CITY OF BURNET
ENGINEERING

ADDENDUM NO. 2
November 14, 2023

Burnet City Hall – RFP 2023-012
PID: CIPSP-2022B

Ladies/Gentlemen:

The City of Burnet issues this Addendum on the above captioned project. This Addendum details the changes and the respective bid document pages which were added and/or changed. Each bidder is required to acknowledge receipt of this Addendum, on the form included in the Addendum below. Failure to acknowledge receipt of this Addendum in your bid proposal will result in your bid not being read.

Please sign and **return** this Addendum with your sealed bid packet at time and location as advertised on the Invitation to Bid for this project. Addendum should be located at the beginning of the packet. Failure to acknowledge all the addenda issued will result in bid dismissal.

DESIGN ENGINEER APPROVAL:

Eric Belaj, PE, CFM
City Engineer

Addendum items and pertaining attachment will be included in the following pages.

BIDDER ADDENDUM ACKNOWLEDMENT BELOW:

_____
(Company Name)

_____
(Bidder Rep. Name)

By: _____ Date: _____
(Signature)

1. **Bonds**: No Change

2. **Dates:** This addendum changes the bid opening date from November 16, 2023, to 11:00 AM, November 30th, 2023. The location of the submittals does NOT change. The RFI deadline and other timelines do not change.

3. **Questions and Answers**: This Bid Addendum also answers questions posed by contractors throughout the bid process and at the pre-bid meeting as follows:

    a. *Question from Bidder. See CIVAST*
        a. Answer. See CivCast

4. **Bid Document Changes**: This item outlines changes to the Bid Documents:

    a) This addendum changes the proposal instructions with the one attached herein. This document was changed to clarify how the bids will be weighed, to add more points to the price of the proposal. The City's review team may dismiss the highest cost bid and rank the rest of the bids if it seems advantageous to do so.
    b) This addendum clarifies some Architectural and Structural design issues discovered during the advertisement. The summary of the changes is noted below, along with the changed drawings.

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PROPOSAL INSTRUCTIONS

Project supplements to general conditions and standard specifications manual can be found on the City's website at www.cityofburnet.com.

1. PROJECT

Objective of Request for Competitive Sealed Bids process is to competitively procure services with a qualified contractor whose Proposal provides best value for Owner for the project description below:

Burnet City Hall Project, PID: CIPSP-2022B, in the City of Burnet, Texas
Base Bid: The Work (or project) is a Lump Sum Contract construction of a new approximately 16,709 SF City Hall building to include: parking (including South Parking), utilities, landscaping, water fountain, drainage, earthwork, building including foundation and all associated appurtenances for a fully functional building as shown in the design documents. The project entails 543 SF of covered porches, ADA ramps, plaza and elevated sidewalks, generator and associated components, communication and gas lines, and others not specifically noted herein. The project also includes coordination with various utilities, coordination with Architect, Engineer, and City Staff, creating and preparing samples for finishes, performing and Value Engineering if requested by the City involving certain trades or items.
The City would prefer hiring of qualified local subcontractors for various trades.
Contractor shall assure to install all associated appurtenances that are not specifically shown in the design for any complete component required for implementation of the design.

- *Water and Wastewater: The City shall separately install water and wastewater tap (including meter) up to the property line. The Contractor shall be responsible for such utility extensions (including the backflow preventer) within the property.*
- *Electric: The contractor shall be responsible for all components except the wiring, transformer (contractor to install pad), and meter itself.*

Added Bid Alt1: The base bid includes this Added Alternate which is the Removal of South parking lot. The limits of south parking lot are shown in clouded area. The alternate shall be removal of pavement, curbs, base, and adjacent sidewalk within this clouded area. The contractor shall assume that grading up to the subgrade limits of this design shall be installed.

2. PROPOSAL EVALUATION

Proposals will be received, publicly opened, and names and monetary Proposals of each Offeror read aloud. Subsequently, Proposals will be ranked according to criteria described in this Document. Both cost and non-cost factors will be evaluated according to section 2269 and 2269.151 of the local government code. Owner may enter into contract negotiations with highest ranked firm for completion of Work. If negotiations with highest ranked firm are unsuccessful, Owner will formally close negotiations with this firm and initiate contract negotiations with next highest ranked firm. The Owner shall not be responsible for any costs incurred by the Contractor (or firm) prior to contract execution. Upon agreement between both parties, a Contractor executed Contract may be recommended for approval by Owner's governing body. Upon approval, Contract will be executed by Owner.

Complete sets of Bid Documents must be used in preparing Proposals; neither Owner nor Engineer assumes any responsibility for errors or misinterpretations resulting from use of incomplete sets of Bid Documents. Dates, locations, and times of the proposal submittal are outlined in the Advertisement for Proposal.

Owner and Engineer, in making copies of Bid Documents available on above noted terms, do so only for purpose of obtaining Proposals for Work and do not confer a license or grant for any other use.

3. SELECTION CRITERIA

Owner will consider several factors in selecting a winning bidder as noted in the section 2269 of the of State of Texas Government Code, and other applicable state codes which allow and will provide best value to Owner. The Owner is the City of Burnet, specifically the City Council. The City Council has delegated authority of review to a sub-committee comprised of Council Members and City Staff. Bids will be evaluated using the following criteria and weighting:

1. Proposed Project Cost: Offeror's Proposed Cost of Performing Work shall be indicated in the Bid or Proposal Form.
2. The reputation of the bidder and of the bidder's goods or services: Provide general information about Organization and a Statement of Qualifications. Include information on Projects on similar which Offeror has had significant involvement in the last five (5) years, or that demonstrate experience with similar Projects. This list is to include name and a current telephone number of references for each of these Project assignments. Offerors are to include a list of current Project assignments for each of individuals proposed, anticipated completion date for this assignment and percentage of time they will have available to devote to this Project.
3. Experience/Qualifications of Sub-Contractor(s): Provide information on Sub-Contractor(s) who are to complete 25% of more of the project in terms of cost, qualifications including information on Projects of similar which Sub-Contractor(s) has been in charge of in the last five (5) years, or that demonstrate experience with similar Projects. This list is to include name and a current telephone number of references for each of these assignments. Subcontractor shall name a Superintendent who must be dedicated to this Project full time for duration of Project and may not be changed without written approval by Engineer. In the event that Contractor does not intend to outsource any work over 25%, then the evaluations criteria for the Contractor or Contractor's project team will be utilized to complete this portion of the evaluation.
4. Other Factors: Owner will consider other factors in evaluating Bids, including but not limited to the following:
    a. The bidder's past relationship with the municipality.
    b. Any relevant criteria specifically listed in the request for bids as noted herein.
    c. Ability to Meet Proposed Time for Construction: Provide information to demonstrate ability of Organization to complete Projects within budget and on time.
    d. Quality of Work: Demonstrated quality of Work on completed Projects as determined by site visits or discussions with references for Projects. Quality considerations may include appearance of completed Work, amount of warranty or rework required, durability and maintainability of completed Project, and quality of documentation provided.
    e. Safety: Demonstrated success in implementation of a site safety program.
    f. Claims Experience and Litigation History: Provide a list all claims or litigation involving construction Projects that have been filed by Offeror or Owner within last five (5) years, or that are currently outstanding.
    g. Other factors submitted such as Financial Standing, Superintendent Experience, proposals for changes to reduce cost, or any other factors the Contractor submits for consideration.
    h. Construction Duration and time conditions of the contract.

For street projects over $1.5MM the municipality may attempt to award project to lowest responsible bidder.

The criteria and weighting for the ranking of Offeror's Proposals is as outlined Below:

Item No.	Evaluation Criteria	Points
1.	Project Cost	60
2.	Contractor Experience	20
3.	Sub-Contractor Experience	10
4.	Other Factors	10
	TOTAL	100

In order to determine the Contractors ability to perform the work, the Owner may consider the qualifications and experience of Subcontractors, Suppliers, and other persons and organizations proposed for those portions of Work as to which identity of Subcontractors, Suppliers, and other persons and organizations must be submitted as provided in General Conditions. Owner may also consider the operating costs, maintenance requirements, performance data and guarantees of major items of materials and equipment proposed for incorporation in Work when such data is required to be submitted prior to recommendation of award. Owner may disqualify the highest cost bidder and rank the remaining bids.

Owner may consider qualifications (Statement of Qualifications) of Offerors and Offeror's subcontractors and consultants, in addition to proposed cost(s) (Proposal Form) when evaluating Proposals to determine which Proposal offers best value to Owner. Owner will rank each of Offeror's Proposals based on criteria and criteria weighting described herein.

Evaluation and ranking of Proposals will be completed no later than 7th calendar day from date of Proposal opening and Selection no later than the 45th day of the Proposal opening. Offerors are requested not to withdraw their Proposals within 60 calendar days from date on which Proposals are opened. If a submitted BID is withdrawn within the said period, BID guarantee shall become property of the OWNER, not as penalty, but as liquidated damages, and OWNER may pursue other action allowed by law. Regardless of the aforementioned 60-day timeline, Proposal Security of highest-ranking firms will be held by Owner until contract negotiations are finalized. The successful BIDDER (after contract is awarded) must furnish a "PERFORMANCE BOND" and "PAYMENT BOND" on forms provided with the Contract Documents. Each bond shall be issued in an amount of one hundred percent (100%) of the Contract amount from a solvent Surety company, authorized to do business in the State of Texas and acceptable to the OWNER. Prior to acceptance and retainage issuance, the Contractor shall issue the city a 10% one Year maintenance Bond and a lien release, form for which shall be supplied by the City.

4. OTHER PROCEDURES

Owner may conduct such investigations as Owner deems necessary to assist in evaluation of any Proposal and to establish the responsibility, qualifications and financial ability of Offerors, proposed Subcontractors, Suppliers and other persons and organizations to perform and furnish Work in accordance with Contract Documents to Owner's satisfaction within prescribed time.

Owner, at its discretion, may also choose to conduct interviews with to ranking Offerors to provide offerors a better opportunity to demonstrate they can provide best value to Owner for this Project. After bid opening, City staff, or representing committee, will contact the bidder appearing to offer best value for the City, and discuss any possible changes proposed. City staff, or representing committee, will then make recommendation to council for approval.
Failure to participate in the interview may result in disqualification from consideration for project. Should Owner choose to conduct interviews with top ranking Offerors, they will be notified of:

1. Time and place for interview.
2. Interview format and agenda.
3. Individuals that are expected to participate in the interview.

Owner reserves right to adopt most advantageous interpretation of Proposals submitted in case of ambiguity or lack of clearness in stating Proposal Prices, to reject any or all Proposals, and/or waive informalities.

5. REPRESENTATIONS

ARTICLE 1 - DEFINITIONS

1.1 Bidding Documents include the Advertisement or Invitation to Bid, Instructions to Bidders, addenda, the Bid Forms, Qualification Statement, Bid Form, and documents as listed in the index. The Contract Documents proposed for the Work consist of the Bidding

Documents, the Owner-Contractor Agreement, the Conditions of the Contract (General, Supplementary, and other Conditions), the Drawings, the Specifications and all Addenda issued prior to, and all Modifications issued after, execution of the Contract.

1.2 All definitions set forth in the General Conditions of the Contract for Construction, AIA Documents A101 and A201, or in the Contract Documents are applicable to the Bidding Documents.

1.3 Addenda are written, or graphic instruments issued by the Architect prior to the execution of the Contract which modify or interpret the Bidding Documents by additions, deletions, clarifications, or corrections.

1.4 A Bid is a complete and properly signed proposal to do the Work or designated portion thereof for the sums stipulated therein, submitted in accordance with the Bidding Documents.

1.5 The Base Bid is the sum stated in the Bid for which the Bidder offers to perform the work described in the Bidding Documents as the base, to which Work may be added or from which Work may be deleted for sums stated in Alternate Bids.

1.6 An Alternate Bid (or Alternate) is an amount stated in the Bid to be added to or deducted from the amount of the applicable Base if the corresponding change in the Work, as described in the Bidding Documents, is accepted.

1.7 A Unit Price is an amount stated in the Bid as a price per unit of measurement for materials or services as described in the Bidding Documents or in the proposed Contract Documents.

1.8 A Bidder is a person or entity who submits a Bid.

1.9 A Sub-Bidder is a person or entity who submits a bid to a Bidder for materials or labor for a portion of the Work.

ARTICLE 2 - BIDDER'S REPRESENTATIONS

2.1 Each Bidder by making his Bid represents that:

A. The bidder has read and understands the Bidding Documents and his Bid is made in accordance therewith.

B. The Bidder has visited the site, has familiarized himself with the local conditions under which the Work is to be performed, and has correlated his observations with the requirements of the proposed Contract Documents.

C. The Bid is based solely upon the materials, systems, and equipment required by the Bidding Documents without exception.

D. The Bid is not based on any verbal instructions contrary to the Contract Documents as advertised and as modified by Addenda.

2.2 The Bidder must be fully qualified under any state or local licensing law for Contractors in effect at the time and at the location of the Work before submitting his Bid. The Contractor shall be responsible for determining that all of his Sub-bidders or prospective Sub-Contractors are duly licensed in accordance with the law.

ARTICLE 3 - BIDDING DOCUMENTS

3.1 Copies:

A. Bidding Documents may be examined through the City's Website and common bid website as noted in Advertisement for Bids. Bid documents will be made available for download through these two venues for free, and via a fee option below.

B. Bidding Documents may be obtained by prospective BIDDERs or suppliers at the Engineer's or Architect's office upon the non-refundable payment (Fee is determined by the consultant engineering/architecture firm). of the sum of $50.00 for each set of documents.

B. Bidders shall use COMPLETE sets of Bidding Documents in preparing Bids; neither the Owner nor the Architect assume any responsibility for errors or misinterpretations resulting from use of incomplete sets of Bidding Documents.

C. The Owner or the Architect in making copies of the Bidding Documents available on the above terms, do so only for the purpose of obtaining Bids on the Work and do not confer a license or grant for any other use.

3.2 Interpretation or Correction of Bidding Documents:

A. Bidders and Sub-bidders shall promptly notify the Owner or Design Professional of any ambiguity, inconsistency, or error which they may discover upon examination of the Bidding Documents or of the site and local conditions.

B. Bidders and Sub-bidders requiring clarification or interpretation of the Bidding Documents shall make a written request which shall reach the Owner or Design Professional at least seven (7) days prior to the date for receipt of Bids. The person submitting the request shall be responsible for its prompt delivery.

C. Any interpretation, correction, or change of the Bidding Documents will be made by Addendum. Interpretations, corrections, or changes of the Bidding Documents made in any other manner will not be binding, and Bidders shall not rely upon such interpretations, corrections, and changes.

3.3 Substitutions:

A. The materials, products, and equipment described in the Bidding Documents establish a standard of required function, dimension, appearance, and quality to be met by any proposed substitutions; the products described do not restrict Bidders to the specific brand, make, manufacturer, or specification named unless specifically stated that no substitution will be allowed; otherwise equivalent products (in Architect's/Engineer's opinion) will be acceptable.

B. No substitution will be considered prior to receipt of Bids unless an original written request for approval has been received by the Architect at least seven days prior to the date for receipt of Bids. **Facsimile transmission of requests shall not be considered an original submission and shall not be considered.** Each such request shall include the name of the material or equipment for which it is to be substituted and a complete description of the proposed substitute including model numbers, drawings, cuts, performance and test data, and any other information necessary for an evaluation. A statement setting forth any changes

in other materials, equipment, or other Work that incorporation of the substitute would require shall be included. The burden of proof of the merit of the proposed substitute is upon the proposer. The Owner's or Design Professional's decision of approval or disapproval on a proposed substitution shall be final.

C. If the Architect approves any proposed substitution prior to receipt of Bids, such approval will be set forth in an Addendum. Bidders shall not rely upon approvals made in any other manner.

D. No substitutions will be considered after the Contract award unless specifically provided for in Contract Documents.

3.4 Addenda:

A. Addenda will be mailed or delivered to all who are known by the Architect to have received a complete set of Bidding Documents.

B. Copies of Addenda will be made available for inspection wherever Bidding Documents are on file for that purpose.

C. No Addenda will be issued within a period later than seventy-two (72) hours prior to the advertised time for receipt of Bids, excluding Saturdays, Sundays, and any other legal holidays; however, if the necessity arises to issue an addendum modifying plans and specifications within the seventy-two hour (72) period prior to the advertised time for the opening of bids, then the opening of bids shall be extended exactly one week, without the requirement of re-advertising.

D. Each Bidder shall ascertain, prior to submitting his Bid, that he has received all Addenda issued, and he shall acknowledge their receipt on his Bid Form.

ARTICLE 4 - BIDDING PROCEDURE

4.1 Form and Style of Bids:

A. All blanks on the Bid Form shall be filled in by typewriter or manually in ink. If requested on the Bid Form, Bidders shall take special note of the requirement to indicate certain material or equipment suppliers and/or subcontractors on the Bid Form. Failure to provide the information requested may be sufficient cause for rejection of Bid.

B. Where so indicated by the makeup of the Bid Form, sums shall be expressed in both words and figures, and in case of discrepancy between the two, the amount written in words shall govern.

C. Any interlineations, alteration, or erasure must be initialed by the signer of the Bid or his authorized representative.

D. All requested Alternates shall be bid. If no change in the Base Bid is required, enter "No Change".

E. Each copy of the Bid shall include the legal name of the Bidder and a statement that the Bidder is a sole proprietor, a partnership, a corporation, or some other legal entity. Each copy shall be signed by the person or persons legally authorized to bind the Bidder to a contract. A Bid by a corporation shall further give the state of incorporation and have the corporate seal affixed. A Bid submitted by an agent shall have a current power of attorney attached certifying

the agent's authority to bind the Bidder.

