPTH OF SILL. EXTEND 6INCHES UP BOTH JAMBS, EXTEND DOWNWARD 4 INCHES MINIMUM ONTO BUILDING PAPER BELOW SILL. MAKE SURE SILL FLASHING IS CONTINUOUS ON SILL AND JAMBS (NO CUTS OR GAPS IN MEMBRANE WHERE SILL AND JAMBS MEET). FOR 2X6 WALLS, A 12" WIDE MEMBRANE IS NEEDED. ROLL (SMOOTH) OUT ANY BUBBLES. SEE DETAIL STEP#3.

4. INSTALL A CONTINUOUS BEAD OF LATEX SEALANT AROUND WINDOW OPENING AT WINDOW JAMBS AND HEAD ONLY DO NOT INSTALL ANY SEALANT ON THE SILL NAILING FLANGE. SEE DETAIL STEP#4.

5. INSTALL. WINDOW PER MANUFACTURER RECOMMENDATIONS. SEE DETAIL STEP #5.

6. INSTALL A 4" OR 6" RUBBERIZED PEEL AND STICK MEMBRANE OVER NAILING FLANGE AT JAMBS AND HEAD ONLY, IN THAT ORDER. A WIDER MEMBRANE MAY HAVE TO BE USED IF WINDOWS ARE TO RECEIVE ACCENT TRIM (SUCH AS A 2X6 OR 2X8) WRAP. ROLL (SMOOTH) OUT ANY BUBBLES. SEE DETAIL STEPS #6 AND #7.

7. FLIP HEAD FLAP OF BUILDING PAPER DOWN OVER THE HEAD FLASHING. SECURE FLAP ABOVE WINDOW WITH SHEATHING TAPE, MAKING SURE TO COMPLETELY COVER ENTIRE CUT AREA. SEE DETAIL STEP #8.

8. FOAM TRIM THAT IS GREATER THAN OR EQUAL TO 4" IN THICKNESS SHALL BE MECHANICALLY ANCHORED USING SCREWS AT 6", 12", 14" OR PER MANUFACTURER'S RECOMMENDATIONS.

9. SUFFICIENT MORTAR MUST BE APPLIED TO STUCCO BROWN COAT SUBSTRATE AND BACK OF VENEER SO THAT THE RESULTING THICKNESS IS NO LESS THAN 1/2" AND NOT MORE THAN 1-1/4".

10. NAILS TO BE NO MORE THAN 16" O.C.

GENERAL NOTES:

FLASHING REQUIREMENTS:

A. PROPER FLASHING AND SEALING ARE NECESSARY TO PREVENT WATER FROM ENTERING BETWEEN THE W.R.B., THE FENESTRATION PRODUCT FRAME, AND THE ADJACENT CONSTRUCTION MATERIALS.

B. UNLESS OTHERWISE SPECIFIED, FLASHING MATERIAL SHALL PROVIDE TWENTY-FOUR (24) HOUR MINIMUM PROTECTION FROM WATER PENETRATION WHEN TESTED IN ACCORDANCE WITH TEST METHOD D 779.

C. THE FLASHING MEMBRANE SHALL BE SECURELY AFFIXED TO MINIMIZE ANY WEATHER DAMAGE PRIOR TO THE BUILDING'S EXTERIOR TREATMENT BEING APPLIED. THE FENESTRATION PRODUCT AND FLASHING SHALL BE INTEGRATED INTO THE OVERALL W.R.B. THE GENERAL CONTRACTOR SHALL CONSULT THE FENESTRATION AND FLASHING MANUFACTURERS FOR ANY SPECIAL FLASHING REQUIREMENTS UNIQUE TO THEIR PRODUCTS.

D. UNLESS OTHERWISE SPECIFIED, GALVANIZED METAL FLASHING SHALL BE NO LESS THAN 26 GAGE IN THICKNESS AND SHALL BE ZINC COATED ON BOTH SIDES BY EITHER HOT DIPPED GALVANIZED OR ELECTROPLATED.

E. TO PROVIDE ADEQUATE PROTECTION AGAINST GALVANIC CORROSION, USE ONLY FASTENERS THAT ARE COMPATIBLE WITH THE MATERIALS JOINED AND THAT WILL NOT RESULT IN GALVANIC CORROSION.

F. FASTENER LENGTH SHALL BE SUFFICIENT TO PENETRATE THE SUBSTRATE TO A DEPTH DESIGNED TO MEET APPLICABLE BUILDING CODES, MANUFACTURER'S RECOMMENDATIONS, AND STRUCTURAL CALCULATIONS. NUMBER AND SPACING SHALL BE SUFFICIENT TO MEET LOADS.

G. THE INSTALLATION OF FASTENERS OR FASTENING SYSTEMS SHALL NOT CAUSE EXCESSIVE DISTORTION (±1/16" OF ANY FRAME OR SASH MEMBER, NOR IN ANY WAY IMPEDE THE OPERATION OF THE UNIT.

INSTALLATION REQUIREMENTS:

A. ANCHORING OF WINDOW PRODUCTS SHOULD ALWAYS BE DONE ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.

B. WHEN REQUIRED, SHIMS SHALL BE INSTALLED IN A MANNER AND IN SUFFICIENT NUMBER TO MINIMIZE DEFLECTION, DISTORTION, OR ROTATION OF THE FRAME TO ACHIEVE PROPER OPERATION OF THE FENESTRATION PRODUCTS, OR AS RECOMMENDED BY THE FENESTRATION MANUFACTURER. DO NOT OVER-SHIM. PRODUCTS SHALL NOT BE RACKED MORE THAN 1/8" OUT OF SQUARE FOR DIMENSIONS UP TO 4 FEET OR MORE THAN 3-1/8" FOR DIMENSIONS GREATER THAN 4 FEET. REFER TO THE MANUFACTURER'S INSTRUCTIONS FOR UNIT SHIMMING REQUIREMENTS.

C. APPLY THE W.R.B. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL AND WORKING TOWARDS THE TOP. INSTALL THE W.R.B. TO THE FACE OF THE BUILDING SHEATHING FLUSH WITH THE ROUGH OPENING OF THE WINDOW HEAD, JAMBS, AND SILL

GENERAL WATERPROOFING NOTES:
- See notes on elevation and title sheet for further notes on construction details

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WINDOW DETAILS

A6-0

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SPLIT SYSTEM AC UNIT SCHEDULE - HEAT PUMP

MARK	TYPE	SERVES	SUPPLY FAN CFM	SUPPLY FAN E.S.P. IN W.G.	SUPPLY FAN HP	OSA CFM	COOLING CAPACITY SENSIBLE MBH	COOLING CAPACITY TOTAL MBH	COOLING CAPACITY ENT. AIR Fdb	COOLING CAPACITY ENT. AIR Fwb	HEATING CAPACITY STRIP HEAT KW	HEATING CAPACITY STRIP HEAT STEPS	HEATING CAPACITY ENT. AIR F	ACCESSORIES	ELECTRICAL V/Ø	NOMINAL TONS	BASIS OF DESIGN (FIRST CO.)
AC-6A	1	TOWNHOUSE FIRST & SECOND FLOOR	1600	0.3	1/2	0*	34	48	80	67	8	1	70	1 2 3 4	240/1	4.0	48HBX-8
AC-6B	1	TOWNHOUSE THIRD FLOOR	800	0.3	1/3	0*	17.3	24	80	67	3	1	70	1 2 3 4	240/1	2.0	24HBX-8

NOTES:
- A. CAPACITIES ARE MINIMUM GROSS CAPACITIES.
- B. EXTERNAL STATIC PRESSURE DOES NOT INCLUDE ELECTRIC HEATERS.
- C. EXTERNAL STATIC PRESSURE INCLUDES 0.10" FOR DIRTY FILTERS.
- D. ELECTRIC HEATER CAPACITIES SHOWN ARE NET AFTER ANY DERATE FOR 208/240 VOLTAGE.

TYPES:
- 1. VERTICAL SPLIT SYSTEM HEAT PUMP

ACCESSORIES:
- 1. 1" THICK THROWAWAY FILTER
- 2. SINGLE POINT ELECTRICAL CONNECTION
- 3. 2" DEEP AUX. DRAIN PAN W/ FLOAT SWITCH
- 4. HEAT PUMP KIT

* - OUTSIDE AIR TO RESIDENTIAL UNITS IS PROVIDED BY NATURAL VENTILATION PER IMC SECTION 402.

FAN SCHEDULE

MARK	SERVES	LOCATION	TYPE	CFM	E.S.P. IN. W.G.	LIMIT	MOTOR W	MOTOR V/Ø	ACCESSORIES	INTERLOCK	BASIS OF DESIGN
EF-1	BATHS	CEILING	A	80	0.25	SPECIFIED BY ELECTRICAL					

FAN TYPES:
- A. CEILING MOUNTED EXHAUST FAN / LIGHT COMBO, DIRECT DRIVE

AIR DEVICE SCHEDULE

CEILING DIFFUSERS

MARK	DESCRIPTION	BASIS OF DESIGN	REMARKS
MD (W, M) A/B / CFM	A/B = NECK SIZE CFM = AIRFLOW W = ROUND RUNOUT M = OPPOSED BLADE MANUAL DAMPER IN NECK.	CURVED BLADE CEILING DIFFUSER US AIRE SERIES 'L'	1. OBD - WITH ACCESSIBLE OPERATING LEVER 2. SQUARE TO ROUND ADAPTER AS REQUIRED
FG A/B / CFM	A/B = NECK SIZE CFM = AIRFLOW FG = FILTER GRILLE	FIXED VANE FILTER RETURN GRILLE US AIRE SERIES 'RHEF'	1. 1" STANDARD FILTER REQUIRED (MERV 7)

HEAT PUMP CONDENSING UNIT - AIR COOLED

MARK	SERVES	ACCESSORIES	ELEC. V/Ø	NOMINAL TON	MIN. SEER/EER	BASIS OF DESIGN (CARRIER)
CU-6A	AC-6A	1 2 3	240/1	4.0	13	25HBB348
CU-6B	AC-6B	1 2 3	240/1	2.0	13	25HBB324

NOTES:
- A. CAPACITY TO BALANCE RESPECTIVE AC UNIT.
- B. MINIMUM SEER/EER AT ARI CONDITIONS.
- C. CAPACITY BASED ON 95F AMBIENT AND 2F SUCTION LINE LOSS.
- D. OTHER ACCEPTABLE MANUFACTURERS: LENNOX, YORK, TRANE

ACCESSORIES:
- 1. HEAD PRESSURE CONTROL TO 10F AMBIENT
- 2. CONDENSER COIL GUARD
- 3. 5 YEAR COMPRESSOR PARTS WARRANTY

ELECTRIC WALL HEATER SCHEDULE

MARK	SERVES	TYPE	CAPACITY	ELECTRICAL V / Ø	ACCESSORIES	BASIS OF DESIGN (MARKEL)
EWH-1	RISER	A	2.25 KW	240/1	1 2 3	3420

HEATER TYPES:
- A. EWH - ELECTRIC WALL HEATER

ACCESSORIES:
- 1. UNIT MOUNTED THERMOSTAT
- 2. UNIT MOUNTED DISCONNECT SWITCH
- 3. SURFACE MOUNTING BRACKET

DUCTWORK LEGEND

SYMBOL	DESCRIPTION
18X12 WIDTH / DEPTH	DUCTWORK, DOUBLE LINE INSIDE "FREE AREA" DIMENSIONS ARE SHOWN
16"Ø	DUCTWORK, DOUBLE LINE INSIDE "FREE AREA" DIMENSIONS SHOWN Ø= ROUND,
	FLEXIBLE ROUND DUCT MAX. LENGTH = 5'-0"
8X12 HEIGHT / WIDTH	SUPPLY DUCTWORK SECTION INSIDE DIMENSIONS ARE SHOWN
8X12 HEIGHT / WIDTH	RETURN OR EXHAUST DUCTWORK SECTION OUTSIDE DIMENSIONS ARE SHOWN CLEAR.
RISE	DUCTWORK RISE OR DROP ARROW SHOWS DIRECTION OF AIR FLOW
	ELBOW TURNED UP WITH TURNING VANES
	ELBOW TURNED DOWN WITH TURNING VANES
	RADIUS TYPE ELBOW CENTERLINE RADIUS = 1.5 X WIDTH
	SQUARE TYPE ELBOW WITH DOUBLE THICKNESS VANES. VANES REQUIRED IN ALL DUCTWORK ELBOWS U.N.O.
AD	ACCESS DOOR (AD) 12X12 UNLESS NOTED OTHERWISE
	CONICAL SPIN-IN
	MANUAL VOLUME DAMPER (MD)
	LOW PRESSURE RUNOUT WITH SQUARE-TO-ROUND TRANSITION AND CONICAL SPIN-IN.
UC	3/4" DOOR UNDERCUT - SEE ARCH.
T	WALL MOUNTED WIRED THERMOSTAT

HVAC PIPING LEGEND

SYMBOL	DESCRIPTION
RS	REFRIGERANT SUCTION LINE
RL	REFRIGERANT LIQUID LINE
	REFRIGERANT PIPING JOINT
	BRANCH OFF TOP OF MAIN
	PIPE DOWN
	PIPE UP
	RISE OR DROP IN PIPE
	ECCENTRIC REDUCER
D	DRAIN
	SLOPE DOWN IN DIRECTION OF ARROW, 1" IN 20 FT.