F. Qualifications or exceptions attached to the Bid Form, or submitted within the sealed envelope containing the Proposal, or submitted within or attached to the sealed envelope containing the Proposal, are not acceptable and is sufficient cause for rejection of the Bid.

4.2 Submission of Bids:

A. All copies of the Bid, the bid security, if any, and any other documents required to be submitted with the Bid shall be enclosed in a sealed opaque envelope.

B. Bids shall be deposited at the designated location prior to the time and date for receipt of Bids indicated in the Advertisement or Invitation to Bid, or any extension thereof made by Addendum. Bids received after the time and date for receipt of Bids will be held for 30-days in which time the bidder may send the City a paid for postage and a return address, or pick document up in person.

C. The Bidder shall assume full responsibility for timely delivery at the location designated for receipt of Bids.

D. Oral, telephonic, or telegraphic Bids are invalid and will not receive consideration.

4.4 Modification or Withdrawal of Bid:

A. A Bid may not be modified, withdrawn, or canceled by the Bidder during the stipulated time period following the time and date designated for the receipt of Bids.

B. Prior to the time and date designated for receipt of Bids, any Bid submitted may be modified or withdrawn by notice to the party receiving Bids at the place designated for receipt of Bids. Such notice shall be in writing over the signature of the Bidder.

C. Withdrawn Bids may be resubmitted up to the time designated for the receipt of Bids provided that they are then fully in conformance with these Instructions to Bidders.

D. Bid Security, if any is required, shall be in an amount sufficient for the Bid as modified or resubmitted.

ARTICLE 5 - OTHER PROCEDURES

1. Rejection of Bids: The Owner shall have the right to reject any or all Bids and in particular to reject a Bid not accompanied by any required Bid Security or by other data required by the Bidding Documents, or to reject a Bid which is in any way incomplete, irregular, or contains qualifications of any kind.

2. The Owner shall have the right to waive any informality or irregularity in any Bid or Bids received and to accept the bid or Bids which, in his judgment, is in his own best interest.

3. Alternates, if accepted, shall be accepted in the order in which they are listed on the Bid Form. Determination of the low Bidder shall be on the basis of the sum of the Base Bid and any Alternates accepted. However, the Owner shall reserve the right to accept Alternates in any order which does not affect determination of the low Bidder.

4. After award, the Contractor shall have 14 calendar days to submit a signed contract and required bonds and insurance, along with all City requested forms.

EST 1999

SEAUX PIERCE

ADDENDUM

Project: **Burnet City Hall**

Date: **November 10, 2023**

Owner: **City of Burnet**

This Addendum forms a part of the Contract and clarifies, corrects or modifies the original Construction Documents, plans dated 9/15/2023. Acknowledge receipt of this addendum in space provided on Proposal. Failure to do so may subject bidder to disqualification.

DESCRIPTION OF ADDITION OR CHANGE:

1. Include $85.00 per sq. ft. allowance for granite countertops.
2. Revised Specification Sections:
    a. 08710-Door Hardware.
    b. 07540-Roofing Membrane (Sika as Basis-of-design)
3. Sheet G0.1 (Title Sheet)
    a. Updated Index of Drawings to reflect sheets that have been revised.
4. Sheet G.4 (Life Safety)
    a. Deleted panic bars, re: revised door hardware specification.
5. Sheet A0.3 (Site Details)
    a. Added detail at downspout connection to sub-surface drain lines.
6. Sheet A1.2 (Door Schedules)
    a. Update door hardware sets and issued updated specification.
7. Sheet A1.4 (Window Schedule)
    a. Changed size of window type WH and adjusted head height.
8. Sheet A2.3 (Roof Plan)
    a. Changed roofing to PVC Membrane system.
    b. Reduced amount of walkway to RTU.
9. Sheet A2.4 (Enlarged Plans)
    a. Updated Enlarged Plan @ Chamber Dias 08.
    b. Noted toilet paper holder in Women's restroom stall on detail 17.
10. Sheet A2.5 (Room Finish Plan)
    a. Updated Finish Schedule
    b. Added note #4 to Finish Schedule indicating which doors are to receive signage.
11. Sheet A2.6 (RCP)
    a. Changed lobby ceiling hgt. to 20'-0"
    b. 2x6 T&G soffit changed to 1x6 stained Douglas Fir.
12. Sheet A3.1 (Elevations)

a. Added 16” to brick parapet at lobby area.

13. Sheet A4.1 (Building Sections)
    a. Deleted alternate stucco wall section 06.
    b. Added brick vent and flashing notes to 16– Typical Wall Section
    c. Added 16” to parapet at lobby.
    d. Revised roof slope to be 1/4” on 12”.
14. Sheet A4.2 (Wall Sections)
    a. Changed veneer wainscot to full depth stone wainscot on wall sections 16,18,19 & 20.
    b. Added brick vent to 09/A4.2 Detail @ Parapet.
    c. Adjusted parapet height 8,9 & 17 (Lobby Sections)
15. Sheet A4.3 (Wall Sections)
    a. Changed the veneer wainscot to a full depth stone wainscot on Detail 16.
    b. Added detail 6, detail at stucco parapet in lobby clearstory.
    c. Adjusted detail 17 to reflect the adjusted Top of Steel.
16. Sheet A4.4 (Plan Details)
    a. Added dimension to the enlarged Pilaster Details 09, 10 & 19.
17. Sheet A6.2
    a. Updated the size and spacing of the bracket supporting the granite countertop on detail 08/A6.2 – Dias Counter w/ Monitor Stand.

(FULL SET OF STRUCTURAL PLANS ISSUED DATE 11-14-2023) *Noted revised pages below:*

18. Sheet S2.01 (Foundation Plan)
    a. Adjusted the brick lug from 5-1/2” to 7-1/2” to support stone wainscot.
    b. Added dimension to pilasters.
19. Sheet S2.02 (Roof Framing Plan)
    a. Adjusted Top of Steel to accommodate 1/4” roof slope.
    b. Added missing steel lintels.
    c. Added notes for roof framing at porch roofs.
20. Sheet S2.03 (High Roof Framing Plan)
    a. Adjusted Top of Steel to accommodate 1/4" roof slope.
21. Sheet S3.01 (Braced Frame Elevations)
    a. Adjusted to accommodate roof pitch.
22. Sheet S4.10 (Foundation Details)
    a. Revised brick lug dimensions.

Abbreviations

AB	ANCHOR BOLT
ABV.	ABOVE
ACC.	ACCESS / ACCESSIBLE
ACC. FL.	ACCESS FLOOR
ACC. PNL.	ACCESS PANEL
ACM	ALUMINUM COMPOSITE METAL
ACOUS.	ACOUSTICAL
A.C.T.	ACOUSTICAL CEILING TILE
ADJUST.	ADJUSTABLE
ADJ.	ADJACENT
AD	AREA DRAIN
A.F.F.	ABOVE FINISH FLOOR
AGG.	AGGREGATE
ALT.	ALTERNATE
ALUM.	ALUMINUM
ANCH.	ANCHOR / ANCHORAGE
ANG.	ANGLE
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECT / ARCHITECTURAL
AUTO.	AUTOMATIC
AUX.	AUXILIARY
AVE.	AVENUE
AVG.	AVERAGE
A/C	AIR CONDITIONING
A/V	AUDIO VISUAL
BD.	BOARD
B/F	BOTH FACES
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLKG.	BLOCKING
BLK.	BLOCK
BM	BEAM
B.M.	BENCH MARK
BOT.	BOTTOM
B.O.C.	BOTTOM OF CURB
BRG.	BEARING
BRG. PL.	BEARING PLATE
BRKT.	BRACKET
B.S.	BOTH SIDES
BSMT.	BASEMENT
BTW.	BETWEEN
B.U.R.	BUILT-UP ROOFING
B.W.	BOTH WAYS
B&B	BALLED AND BURLAPPED
B-B	BACK TO BACK
CAB.	CABINET
CB	CATCH BASIN
CCTV	CLOSED CIRCUIT TELEVISION
CEM.	CEMENT
CER.	CERAMIC
CFMF	COLD FORMED METAL FRAMING
CIP	CAST IN PLACE
C.I.	CAST IRON
CIR.	CIRCLE
CJ	CONTROL JOINT
CKBD.	CHALK BOARD
CLG.	CEILING
CLG. HT.	CEILING HEIGHT
CLR.	CLEAR(ANCE)
CL.	CLOSET
CM / cm	CENTIMETER
CMU	CONCRETE MASONRY UNIT
CNTR.	COUNTER
COL.	COLUMN
COMPRES.	COMPRESSIBLE
COMP.	COMPOSITION
CONC.	CONCRETE
COND.	CONDITION
CONF.	CONFERENCE
CONST.	CONSTRUCTION
CONTR.	CONTRACTOR
CONT.	CONTINUOUS
CORRU	CORRUGATED
CORR.	CORRIDOR
CG	CORNER GUARD
CSMT.	CASEMENT
CTR.	CENTER
CTSK	COUNTERSUNK
C.T.	CERAMIC TILE
CU. FT.	CUBIC FOOT (FEET)
CU. YD.	CUBIC YARD
CW	COLD/CHILLED WATER
C-C	CENTER TO CENTER
C.O.	CASED OPENING
C.W.	COOL WHITE
C.W.X.	COOL WHITE DELUXE
DBL.	DOUBLE
DEFL.	DEFLECTION
DEPT.	DEPARTMENT
DF	DRINKING FOUNTAIN
D.H.	DOUBLE-HUNG
DIAG.	DIAGONAL
DIA.	DIAMETER
DIM.	DIMENSION
DISC.	DISCONNECT
DISP.	DISPENSER
D.L.	DEAD LOAD
DMPFG.	DAMPPROOFING
DN	DOWN
DR.	DOOR
DS	DOWNSPOUT
DTL.	DETAIL
DWC.	DRYWALL FURRING CHANNEL
DWG.	DRAWING
DWR.	DRAWER
D. / d.	DEEP / DEPTH
EA.	EACH
EDF	ELECTRIC DRINKING FOUNTAIN
EFOB	EXTERIOR FACE OF BUILDING
EJ	EXPANSION JOINT
ELAS.	ELASTIC / ELASTOMERIC
ELEC.	ELECTRICAL
ELEV	ELEVATOR
EL.	ELEVATION
EMER.	EMERGENCY
EP	EXPLOSION PROOF
EQUIP.	EQUIPMENT
EQ.	EQUAL
ESR	ELASTIC SHEET ROOFING
E.W.	EACH WAY
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXH	EXHAUST
EXIST.	EXISTING
EXPAN.	EXPANSION
EXP.	EXPOSED
EXT.	EXTERIOR
FA	FIRE ALARM
F.C.	FIRE CODE
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FH	FIRE HYDRANT
FH	FIRE HYDRANT
FIN.	FINISH / FINISHED
FIXT.	FIXTURE
FLRG.	FLOORING
FLR.	FLOOR
FLSHG.	FLASHING
FLUOR.	FLUORESCENT
F.P.W.	FLOOD PROTECTION WALL
FL	FLOW LINE
F.M.	FACTORY MUTUAL
FND.	FOUNDATION
FRPF.	FIREPROOF(ING)
FSEC	FOOD SERVICE EQUIPMENT CONTRACTOR
F.S.	FULL SIZE
FTG.	FOOTING
FT.	FOOT / FEET
FURN.	FURNISH
FURR.	FURRED / FURRING
F.V.	FIELD VERIFY
F.V.C.	FIRE VALVE CABINET
F.W.C.	FABRIC WALL COVERING
GALV.	GALVANIZED
GAL.	GALLON
GA	GAUGE
GC	GENERAL CONTRACTOR
GD.	GUARD
GEN.	GENERAL
G.I.	GALVANIZED IRON
GL	GLASS / GLAZING
GMP	GUARANTEED MAXIMUM PRICE
GR.	GRADE / GRADING
GYP.	GYPSUM
HB	HOSE BIBB
H.C.	HOLLOW CORE
HDCP.	HANDICAPPED
HDWD.	HARDWOOD
HDWR.	HARDWARE
HD.	HEAD
H.F.S.	HALF FULL-SIZE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT.	HEIGHT
HVAC	HEATING / VENTILATING / AIR CONDITIONING
HW	HOT WATER
HYD.	HYDRANT
I.D.	INSIDE DIAMETER
INCAND.	INCANDESCENT
INCL.	INCLUDE(D)
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
IN	INCH(ES)
I.P.S.	INSIDE PIPE SIZE
JAN	JANITOR
JST.	JOIST
JT.	JOINT
LAM.	LAMINATED
LAV.	LAVATORY
LGTH.	LENGTH
LH	LEFT-HAND
LV.	LEVEL
LIN.	LINEAR
LL	LIVE LOAD
LT.	LIGHT
LVR.	LOUVER
LWT	LIGHT-WEIGHT
M / m	METER
MM / mm	MILLIMETER
MACH.	MACHINE
MAINT.	MAINTENANCE
MAS.	MASONRY
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEP	MECHANICAL / ELECTRICAL / PLUMBING
MFR.	MANUFACTURER
MH	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.L.	METAL LATH
MLDG.	MOULDING
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTG.	MOUNTING
MTL.	METAL
MULL.	MULLION
NAT.	NATURAL
NFHB	NON-FREEZE HOSE BIBB
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
NO. or #	NUMBER
N.R.	NOISE REDUCTION
N.R.C.	NOISE REDUCTION COEFFICIENT
N.T.S.	NOT TO SCALE
OA	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED / CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED / OWNER INSTALLED
OH	OVERHEAD
O.P.	OPERABLE PARTITION
OPH	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
OPQ.	OPAQUE
ORD	OVERFLOW ROOF DRAIN
O.S.	OVERFLOW SCUPPER
OSU	OHIO STATE UNIVERSITY
O/A	OUTSIDE AIR
PART.	PARTITION
PCF	POUNDS PER CUBIC FOOT
PCP	PORTLAND CEMENT PLASTER
PCT	PORCELAIN CERAMIC TILE
PED.	PEDESTAL
PERF.	PERFORATED
P.G.	PLATE GLASS
PL.	PLATE
PLAST.	PLASTER
PLAS.	PLASTIC
PLF	POUNDS PER LINEAR FOOT
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL
POL.	POLISHED
PRKG.	PARKING
PR.	PAIR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD.	PAINTED
P.V.C.	POLYVINYL CHLORIDE
PVG.	PAVING
PVMT.	PAVEMENT
P.L.	PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
P/C	PRECAST
PFP	PREFINISHED PANEL
QT	QUARRY TILE
RCP	REFLECTED CEILING PLAN
R.C.P.	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REBAR	REINFORCING BAR
RECEPT.	RECEPTION
RECEP.	RECEPTICLE
RECOM.	RECOMMENDATION
REC.	RECESSED
REF.	REFRIGERATOR
REG.	REGULATION
REINF.	REINFORCED
REQ'D.	REQUIRED
RES.	RESILIENT
RET.	RETURN
REV.	REVERSE / REVISION
RE	REFER TO
RFG.	ROOFING
RH	RIGHT-HAND
R	RISER
RM	ROOM
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
RAD.	RADIUS
R/AG	RETURN AIR GRILLE
R/A	RETURN AIR
SCHED.	SCHEDULE
S.C.	SOLID CORE
SD	STORM DRAIN
SECT.	SECTION
SF	SQUARE FOOT / FEET
SH	SINGLE-HUNG
SHVL.	SHELVES / SHELVING
SHTHG.	SHEATHING
SHT.	SHEET
SHT. GL.	SHEET GLASS
SHWR.	SHOWER
SIM.	SIMILAR
SPEC.	SPECIFICATION
SPKR.	SPEAKER
SQ.	SQUARE
S.S.	STAINLESS STEEL
SS	SANITARY SEWER
STAB,	STABILIZE(D)
STA.	STATION
S.T.C.	SOUND TRANSMISSION COEFFICIEI
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURE / STRUCTURAL
SUSP.	SUSPENDED
SW	SWITCH
SYM.	SYMMETRICAL
SYN.	SYNTHETIC
SYS.	SYSTEM
S/AD	SUPPLY AIR DIFFUSER
S/A	SUPPLY AIR
S/A	SUPPLY AIR
T.B.	TOWEL BAR
TCOC	TEXTURE COATING ON CONCRETE
TEL.	TELEPHONE
TEMP.	TEMPERED / TEMPORARY / TEMPERATURE
THK.	THICK(NESS)
THRES.	THRESHOLD
TINT.	TINTED
TKBD.	TACKBOARD
T.O.C.	TOP OF CURB / CONCRETE
TOL.	TOLERANCE
T.O.S.	TOP OF STEEL / SLAB
T.O.S.S.	TOP OF STRUCTURAL SLAB
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
TRANS.	TRANSFER
TRZO.	TERRAZZO
T	TREAD
T&G	TONGE & GROOVE
T.S.	TUBE STEEL
T.T.C.	TELEPHONE TERMINAL CABINET
TV	TELEVISION
TYP.	TYPICAL
UL	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
UofC	UNIVERSITY OF CALIFORNIA
UR.	URINAL
VAC.	VACUUM
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.W.C.	VINYL WALL COVERING
WC	WATER CLOSET
WDW.	WINDOW
WD.	WOOD
WF	WIDE FLANGE
WH	WALL-HUNG
W.I.	WROUGHT IRON
WP.	WATERPROOF(ING)
WR.	WATER RESISTENT
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
W.P.	WORK POINT
W.W.	WARM WHITE
W.W.X.	WARM WHITE DELUXE
W/	WITH
W/I	WITHIN
W/O	WITHOUT
XFMR.	TRANSFORMER

SYMBOLS

℄	CENTERLINE
@	AT
[	CHANNEL
∅	ROUND/DIAMETER
℔	PLATE
∠	ANGLE
&	AND
/	PER
⊡	SQUARE
±	PLUS OR MINUS

Graphic Symbols

Symbol	Description
01 / A3.1	EXTERIOR ELEVATION
01 / A4.1	BUILDING SECTION
01/A6.1 — SHEET NUMBER, DETAIL NUMBER	DETAIL REFERENCE
01/A2.1 — SHEET NUMBER, ELEVATION NUMBER	INTERIOR ELEVATION
ROOM NAME 101	ROOM IDENTIFICATION / ROOM NUMBER
FLOOR ELEVATION 121'-6"	VERTICAL ELEVATION
-14'-8 29/32"	EXISTING ELEVATION
-16'-17/32"	NEW ELEVATION
2B.1	PARTITION TYPE (RE: PARTITION SCHEDULE FOR DESCRIPTION)
101-1	DOOR NUMBER (RE: DOOR SCHEDULE)
WA.1	WINDOW TAG
AP4	APPLIANCE TAG (RE: APPLIANCE SCHEDULE)
PL1	PLUMBING TAG (RE: PLUMBING SCHEDULE)
MATCH LINE RE: A2.04	MATCH LINE
1, 1.1, A.1 — NEW; A — EXISTING	COLUMN GRID INDENTIFICATION
02100.A1 — SPEC. SECTION, LETTER SUFFIX	KEYNOTE
N	NORTH ARROW
01/A6.1	SECTION DETAIL
1	REVISION NUMBER AND AFFECTED AREA
-9'-5 57/64"	VERTICAL ELEVATION
FEC	SEMI-RECESED FIRE EXTINGUISHER
CR	ACCESS CONTROL CARD READER

THE KEYNOTING SYSTEM USED ON THESE DRAWINGS IS FOR MATERIALS REFERENCES AND NOTES. REFER TO THIS LEGEND FOR INFORMATION THAT RELATES TO EACH KEYNOTE SYMBOL ON THE DRAWINGS. EACH KEYNOTE SYMBOL CONSISTS OF A 5-DIGIT NUMBER, THAT RELATES TO THE SPECIFICATION SECTION, WHICH GENERALLY COVERS THE ITEM, THAT IS REFERENCED, AND A LETTER SUFFIX. THE LETTER SUFFIX DOES NOT RELATE TO ANY CORRESPONDING REFERENCE LETTER IN THE SPECIFICATION.