STATE OF TEXAS — LAWRENCE O. BOWNESS — 98691 — LICENSED PROFESSIONAL ENGINEER — 12.10.207

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ISSUE FOR CONSTRUCTION

THE COTTAGES of SAN MARCOS

SAN MARCOS, TEXAS

NUMBER 12031 — 22 MARCH 2013

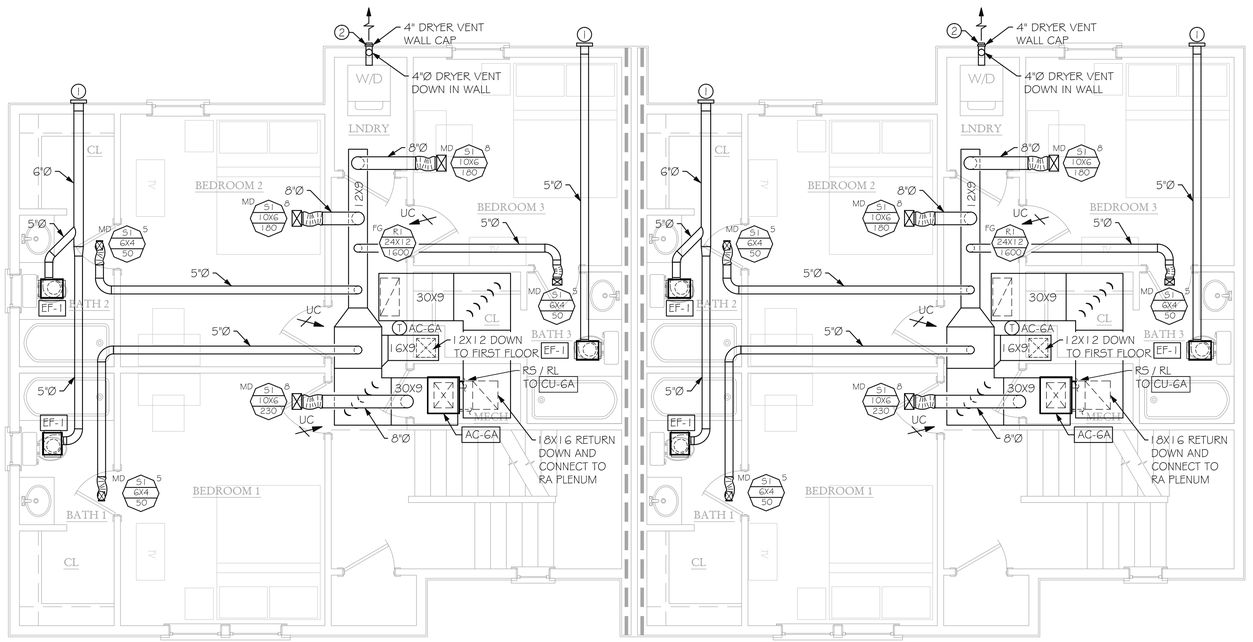
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HVAC SCHEDULES AND LEGENDS

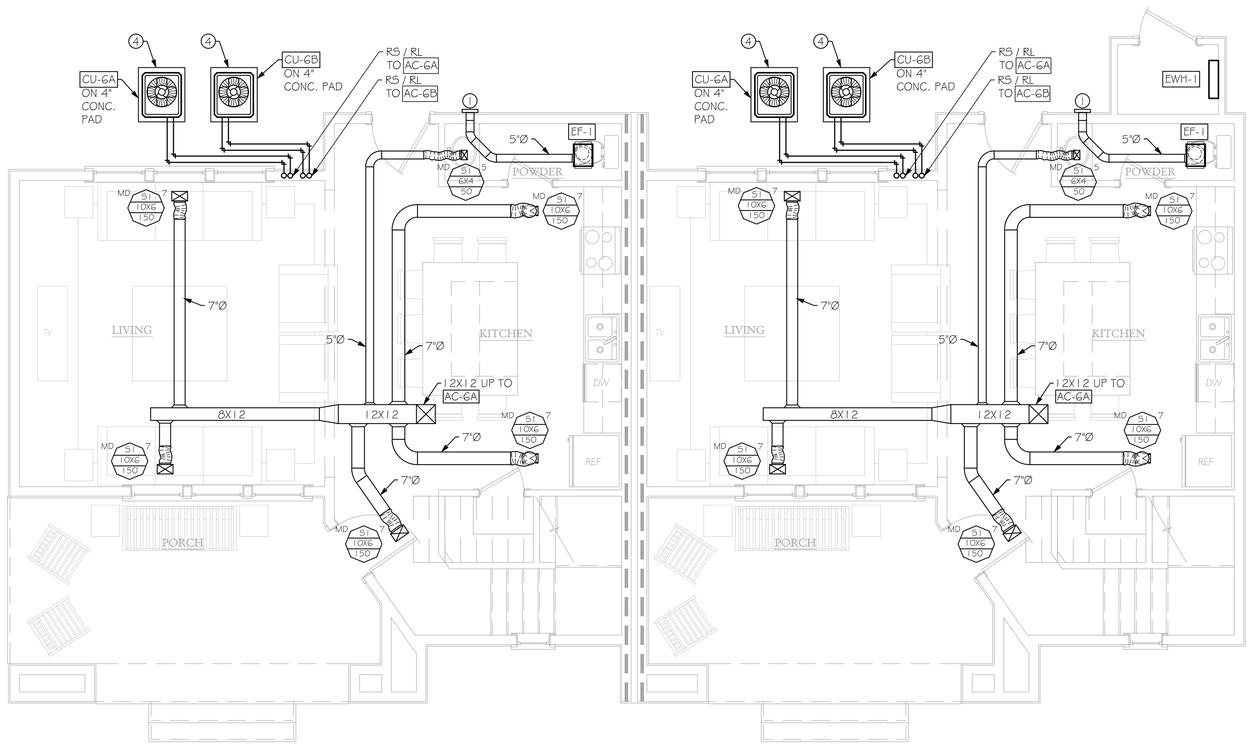
M1-0

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2 M2-0 SECOND LEVEL HVAC FLOOR PLAN

1/4" = 1'-0"



1 M2-0 MAIN LEVEL HVAC FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES:

1. ALL REFRIGERANT PIPING TO BE SIZED ACCORDING TO MANUFACTURER'S GUIDELINES FOR PIPE MATERIAL, LENGTH OF RUN AND ELEVATION DIFFERENCE.
2. COORDINATE ROUTING OF PIPING AND DUCTWORK IN WALL CAVITIES AND JOISTS WITH OPENINGS PROVIDED IN FRAMING.
3. COORDINATE EXACT LOCATION OF CEILING DIFFUSERS WITH ARCHITECTURAL PLAN AND OTHER CEILING DEVICES.
4. BATHROOM EXHAUST FANS SHALL BE INSTALLED A MINIMUM OF 20" FROM TUB.
5. 1ST & 2ND FLOOR (ONLY): ALL DUCTWORK SHALL BE RUN IN JOIST SPACES. THIRD FLOOR: ALL DUCTWORK SHALL BE RUN IN ATTIC.
6. MAXIMUM DRYER VENT EQUIVALENT LENGTH = 25'-0".
7. ALL BEDROOM AND BATHROOM DOORS SHALL BE UNDERCUT 3/4" (SEE ARCH.)
8. MECHANICAL CONTRACTOR RESPONSIBLE FOR SEALING ALL PIPE & DUCT PENETRATIONS OF RATED WALLS.
9. FOR AREAS WITH GYP BOARD CEILINGS AN OPPOSED BLADE DAMPER BEHIND THE SUPPLY GRILLE MAY BE USED IN LIEU OF BALANCING DAMPER IN THE ROUND RUNOUT DUCT.
10. THERMOSTATS TO BE INSTALLED INLINE WITH LIGHT SWITCHES, 48" ABOVE FINSIHED FLOOR.

KEYED NOTES:

1. 6"Ø WALL CAP. SEE ARCHITECT FOR COLOR SELECTION.
2. 4"Ø DRYER VENT CAP. SEE ARCHITECT FOR COLOR SELECTION.
3. UP TO 12X12 ROOF CAP. PAINT TO MATCH ROOF (SEE ARCH.)
4. COORDINATE EXACT LOCATION OF CONDENSING UNITS WITH ARCHITECTURAL PLANS AND ADJUST REFRIGERANT PIPING AS NECESSARY.

PM: LJB DES.: JHR BBGS NO.: 12.10.207

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ISSUE FOR CONSTRUCTION

THE COTTAGES of SAN MARCOS

6 BED TOWNHOUSE AMUR
SAN MARCOS, TEXAS

UNIT: 2535 SQ.FT.
BUILDING: 4670 SQ.FT.

NUMBER 12031 — 22 MARCH 2013

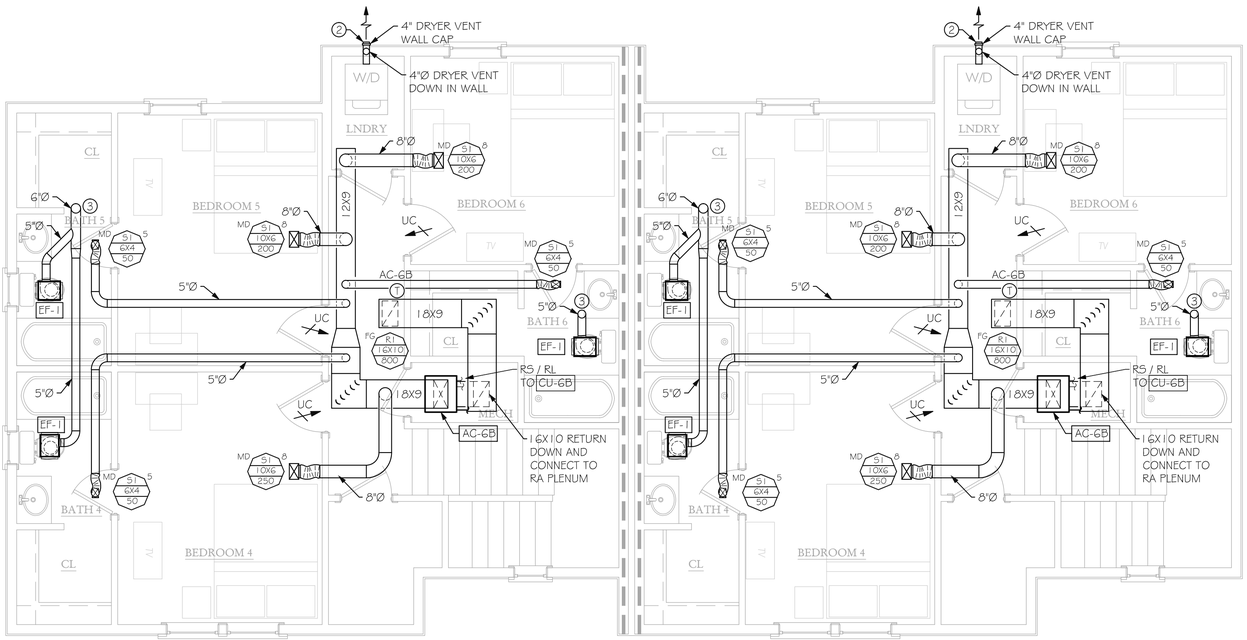
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HVAC FLOOR PLAN
FIRST & SECOND LEVEL

M2-0

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1 / M2-0 THIRD LEVEL HVAC FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES:

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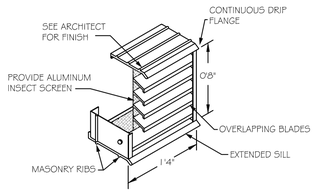
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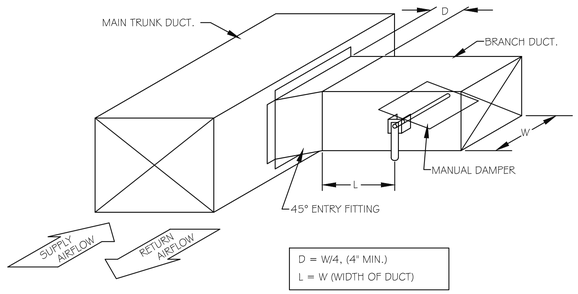
HVAC FLOOR PLAN
THIRD LEVEL

M2-1

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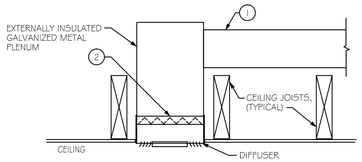
BRICK VENT DETAIL
SCALE: NONE



D = W/4, (4" MIN.)
L = W (WIDTH OF DUCT)

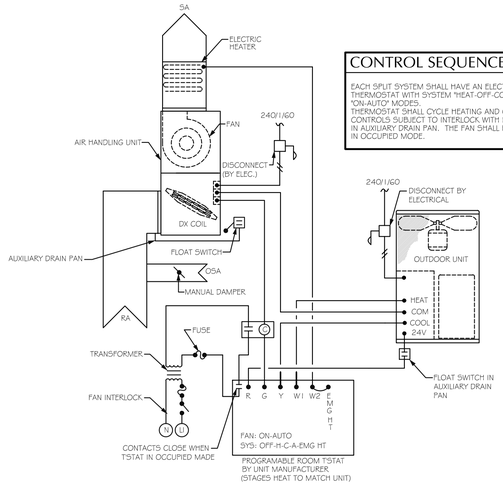
NOTES:
1. FABRICATE PER SMACNA DUCT CONSTRUCTION STANDARDS FIGURE #2-8.
2. SEE SPECIFICATIONS FOR INSULATION REQUIREMENTS. FABRICATE LINED DUCT CONNECTIONS SO THAT THERE ARE NO EXPOSED LINER EDGES.

DUCT BRANCH CONNECTION
NO SCALE



NOTES:
1. HARD DUCT CONNECTION DIRECTLY TO PLENUM.
2. WHERE SCHEDULED, PROVIDE OBD W/OPERATING LEVER ACCESSIBLE FROM FACE OF DIFFUSER.

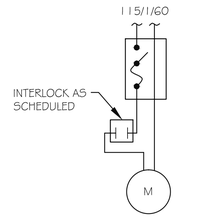
CURVED BLADE CEILING DIFFUSER DETAIL
SCALE: NONE



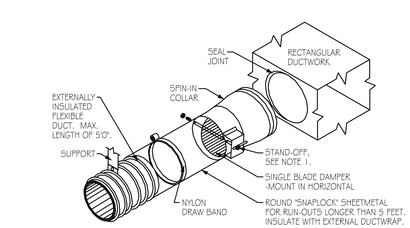
CONTROL SEQUENCE

EACH SPLIT SYSTEM SHALL HAVE AN ELECTRONIC PROGRAMMABLE THERMOSTAT WITH SYSTEM "HEAT-OFF-COOL-AUTO" AND FAN "ON-AUTO" MODES.
THERMOSTAT SHALL CYCLE HEATING AND COOLING. AC UNIT CONTROLS SUBJECT TO INTERLOCK WITH FLOAT SWITCH MOUNTED IN AUXILIARY DRAIN PAN. THE FAN SHALL RUN IN CONTINUOUSLY IN OCCUPIED MODE.

SPLIT SYSTEM HEAT PUMP UNIT CONTROLS
NO SCALE

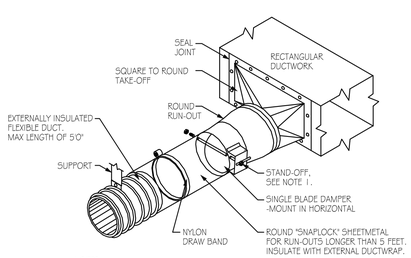


SINGLE PHASE EXHAUST FAN CONTROLS (INTERLOCK)
NO SCALE



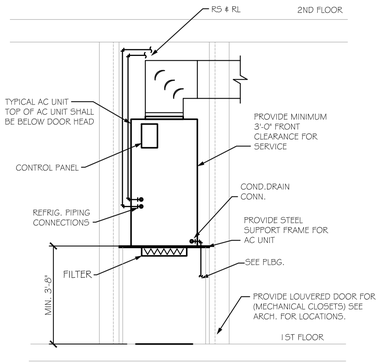
NOTES:
1. PROVIDE STAND-OFF AND EXTENSION ROD TO ACCOMMODATE INSULATION.
2. INSULATE SPIN-IN WITH EXTERNAL DUCT WRAP. SLIT INSULATION AT DAMPER RODS. SEAL JOINTS VAPOR TIGHT WITH MASTIC.
3. SEAL ALL JOINTS TO PREVENT LEAKAGE.