THE ORGANIZATION OF THE KEYNOTING SYSTEM ON THESE DRAWINGS, WITH THE KEYNOTE REFERENCE NUMBERS RELATED TO THE SPECIFICATIONS SECTIONS NUMBERING SYSTEM, SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.

Vicinity Map

Not to Scale

Burnet City Hall

301 East Jackson Street Burnet, Texas, 78611

Project Data & Code Analysis

JURISDICTION: **BURNET TEXAS** **TDLR #: TABS2023020006**

BUILDING CODE CRITERIA:

BUILDING CODE:	INT. BUILDING CODE	(IBC)	2015
ELECTRIC CODE:	NATIONAL ELECTRIC CODE	(IEC)	2014
MECH. CODE:	INT. MECH. CODE	(IMC)	2015
PLUMBING CODE:	PLUMBING CODE	(IPC)	2015
ENERGY CODE:	INT. ENERGY CONS.CODE	(IECC)	2015
FIRE CODE:	INT. FIRE CODE	(IFC)	2015
FUEL GAS CODE:	INT. FUEL GAS CODE	(IFGC)	2015

SITE ADDRESS: **301 East Jackson Street Burnet Texas 78611 USA**

ZONING: **G-GOVERNMENT / PUBLIC**

OCCUPANCY: (AREA ALLOWANCES PER 2015 IBC, TABLE 1004.1.2)
SEE SHEET G.4 LIFE SAFETY SHEET FOR EACH AREA.

B-BUSINESS = 114 OCCUPANTS
A-3 ASSEMBLY = 215 OCCUPANTS
ACCESSORY AREAS = 4 OCCUPANTS
333 OCCUPANTS TOTAL

CONSTRUCTION TYPE: **V-A**

SPRINKLED: **YES**

BUILDING AREA: THE FOLLOWING SQUARE FOOTAGE IS TO THE INSIDE FACE OF STUD.

CONDITIONED:
BUILDING 16,709 S.F.

NON-CONDITIONED:
COVERED PORCHES 543 S.F.
TOTAL AREA 543 S.F.

FLATWORK:
PLAZA AND ELEVATED SIDEWALK 13,119 S.F.

EXITS: TWO EXITS REQUIRED WHEN OCCUPANT LOAD IS GREATER THAN 50 OR TRAVEL DISTANCE IS MORE THAN 75'

PLUMBING: **B-BUSINESS** = 114 OCCUPANTS /2 = 57
WATER CLOSETS: 1 PER 25 FOR FIRST 50 AND 1 PER 50 THERAFTER
REQUIRED W.C: 6
PROVIDED W.C: 6
LAVATORIES: 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 THERAFTER
REQUIRED: 2
PROVIDED: 4

A-3 ASSEMBLY = 215 OCCUPANTS /2 = 107
WATER CLOSETS: 1 PER 125 FOR MALE & 1 PER 65 FOR FEMALE
REQUIRED W.C: 2
PROVIDED W.C: 4
LAVATORIES: 1 PER 200
REQUIRED: 2
PROVIDED: 4

DRINKING FOUNTAINS: 1 PER 100
REQUIRED: 2
PROVIDED: 1 (+BREAK ROOM)

PARKING: 16,709 DIVIDED BY 250 SF OF BUILDING AREA = 66 REQUIRED

PROVIDED PARKING = 34
ACCESSIBLE PARKING PROVIDED = 2 (1 VAN + 1 HC)
TOTAL PARKING 36
ADDITIONAL OFF-STREET PARKING ACROSS VANDERVEER STREET)

REQUIIRED INSPECTIONS:
1. Temporary electric power inspection
2. Water/ sewer yard line inspection
3. Underground electric inspection
4. Plumbing rough-in inspection
5. Water supply, Ufer ground embedded conduits inspection
6. *Foundation pre-pour inspection
7. *Special Inspections
8. Frame, Mechanical, Electric, and Plumbing rough-in inspection
9. Re-frame, Above ceiling and Energy 1 inspection
10. Gypboard inspection
11. Gas test inspection
12. Electric meter inspection
13. Final inspection (Building, Mechanical, Electric, Plumbing, and Energy 2)

Special Inspections Letters of Concurrence by designer must be turned into the city prior to Final Inspection request.

Project Team Members

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MPLA LANDSCAPE ARCHITECTURE
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FREDERICKSBURG, TX 78624
(830) 992-3710
ATTN: MARCUS PARKER, PLA

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3	G.2	TAS 02	9/15/2023	
4	G.3	CODE ANALYSIS	9/15/2023	
5	G.4	LIFE SAFETY SHEET (ADDED PER PLAN REVIEW)	9/15/2023	11/10/2023
6	A0.1	SITE PLAN	9/15/2023	
7	A0.2	SITE DETAILS	9/15/2023	
8	A0.3	SITE DETAILS	9/15/2023	11/10/2023
9	A1.1	P-TYPES	9/15/2023	
10	A1.2	DOOR TYPES | SCHEDULES	9/15/2023	11/10/2023
11	A1.3	GLASS PARTITION TYPES | SCHEDULES	9/15/2023	
12	A1.4	WINDOW OPENING TYPES | SCHEDULES	9/15/2023	11/10/2023
13	A1.5	DOOR & WINDOW DETAILS	9/15/2023	
14	A2.1	FLOOR PLAN SHELL	9/15/2023	
15	A2.2	FLOOR PLAN	9/15/2023	
16	A2.3	ROOF PLAN	9/15/2023	11/10/2023
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18	A2.5	ROOM FINISH	9/15/2023	11/10/2023
19	A2.6	RCP	9/15/2023	11/10/2023
20	A3.1	EXTERIOR ELEVATIONS	9/15/2023	11/10/2023
21	A4.1	BUILDING SECTIONS	9/15/2023	11/10/2023
22	A4.2	WALL SECTIONS	9/15/2023	11/10/2023
23	A4.3	WALL SECTIONS	9/15/2023	11/10/2023
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28	A5.4	INTERIOR ELEVATIONS	9/15/2023	
29	A5.5	INTERIOR ELEVATIONS	9/15/2023	
30	A5.6	INTERIOR ELEVATIONS	9/15/2023	
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32	A6.1	INTERIOR DETAILS	9/15/2023	
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2	L1.2	LANDSCAPE MATERIALS PLAN ENLARGEMENT AT PLAZA	5/19/2023	
3	L2.1	LANDSCAPE LAYOUT PLAN	5/19/2023	
4	L2.2	LANDSCAPE LAYOUT PLAN ENLARGEMENT AT PLAZA	5/19/2023	
5	L3.1	LANDSCAPE PLANTING PLAN	5/19/2023	
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7	L4.1	DIAGRAMMATIC IRRIGATION PLAN	5/19/2023	
8	L4.2	DIAGRAMMATIC IRRIGATION PLAN ENLARGEMENT AT PLAZA	5/19/2023	
9	L5.1	FOUNTAIN PLAN OVERVIEW AT PLAZA	5/19/2023	
10	L5.2	FOUNTAIN PLANS AND SECTIONS	5/19/2023	
11	L5.3	FOUNTAIN - ELECTRICAL AND BONDING NOTES	5/19/2023	

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7	S3.01	BRACED FRAME ELEVATIONS	5/19/2023	
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12	S4.11	FOUNDATION DETAILS - SITE RETAINING WALLS	5/19/2023	
13	S7.01	TYPICAL BASE PLATE AND HSS COL. STEEL DETAILS	5/19/2023	
14	S7.02	TYPICAL STEEL BEAM CONNECTION DETAILS	5/19/2023	
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16	S7.10	FRAMING DETAILS	5/19/2023	
17	S9.01	TYPICAL COLD-FORMED STEEL DETAILS	5/19/2023	
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5	M2.14	MECHANICAL DUCTWORK PLAN - AREA D	5/19/2023	
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11	M5.00	MECHANICAL DETAILS	5/19/2023	
12	M5.01	MECHANICAL DETAILS	6/30/2023	
13	M6.00	MECHANICAL SCHEDULES	5/19/2023	
14	M6.01	MECHANICAL SCHEDULES	7/21/2023	
15	M7.00	MECHANICAL RISER DIAGRAMS - VRF-1	5/19/2023	
16	M7.01	MECHANICAL RISER DIAGRAMS - VRF-2	5/19/2023	
17	P0.00	PLUMBING GENERAL NOTES	5/19/2023	
18	P1.01	PLUMBING SITE PLAN	6/30/2023	
19	P2.11	PLUMBING PLAN - SANITARY DRAIN AND VENT - AREA A	5/19/2023	
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53	E7.00	ELECTRICAL ONE-LINE DIAGRAM	7/21/2023	

KEYNOTES / GENERAL NOTES

General Notes

1. PRIOR TO BEGINNING WORK, CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF HIS WORK AND ALL RELATED WORK FOR THE COMPLETION OF THE PROJECT. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIME, LENGTH OF TIME IN EACH PHASE, IT'S START AND COMPLETION WITH A PROJECTED COMPLETION DATE.
2. ALL PLANS ARE DRAWN TO SCALE AS MUCH AS POSSIBLE BUT ARE NOT INTENDED TO BE AND SHOULD NOT BE SCALED. CONTACT ARCHITECT IF ANY DISCREPANCIES WITH DIMENSIONS OR NOTES PRIOR TO COMMENCING OR COMPLETING WORK.
3. ALL CONTRACTORS TO CLEAN ALL AREAS DURING AND AFTER CONSTRUCTION TO MAKE READY FOR OTHER TRADES FOLLOWING. AT FINAL PHASE, LEAVE AREA CLEAN FOR MOVE-IN.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS AND TECHNIQUES OF CONSTRUCTION, SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK AND FOR THE ADDS AND OMISSIONS OF THE SUB-CONTRACTORS.
5. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION OF ANY ITEM. SUB-CONTRACTOR SHALL REVIEW SITE CONDITIONS PRIOR TO BEGINNING ANY PORTION OF WORK.
6. ALL PORTIONS OF THE WORK REQUIRING MAINTENANCE OR SPARE PARTS REQUIREMENTS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE OWNER.
7. ALL MISCELLANEOUS METAL SHALL BE GALVANIZED (HOT DIPPED) IF EXPOSED TO EXTERIOR OF BUILDING OR PRIMER WITH TWO (2) COATS OF APPROVED PAINT IF EXPOSED TO PUBLIC VIEW, OR PRIME COATED IN AREAS NOT TO PUBLIC VIEW.
8. ALL NOTES AND DETAILS MARKED "TYPICAL" APPLY TO SIMILAR CONDITIONS THROUGHOUT THE PROJECT WHETHER SPECIFICALLY NOTED OR NOT. CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DESIGN TEAM IF NEEDED TO PROPERLY ENSURE THE CORRECT DETAIL OR SYSTEM REQUIRED.
9. ROOF REGULATES AND ROOF FLASHING SHALL BE GALVANIZED STEEL AND INSTALLATION COORDINATED WITH ROOFING INSTALLER.
10. CONTRACTOR SHALL ENCLOSE AND SEAL ALL MISCELLANEOUS OPENINGS AROUND WALL OR FLOOR PENETRATIONS FOR PIPING, ELECTRICAL OR MECHANICAL, INTERIOR OR EXTERIOR WITH THE PROPER APPROVED METHOD
11. DIMENSIONS ON FLOOR PLANS ARE FACE TO FACE OF STUDS UNLESS SHOWN OTHERWISE.
12. PROVIDE BLOCKING BEHIND ALL TOILET ACCESSORIES, MIRRORS, WALL CABINETS, AND ANY OTHER ITEM WHICH WILL REQUIRE SECURE ATTACHMENT.
13. TRANSITION IN DIFFERENT FLOOR MATERIALS SHALL OCCUR UNDER DOORS EXCEPT WHERE NOTED OTHERWISE.
14. PROVIDE CASING BEADS ON GYPSUM BOARD EDGES WHERE WALLS ABUT MASONRY OR CONCRETE, CAULK JOINTS.
15. COORDINATE WITH ARCHITECT THE LOCATION AND THE INSTALLATION OF THE FOLLOWING EQUIPMENT: (SHOP DRAWINGS REQUIRED)
    a. FIRE ALARM SYSTEM (INCLUDING PANELS, STATIONS, SMOKE DETECTORS).
    b. EMERGENCY CALL SYSTEM (INCLUDING PANELS, PHONE OUTLETS).
    c. TELEPHONE SYSTEM (INCLUDING PANELS & PHONE OUTLETS).
    d. SPECIAL SYSTEMS (INCLUDING STRUCTURED PANELS & DATA OUTLETS)
16. HOSE BIBBS TO BE MOUNTED AS INDICATED ON FLOOR PLAN SHEET AT AN ELEVATION APPROX. 1'-6" ABOVE FINISH GRADE.
17. INSULATE ALL PIPING EXPOSED TO OUTSIDE AIR.
18. PROVIDE BLEED VALVE IN PLUMBING; COORDINATE LOCATION WITH OWNER.
19. FIREBLOCKING SHALL BE APPLIED AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING WITH BATT INSULATION TO RESIST THE PASSAGE OF FLAME.
20. INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPMENT INDEX OF NOT MORE THAN 450

Drawing Organization

G = GENERAL
A0 = SITE PLAN
A1 = P-TYPES / SCHEDULES
A2 = PLANS
A3 = EXTERIOR ELEVATIONS
A4 = SECTIONS
A5 = INTERIOR ELEVATIONS
A6 = INTERIOR DETAILS
A7 = 3D VIEWS

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Burnet, Texas 78611

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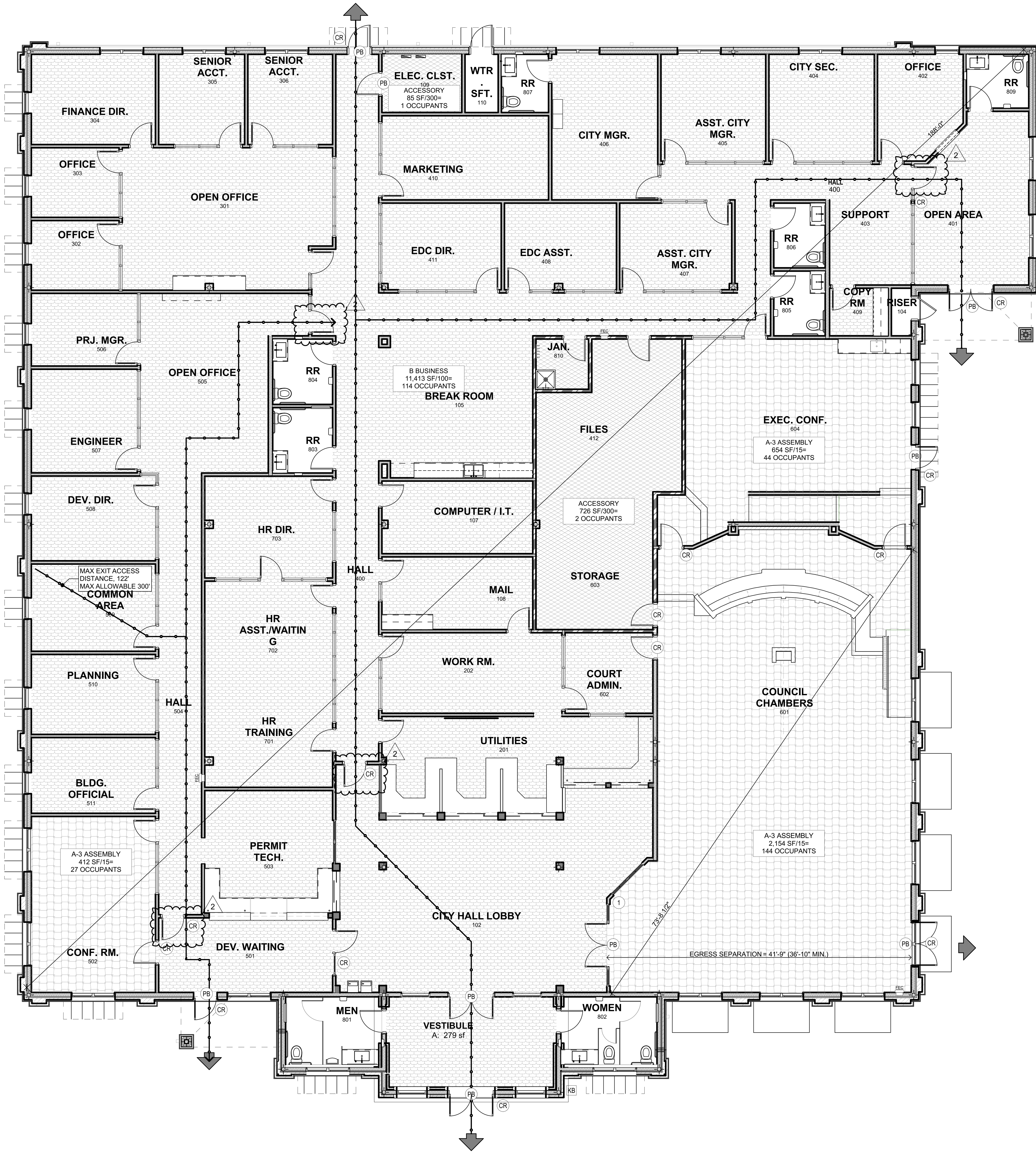
09/15/2023		BID SET W/ VE REVISIONS
	2	11/10/23 ADDENDUM

REGISTERED ARCHITECT · JEANNE A. SEAUX-PIERCE · 16943 · STATE OF TEXAS
9/15/2023

PROJECT NO.
2021-16
PROJECT INFORMATION

G0.1

1 OF 115 SHEETS



16 Life Safety Plan

TABLE 1020.1
CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (hours)	
		Without sprinkler system	With sprinkler system[c]
H-1, H-2, H-3	All	Not Permitted	1
H-4, H-5	Greater than 30	Not Permitted	1
A, B, E, F, M, S, U	Greater than 30	1	0
R	Greater than 10	Not Permitted	0.5[c]/1[d]
I-2[a]	All	Not Permitted	0
I-1, I-3	All	Not Permitted	1[b]

LIFE SAFETY LEGEND

- BUISNESS AREA 100 GROSS
- ASSEMBLY AREA 15 NET
- ACCESSORY AREA 300 GROSS
- FEC — SEMI-RECESSED FIRE EXTINGEUISHER CABINET; PLACE 75' MAX.
- PATH OF TRAVEL (EGRESS)
- PB — PUSH BAR EXIT DEVICE (YALE 2100F)
- EXIT
- CR — SECURITY DOORS W/ CARD READER (PRE-WIRE)
- KB — SEMI-RECESSED 1-HR KNOX BOX

KEYED NOTES

1. POST OCCUPANCY LOAD SIGN
2. 'ABC' FIRE EXTINGUISHER

Project Data & Code Analysis

JURISDICTION: **BURNET TEXAS** **TDLR #: TABS2023020006**

BUILDING CODE CRITERIA:

BUILDING CODE:	INT. BUILDING CODE	(IBC)	2015
ELECTRIC CODE:	NATIONAL ELECTRIC CODE	(IEC)	2014
MECH. CODE:	INT. MECH. CODE	(IMC)	2015
PLUMBING CODE:	PLUMBING CODE	(IPC)	2015
ENERGY CODE:	INT. ENERGY CONS.CODE	(IECC)	2015
FIRE CODE:	INT. FIRE CODE	(IFC)	2015
FUEL GAS CODE:	INT. FUEL GAS CODE	(IFGC)	2015

SITE ADDRESS: **301 East Jackson Street Burnet Texas 78611 USA**

ZONING: **G-GOVERNMENT / PUBLIC**

OCCUPANCY: (AREA ALLOWANCES PER 2015 IBC, TABLE 1004.1.2)
SEE SHEET G.4 LIFE SAFETY SHEET FOR EACH AREA.

B-BUSINESS = 114 OCCUPANTS
A-3 ASSEMBLY = 215 OCCUPANTS
ACCESSORY AREAS = 4 OCCUPANTS
333 OCCUPANTS TOTAL

CONSTRUCTION TYPE: **V-A**

SPRINKLED: **YES**

BUILDING AREA: THE FOLLOWING SQUARE FOOTAGE IS TO THE INSIDE FACE OF STUD.

CONDITIONED:
BUILDING 16,709 S.F.

NON-CONDITIONED:
COVERED PORCHES 543 S.F.
TOTAL AREA 543 S.F.

FLATWORK:
PLAZA AND ELEVATED SIDEWALK 13,119 S.F.

EXITS: TWO EXITS REQUIRED WHEN OCCUPANT LOAD IS GREATER THAN 50 OR TRAVEL DISTANCE IS MORE THAN 75'

PLUMBING: **B-BUSINESS** = 114 OCCUPANTS /2 = 57
WATER CLOSETS: 1 PER 25 FOR FIRST 50 AND 1 PER 50 THERAFTER
REQUIRED W.C: 6
PROVIDED W.C: 6
LAVATORIES: 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 THERAFTER
REQUIRED: 2
PROVIDED: 4

A-3 ASSEMBLY = 215 OCCUPANTS /2 = 107
WATER CLOSETS: 1 PER 125 FOR MALE & 1 PER 65 FOR FEMALE
REQUIRED W.C: 2
PROVIDED W.C: 4
LAVATORIES: 1 PER 200
REQUIRED: 2
PROVIDED: 4

DRINKING FOUNTAINS: 1 PER 100
REQUIRED: 2
PROVIDED: 1 (+BREAK ROOM)

PARKING: 16,709 DIVIDED BY 250 SF OF BUILDING AREA = 66 REQUIRED

PROVIDED PARKING = 34
ACCESSIBLE PARKING PROVIDED = 2 (1 VAN + 1 HC)
TOTAL PARKING 36
ADDITIONAL OFF-STREET PARKING ACROSS VANDERVEER STREET)

KEYNOTES / GENERAL NOTES

2 — REMOVED PUSH BARS; RE: REVISED HARDWARE SPECIFICATION

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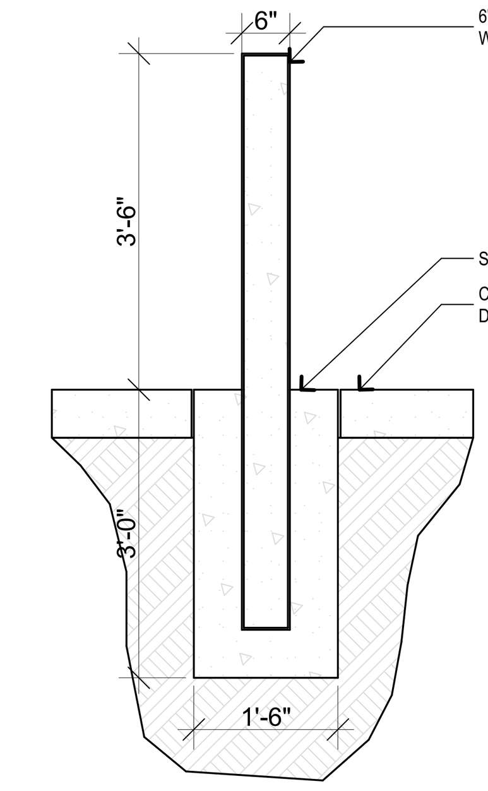
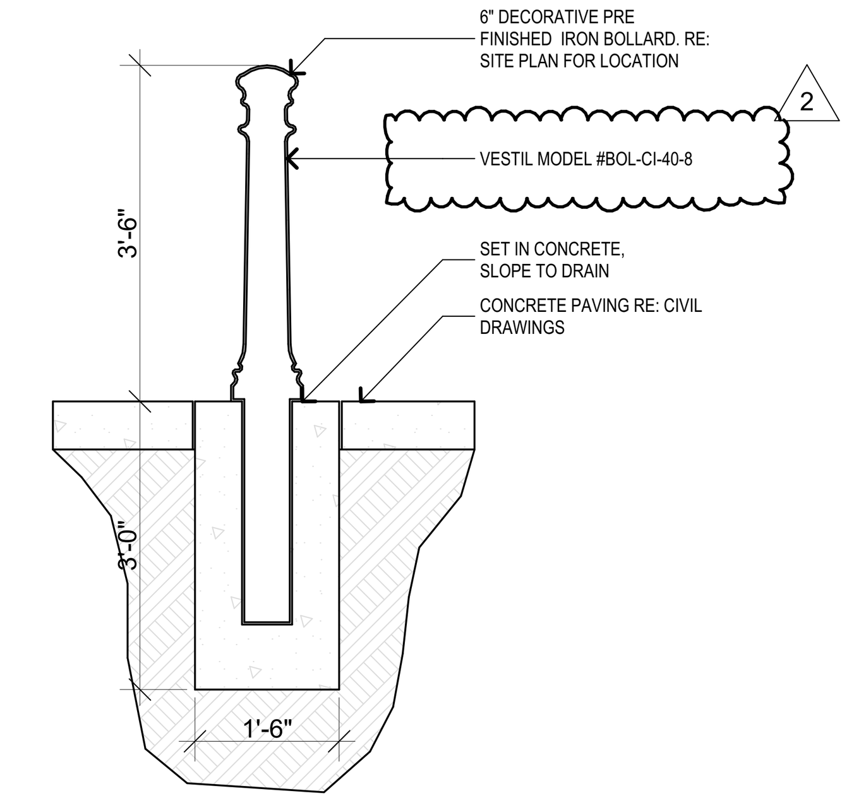
REGISTERED ARCHITECT
JEANNE A. SEAUX-PIERCE
16943
STATE OF TEXAS
9/15/2023

PROJECT NO.
2021-16
LIFE SAFETY
G.4
5 OF 115 SHEETS



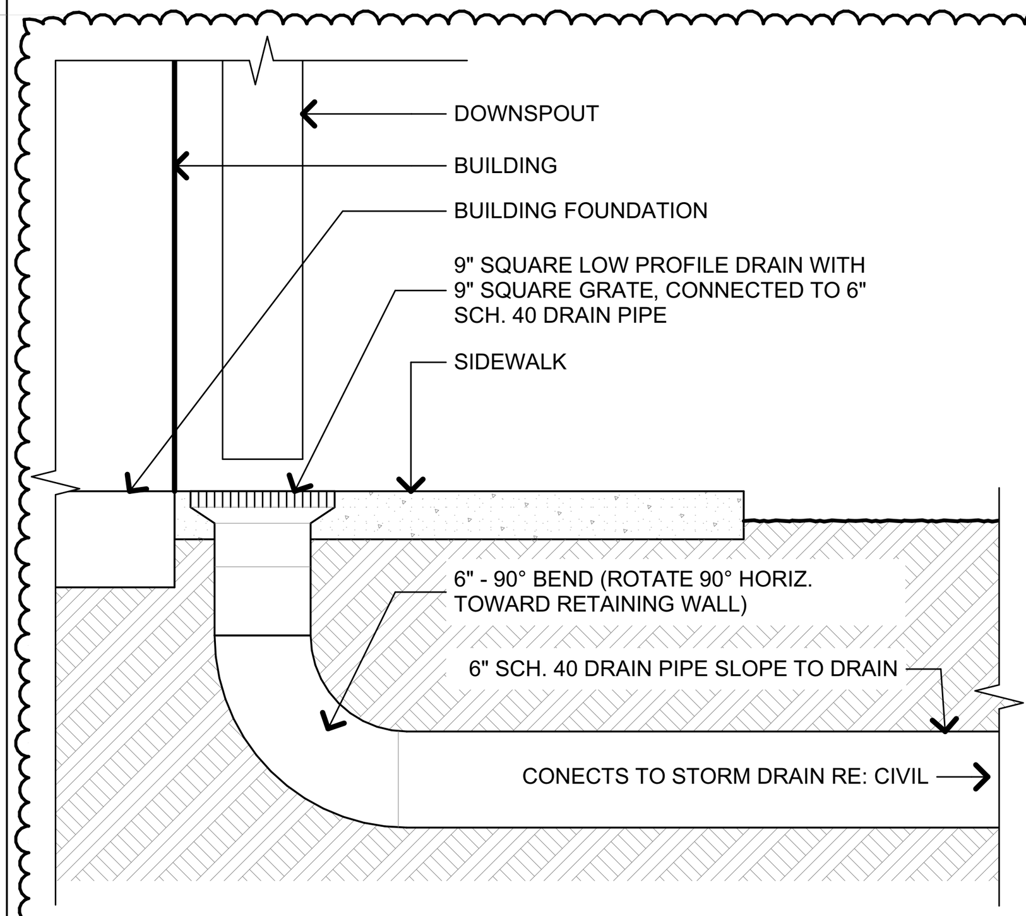
04 Detail @ Steel Bollard Typ.