LOW PRESSURE ROUND BRANCH DUCT CONNECTOR DETAIL
SCALE: NONE



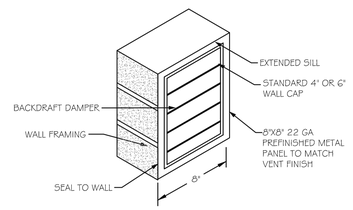
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LOW PRESSURE SQUARE TO ROUND BRANCH DUCT CONNECTOR DETAIL
SCALE: NONE

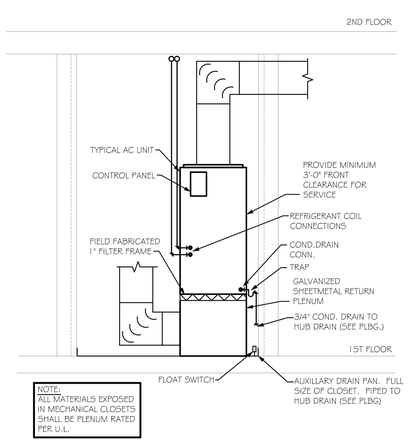


ELEVATION PLAN

TYPICAL CLOSET AC UNIT WITH LOUVERED DOOR INSTALLATION DETAIL
SCALE: NONE

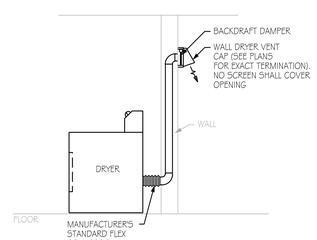


RESIDENTIAL WALL DRYER VENT CAP DETAIL
SCALE: NONE



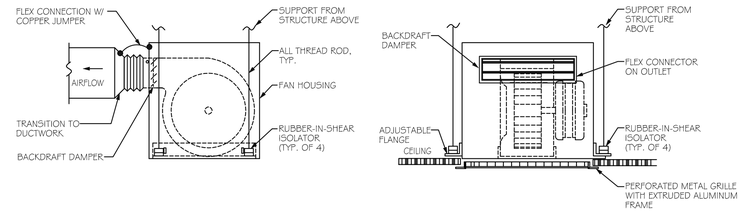
NOTE:
ALL MATERIALS EXPOSED IN MECHANICAL CLOSETS SHALL BE PLENUM RATED PER U.L.

TYPICAL AC UNIT WITH DUCTED RETURN INSTALLATION
SCALE: NONE



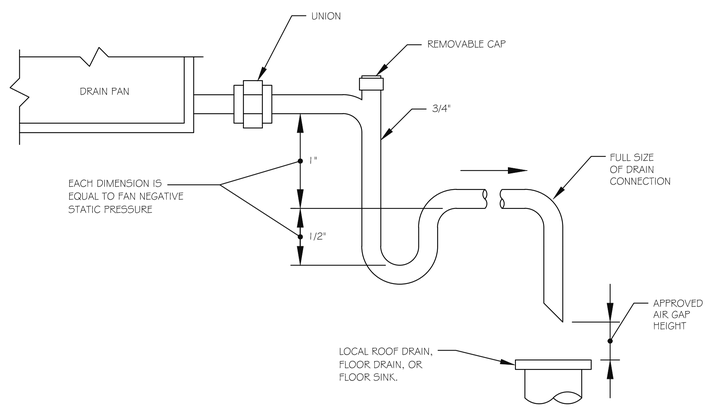
NOTES:
1. MINIMUM 26 GAUGE GALVANIZED STEEL DUCT WITH JOINTS RUNNING IN DIRECTION OF FLOW AND SMOOTH INTERIOR WITH NO PROTRUSIONS.
2. MINIMUM 4 INCH DIAMETER OR MANUFACTURER'S RECOMMENDATION, WHICHEVER IS GREATER.

RESIDENTIAL DRYER EXHAUST DETAIL
SCALE: NONE



NOTES:
1. PROVIDE LOCAL POWER DISCONNECT
2. PROVIDE THIN LINE LOUVER WITH FLANGE FRAME BETWEEN CABINET FAN ANDGRILLE AS REQUIRED.

CEILING MOUNTED EXHAUST FAN DETAIL
SCALE: NONE



CONDENSATE DRAIN DETAIL
NOT TO SCALE

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ISSUE FOR CONSTRUCTION

THE COTTAGES of SAN MARCOS

SAN MARCOS, TEXAS

NUMBER 12031 — 22 MARCH 2013
Drawn by: JHR
Checked by: WCG

REVISIONS
REV. #1 — 8/9/2013

HVAC DETAILS AND CONTROLS

M3-0

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SPRINKLER NOTES:

1. PROVIDE SPRINKLER COVERAGE FOR ENTIRE BUILDING IN ACCORDANCE WITH NFPA 13R, LOCAL REQUIREMENTS, SPECIFICATIONS AND AS INDICATED ON DRAWINGS.
2. ALL BRANCH LINES SHALL BE RUN IN JOIST OR WALL SPACE. COORDINATE WITH MECHANICAL.
3. ALL WET SYSTEM PIPING SHALL BE INSTALLED WITHIN THE HEATED ENVELOPE OF THE BUILDING.
4. FIRE STOP AND SEAL ALL PENETRATIONS IN RATED WALLS IN ACCORDANCE WITH SPECIFICATION SECTION 15050.
5. ALL MATERIALS, WORKMANSHIP AND TESTING SHALL MEET THE REQUIREMENTS OF APPLICABLE STATE/LOCAL CODES AND THE REQUIREMENTS OF NFPA 13R.
6. PIPING SHALL NOT BE ROUTED OVER ELECTRICAL PANELS.
7. PROVIDE DRY-SIDEWALL/DRY-PENDENT SPRINKLERS FOR PROTECTION OF EXTERIOR BALCONIES AND GROUND FLOOR PATIOS IN ACCORDANCE WITH 2003 IBC SECTION 903.3.1.2.1.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE NFPA, STATE, COUNTY, AND LOCAL LAWS AND ORDINANCES.
2. CONTRACTOR SHALL VERIFY LOCATION, SIZE AND ELEVATION OF ALL PIPING PROVIDED UNDER THE CIVIL SECTION PRIOR TO INSTALLING ANY NEW PIPE.
3. ALL OUTSIDE CLEANOUTS SHALL BE BROUGHT TO GRADE AND EMBEDDED IN 18"X18"X6" THICK CONCRETE PAD. (J.R. SMITH 4258 OR EQUAL.)
4. WHEREVER DISSIMILAR METALS ARE CONNECTED ON WATER LINES, A DIELECTRIC UNION SHALL BE USED.
5. ALL HORIZONTAL WATER AND VENT PIPING IS RUN ABOVE CEILING AS SHOWN UNLESS OTHERWISE NOTED.
6. ALL HORIZONTAL SANITARY PIPING IS RUN BELOW FLOOR AS SHOWN UNLESS OTHERWISE NOTED.
7. 18" HIGH AIR CHAMBERS SHALL BE PROVIDED ON HOT AND COLD WATER CONNECTION AT EACH FIXTURE OR EQUIPMENT.
8. ALL WATER PIPING BELOW SLAB ON GRADE SHALL BE BENT UP AT ENDS SO THAT NO JOINTS OCCUR BELOW FLOOR.
9. COORDINATE ALL PIPE ROUTING TO AVOID CONFLICTS WITH, STRUCTURAL, MECHANICAL, AND ELECTRICAL FEATURES OF BUILDING.
10. ALL WALL HYDRANTS SHALL BE MOUNTED 24" ABOVE FINISH GRADE OR FINISH FLOOR UNLESS OTHERWISE NOTED.
11. ALL WATER PIPING INSTALLED IN EXTERIOR WALLS SHALL BE LOCATED ON THE INTERIOR SIDE OF THE EXTERIOR WALL INSULATION.
12. PAVEMENT CUTS, BACKFILLING AND PATCHES SHALL MEET CITY OF SAN MARCOS, TEXAS REQUIREMENTS.

PLUMBING LEGEND

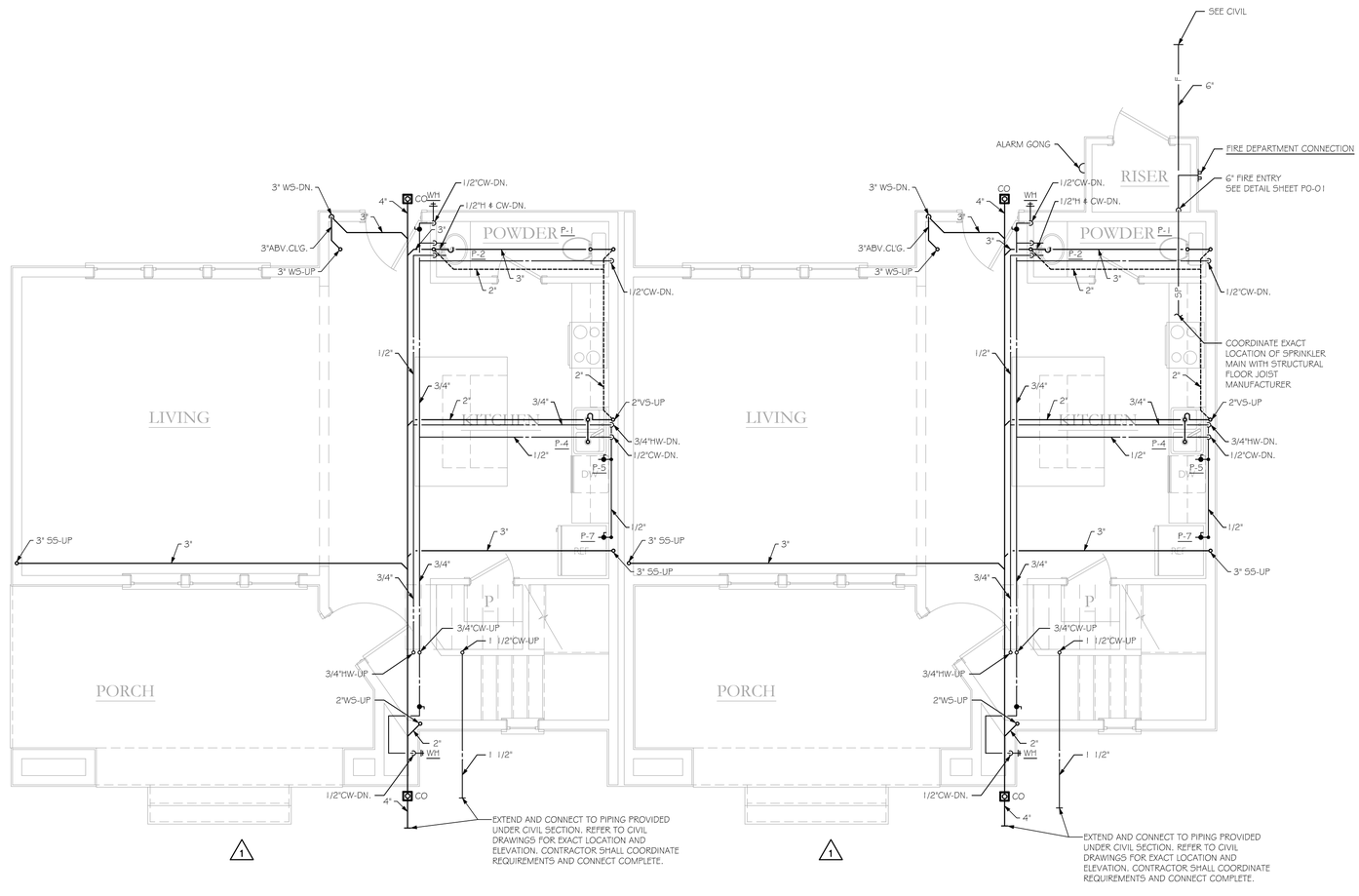
———	SOIL OR WASTE LINE	HD	HUB DRAIN
- - - - - - - - -	VENT LINE	FL	FLOW LINE
HB	HOSE BIBB	AFF	ABOVE FINISH FLOOR
WH	WALL HYDRANT	CO	CLEAN OUT
LAV	LAVATORY	WS	WASTE STACK
——— ———	COLD WATER LINE	SS	SOIL STACK
——— ———	HOT WATER LINE	VS	VENT STACK
P	RISER DIAGRAM NUMBER	VTR	VENT THRU ROOF
	BALL VALVE	CW	COLD WATER
	UNION	HW	HOT WATER
	PIPE TURNING UP	INV	INVERT
	PIPE TURNING DOWN	P-#	PLUMBING FIXTURE NUMBER
	P TRAP	WC	WATER CLOSET

PLUMBING FIXTURE CONNECTION SCHEDULE

MARK	FIXTURE	WASTE	CW	HW	REMARKS
P-1	WATER CLOSET	3"	1/2"	---	FLOOR MOUNTED TANK TYPE
P-2	LAVATORY	1 1/4"	1/2"	1/2"	COUNTERTOP
P-3	BATHTUB	2"	1/2"	1/2"	
P-4	SINK	1 1/2"	1/2"	1/2"	DOUBLE COMPARTMENT
P-5	DISHWASHER	3/4"	---	1/2"	ROUGH AND CONNECT COMPLETE
P-6	WASHING MACHINE BOX	2"	1/2"	1/2"	WALL MOUNTED, RECESSED
P-7	REFRIGERATOR	---	1/2"	---	WALL MOUNTED, RECESSED WITH 10' OF SOFT COPPER

ELECTRIC WATER HEATER SCHEDULE

MARK	A.O. SMITH MODEL #	LOCATION	CW	HW	ELEC.	GAL.	REMARKS
EWH#1	ECT-20	3RD FLOOR STORAGE CLOSET		1"	240/1 6.0 KW	119	INSTALL AS DETAILED



1 P1-0 MAIN LEVEL FLOOR PLAN

Scale 1/4" = 1'-0"

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STATE OF TEXAS
LAWRENCE D. BOWNESS
98691
LICENSED PROFESSIONAL ENGINEER
12.10.207

BBGS
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ISSUE FOR CONSTRUCTION

THE COTTAGES of SAN MARCOS

6 BED TOWNHOUSE AMUR

SAN MARCOS, TEXAS

UNIT: 2535 SQ.FT.
BUILDING: 4670 SQ.FT.