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



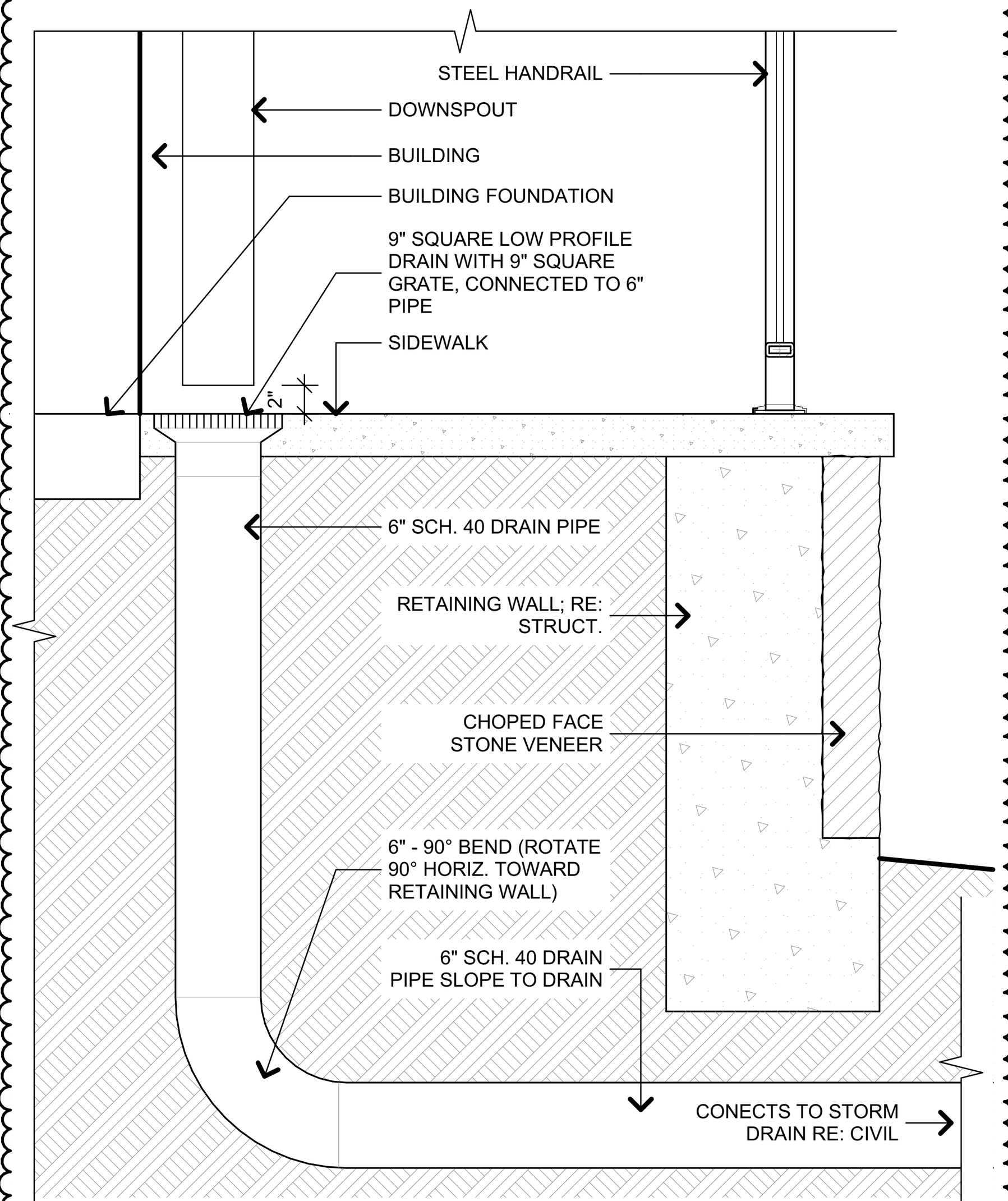
05 Detail @ Iron Bollard

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



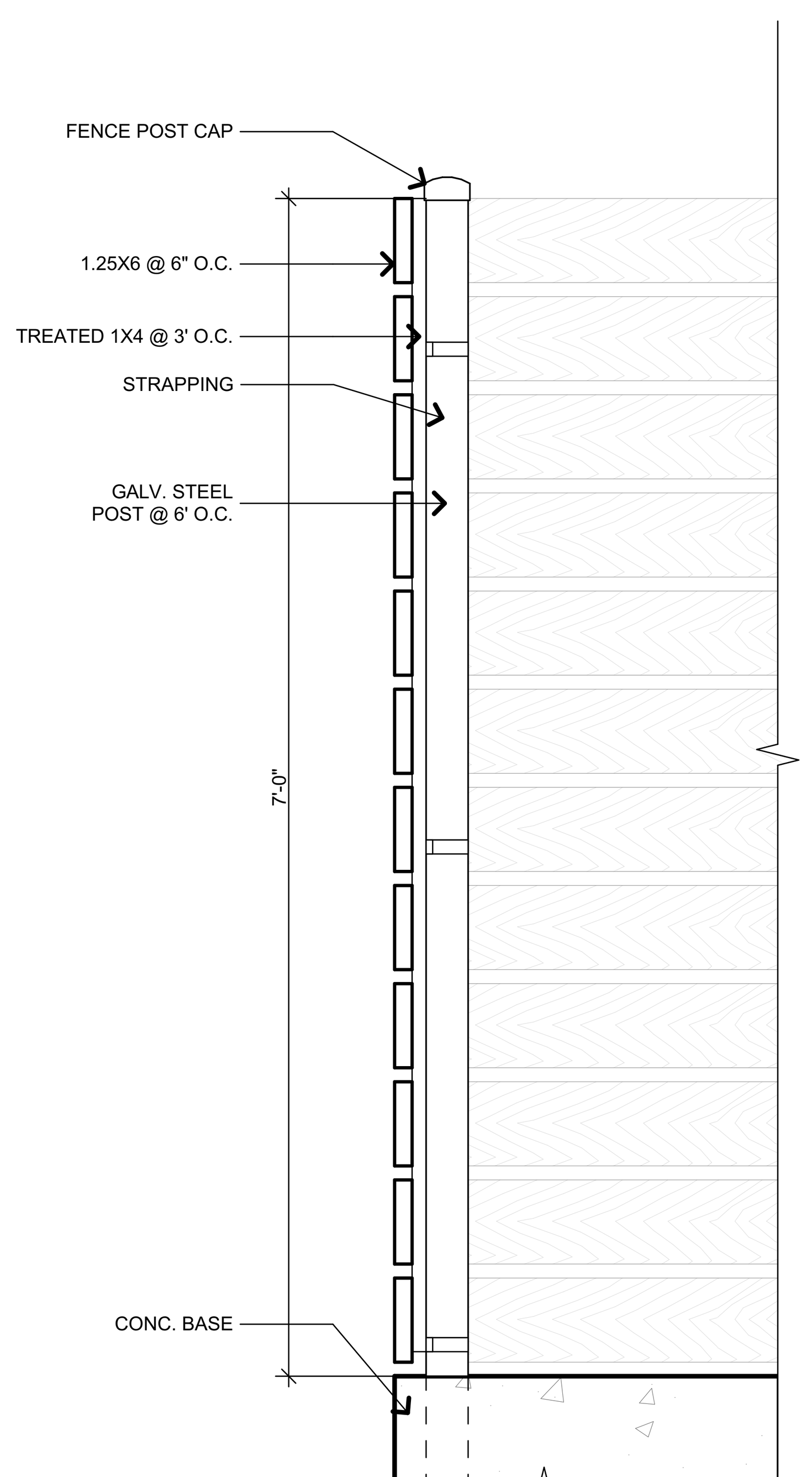
06 Drain Detail @ Grass

SCALE: 1" = 1'-0"



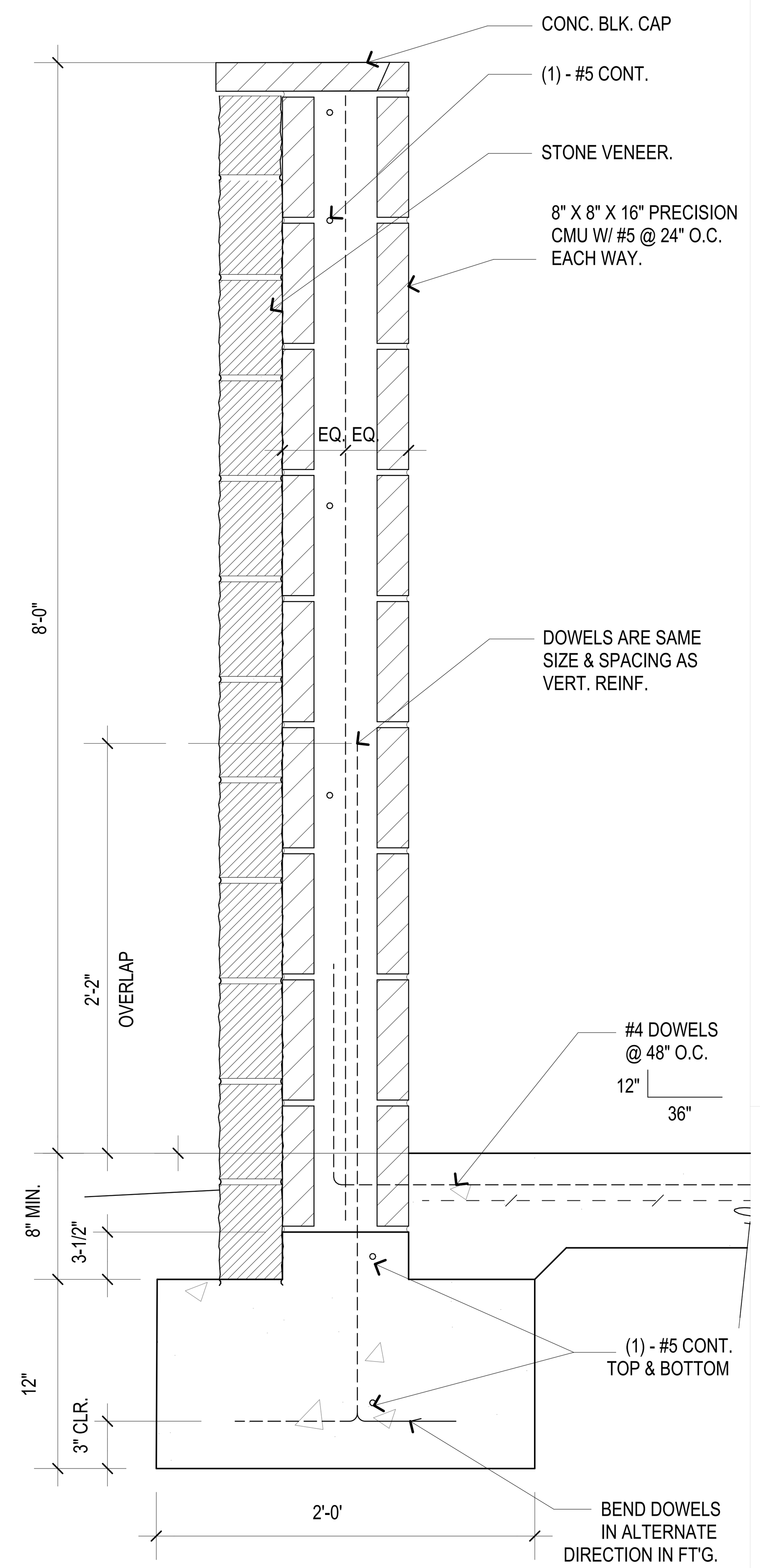
16 Drain Detail @ Retaining Wall

SCALE: 1" = 1'-0"



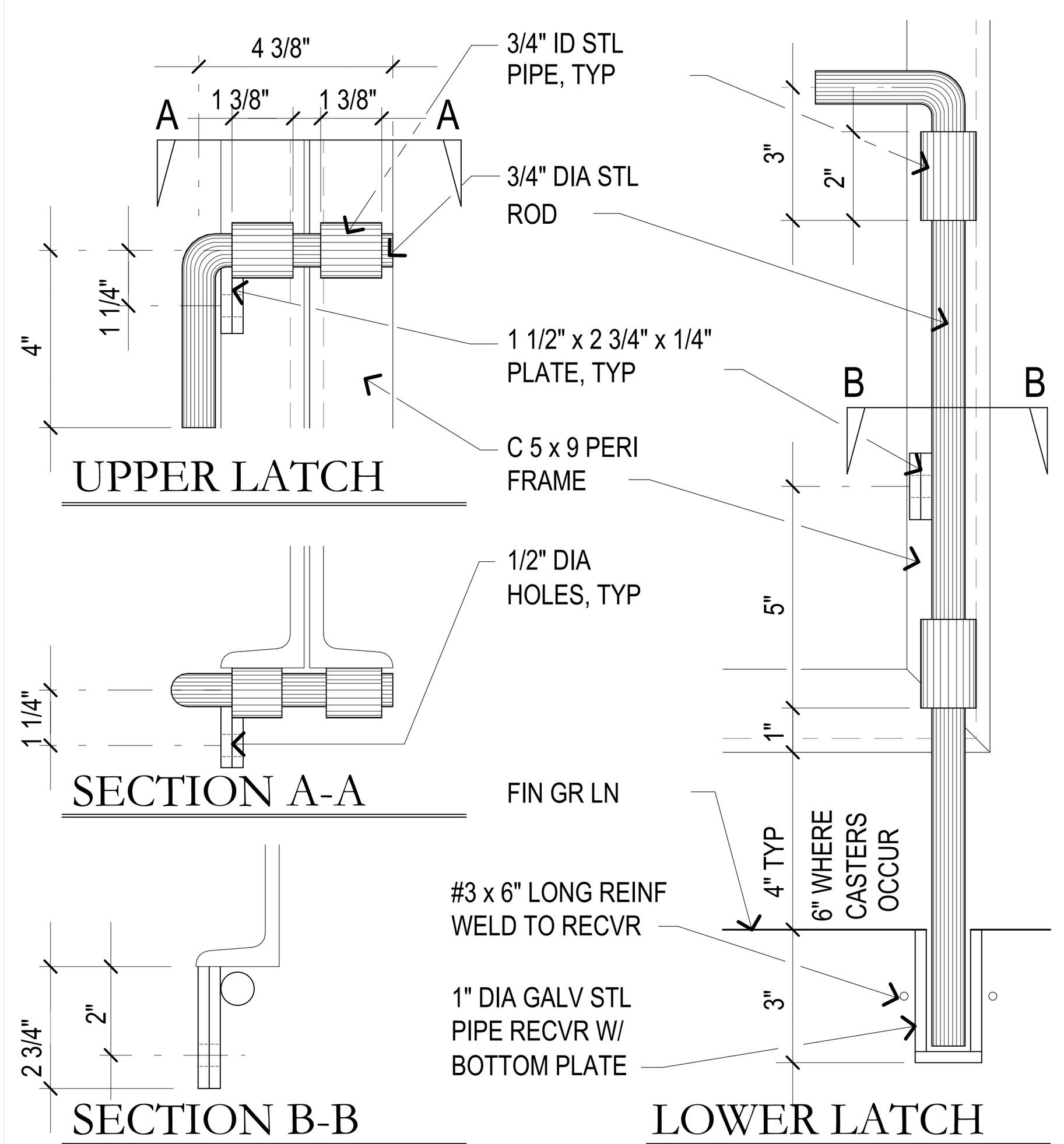
17 Generator Screen

SCALE: 1" = 1'-0"



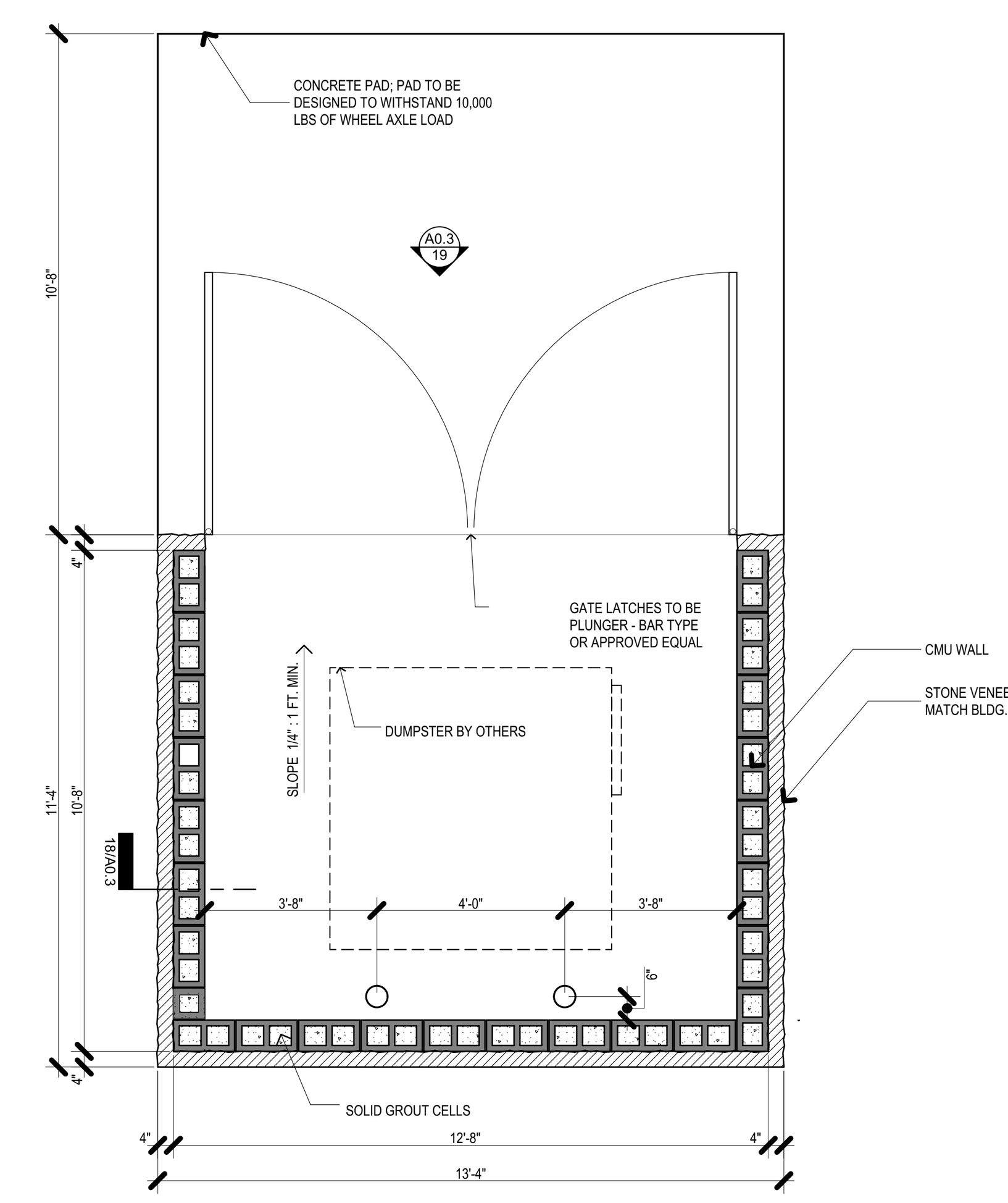
18 Dumpster Enclosure Wall

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



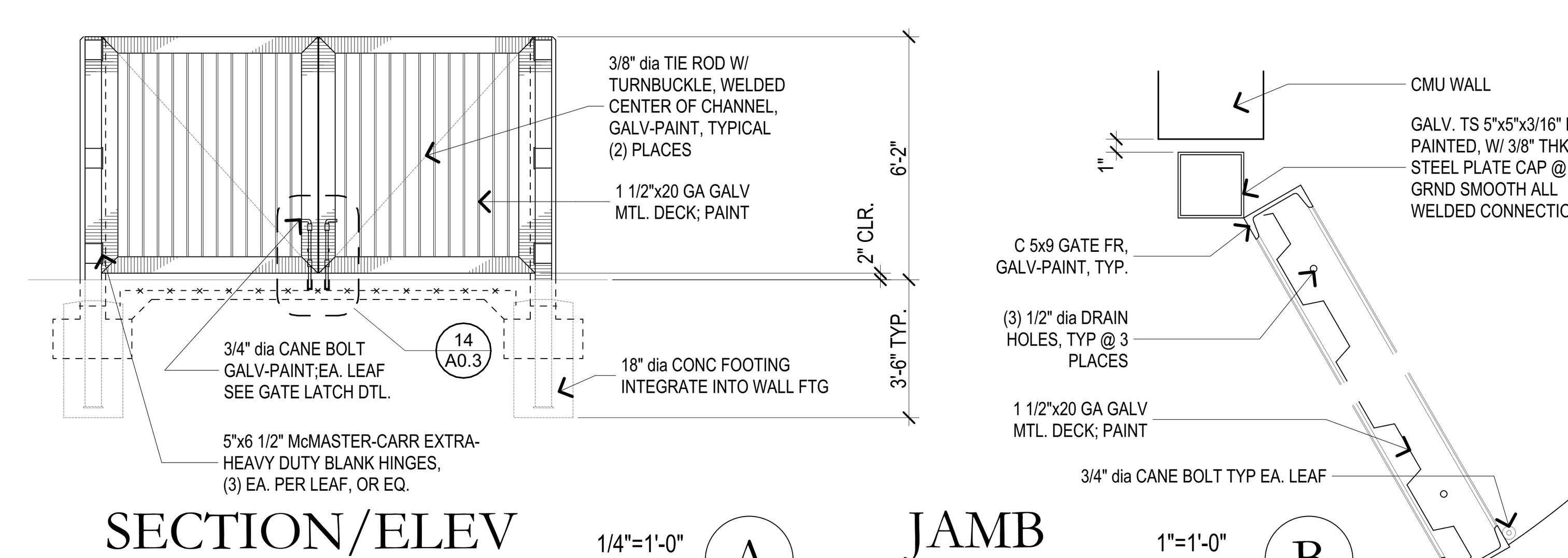
14 Cane Bolt

SCALE: 3" = 1'-0"