NUMBER 12031 — 22 MARCH 2013

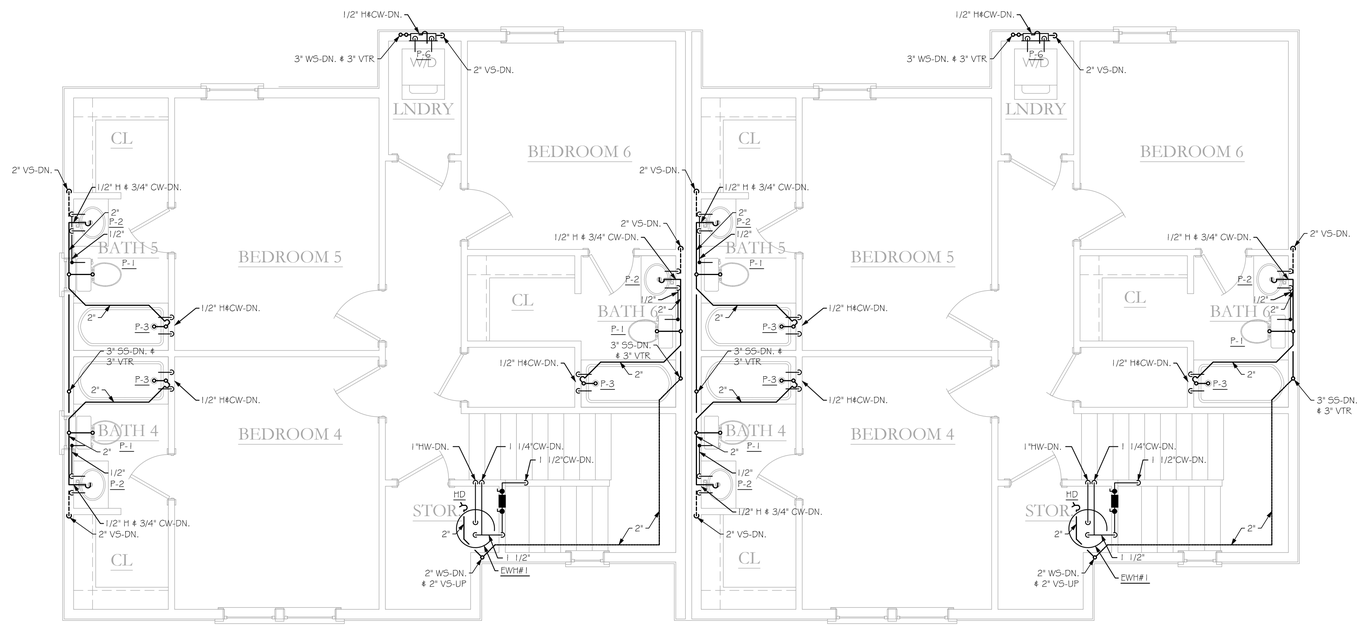
Drawn by: HBS
Checked by: BJD

REVISIONS

PLUMBING FLOOR PLAN

P1-0

PM: LJB DES.: BJD BBGS NO.: 12.10.207



1

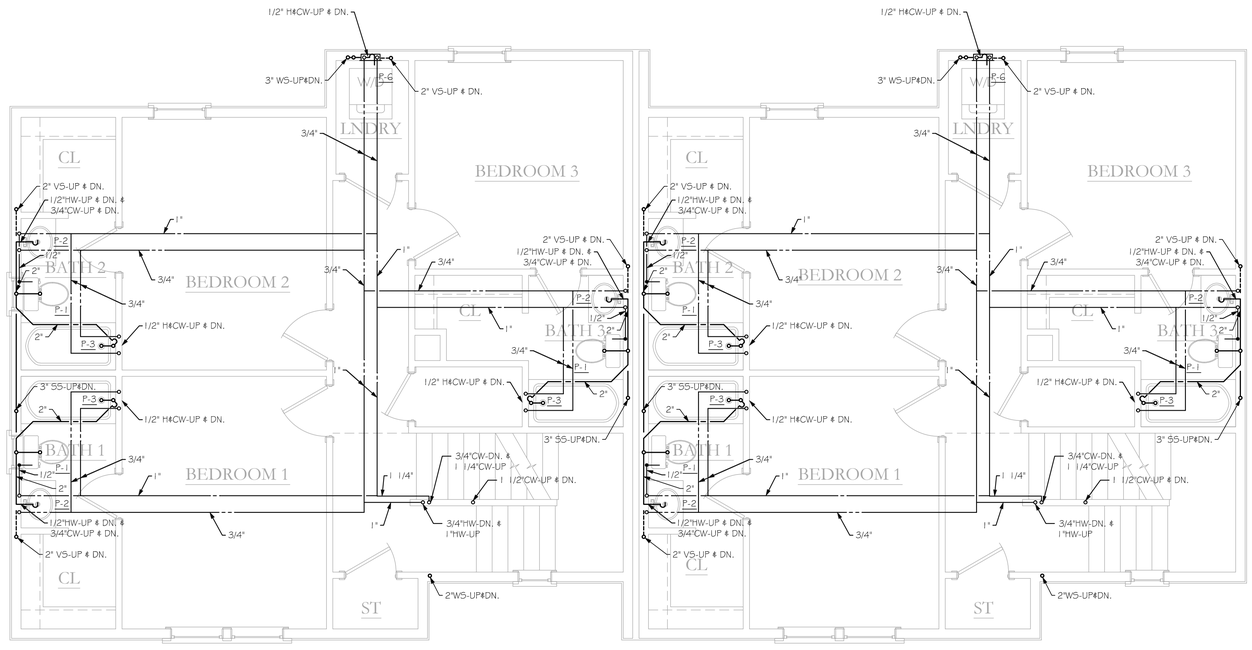
NOTE:
PROVIDE WATER METER IN WATER HEATER CLOSET. (SEE DETAIL SHEET P1-2)

1

NOTE:
PROVIDE WATER METER IN WATER HEATER CLOSET. (SEE DETAIL SHEET P1-2)

2 / P1-1 THIRD LEVEL FLOOR PLAN

Scale 1/4" = 1'-0"



1

1

I / P1-1 SECOND LEVEL FLOOR PLAN

Scale 1/4" = 1'-0"

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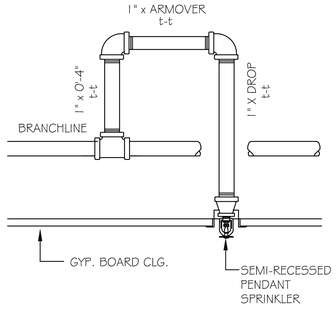
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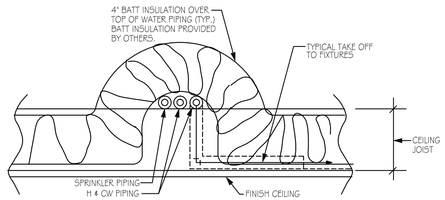
REVISIONS

PLUMBING FLOOR PLANS

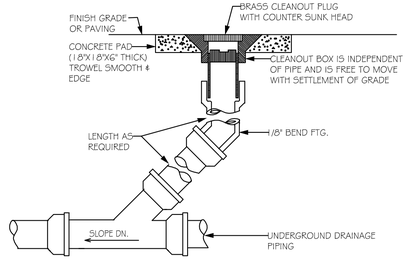
P1-1



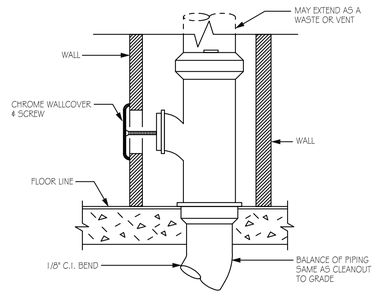
DROP PENDANT DETAIL
NO SCALE



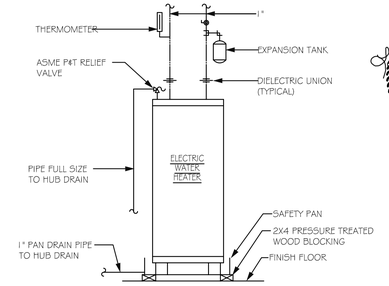
DETAIL OF WATER PIPING IN ATTIC SPACE
NO SCALE



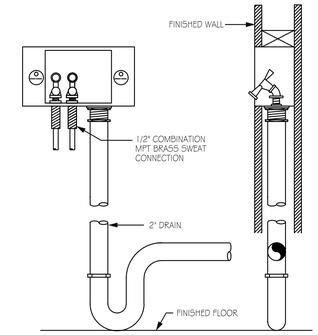
DETAIL OF YARD CLEANOUT
(SANITARY DRAIN) NO SCALE



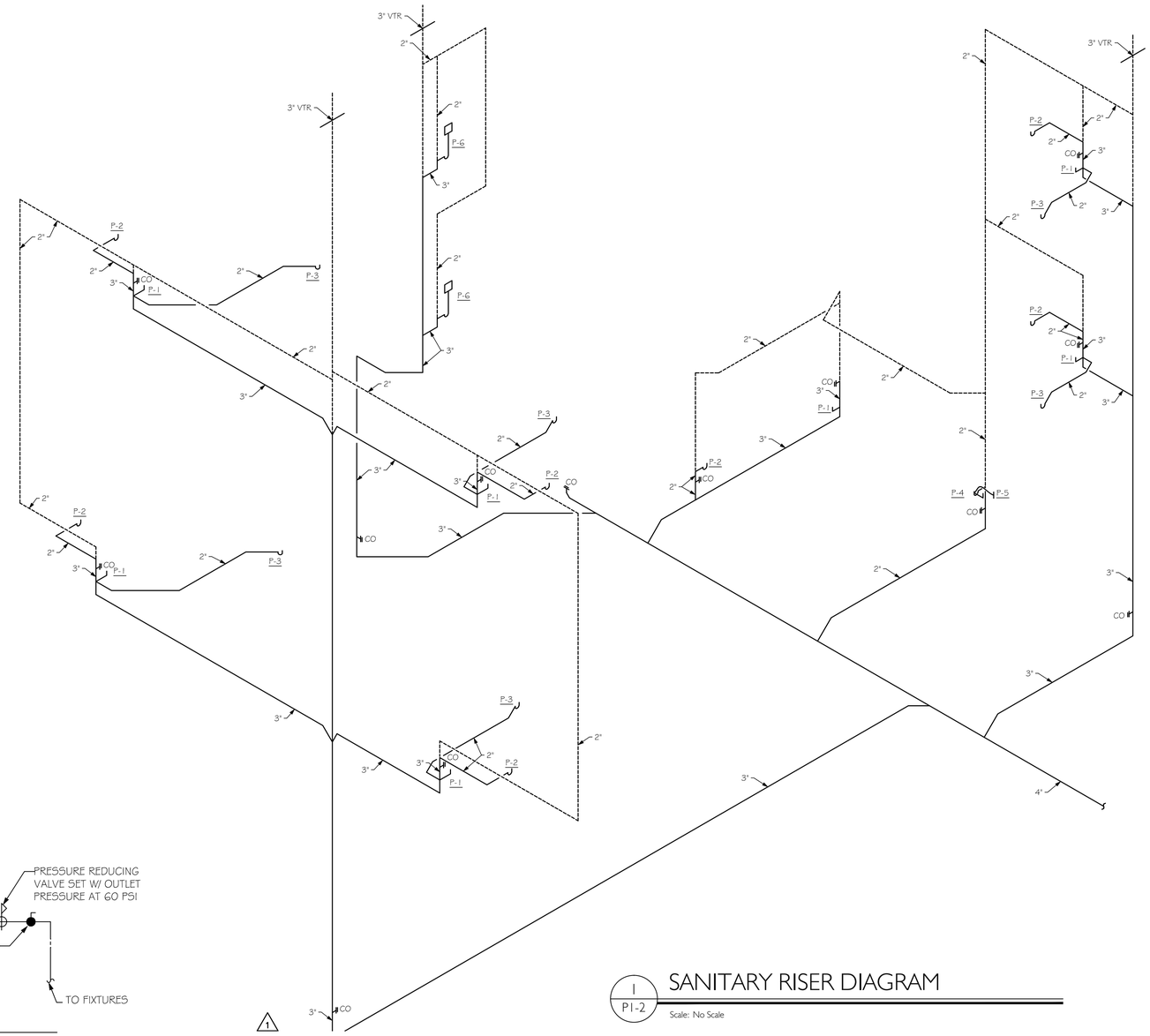
WALL CLEANOUT DETAIL
NO SCALE

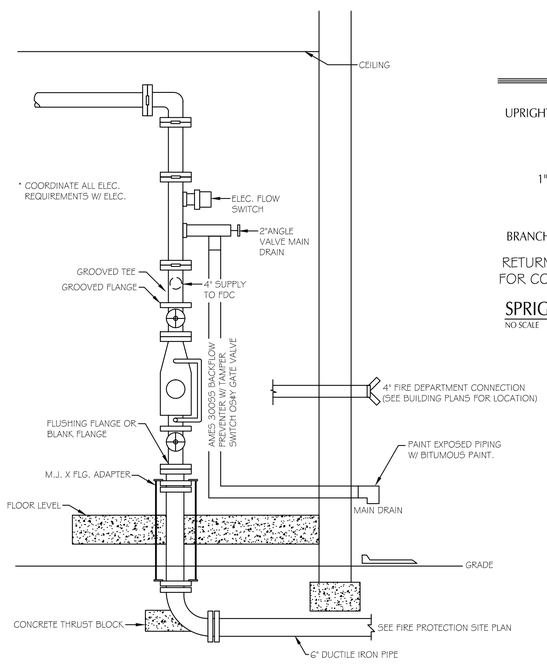


DETAIL OF PIPING AT ELECTRIC WATER HEATER
NO SCALE

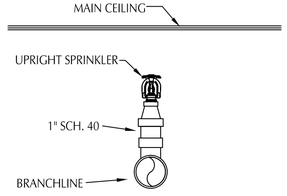


WASHING MACHINE SUPPLY & DRAIN UNIT DETAIL
NO SCALE



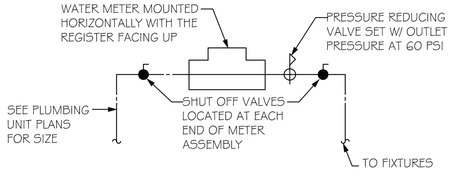


FIRE SERVICE SYSTEM LEAD-IN DETAIL
NO SCALE



RETURN BEND ASSEMBLY W/ UPRIGHT
FOR CONCEALED SPACE PROTECTION

SPRIG DETAIL
NO SCALE



WATER METER DETAIL
NO SCALE

1 / P1-2 SANITARY RISER DIAGRAM
Scale: No Scale

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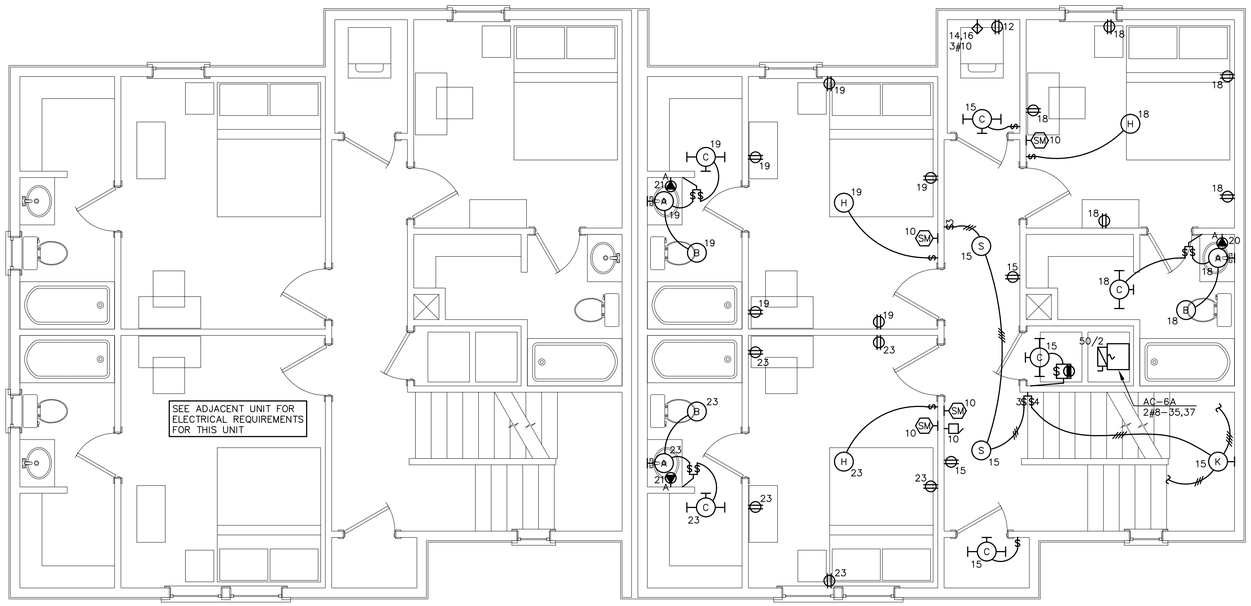
NUMBER 12031 — 22 MARCH 2013

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REV. #1 — 8/9/2013

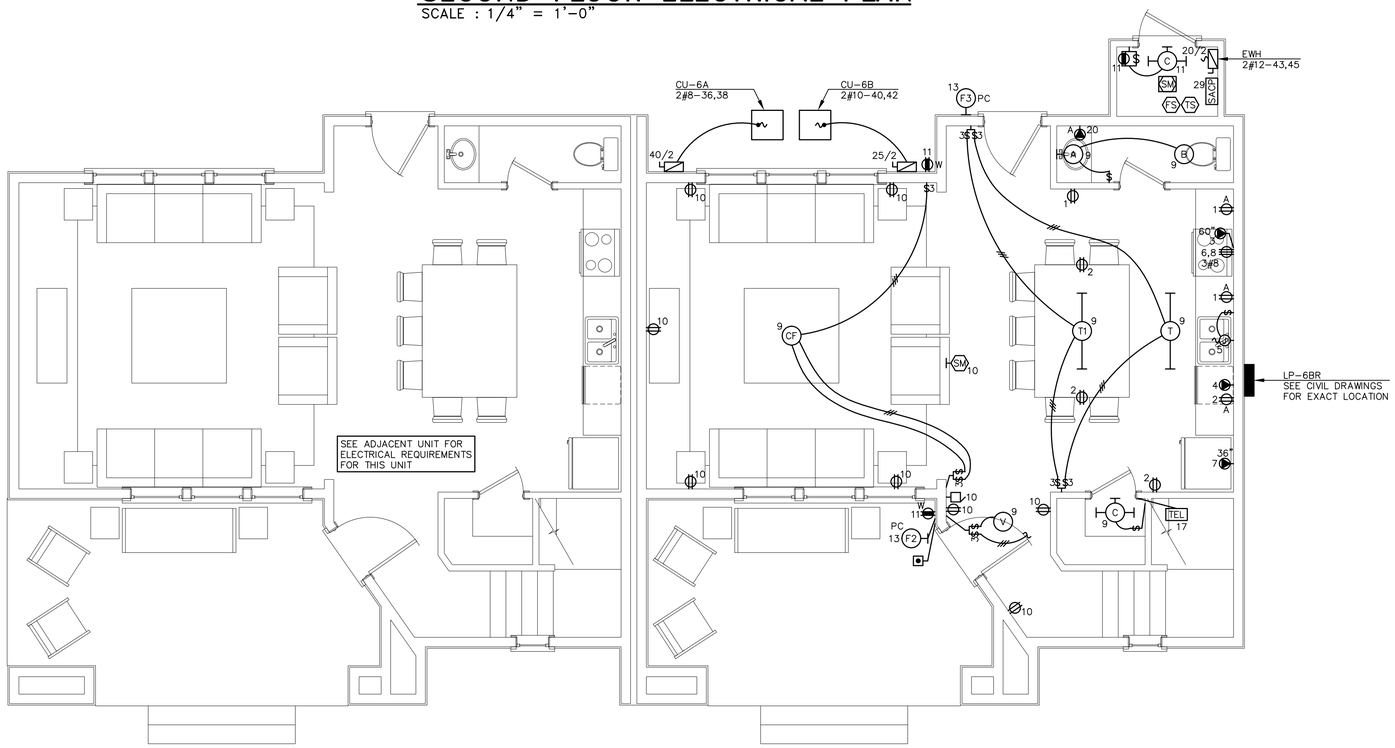
PLUMBING DETAILS & SANITARY RISER DIAGRAM

P1-2



SECOND FLOOR ELECTRICAL PLAN

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



MAIN LEVEL ELECTRICAL PLAN

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

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UNIT: 2535 SQ.FT.
BUILDING: 4670 SQ.FT.

NUMBER 12031 — 15 FEBRUARY 2013

Drawn by: RJD
Checked by: RCR

STATE OF TEXAS REGISTERED PROFESSIONAL ENGINEER NO. 43720 WILLIAM C. RENFRO
2-15-13

REVISIONS

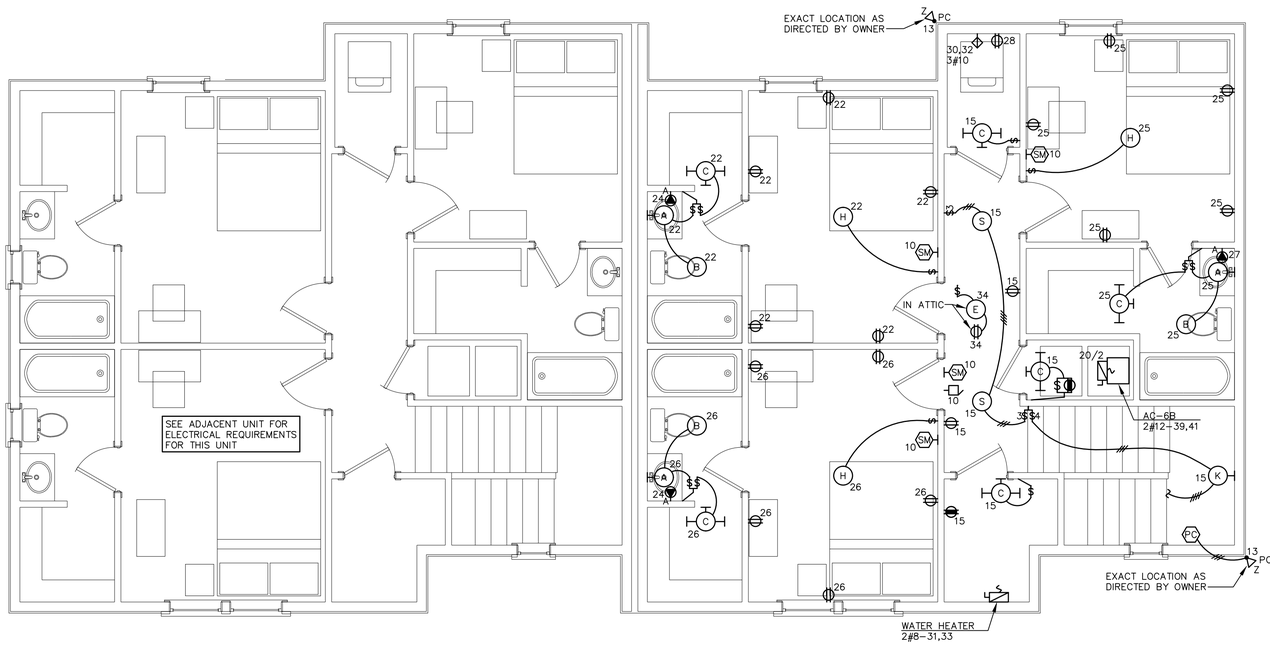
REVISION 1 — 8-9-13

ELECTRICAL PLANS

E1-0

JACKSON, RENFRO & ASSOCIATES, INC.
ELECTRICAL ENGINEERING & DESIGN
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ROBERT RENFRO, PE
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(D) 205.536.7114
(P) 205.995.1078
JRA JOB NO. 212162

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THIRD FLOOR ELECTRICAL PLAN

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

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Drawn by: RJD
Checked by: RCR

STATE OF TEXAS
REGISTERED PROFESSIONAL
NO. 43720
ENGINEER
WILLIAM C. RENFRO JR.
2-15-13

REVISIONS

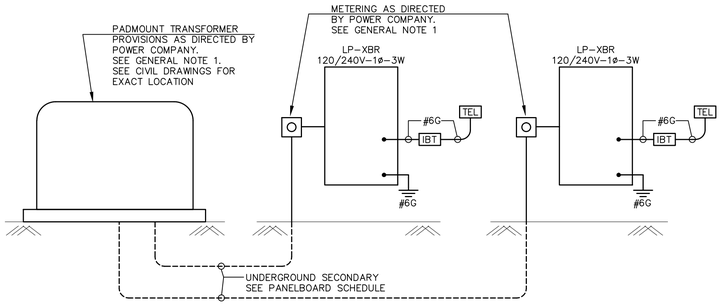
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ELECTRICAL PLANS

E1-1

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SINGLE LINE DIAGRAM

SCALE : NONE

PANELBOARD SCHEDULE - LP-6BR

PANEL TYPE:	SQUARE 'D' - LOAD CENTER	A/C RATING:	22 KAIC (MINIMUM)
VOLTAGE:	120/240V-1P-3W	MOUNTING:	SURFACE NEMA 3R
AMPS & TYPE:	225/2 MAIN BKR	LOCATION:	EXTERIOR - SEE PLAN
FED FROM:	UTILITY	FEEDER:	3#4/0 - 2"C

CKT. NO.	NOTES	BKR	DESCRIPTION	WATTS	PHASE	WATTS	DESCRIPTION	BKR	NOTES	CKT NO.
1	GFCI	20/1	KITCHEN OUTLET	1,500	A	1,500	KITCHEN OUTLET	20/1	GFCI	2
3	GFCI	20/1	MICROWAVE	1,500	B	1,200	DISHWASHER	20/1	GFCI	4
5	GFCI	20/1	DISPOSAL	1,000	A	4,000	RANGE	50/2		6
7	GFCI	20/1	REFRIGERATOR	1,000	B	4,000	|	|		8
9	AFCI	20/1	COMMON AREA LIGHTS	1,000	A	1,600	LIVING ROOM OUTLETS	20/1	AFCI	10
11	AFCI	20/1	OUTDOOR OUTLETS	400	B	1,200	WASHER	20/1	GFCI	12
13	AFCI	20/1	OUTDOOR LIGHTS	400	A	2,500	DRYER	30/2	-	14
15	AFCI	20/1	UPPER LEVEL LIGHTS & OUTLETS	1,400	B	2,500	|	|	-	16
17	AFCI	20/1	SECURITY/TEL	500	A	1,400	BEDROOM LIGHTS & OUTLETS	20/1	AFCI	18
19	AFCI	20/1	BEDRROOM LGHTS & OUTLETS	1,400	B	1,200	BATHROOM OUTLETS	20/1	GFCI	20
21	GFCI	20/1	BATHROOM OUTLETS	1,200	A	1,400	BEDRROOM LGHTS & OUTLETS	20/1	AFCI	22
23	AFCI	20/1	BEDRROOM LGHTS & OUTLETS	1,400	B	1,200	BATHROOM OUTLETS	20/1	GFCI	24
25	AFCI	20/1	BEDRROOM LGHTS & OUTLETS	1,400	A	1,400	BEDRROOM LGHTS & OUTLETS	20/1	AFCI	26
27	GFCI	20/1	BATHROOM OUTLETS	1,200	B	1,200	WASHER	20/1	GFCI	28
29	-	20/1	SACP	500	A	2,500	DRYER	30/2	-	30
31	-	40/2	WATER HEATER	3,000	B	2,500	|	|	-	32
33	-	|	|	3,000	A	400	ATTIC LIGHTS	20/1		34
35	-	50/2	AC-6A	4,500	B	2,600	CU-6A	40/2	-	36
37	-	|	|	4,500	A	2,600	|	|	-	38
39	-	20/2	AC-6B	2,000	B	1,600	CU-6B	25/2	-	40
41	-	|	|	2,000	A	1,600	|	|	-	42
43	-	20/2	HEATER	1,100	A			20/1	-	44
45	-	|	|	1,100	B			20/1	-	46
47	-	20/1			A			20/1	-	48
NOTES:				PH. A	PH. B		TOTAL CONNECTED LOAD:			77.1 KVA
				39,000	38,100					335.2 AMPS
							TOTAL DEMAND LOAD:			46.3 KVA
										201.2 AMPS

LOAD CALCULATIONS PER NEC 220.82 OPTIONAL CALCULATION

LIGHTS/RECEPTACLES AT 3 WATTS/SF	7.6 KVA	FIRST 10 KVA NON-HVAC LOAD AT 100%	10.0 KVA
KITCHEN	3.0 KVA	REMAINDER AT 40%	12.7 KVA
RANGE	8.0 KVA	HVAC AT 100%	23.6 KVA
LAUNDRY	12.4 KVA	TOTAL DEMAND LOAD	46.3 KVA
MICROWAVE	1.5 KVA		
DISPOSAL	1.0 KVA		
REFRIGERATOR	1.0 KVA		
DISHWASHER	1.2 KVA		
WATER HEATER	6.0 KVA		
TOTAL NON-HVAC LOAD	41.7 KVA		