15 Detail @ Dumpster Enclosure

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



19 Dumpster Enclosure Gate

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

KEYNOTES / GENERAL NOTES

2
1. DRAIN DETAILS ADDED TO SHEET
2. DECORATIVE BOLLARD MODEL # ADDED

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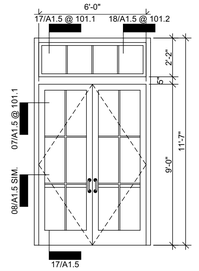
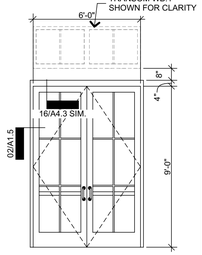
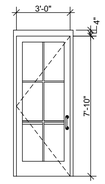
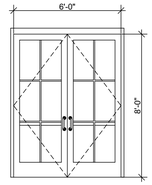
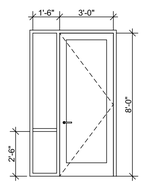
REGISTERED ARCHITECT
JANIE A. SEAUX-PIERCE
STATE OF TEXAS
9/15/2023

PROJECT NO.
2021-16
SITE DETAILS

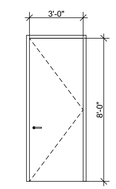
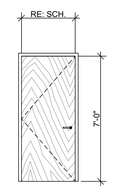
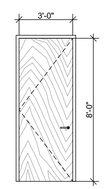
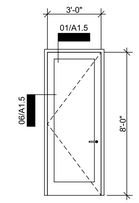
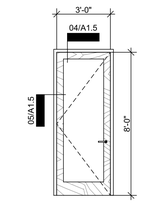
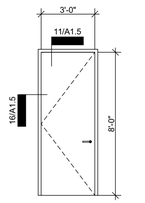
A0.3

8 OF 115 SHEETS

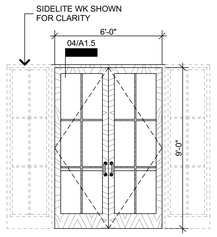
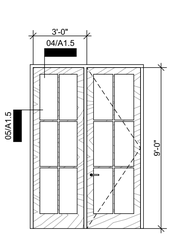
DOOR OPENING TYPE

ELEVATION					
DOOR TYPE	DA	DB	DC	DD	DE
QTY.	2	1	2	1	4

DOOR OPENING TYPE

ELEVATION						
DOOR TYPE	DF	DF.1	DF.2	DG	DG.1	DH
QTY.	13	2	2	31	1	2

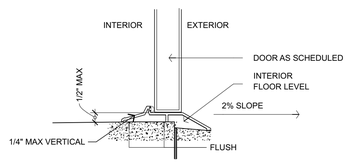
DOOR OPENING TYPE

ELEVATION		
DOOR TYPE	DJ	DK
QTY.	1	1

HATCH DOORS ARE WOOD VENEER

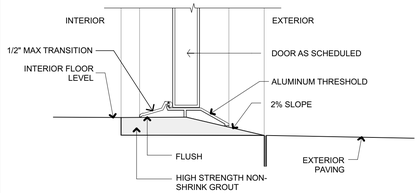
DOOR TYPE EXPLANATION

DA - DD =	EXTERIOR THERMALY BROKEN STOREFRONT DOOR W/ INSULATED GLASS PANELS; REFER TO SPECIFICATIONS
DE =	INTERIOR PLASTIC LAMINATE DOOR W/ GLASS PANELAND SIDELITE (TEMPERED) REFER TO SPECIFICATIONS
DF =	INTERIOR PLASTIC LAMINATE DOOR
DF.1 & DF.2 =	INTERIOR RIFT CUT WHITE OAK WOOD VENEER DOOR
DG =	INTERIOR PLASTIC LAMINATE DOOR W/ GLASS PANEL (TEMPERED)
DG.1 =	INTERIOR PLAIN SAWN WHITE OAK WOOD VENEER DOOR W/ GLASS PANEL (TEMPERED)
DH =	HOLLOW METAL DOOR, PAINTED.
DJ - DK =	INTERIOR PLAIN SAWN WHITE OAK WOOD VENEER DOOR W/ GLASS PANEL & SIDELITE, TEMPERED GLASS.



16 Door Threshold ADA

SCALE: 3" = 1'-0"



17 Door Threshold (Infill)

SCALE: 3" = 1'-0"

2

DOOR SCHEDULE - INTERIOR

UNIT #	TYPE	LOCATION	LEAF DIM.	DOOR			CLOSER	FRAME			RATING	HDW	NOTES / REMARKS
				LEAF	GLAZING	FINISH		MATERIAL	TYPE	FINISH			
101.2	DA	VESTIBULE	6'-0"x9'-0"	SC WOOD	G3	F3	☒	WOOD	WD	F3	-	710AC1	PUSH BAR
102.1	DJ	COUNCIL CHAMBER	6'-0"x9'-0"	SC WOOD	G3	F3	☒	WOOD	WD	F3	-	710AC	PUSH BAR
102.2	DK	CITY HALL LOBBY	3'-0"x9'-0"	SC WOOD	G3	F3	☒	WOOD	WD	F3	-	401CT	CARD READER
102.3	DG.1	CITY HALL LOBBY	3'-0"x8'-0"	SC WOOD	G3	F3	☒	WOOD	WD	F3	-	C701T	CARD READER
107.1	DF	COMPUTER / I.T.	3'-0"x8'-0"	PLAM	-	F5	☐	ALUM	KD	F2	-	101T	
108.1	DG	MAIL	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	103NT	
108.2	DG	MAIL	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
109.1	DF	HALL	3'-0"x8'-0"	PLAM	-	F5	☐	ALUM	KD	F2	-	707T	PUSH BAR
201.1	DG	UTILITIES	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	401T	
202.1	DG	WORK RM.	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	401T	
301.1	DE	HALL	3'-0"x8'-0"	PLAM	G3	F5	☒	ALUM	KD	F2	-	101NT	
302.1	DG	OFFICE	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
303.1	DG	OFFICE	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
304.1	DG	FINANCE DIR.	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	103T	
305.1	DG	SENIOR ACCT.	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
306.1	DG	SENIOR ACCT.	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
401.2	DE	OPEN AREA	3'-0"x8'-0"	PLAM	G3	F5	☒	ALUM	KD	F2	-	C201CT	CARD READER
402.1	DG	OFFICE	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
404.1	DG	CITY SEC.	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
405.1	DG	ASST. CITY MGR.	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
406.1	DE	CITY MGR.	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
407.1	DG	ASST. CITY MGR.	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
407.2	DG	ASST. CITY MGR.	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
408.1	DG	EDC ASST.	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
409.1	DG	COPY RM	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
410.1	DG	MARKETING	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
411.1	DG	EDC DIR.	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
412.1	DF	FILES	3'-0"x8'-0"	PLAM	-	F5	☒	ALUM	KD	F2	1-HR	203T	
502.1	DF	CONF. RM.	3'-0"x8'-0"	PLAM	-	F5	☐	ALUM	KD	F2	-	C201T	CARD READER
502.2	DG	CONF. RM.	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	401NT	
504.1	DG	DEV. WAITING	3'-0"x8'-0"	PLAM	G3	F5	☒	ALUM	KD	F2	-	C201T	CARD READER
505.1	DE	HALL	3'-0"x8'-0"	PLAM	G3	F5	☒	ALUM	KD	F2	-	101CT	
506.1	DG	PRJ. MGR.	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
507.1	DG	ENGINEER	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
508.1	DG	DEV. DIR.	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
509.1	DG	COMMON AREA	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	103NT	
510.1	DG	PLANNING	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
511.1	DG	BLDG. OFFICIAL	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
602.1	DG	COURT ADMIN.	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	403T	
602.2	DF.2	COURT ADMIN.	3'-0"x8'-0"	SC WOOD	-	F3	☐	WOOD	WD	F3	-	C201T	CARD READER
603.2	DF.2	STORAGE	3'-0"x8'-0"	SC WOOD	-	F3	☒	WOOD	WD	F3	1-HR	C201T	CARD READER
604.1	DG	HALL	3'-0"x8'-0"	PLAM	G3	F5	☒	ALUM	KD	F2	-	103NT	
604.2	DF.1	EXEC. CONF.	3'-0"x7'-0"	SC WOOD	-	F3	☒	WOOD	WD	F3	-	C201	CARD READER
604.3	DF.1	EXEC. CONF.	3'-0"x7'-0"	SC WOOD	-	F3	☒	WOOD	WD	F3	-	C201	CARD READER
701.1	DG	HR TRAINING	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	103T	
702.1	DG	HR ASST./WAITING	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	103ST	
702.2	DG	HR DIR.	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	103ST	
702.3	DG	HR DIR.	3'-0"x8'-0"	PLAM	G3	F5	☐	ALUM	KD	F2	-	103T	
801.1	DF	MEN	3'-0"x8'-0"	PLAM	-	F5	☒	ALUM	KD	F2	-	807T	
802.1	DF	WOMEN	3'-0"x8'-0"	PLAM	-	F5	☒	ALUM	KD	F2	-	807T	
803.1	DF	RR	3'-0"x8'-0"	PLAM	-	F5	☒	ALUM	KD	F2	-	341T	
804.1	DF	RR	3'-0"x8'-0"	PLAM	-	F5	☒	ALUM	KD	F2	-	341T	
805.1	DF	RR	3'-0"x8'-0"	PLAM	-	F5	☒	ALUM	KD	F2	-	341T	
806.1	DF	RR	3'-0"x8'-0"	PLAM	-	F5	☒	ALUM	KD	F2	-	341T	
807.1	DF	RR	3'-0"x8'-0"	PLAM	-	F5	☒	ALUM	KD	F2	-	341T	
809.1	DF	RR	3'-0"x8'-0"	PLAM	-	F5	☒	ALUM	KD	F2	-	341T	
810.1	DF	JAN.	3'-0"x8'-0"	PLAM	-	F5	☒	ALUM	KD	F2	1 HR	203T	

DOOR SCHEDULE - EXTERIOR

UNIT #	TYPE	LOCATION	LEAF DIM.	DOOR			FRAME			RATING	HDW	NOTES / REMARKS
				LEAF	GLAZING	CLOSER	MATERIAL	TYPE	FINISH			
101.1	DA	ENTRY	6'-0"x9'-0"	AL	G1	☒	ALUM	AL	F1	-	C714A	PUSH BAR / CARD READER / TEMPERED
104.1	DH	FIRE RISER	3'-0"x8'-0"	HM	-	☐	HM	HM	F4	-	205NST	PROVIDE FDC LABEL ON DOOR
110.1	DH	WATER SOFTENER	3'-0"x8'-0"	HM	-	☐	HM	HM	F4	-	205NST	PROVIDE SIGN ON DOOR
401.1	DD	OPEN AREA ADMIN.	6'-0"x8'-0"	AL	G1	☒	ALUM	AL	F1	-	C714A	PUSH BAR / CARD READER / TEMPERED
501.1	DC	DEV. WAITING	3'-0"x7'-10"	AL	G2	☒	ALUM	AL	F1	-	C715A	PUSH BAR / CARD READER / TEMPERED
601.1	DB	COUNCIL CHMB.	6'-0"x9'-0"	AL	G1	☒	ALUM	AL	F1	-	C714A	PUSH BAR / CARD READER / TEMPERED
604.4	DC	EXEC. CONF.	3'-0"x7'-10"	AL	G1	☒	ALUM	AL	F1	-	C715A	PUSH BAR / CARD READER / TEMPERED
901.1	DH	BACK DOOR	3'-0"x8'-0"	HM	-	☒	HM	HM	F4	-	C715T	PUSH BAR / CARD READER

GENERAL NOTE:

1. ANY WINDOW OR SASH THAT IS 9 SQUARE FEET OR MORE & IS 18" OR LESS FROM FLOOR MUST BE TEMPERED
2. DOORS TO BE STAINED SHALL BE PLAIN SAWN WHITE OAK TO MATCH WAINSCOT IN LOBBY AND COUNCIL CHAMBERS
3. ALL DOOR TO BE 1-3/4" THICK
4. ALL GLAZING WITHIN 24" OF DOORWAYS TO BE TEMPERED.

2

DOOR AND WINDOW SPECIFICATION, MATERIALS

COMPONENTS:	TYPE:	DESCRIPTION:
MATERIAL:	WD	PLAIN SAWN WHITE OAK, STAINED. COLOR TO BE SELECTED BY OWNER/ARCHITECT
	HM	HOLLOW METAL
	KD	KNOCK DOWN FRAME; RACO
	P-LAM	PLASTIC LAMINATE - RE: SPEC.
	AL	ALUMINUM WINDOW/DOOR - RE: SPEC.
FINISH:	F1	PREFINISHED; ALUMINUM FRAME - COLOR: RE: SPEC.
	F2	PREFINISHED; (KNOCK DOWN) COLOR - RE: SPEC.
	F3	INTERIOR; TRANSPARENT TOPCOAT, STANDARD LAQUER, RE: SPEC.
	F4	PAINTED: COLOR TO BE SELECTED BY OWNER/ARCHITECT
	F5	PLASTIC LAMINATE - RE: SPEC.
GLASS PANEL:	G1	7/8" LOW-E INSULATED GLASS UNIT FILLED WITH ARGON GAS, CLEAR ANNEALED
	G2	7/8" LOW-E INSULATED GLASS UNIT FILLED WITH ARGON GAS, CLEAR ANNEALED, TEMPERED
	G3	1/2" TEMPERED GLASS, CLEAR

KEYNOTES /GENERAL NOTES

2

1. DOOR HARDWARE SETS UPDATED
2. CHANGED RIFT SAWN WHITE OAK TO PLAIN SAWN WHITE OAK

100% CONSTRUCTION SET

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REGISTERED ARCHITECT — PIERRE A. SEAUX, JR. — 16943 — STATE OF TEXAS

PROJECT NO. 2021-16

DOOR TYPES | SCHEDULES

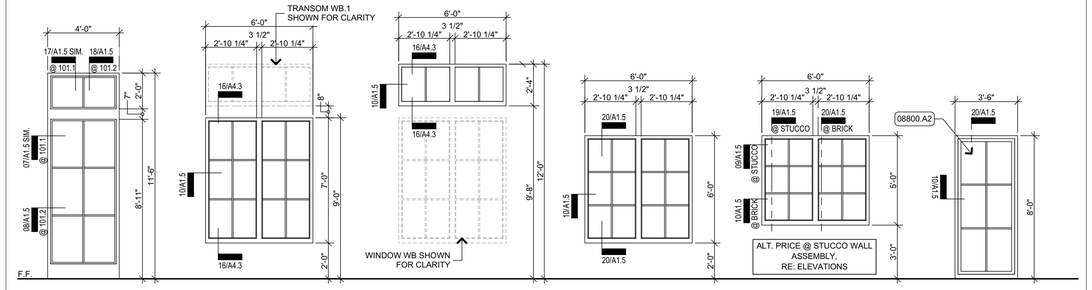
A1.2

10 OF 115 SHEETS

9/15/2023

WINDOW OPENING TYPES

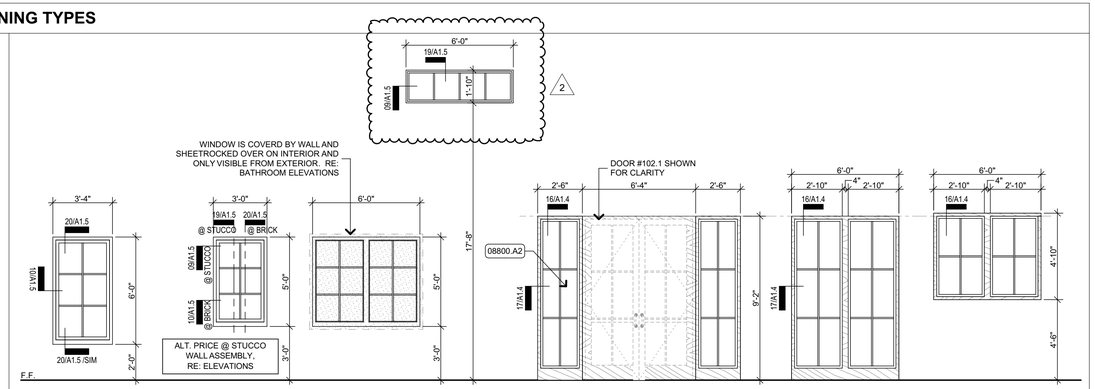
ELEVATION



WINDOW TYPE	WA	WB	WB.1	WC	WD	WE
QTY.	4	9	7	2	7	2

WINDOW OPENING TYPES

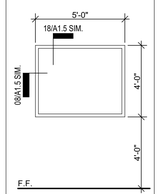
ELEVATION



WINDOW TYPE	WF	WG	WG.1	WH	WK	WK.1	WL
QTY.	1	9	2	7	2	1	1

WINDOW OPENING TYPES

ELEVATION



WINDOW TYPE	WM
QTY.	1

WINDOW SCHEDULE

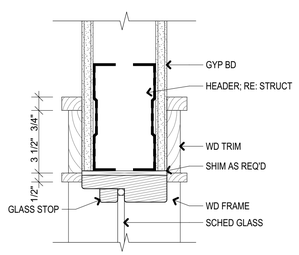
UNIT#	WIDTH x HEIGHT	CONSTRUCTION	FRAME	COMPONENTS		QTY.	REMARKS
				FINISH	GLASS		
WA	4'-0"×11'-6"	FIXED	AL	F1	G2	4	
WB	6'-0"×7'-0"	FIXED	AL	F1	G2	9	MULLED
WB.1	6'-0"×2'-0"	FIXED	AL	F1	G1	7	TRANSOMS OVER WB WINDOWS
WC	6'-0"×6'-0"	FIXED	AL	F1	G2	2	MULLED
WD	6'-0"×5'-0"	FIXED	AL	F1	G2	7	MULLED
WE	3'-6"×8'-0"	FIXED	AL	F1	G2	2	
WF	3'-4"×6'-0"	FIXED	AL	F1	G2	1	
WG	3'-0"×5'-0"	FIXED	AL	F1	G2	9	
WG.1	6'-0"×5'-0"	FIXED	AL	F1	G2	2	
WH	6'-0"×11'-10"	FIXED	AL	F1	G1	7	CLEARSTORY WINDOWS @ LOBBY
WK	2'-6"×9'-2"	FIXED	WOOD	STAIN	G3	2	
WK.1	6'-0"×9'-2"	FIXED	WOOD	STAIN	G3	1	
WL	6'-0"×4'-10"	FIXED	WOOD	STAIN	G3	1	
WM	5'-0"×4'-0"	FIXED	WOOD	STAIN	G3	1	

55

GENERAL NOTE:
1. ANY WINDOW OR SASH THAT IS 9 SQUARE FEET OR MORE & IS 18" OR LESS FROM FLOOR MUST BE TEMPERED
2. ALL STOREFRONT WINDOWS TO BE THERMALY BROKEN
3. EXTERIOR STOREFRONT WINDOWS & DOORS ARE W B.O.B WASSAU HISTORIC LINE 1800
4. ALL GLAZING WITHIN 24" OF DOORWAYS TO BE TEMPERED.