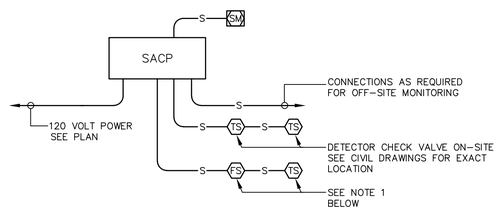
GENERAL ELECTRICAL NOTES

1. CONTRACTOR SHALL VERIFY ALL REQUIREMENTS FOR TELEPHONE AND POWER SERVICES WITH RESPECTIVE UTILITY COMPANIES PRIOR TO SUBMITTING BID. IF THEIR REQUIREMENTS ARE AT A VARIANCE WITH THOSE SHOWN ON PLANS THE CONTRACTOR SHALL INFORM ARCHITECT IMMEDIATELY. ALL COSTS INCURRED WITH UTILITY COMPANIES FOR SERVICES SHALL BE INCLUDED IN BID PRICE. IF SUCH COSTS ARE NOT AVAILABLE AT BID TIME CONTRACTOR SHALL INCLUDE WITH BID A LETTER FROM A RESPONSIBLE PARTY WITH THE UTILITY COMPANY STATING SUCH, AND COSTS WILL THEN BE EXCLUDED FROM THE BID PRICE.
2. THIS CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT FROM MANUFACTURER'S RECOMMENDATIONS PRIOR TO ROUGHING IN CONDUIT AND SHALL ADJUST CONDUIT SIZE, WIRE SIZE AND CIRCUIT PROTECTION SIZE ACCORDINGLY. IF REQUIREMENTS ARE LARGER THAN CALLED FOR ON ELECTRICAL PLANS NOTIFY ARCHITECT IMMEDIATELY.
3. CONTRACTOR SHALL VISIT THE SITE OF THE WORK PRIOR TO SUBMITTING BID TO EXAMINE CAREFULLY LOCAL CONDITIONS AND DIFFICULTIES TO BE ENCOUNTERED. ANY DISCREPANCY BETWEEN PLANS AND EXISTING CONDITIONS SHALL IMMEDIATELY BE CALLED TO THE ATTENTION OF THE ARCHITECT.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF ANY LOCAL APPLICABLE CODES OR ORDINANCES, PUBLIC UTILITY COMPANIES, STATE CODE, NATIONAL ELECTRICAL SAFETY CODE AND THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE WITH THE INTERIM AMENDMENTS THERETO.
5. ALL MATERIALS SHALL CONFORM TO THE LATEST ISSUE OF ALL APPLICABLE STANDARDS AS ESTABLISHED BY EEI, NEMA, IEEE, ASTM, IPCEA, NATIONAL BOARD OF FIRE UNDERWRITERS AND UNDERWRITERS LABORATORIES, INC.
6. CONTRACTOR SHALL FURNISH ARCHITECT WITH A CERTIFICATE OF FINAL INSPECTION FROM THE INSPECTING AUTHORITY.
7. THE COST OF ALL PERMITS AND INSPECTION FEES SHALL BE INCLUDED IN THE CONTRACT PRICE.
8. DEVICE PLATES SHALL BE SMOOTH PLASTIC, COLOR AS SELECTED, AS MANUFACTURED BY HUBBELL, SIERRA OR APPROVED EQUAL.
9. ALL EQUIPMENT SHALL BE GROUNDED AND BONDED IN ACCORDANCE WITH NEC.
10. THIS CONTRACTOR SHALL LEAVE ENTIRE ELECTRICAL SYSTEM INSTALLED BY HIM UNDER THIS CONTRACT IN PROPER WORKING ORDER AND SHALL REPLACE WITHOUT ADDITIONAL CHARGE ALL WORK OR MATERIALS WHICH MAY DEVELOP DEFECTS WITHIN A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE BY THE ARCHITECT.

LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS NUMBER	LAMPS WATTS	LAMPS TYPE	MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
A	RAMNA	RL-13-357-ORB-CFL	120	3	13	CFL	ABOVE MIRROR	OUTLET BOX	VANITY LIGHT
B	BROAN	680FL - 4.0 SONES - 100 CFM	120	1	22	CFL	CEILING	RECESSED	BATH FAN/LIGHT COMBO
C	RAMNA	RL-117-ST	120	1	17	T8	ABOVE DOOR	SURFACE	FLUOR. STRIP
CF	ROYAL PACIFIC	1059BP-LK30-OB	120	3	13	CFL	AS DIRECTED BY ARCHITECT	PENDANT OR OUTLET BOX	CEILING FAN W/ LIGHT KIT
E	SATCO	90-480	120	1	13	CFL	CEILING	OUTLET BOX	ATTIC LIGHT
F1	NUVO	76-70X FINISH AS DIRECTED BY ARCH.	120	1	13	CFL	AS DIRECTED BY ARCHITECT	OUTLET BOX	EXTERIOR JELLY JAR
F2	FORTE	1127-01-XXS FINISH AS DIRECTED BY ARCH.	120	1	13	CFL	AS DIRECTED BY ARCHITECT	OUTLET BOX	EXTERIOR GOOSENECK
F3	NUVO	76-70X FINISH AS DIRECTED BY ARCH.	120	1	13	CFL	AS DIRECTED BY ARCHITECT	OUTLET BOX	EXTERIOR JELLY JAR
F4	FORTE	1127-01-XXDS FINISH AS DIRECTED BY ARCH.	120	1	13	CFL	AS DIRECTED BY ARCHITECT	OUTLET BOX	EXTERIOR GOOSENECK
H	RAMNA	RL-11-3618-ORB-CFL	120	3	13	CFL	CEILING	OUTLET BOX	BEDROOM LIGHT
K	RAMNA	RL-13-355-ORB	120	1	60	IFC	AS DIRECTED BY ARCHITECT	OUTLET BOX	STAIR SCONCE
S	RAMNA	RL-11-3617-ORB	120	2	13	CFL	AS DIRECTED BY ARCHITECT	OUTLET BOX	HALLWAY CEILING LIGHT
T	ROYAL PACIFIC	7934G-ORB	120	3	50	GU10 MR16	CEILING	TRACK	KITCHEN TRACK
T1	ROYAL PACIFIC	7934G-ORB	120	4	50	GU10 MR16	CEILING	TRACK	DINING TRACK
V	RAMNA	RL-11-3213-ORB	120	2	13	CFL	AS DIRECTED BY ARCHITECT	PENDANT	ENTRY CHANDELIER
Z	H-FL25 PAR LAMP HOLDER WITH GLARE SHIELD FINISH AS DIRECTED BY ARCHITECT		120	1	27	CFL	BOTTOM OF EAVE	OUTLET BOX	EXTERIOR FLOOD LIGHT

LIGHTING FIXTURE SCHEDULE GENERAL NOTES:
1. ALL EXTERIOR FIXTURES SHALL HAVE HIGH EFFICACY LAMPS.
2. 50% OF ALL FIXTURES INSIDE DWELLING UNITS SHALL BE HIGH EFFICACY LAMPS.



SPRINKLER MONITORING SYSTEM RISER DIAGRAM

SCALE : NONE

SPRINKLER ALARM SYSTEM NOTES:

1. THIS CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR NECESSARY TO ACCOMPLISH THE FOLLOWING:
   A. REVIEW SPRINKLER SYSTEM SHOP DRAWINGS, AND CONNECT ALL DEVICES THAT SHOULD BE CONNECTED SPRINKLER ALARM SYSTEM TO INCLUDE FLOW SWITCHES, TAMPER SWITCHES, HIGH PRESSURE SENSORS, LOW PRESSURE SENSOR, ETC.

GENERAL ELECTRICAL LEGEND

- FIXTURE OUTLET – WALL SCONCE.
- FIXTURE OUTLET – CEILING LIGHT..
- FIXTURE OUTLET – WALL BRACKET – FLUORESCENT – ABOVE DOOR.
- (M) CEILING FAN WITH RADIATION DAMPER – MULTIHOUSING DIRECT 805507.
- FIXTURE OUTLET – MINI-PENDANT.
- WALL OUTLET – DUPLEX – TAMPER PROOF – 15A – 125V – 2P – 3W – GROUNDING.
- WALL OUTLET – DUPLEX – TAMPER PROOF – 20A – 125V – 2P – 3W – GROUNDING.
- W WALL OUTLET – DUPLEX – TAMPER PROOF – WEATHER RESISTANT – 15A – 125V – 2P – 3W – GROUNDING – "GFI" TYPE – WEATHERPROOF COVER.
- FLOOR OUTLET – 15A – 125V – 2P – 3W – GROUNDING.
- WALL OUTLET – SINGLE – 30A – 125/250V – 3P – 4W – GROUNDING.
- WALL OUTLET – SINGLE – 50A – 125/250V – 3P – 4W – GROUNDING.
- J JUNCTION BOX FOR ALTERNATE LIGHT PLACEMENT.
- BRANCH CIRCUIT – CONCEALED IN WALLS OR CEILING.
- $ SWITCH OUTLET – S.P.S.T. – 15A – 120VAC.
- $3 SWITCH OUTLET – 3 WAY – 15A – 120VAC.
- LIGHTING PANEL.
- DISTRIBUTION CENTER.
- DISCONNECT SWITCH – CIRCUIT BREAKER – SIZE AS INDICATED.
- TEL HOME NETWORKING PANEL – SEE A/V-TELECOMM DRAWINGS FOR EXACT LOCATION.
- IBT INTERSYSTEM BONDING TERMINATION – COPPER GROUND BUS IN NEMA 3R ENCLOSURE MOUNTED ADJACENT TO SERVICE EQUIPMENT PER NEC REQUIREMENTS.
- A INDICATES DEVICE TO BE INSTALLED ABOVE BACKSPLASH.
- PUSHBUTTON – LOW VOLTAGE – DOOR BELL – EDWARDS OR EQUAL.
- DOOR BELL BUZZER – 120 VOLT – WITH LOW VOLTAGE WIRING TO DOORBELL PUSHBUTTON – EDWARDS OR EQUAL.
- SM SMOKE ALARM – SMOKE DETECTOR – SINGLE STATION – 120 VOLT – WITH BATTERY BACKUP – WALL MOUNTED – LOCATE WITHIN 4" TO 12" OF TALLEST PART OF CEILING AND A MINIMUM OF 36" FROM AIR REGISTER – GENTEX OR EQUAL – ALL SMOKE DETECTORS SHALL BE INTERCONNECTED.
- CO CARBON MONOXIDE DETECTOR – SINGLE STATION – 120 VOLT WITH BATTERY BACK-UP WALL MOUNTED AT 60" AFF – GENTEX OR EQUAL..
- PC PHOTOCELL – MOUNT ON ROOF FACING NORTH.
- PC INDICATES LIGHT CONTROLLED BY PHOTO-CELL.
- A INDICATES DEVICES LOCATED ABOVE COUNTER.

DEVICE LOCATION NOTES

1. MOUNT OUTDOOR SCONCE AT 86" A.F.F. UNLESS NOTED OTHERWISE.
2. REFER TO SITE PLAN FOR EXACT LOCATION OF PANELBOARD.
3. LOCATE CENTER OF DOOR BELL 48" A.F.F. AND 4" OVER FROM THE DOOR TRIM.
4. LIGHT SWITCHES AT VANITIES SHALL BE 6" FROM CORNER.

SPRINKLER MONITORING LEGEND

- SACP SPRINKLER ALARM PANEL – CONTROL PANEL.
- SM SPRINKLER ALARM – SMOKE DETECTOR.
- FS SPRINKLER ALARM – FLOW SWITCH.
- TS SPRINKLER ALARM – TAMPER SWITCH.
- S BRANCH CIRCUIT – SPRINKLER ALARM SYSTEM – WIRING AS REQUIRED IN 3/4"C.

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ISSUE FOR CONSTRUCTION

THE COTTAGES of SAN MARCOS

6 BED TOWNHOUSE AMUR

SAN MARCOS, TEXAS

UNIT: 2535 SQ.FT.
BUILDING: 4670 SQ.FT.

NUMBER 12031 — 15 FEBRUARY 2013

Drawn by: RJD
Checked by: RCR

STATE OF TEXAS REGISTERED PROFESSIONAL ENGINEER WILLIAM C. RENFRO NO. 43720 2-15-13

REVISIONS

1 REVISION 1 8-9-13

LEGEND, NOTES & SCHEDULES

E2-0

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ELECTRICAL ENGINEERING & DESIGN
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Architect Notes

1.0 Main Communications Room (MCR)
1.1 Facilities
The General Contractor shall construct the MCR to the minimum dimensions shown on the InfiniSys drawing set. The MCR walls shall be covered with 3/4" plywood over any building materials required by code. The plywood shall be 8' high, start at 6" AFF, and must meet all national, state, and local codes for fire rating. If noted, the MCR walls shall be shielded by installing a grounded metal lath behind the plywood. Once the MCR is constructed, the Low Voltage Contractor shall roughly designate the various provider areas per the InfiniSys drawings, using spray-paint to outline and label the areas. No piping, ductwork, mechanical equipment or power cabling should pass through the MCR.

1.2 Secure Access/Lock Boxes
General Contractor shall provide single or double 36" x 80" lockable doors. The doors must be able to be securely locked, using a high-security deadbolt style lock, and be common-keyed across the site. Access shall be restricted to authorized personnel. The Low Voltage Contractor shall provide and install three lock-boxes (knox boxes) on a wall close to the MCR for each provider - Telephone, Video, and Data. The General Contractor shall ensure that the lock-boxes are accessible 24x7x365. the General Contractor shall also provide two sets of keys for the MCR and BCR(s) in each box.

2.0 Pathways
2.1 Coring
All coring through concrete, block, stone, or other impervious materials is the responsibility of the General Contractor.
2.2 Interior Pathways
All interior building pathways are the responsibility of the general contractor.
2.3 Fire stopping
All fire stopping designs shall be the responsibility of the site architect. All fire stopping as required by code and installation of the fire stopping designs of the site architect shall be the responsibility of the installing contractor.

MEP Notes
1.0 General
All electrical work shall conform to all of the National Electric Code for state, county, city electrical codes, and authorities having jurisdiction.
All switch boxes in units, leasing, amenities area, etc. must contain a neutral to the load they are controlling.
Install unswitched quad outlet by each Home Theater Outlet and duplex by each Multimedia Outlet
2.0 Main Communications Room (MCR)
2.1 HVAC
The SCG requires sufficient HVAC to maintain 40° - 85° Fahrenheit with humidity at 30-60%, non-condensing, positive pressure.
2.2 Lighting
4-bulb 4' or 4-bulb 8' fluorescent lighting fixtures with tube protectors installed are required for proper lighting, typically 8.5-9.0 feet above the floor, providing 85 foot-candles at 3 feet above the floor.
2.3 Electrical
All duplex outlets are to be Pass & Seymour Industrial Grade Surge Protective Receptacles with Isolated Ground unless otherwise specified. This ground shall be tied to the electrical service ground. Use Pass & Seymour part number IG5262-WSP for 15 amp circuits and Pass & Seymour part number IG6362-WSP for 20 amp circuits.
Required duplex outlets and circuits are as follows:
- *Four (9) 20A 120VAC surge protected duplex outlets on four (4) separate circuits for data/video.*
- *One (1) 20A 120VAC surge protected duplex outlet on one (1) separate circuit for NVR.*
- *Minimum of two (2) convenience outlets on the lighting circuit.*

All circuits must be clearly labeled at their circuit breaker panel.
2.4 Grounding
General Contractor shall provide solid copper grounding busbar to be installed with insulated standoffs, (1/4" thick x 4" high). This busbar is drilled with rows of holes according to NEMA standards for attachment of bolted compression fittings. Telecommunications equipment, frames, cabinets and voltage protectors shall be grounded to this busbar.General Contractor shall connect busbars in the MCR with a backbone of insulated, solid copper cable between all closets and rooms.
This backbone shall be connected to the Main Grounding Busbar in the MCR, to an earth ground in the electrical entrance facility, and to structural steel on each floor, if applicable.
Bonding conductor cabling shall be colored green or labeled appropriately.
All grounding shall be in accordance with Article 250 of NEC 2011.
3.0 Unit Distribution Panel (UDP).
3.1 Electrical
The Electrical Contractor must install a box with a 15A 120VAC Pass & Seymour 5262-WSP surge protected duplex outlet in the bottom of each UDP. This outlet does not require a dedicated circuit and may be powered from a lighting circuit.
3.2 Grounding
The Electrical Contractor shall attach the UDP grounding lug to the ground terminal of the installed surge protected duplex outlet.
4.0 Site Requirements
4.1 The MEP shall be responsible for the integration of the Access Control System with the Fire Alarm System.
4.2 The Electrical Contractor shall provide power to all gate camera locations.
4.3 The Electrical Contractor shall provide power to all access control panel and gate locations.

General Notes

1. Leave 2 foot tail at multimedia outlet plaster ring locations.
2. Leave 3 foot tail at nid(networkedapartment communications gateway) and speaker locations.
3. Leave 10 foot tail at communications gateway locations.
4. 3 inch min. bend radius on all cable runs do not use metal staples or kink cables. Use plastic staples such as the peter mangone rb clip gun system.
5. All low voltage wiring must be kept one stud bay (12" min.) distance from parallel high voltage wiring and cross at right angles.
6. Mount home theater outlet in caddy/erico model mp2s low voltage mounting bracket or two-gang plastic box with back removed, unless it is in a fire-rated wall (if applicable.)
7. It is preferred to mount single outlets in a single gang plastic box with back removed. Optionally, a single gang mud ring may be used, unless it is in a fire-rated wall.
8. All blank covers are the responsibility of the installing sub-contractor.
9. Install all multimedia, and binding post outlets at duplex outlet height in all rooms, except wall outlet in kitchen or unless otherwise noted.
10. Low voltage boxes must be level and unobstructed.
11. Install pull strings in all empty conduits and innerducts.
12. Wall phone outlets must be at least 6" above any counter splash or ledge
13. All f-connectors must be stripped and crimped using approved tools. tighten all "F" connectors to 25 in-lbs torque using approved tool-all f-connectors shall be of the radial 360-degree crimp type (f-conn model RG-6NR or equivalent for RG-6 quad-shield). Compression crimp also acceptable.
14. No splices are permitted inside walls.
15. Install wall plates and speakers after finish painting.
16. All exposed connections, hardware shall be protected from plaster, paint and other such materials.
17. All final installation must be done in accordance with the attached drawings, specifications and infinisys supplied scope of work.
18. Fire stopping must be accomplished in accordance to local, state, and national codes and in accordance with the fire stopping designs of the site architect.
19. All grounding shall conform to NEC 2011 article 250.
20. The low voltage contractor shall label all low voltage cables at both ends in a clear and legible manner. The label shall be located within 1 foot of the likely termination point after trim so that the label will not be cut off.

Cable Specifications

1. All cables and microduct pathways with included pull string/tape shall be at a minimum riser rated. All cables and microduct pathways with included pull string/tape shall be plenum rated in such spaces that require it by local, state or national code. The plenum rating must conform to the most current version of NFPA 262.
2. Video Cable: All inside and home-run video cable will utilize Quad-Shield 60% minimum braid Series 6 coaxial cable terminating on OnQ Legrand or equivalent self-terminating F-81 barrel connectors. All coaxial cable must be manufacturer rated to a minimum of 3.0 GHz.
3. All "F" connectors shall be of the radial 360-degree crimp type (F-Conn Model RG-6NR or equivalent for Quad-shield). These connectors require a CablePro RTC-360 or equivalent tool for installation. Hex crimp tools are not acceptable.
4. If the outlets with video ports are installed with a wall cavity depth of less than 3", 90° f-connector adapters (Channel Vision #2125 or equivalent) must be used inside the wall.
5. Data Cable: All inside and home-run data wiring will utilize 4-Pair TIA Cat-5e or Cat-6 twisted pair copper cable terminating on TIA RJ_45 jacks utilizing the TIA 568a standard configuration. All Cat-5e or Cat-6 cable shall meet or exceed ANSI/EIA/TIA-568 requirements. It is required that all data cabling be bid utilizing Cat-5e and another bid utilizing Cat-6.

Item	Part #
OnQ Legrand Unit Distribution for CAT-6 Bid	
CAT6 NET APT 3 PORT PLATE (INT-TV) WHITE	WP3739-WH
CAT6 NET APT 3 PORT PLATE (INT) WHITE	WP3705-WH
CAT6 NET APT 3 PORT PLATE (INT-INT-TV) WHITE	WP3743-WH
6-Port CAT6 Network Interface Module W/2 Keystone Openings	AC1013
12-Port CAT6 Network Interface Module	AC1015
28-Inch Enclosure, No Cover	EN2880
28-Inch Hinged Cover And Lock	EN2860
OnQ Legrand Unit Distribution for CAT-5e Bid	
NET APT 3 PORT PLATE (INT-TV) WHITE	WP3639-WH
NET APT 3 PORT PLATE (INT) WHITE	WP3605-WH
NET APT 3 PORT PLATE (INT-INT-TV) WHITE	WP3643-WH
6-Port CAT5E Network Interface Module W/2 Keystone Openings	AC1012
12-Port CAT5E Network Interface Module	AC1014
28-Inch Enclosure, No Cover	EN2880
28-Inch Hinged Cover And Lock	EN2860

GENERAL WIRING NOTES

1. All low-voltage wiring should be run at least one stud bay apart (12" minimum) from any parallel high-voltage wiring, and cross at right angles whenever necessary. Where there is insufficient clearance to meet that requirement, the cabling must be arranged to provide the maximum possible separation, over as much distance as possible (under no circumstance shall the lateral distance be less then 4" without supplemental shielding). The only exception is where cables cross at right angles, where a 2" minimum separation must be maintained. This may require coordination with the Electrical Contractor before the high-voltage wiring commences.

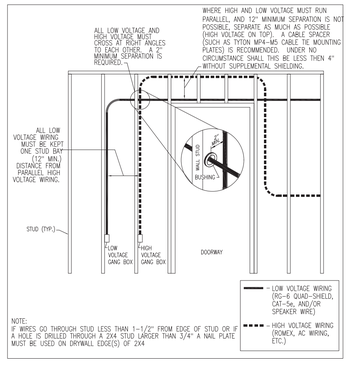
2. Protecting cabling from damage is the responsibility of the low-voltage installing contractor. All cabling must be run where it is unlikely to be damaged after installation. Nail plates should be installed where cabling passes through wall studs. Where steel framing is used, plastic bushings must be installed wherever cables pass through metal structural members. Cables must not touch any edges of metal framing.

3. All cabling must be properly supported and secured in a way that will not compress or deform the cables. All cable bends must maintain a minimum 3" bend radius.

4. Splicing or repair of cabling is not permitted. Damaged cable must be replaced in its entirety.

5. Any defective or damaged cabling, or any cable or cable installation that does not meet these specifications, must be replaced. This will be at the installation contractor's expense, unless it is the result of gross negligence by another trade, or unavoidable because of subsequent changes, structural modifications, etc.

6. The General Contractor shall be responsible for notifying the low-voltage installation contractor of any such cable damage.



MCR notes:
1. All installation work shall meet applicable local, State and Federal codes.
2. All fire stopping designs will be the responsibility of the site architect.
3. All fire stopping as required by code and installation of the fire stopping designs of the site architect will be the responsibility of the installing contractor.
4. All necessary low voltage permits and inspections shall be the responsibility of the installing contractor.
5. All grounding shall conform to article 250 of NEC 2011 (if adopted by the authority having jurisdiction prior to permitting and/or the commencement of construction).
6. All primary and secondary surge and isolation protection shall be the responsibility of the service provider.
7. Carlon ua9fn 36" sweeps recommended.
8. Conduits must be at least 24" below finish grade, 36" recommended.

CONDUIT NOTES

1. All conduits shall employ sweeps in lieu of bends. Sweeps must be 36" radius minimum.
2. All underground conduits to be buried a minimum of 24" below finish grade. (36" is recommended)
3. All cabling must be properly supported and secured in a way that will not compress or deform the cables. All cable bends must maintain a minimum 3" bend radius.
4. All underground conduit ends, road crossings and sweeps shall be marked with electronic markers.
5. 18" minimum, 24" average separate between low voltage and high voltage.
6. Conduit runs should have no more than 270 degrees of bends between any two pull points. runs that exceed this should have appropriate pull boxes installed.
7. Conduit runs exceeding 200 feet in length should have appropriate pull boxes installed.

LOW-VOLTAGE DEVICES

LEGENDS

UNIT LEGEND

1. MULTIMEDIA OUTLET: (1) DATA CABLE - DATA; (1) VIDEO CABLE - TV1
2. MULTIMEDIA OUTLET: (1) DATA CABLE - DATA
3. MULTIMEDIA OUTLET: (1) DATA CABLE - DATA; (1) DATA CABLE - DATA; (1) VIDEO CABLE - TV
4. WIRELESS ACCESS POINT (1) DATA CABLE TERMINATED IN COVER PLATED DEEP GANG BOX

UNIT DISTRIBUTION PANEL (UDP) — RISER RATED 10MM MICRODUCT, (CLEARFIELD PART #OFP-10.0-6.7-WHT-LSZH-SP-2000F) WITH INCLUDED PULL STRING/TAPE

CABLED TO MCR

1. (1) DATA CABLE - PHONE
2. (1) DATA CABLE - PHONE; (1) DATA CABLE - DATA
3. (1) DATA CABLE - DATA
3A. FLOOR MOUNTED (1) DATA CABLE - DATA
4. FLOOR MOUNTED OUTLET (1) DATA CABLE - DATA; (1) DATA CABLE - DATA; (1) VIDEO CABLE - TV1
5. (1) DATA CABLE - DATA; (1) VIDEO CABLE - TV1
6. WIRELESS ACCESS POINT: (1) DATA CABLE - DATA

ACCESS CONTROL AND SURVEILLANCE VIDEO

1. CARD READER
2. MAGLOCK (BY OTHERS)
3. ELECTRIC STRIKE (BY OTHERS)
4. TELEPHONE ENTRY PANEL DOORKING 1837; (1) DATA CABLE PHONE TO MCR; (1) DATA CABLE DATA TO MCR
5. CARLON NONMETALLIC ENCLOSURE
6. BAR CODE SCANNER
7. INDOOR IP MEGAPIXEL CAMERA - PoE 2 MP MIN. (1) DATA CABLE TO MCR OR BCR AS NOTED (1) 2C-16 TO MCR OR BCR AS NOTED (OPTION)
8. OUTDOOR IP MEGAPIXEL CAMERA - PoE 2MP MIN. /W IR ILLUMINATION (1) DATA CABLE TO MCR OT BCR AS NOTED (1) 2C-16 TO MCR OR BCR AS NOTED (OPTION)
9. NVR RACK LOCATION

A/V LEGEND

1. SPEAKERCRAFT AIM5 THREE (IN CEILING) (1) 2C/16 TO AV RACK
2. SPEAKERCRAFT AIM8 DT THREE (IN CEILING) (1) 4C/16 TO AV RACK
2A. SPEAKERCRAFT OE8 THREE (SURFACE MOUNTED) (1) 2C/16 TO AV RACK
3. RUSSOUND TS3 TOUCHPAD (1) DATA CABLE TO AV EQUIPMENT RACK
4. RUSSOUND A-K3 A-BUS VOLUME CONTROL (1) DATA CABLE TO AV EQUIPMENT RACK (2) 2C16 TO SPEAKERS
5. AV EQUIPMENT RACK LOCATION
6. AV FLAT SCREEN LOCATION
7. SPEAKERCRAFT RUCKUS 8 ONE SPEAKER (1) 2C16 TO EACH LOCATION
POOL SPEAKER LOCATIONS/TYPES STILL TO BE COORDINATED
8. SONANCE IW-21 IPOD DOCK W/ BALANCED AUDIO UPGRADE (1) DATA CABLE TO AV EQUIPMENT RACK

Drawing List

SHEET #	DESCRIPTION
T-000	LOW VOLTAGE NOTES AND LEGENDS
T-001	LOW VOLTAGE SITE PLAN
T-001 A	LOW VOLTAGE SITE PLAN
T-100	CLUBHOUSE LAYOUT
T-101	POOL LAYOUT
T-102	UNIT LAYOUTS
T-103	UNIT LAYOUTS
T-104	UNIT LAYOUTS
T-105	UNIT LAYOUTS
T-106	UNIT LAYOUTS
T-107	UNIT LAYOUTS
T-108	UNIT LAYOUTS
T-109	UNIT LAYOUTS
T-110	UNIT LAYOUTS
T-111	UNIT LAYOUTS
T-112	UNIT LAYOUTS
T-113	UNIT LAYOUTS
T-114	UNIT LAYOUTS
T-115	UNIT LAYOUTS
T-116	UNIT LAYOUTS
T-117	UNIT LAYOUTS
T-118	UNIT LAYOUTS
T-119	UNIT LAYOUTS
T-120	UNIT LAYOUTS
T-121	UNIT LAYOUTS
T-122	UNIT LAYOUTS
T-123	UNIT LAYOUTS
T-124	UNIT LAYOUTS
T-125	UNIT LAYOUTS
T-200	CLUB HOUSE ACC CTRL AND SEC CAMS
T-201	POOL AREA ACC CTRL AND SEC CAMS
T-300	CLUBHOUSE A/V
T-301	POOL AREA A/V
T-302	A/V DETAILS
T-400	MAIN COMMUNICATIONS ROOM LAYOUT
T-500	UNIT DETAILS
T-501	UNIT DETAILS

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Woodland Hills, CA 91364 USA

REVISIONS

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NetworkedApartment
FTTA Ready