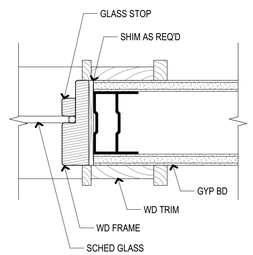
DOOR AND WINDOW SPECIFICATION, MATERIALS

COMPONENTS:	TYPE:	DESCRIPTION:
MATERIAL:	WD	PLAIN SAWN WHITE OAK, STAINED. COLOR TO BE SELECTED BY OWNER/ARCHITECT
	HM	HOLLOW METAL
	KD	KNOCK DOWN FRAME; RACO
	P-LAM	PLASTIC LAMINATE - RE: SPEC.
	AL	ALUMINUM WINDOW/DOOR - RE: SPEC.
FINISH:	F1	PREFINISHED; ALUMINUM FRAME - COLOR: RE: SPEC.
	F2	PREFINISHED; (KNOCK DOWN) COLOR - RE: SPEC.
	F3	INTERIOR; TRANSPARENT TOPCOAT, STANDARD LAQUER, RE: SPEC.
	F4	PAINTED: COLOR TO BE SELECTED BY OWNER/ARCHITECT
	F5	PLASTIC LAMINATE - RE: SPEC.
GLASS PANEL:	G1	7/8" LOW-E INSULATED GLASS UNIT FILLED WITH ARGON GAS, CLEAR ANNEALED
	G2	7/8" LOW-E INSULATED GLASS UNIT FILLED WITH ARGON GAS, CLEAR ANNEALED, TEMPERED
	G3	1/2" TEMPERED GLASS, CLEAR



16 Fixed Window Head Detail

SCALE: 3" = 1'-0"



17 Fixed Window Jamb Detail

SCALE: 3" = 1'-0"

KEYNOTES / GENERAL NOTES

Keynotes

08 DOORS AND WINDOWS

08800 Glazing

08800.A2 TEMPERED GLASS AS PER SPECS.

2

WINDOW TYPE WH

100% CONSTRUCTION SET

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REGISTERED ARCHITECT · JAIME A. SEAUX · 16943 · STATE OF TEXAS

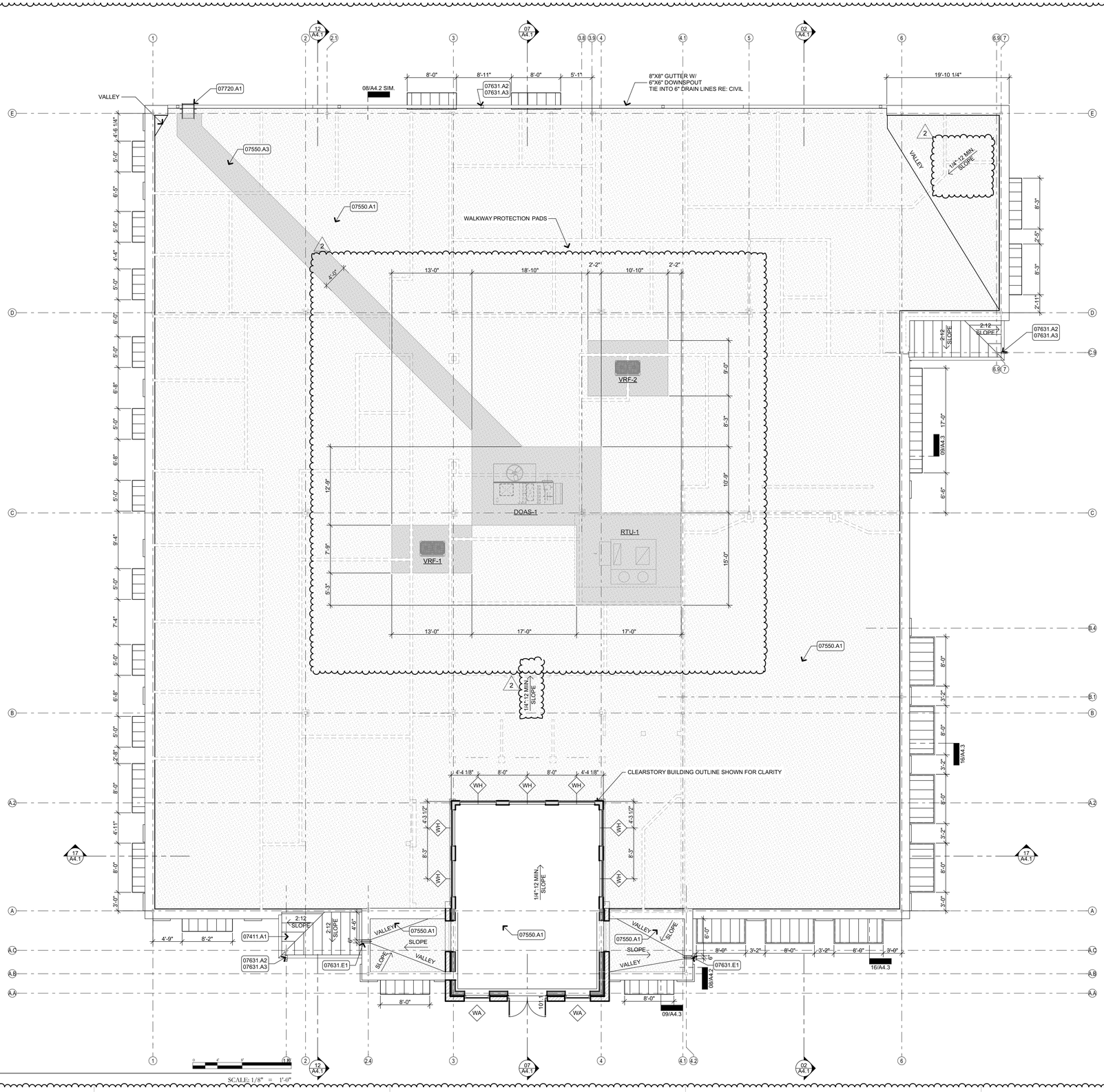
PROJECT NO. 2021-16

WINDOW OPENING TYPES | SCHEDULES

A1.4

12 OF 115 SHEETS

9/15/2023



16 Roof Plan

KEYNOTES /GENERAL NOTES

Keynotes

07 THERMAL AND MOISTURE PROTECTION

07411 Preformed Metal Roof Panels
~~07411.A1 STANDING SEAM METAL ROOF SYSTEM~~

07550 PVC MEMBRANE ROOFING
- **07550.A1** MEMBRANE ROOFING SYSTEM W/ COVER BOARD RE: SPEC.
- **07550.A3** ROOF WALKWAY PROTECTION PAD
- **07550.C1** WALKWAY PROTECTION PADS

07631 Gutters and Downspouts
- **07631.A2** PRE-FINISHED DOWNSPOUT.
- **07631.A3** PRE-FINISHED GUTTER
- **07631.E1** OVER-FLOW SCUPPER

07720 ROOF ACCESSORIES
- **07720.A1** ROOF ACCESS LADDER WITH SECURITY DOOR

2

1. ROOF SLOPE
2. WALKING PATH

ROOF LEGEND

- OUTSIDE OF STUD
- 20" X 30" MIN. LOCKABLE ACCESS PANEL
- CUSTOM K-STYLE GUTTER, RE: SECTION / DETAILS
- DOWNSPOUT
- ROOF WALKING PAD

100% CONSTRUCTION SET

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REGISTERED ARCHITECT · BONNIE A. SEAUX · 76943 · STATE OF TEXAS

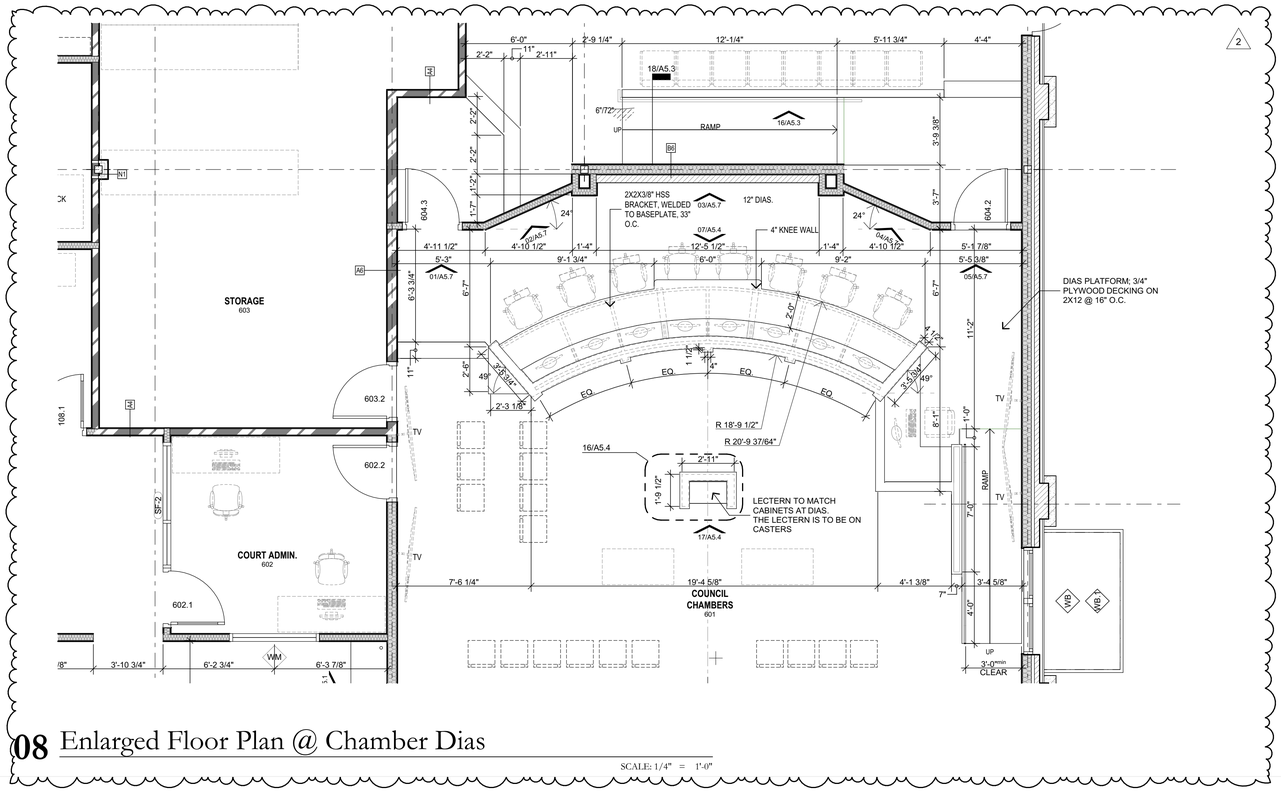
PROJECT NO. 2021-16

ROOF PLAN

A2.3

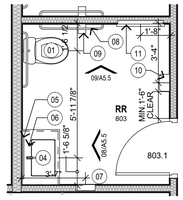
16 OF 115 SHEETS

9/15/2023



08 Enlarged Floor Plan @ Chamber Dias

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

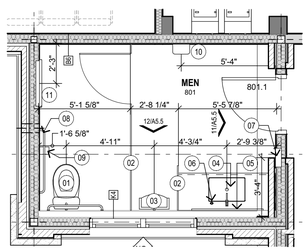


11 Enlarged Plan @ Typ. RR.

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

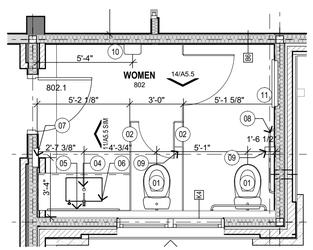
RESTROOM EQUIPTMENT:

1. TOILET
2. PARTITION
3. URINAL
4. SINK
5. MIRROR
6. SOAP DISPENSER
7. PAPER TOWEL DISPENSER
8. GRAB BAR
9. TOILET PAPER HOLDER
10. HAND DRYER
11. BABY CHANGING STATION, ONLY INCLUDED IN RR. 801,802,803



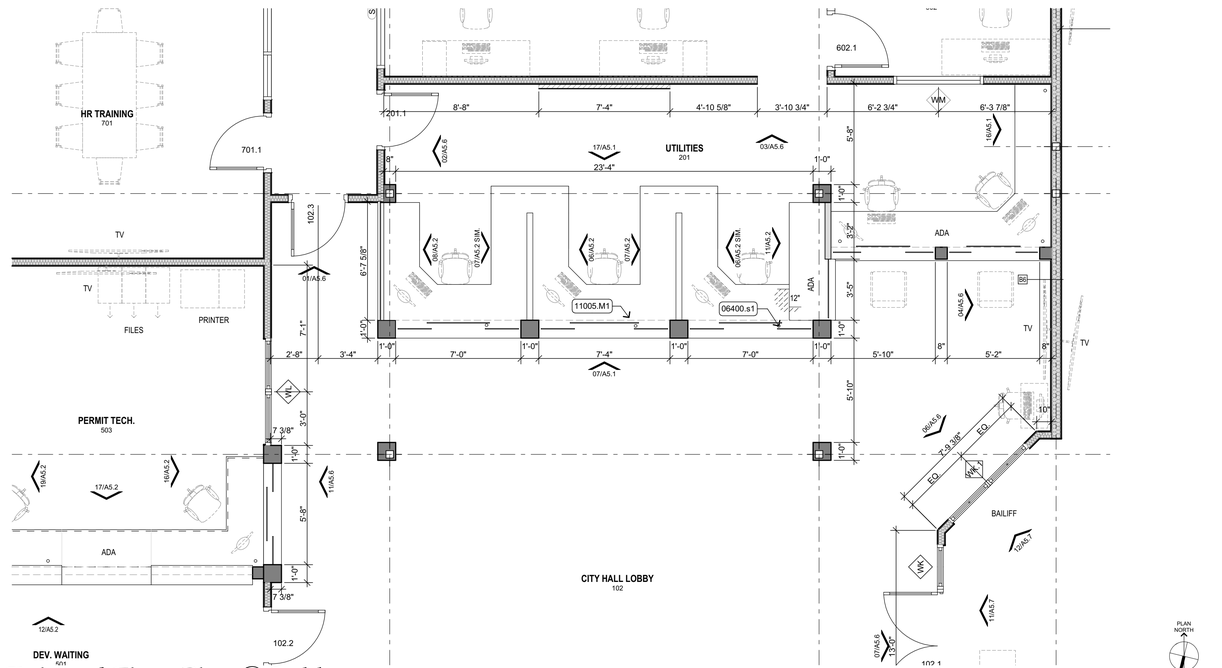
16 Enlarged Plan @ Men's RR.

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



17 Enlarged Plan @ Women's RR.

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



18 Enlarged Floor Plan @ Lobby

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

BIMcloud: spearer - BIMcloud Basic for ARCHICAD 25\Burnet City Hall

KEYNOTES /GENERAL NOTES

06 WOOD AND PLASTICS

06400 Architectural Woodwork (Interior)

06400.s1 (2) 1-1/2" HOLES DRILLED THROUGH COUNTER; PROVIDE RUBBER GROMMET SHIELD AT EACH; VERIFY EXACT LOCATION OF HOLES WITH ARCHITECT.

11 EQUIPMENT

11005 Owner Furnished Equipment

11005.M1 EQUIPMENT FURNISHED AND INSTALLED BY OWNER.