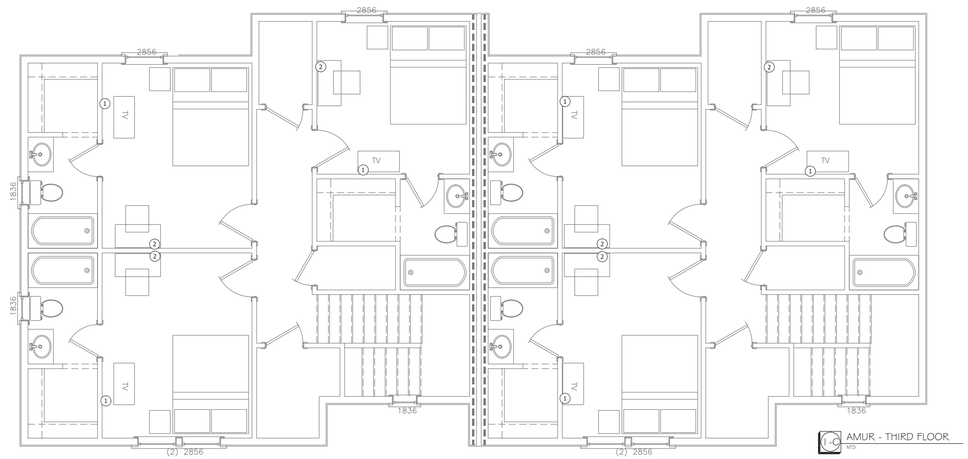
LOW VOLTAGE NOTES AND LEGENDS

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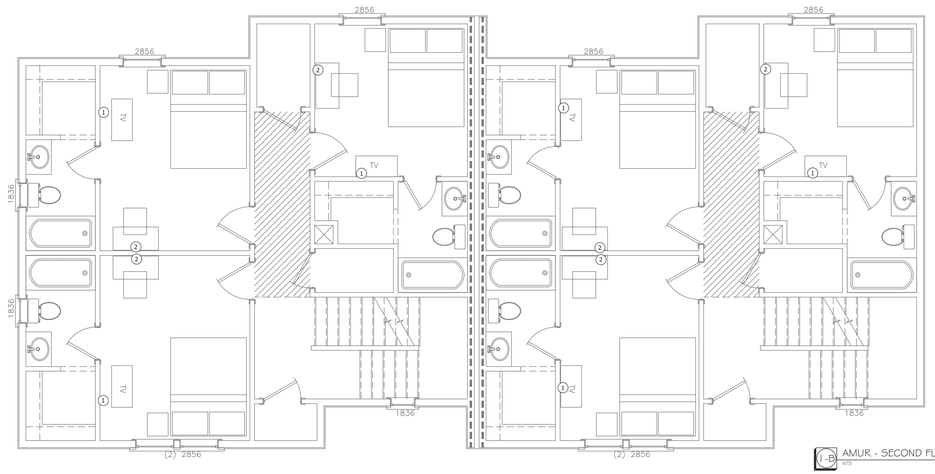
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DATE:	05/01/13
SCALE:	NTS
DRAWN:	VS
APPR:	TRS
JOB:	CAPS. – COTT. SAN MARCOS
QA:	

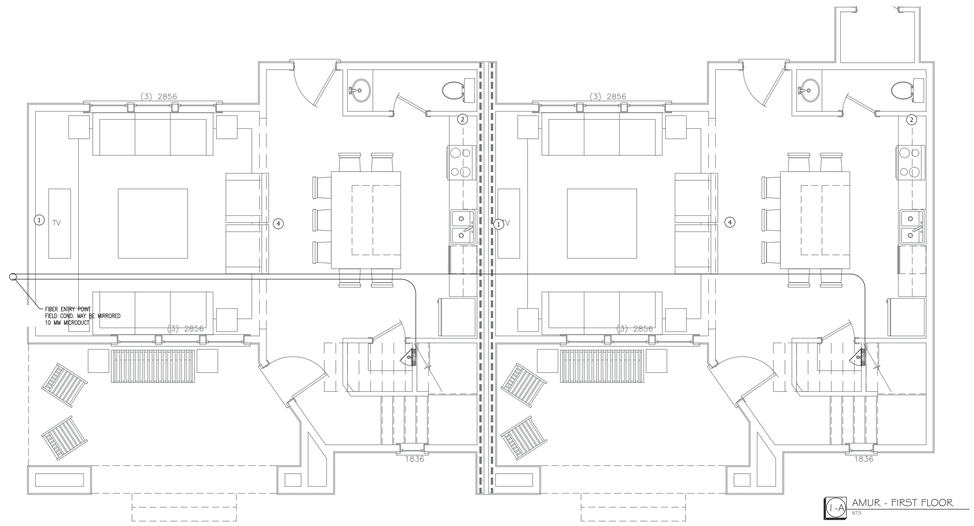
REV. LEVEL: 0
DRAWING NO: T-000



1-C AMUR - THIRD FLOOR
N.T.S.



1-B AMUR - SECOND FLOOR
N.T.S.



1-A AMUR - FIRST FLOOR
N.T.S.

UNIT LEGEND

1 — MULTIMEDIA OUTLET:
(1) DATA CABLE - DATA
(1) VIDEO CABLE - TV1

2 — MULTIMEDIA OUTLET:
(1) DATA CABLE - DATA

3 — MULTIMEDIA OUTLET:
(1) DATA CABLE - DATA
(1) DATA CABLE - DATA
(1) VIDEO CABLE - TV

4 — WIRELESS ACCESS POINT
(1) DATA CABLE TERMINATED
IN COVER PLATED DEEP GANG BOX

UNIT DISTRIBUTION PANEL (UDP) — RISER RATED 10MM MICRODUCT, (CLEARFIELD PART #OPP-10.0-6.7-WHT-LSZH-SP-2000F) WITH INCLUDED PULL STRING/TAPE

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REVISIONS

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NetworkedApartment
FTTA Ready

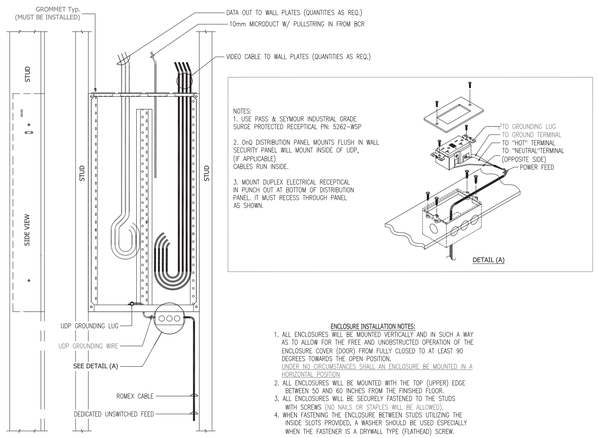
AMUR
UNIT LAYOUTS

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DATE:	05/20/13
SCALE:	AS NOTED
DRAWN:	MARICEL P.
APPR:	TRS
JOB:	CAPS. – COTT. SAN MARCOS
QA:	
REV. LEVEL	0
DRAWING NO:	T-114

UNIT ROUGH IN



NOTES:
1. USE PASS & SEYMOUR INDUSTRIAL GRADE SURGE PROTECTED RECEPTICAL P/N: 5262-WSP

2. OnQ DISTRIBUTION PANEL MOUNTS FLUSH IN WALL SECURITY PANEL WILL MOUNT INSIDE OF UDP, (IF APPLICABLE) CABLES RUN INSIDE.

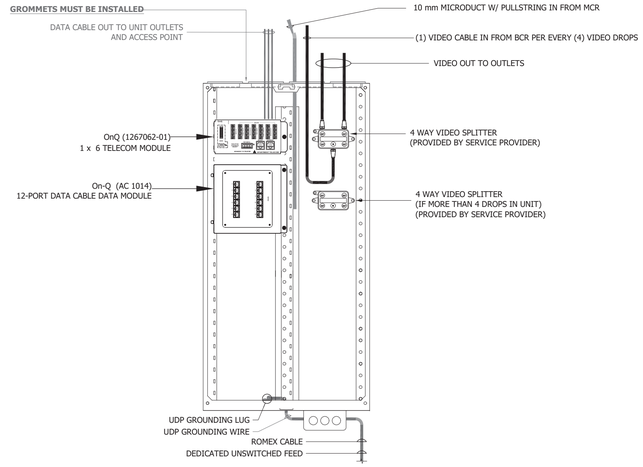
3. MOUNT DUPLEX ELECTRICAL RECEPTICAL IN PUNCH OUT AT BOTTOM OF DISTRIBUTION PANEL. IT MUST RECESS THROUGH PANEL AS SHOWN.

DETAIL (A)

ENCLOSURE INSTALLATION NOTES:

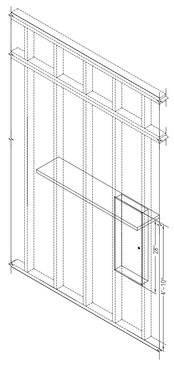
1. ALL ENCLOSURES WILL BE MOUNTED VERTICALLY AND IN SUCH A WAY AS TO ALLOW FOR THE FREE AND UNOBSTRUCTED OPERATION OF THE ENCLOSURE COVER (DOOR) FROM FULLY CLOSED TO AT LEAST 90 DEGREES TOWARDS THE OPEN POSITION. UNDER NO CIRCUMSTANCES SHALL AN ENCLOSURE BE MOUNTED IN A HORIZONTAL POSITION.
2. ALL ENCLOSURES WILL BE MOUNTED WITH THE TOP (UPPER) EDGE BETWEEN 50 AND 60 INCHES FROM THE FINISHED FLOOR.
3. ALL ENCLOSURES WILL BE SECURELY FASTENED TO THE STUDS WITH SCREWS (NO NAILS OR STAPLES WILL BE ALLOWED).
4. WHEN FASTENING THE ENCLOSURE BETWEEN STUDS UTILIZING THE INSIDE SLOTS PROVIDED, A WASHER SHOULD BE USED ESPECIALLY WHEN THE FASTENER IS A DRYWALL TYPE (FLATHEAD) SCREW.

UNIT TRIM-OUT



28" ENCLOSURE EN2880 WITH
28" HINGED COVER & LOCK EN2860

PANEL INSTALLATION DETAILS



ACCEPTABLE 28" UDP PLACEMENT LOCATIONS IN UNIT CLOSET

INFINISYS
ELECTRONIC ARCHITECTS
1825 Business Park Blvd. Suite C
Daytona Beach, FL 32114 USA
386-236-1500 Fax-386-236-1555
E-Mail cad@electronicarchitect.com

Ormond Beach, FL 32174 USA
Woodland Hills, CA 91364 USA

REVISIONS

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4	
5	
6	

NetworkedApartment™
FTTA Ready

UNIT DETAILS

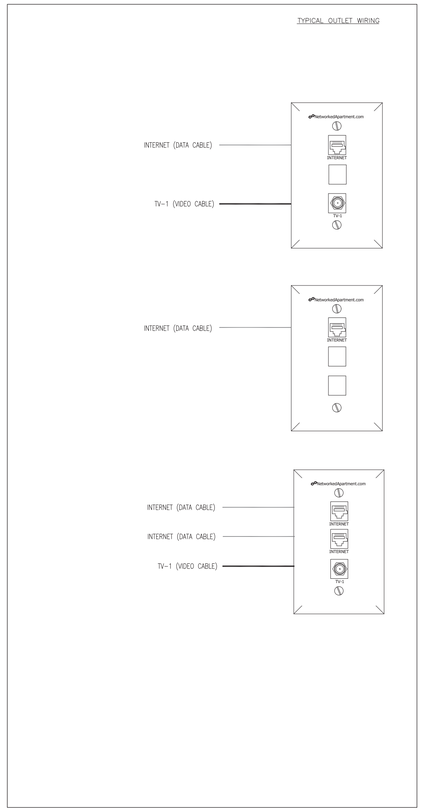
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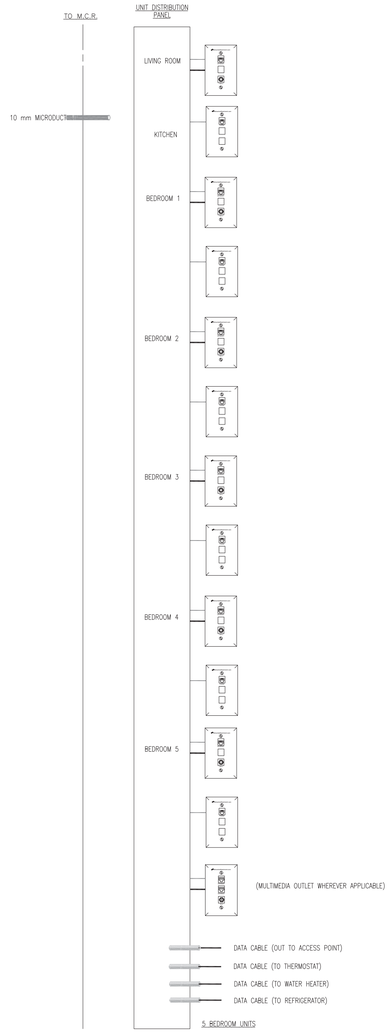
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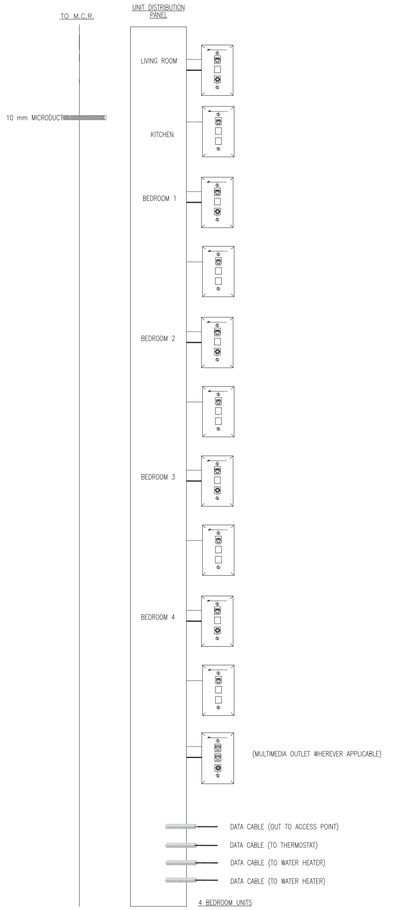
DATE:	05/20/13
SCALE:	NTS
DRAWN:	V.S
APPR:	TRS
JOB:	CAPS. – COTT. SAN MARCOS
QA:	

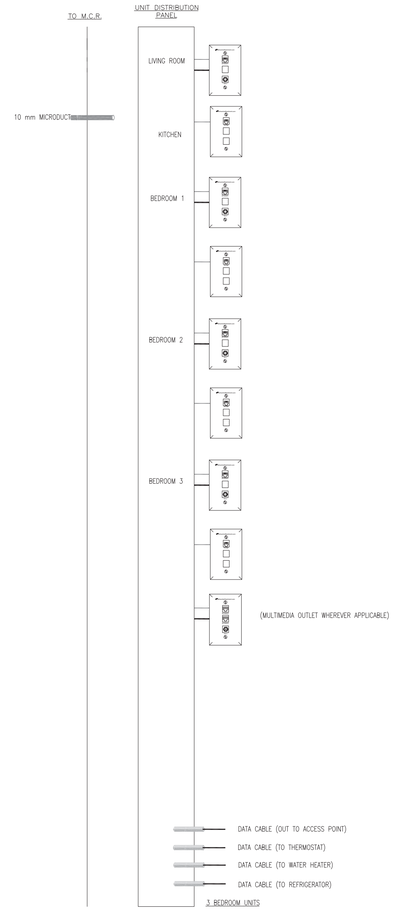
REV. LEVEL	DRAWING NO:
0	T-500

UNIT BLOCK DIAGRAM









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UNIT DETAILS

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DATE:	05/20/13
SCALE:	NTS
DRAWN:	V.S.
APPR:	
JOB:	CAPS. – COTT. SAN MARCOS
QA:	
REV. LEVEL	0
DRAWING NO:	T-501