2

DIAS UPDATED

WALL SYMBOL LEGEND

- NEW STUD WALLS
- MASONRY CLADDING
- WALLS ABOVE
- INSULATED WALLS
- WAINSCOT WALLS
- 1-HR RATED WALL

100% CONSTRUCTION SET

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REGISTERED ARCHITECT — JAIME A. SEAUX, JR. — 16943 — STATE OF TEXAS

PROJECT NO. 2021-16

ENLARGED FLOOR PLAN

A2.4

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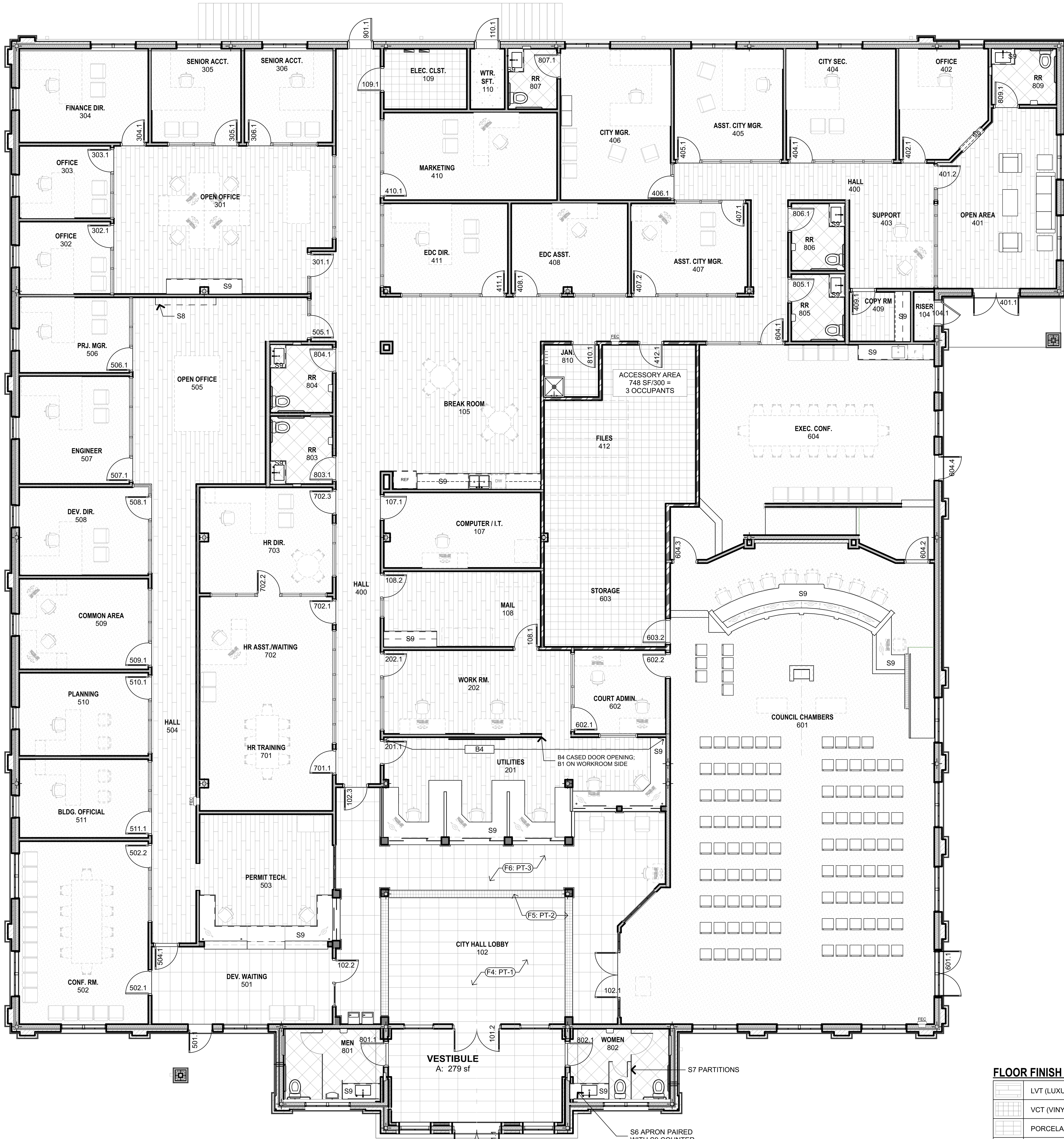
9/15/2023



16 Room Finish

SCALE: 1/8" = 1'-0"

FLOOR FINISH LEGEND

- LVT (LUXURY VINYL TILE)
- VCT (VINYL COMPOSIT TILE)
- PORCELAIN TILE (PT-1)
- PORCELAIN TILE (PT-2)
- PORCELAIN TILE (PT-3)
- PORCELAIN TILE (PT-4)
- CARPET TILE
- SEALED CONCRETE

FLOOR FINISH NOTE: HATCHES SHOWN IN LEGEND IS ONLY FOR MATERIAL CHANGE.

ROOM FINISH SCHEDULE

ZONE CATAGORY	ROOM #	ROOM NAME	FINISHES				REMARKS	SQ. FT.	NOTES
			CEILING	FLOOR	BASE	WALL			
100 COMMON AREA									
	101	VESTIBULE	C4	F4	B4	PNT2		279.01	
	102	CITY HALL LOBBY	C2, C4	F4, F5, F6	B4	PNT2		1,030.94	3,
	104	RISER	C5	F9	B1	PNT1		17.97	4
	105	BREAK ROOM	C2	F2	B1	PNT2		410.63	
	107	COMPUTER / I.T.	C1	F3	B1	PNT1		205.94	4
	108	MAIL	C1	F2	B1	PNT1		206.86	4
	109	ELEC. CLST.	C5	F1	B1	PNT1		92.43	4
	110	WTR. SFT.	C2	F9	B1	PNT1		36.50	4
	400	HALL	C1	F2	B1	PNT2		0.66	
	400	HALL	C1	F2	B1	PNT2		1,121.68	
200 UTILITIES									
	201	UTILITIES	C2	F2	B4	PNT2		440.52	4
	202	WORK RM.	C1	F2	B1	PNT1		273.57	4
300 FINANCE									
	301	OPEN OFFICE	C1	F2	B1	PNT2		546.75	4
	302	OFFICE	C1	F3	B1	PNT1		112.05	4
	303	OFFICE	C1	F3	B1	PNT1		112.06	4
	304	FINANCE DIR.	C1	F3	B1	PNT1		201.67	4
	305	SENIOR ACCT.	C1	F3	B1	PNT1		142.49	4
	306	SENIOR ACCT.	C1	F3	B1	PNT1		144.36	4
400 ADMINISTRATION									
	401	OPEN AREA	C1/C3	F2	B1	PNT1		337.70	3
	402	OFFICE	C1	F3	B1	PNT1		159.10	4
	403	SUPPORT	C1	F2	B1	PNT2		125.75	
	404	CITY SEC.	C1	F3	B1	PNT1		212.37	4
	405	ASST. CITY MGR.	C1	F3	B1	PNT1		211.13	4
	406	CITY MGR.	C1	F3	B1	PNT1		291.25	4
	407	ASST. CITY MGR.	C1	F3	B1	PNT1		183.01	4
	408	EDC ASST.	C1	F3	B1	PNT1		183.15	4
	409	COPY RM	C1	F2	B1	PNT1		53.01	4
	410	MARKETING	C1	F3	B1	PNT1		264.73	4
	411	EDC DIR.	C1	F3	B1	PNT1		195.04	4
	412	FILES	C1	F1	B1	PNT1	FLOOR TRACK FOR STORAGE (BY OWNER)	431.60	2, 4
500 DEVELOPMENT									
	501	DEV. WAITING	C1/C3	F6	B1	PNT2		236.72	3
	502	CONF. RM.	C1/C3	F3	B1	PNT1		412.09	1, 4
	503	PERMIT TECH.	C1	F2	B1	PNT2		295.57	4
	504	HALL	C1	F2	B1	PNT2		357.25	
	505	OPEN OFFICE	C1	F2	B1	PNT2		465.17	
	506	PRJ. MGR.	C1	F3	B1	PNT1		141.89	4
	507	ENGINEER	C1	F3	B1	PNT1		202.62	4
	508	DEV. DIR.	C1	F3	B1	PNT1		194.36	4
	509	COMMON AREA	C1	F3	B1	PNT1		200.28	
	510	PLANNING	C1	F3	B1	PNT1		183.56	4
	511	BLDG. OFFICIAL	C1	F3	B1	PNT1		173.81	4
600 COURT									
	601	COUNCIL CHAMBERS	C2/C3	F3	B4	PNT1	WOOD PANEL WAINSCOT RE: ELEV.	2,153.75	3, 4
	602	COURT ADMIN.	C1	F3	B1	PNT1		133.44	4
	603	STORAGE	C1	F1	B1	PNT1		230.54	4
	604	EXEC. CONF.	C1/C3	F3	B1	PNT1		842.66	4
700 HUMAN RESOURCES									
	701	HR TRAINING	C1	F3	B1	PNT1		295.08	4
	702	HR ASST./WAITING	C1	F3	B1	PNT1		200.87	4
	703	HR DIR.	C1	F3	B1	PNT1		244.96	4
800 REST ROOMS									
	801	MEN	C2	F7	B3	PNT1	TILE WAINCOT ON ALL WALLS	126.38	4
	802	WOMEN	C2	F7	B3	PNT1	TILE WAINCOT ON ALL WALLS	125.19	4
	803	RR	C2	F8	B3	PNT2	TILE WAINCOT ON ALL WALLS	73.92	4
	804	RR	C2	F8	B3	PNT2	TILE WAINCOT ON ALL WALLS	73.89	4
	805	RR	C2	F8	B3	PNT2	TILE WAINCOT ON ALL WALLS	62.83	4
	806	RR	C2	F8	B3	PNT2	TILE WAINCOT ON ALL WALLS	62.83	4
	807	RR	C2	F8	B3	PNT2	TILE WAINCOT ON ALL WALLS	55.61	4
	809	RR	C2	F8	B3	PNT2	TILE WAINCOT ON ALL WALLS	63.40	4
	810	JAN.	C2	F1	B1	PNT1		49.85	4
								15,682.45 ft²	

NOTES:
1. PROVIDE CHAIR RAIL ON WALLS, BOISE PROFILE # 1314. CONFIRM EXACT HEIGHT WITH OWNER.
2. OWNER HAS AN EXISITNG ROLLER RACK ON TRACK THAT IS TO BE INSTALLED HERE.
3. FACE OF COUNTER IS NATURAL STONE.
4. PROVIDE ROOM SIGN, RE: SPECS. (2)

FINISH SCHEDULE

COMPONENTS:	TYPE	DESCRIPTION	FLAMESPREAD		REMARKS
			ASTM E662	ASTM E648	
FLOOR	F1	12"X12" VINYL COMPOSITION TILE	CLASS A	CLASS 1	SANDRIFT WHITE - 51858
	F2	LUXURY VINYL COMPOSITION TILE PLANK	CLASS A	CLASS 1	ABIDE, 4107V - BRUSHED SUEDE OAK
	F3	CARPET TILE	CLASS A	CLASS 1	FAULT LINES II TILE, 5T199 - BREEZE
	F4	PORCELEIN TILE 3X24 PLANK (PT-1)	-	-	RAVENNA NATURAL STONE - TERRA AVORIO
	F5	PORCELEIN TILE 2X2 MOSAIC BAND (PT-2)	-	-	RAVENNA NATURAL STONE - TERRA GRIGIO
	F6	PORCELEIN TILE 12X24 (PT-3)	-	-	RAVENNA NATURAL STONE - TERRA AVORIO
	F7	PORCELEIN TILE 3X24 CHEVRON @ PUBLIC RESTROOMS (PT-4)	-	-	RAVENNA NATURAL STONE - TERRA GRIGIO
	F8	PORCELEIN TILE 3X24 CHEVRON @ PRIVATE RESTROOMS (PT-5)	-	-	RAVENNA NATURAL STONE - TERRA AVORIO
	F9	SEALED CONCRETE	-	-	
WALL	PNT1	PAINTED GYP'BD. LEVEL 3 FINISH W/ LIGHT TEXTURE	-	-	SW 7043 - WORLDLY GRAY
	PNT2	PAINTED GYP'BD. LEVEL 3 FINISH W/ LIGHT TEXTURE	CLASS A	CLASS 1	SW 7042 - SHOJI WHITE
	W3	NATURAL STONE	CLASS A	CLASS 1	T.B.D.
	W4	WOOD VENEER PANEL, RE: ELEVATIONS	CLASS B	CLASS 2	PLAIN SAWN WHITE OAK, STAINED
	W5	PORCELEIN TILE 2X2 MOSAIC BAND (PT-2)	-	-	RAVENNA NATURAL STONE - TERRA GRIGIO
SURFACE	S1	PLASTIC LAMINATE	CLASS A	CLASS 1	WILSONART - WALNUT HEIGHTS, 7965K-12, SOFTGRAIN
	S2	NOT USED			
	S3	NOT USED			
	S4	NOT USED			
	S5	PLASTIC LAMINATE	CLASS A	CLASS 1	WILSONART - MANGALORE MANGO, 7984-38, FINE VELVET
	S6	PLASTIC LAMINATE	CLASS A	CLASS 1	WILSONART - SLATE GREY, D91-80, MATTE
	S7	PLASTIC LAMINATE	CLASS A	CLASS 1	WILSONART - SANTIAM, Y0857-60, MATTE
	S8	PLASTIC LAMINATE	CLASS A	CLASS 1	WILSONART - GREY, 1500-60, MATTE
	S9	GRANITE	CLASS A	CLASS 2	LLANO MEMORIAL WORKS - AMAZON CRYSTAL (OR EQUAL)
BASE	B1	4" VINYL BASE	CLASS B	CLASS 2	SHAW CONTRACT - 176CA WALL BASE 4", 00074 SUEDE
	B2	NOT USED	-	-	
	B3	12X24 TILE WAINSCOT @ 60" AFF; RUNNING BOND PATTERN	-	-	STONESOURCE - COOPERATIVE LIMESTONE GREY
	B4	STAINED WOOD BASE; RE:ELEVATIONS FOR LOCATIONS. RE:DETAIL FOR SIZE	CLASS B	CLASS 2	O.B. WILLIAMS PROFILE #1078; STAINED
CEILING	C1	24X24 SUSPENDED CEILING TILE WITH TEGULAR NARROW GRID; RE: SPECIFICATIONS	CLASS A	CLASS 1	
	C2	PAINTED GYP'BD. LEVEL 3, SMOOTH FINISH	-	-	
	C3	PAINTED GYP'BD. PERIMETER FURRING; LEVEL3,SMOOTH,FINISH. REFER TO RCP FOR DIMENSIONS.	-	-	
	C4	1X6 T&G STAINED DOUGLAS FIR	CLASS B	CLASS 2	HARDWOOD STAINED
	C5	OPEN TO STRUCTURE	-	-	

FINISH NOTES:
1. ALL WAINSCOT TILE TO RECIEVE SHLUTER EDGING.
2. SEE DETAIL 16/A6.2 FOR FLOORING TRANSITION DETAILS
3. ALL FINISHES ARE TO BE CLASS C OR BETTTER
4. ADD CRACK SUPPRESSION MEMBRANE AT TILED FLOORS AND 6" ON RESTROOM WALLS

KEYNOTES / GENERAL NOTES

1. GENERAL NOTES APPLY TO ALL DRAWINGS.
2. INTERIOR ROOM SIGNAGE, DIRECTIONAL SIGNAGE, AND EGRESS SIGNAGE.
3. REFER TO ACCESSIBILITY SHEETS G2.1 & G3.1 FOR DETAILED REQUIREMENTS OF ALL ACCESSIBLE ELEMENTS.
4. PROVIDE WIRE GROMMET THRU COUNTERTOPS AT ALL KNEE SPACES, COORDINATE LOCATIONS WITH OWNER..
5. REFER TO FLOOR PLAN FOR LOCATION OF FIRE EXTINGUISHER CABINETS.
6. INSTALL ACOUSTICAL INSULATION AT PRIVATE OFFICES, AND ALL WALLS SEPARATING COMMON AREAS AND BATHROOMS.
8. INSTALL FRP (COLOR: WHITE) AT JANITOR CLOSETS UP TO 48" AFF AND 4FT FROM EDGE OF PLUMBING FIXTURE IN BOTH DIRECTIONS. REMAINDER TO BE EPOXY PAINT, UNLESS NOTED OTHERWISE.
9. SEAL ALL NEW PENETRATIONS THROUGH FIRE/SMOKE SEPARATION WALLS WITH APPROVED UL FIRE STOP.
11. INSTALL 1/4" REINFORCED ROUND CORNER BEAD AT OUTSIDE GYP. BD. CORNERS.
12. PROVIDE SOLID BLOCKING FOR WALL MOUNTED ACCESSORIES AND COMPONENTS PER MANUFACTURE'S REQUIREMENTS INCLUDING BUT NOT LIMITED TO HANDRAILS, CABINETRY, TOILET ACCESSORIES, WALL MOUNTED FLAT-PANEL TELEVISIONS, ETC. COORDINATE WITH TAS MOUNTING REQUIRMENTS.
13. ADD CRACK SUPPRESSION MEMBRANE AT TILE FLOORS AND 6" ON RESTROOM WALLS.

(2)
1. FINISH SCHEDULE UPDATED
2. ADDED DOOR SIGNAGE NOTES

100% CONSTRUCTION SET

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Burnet City Hall

301 East Jackson Street
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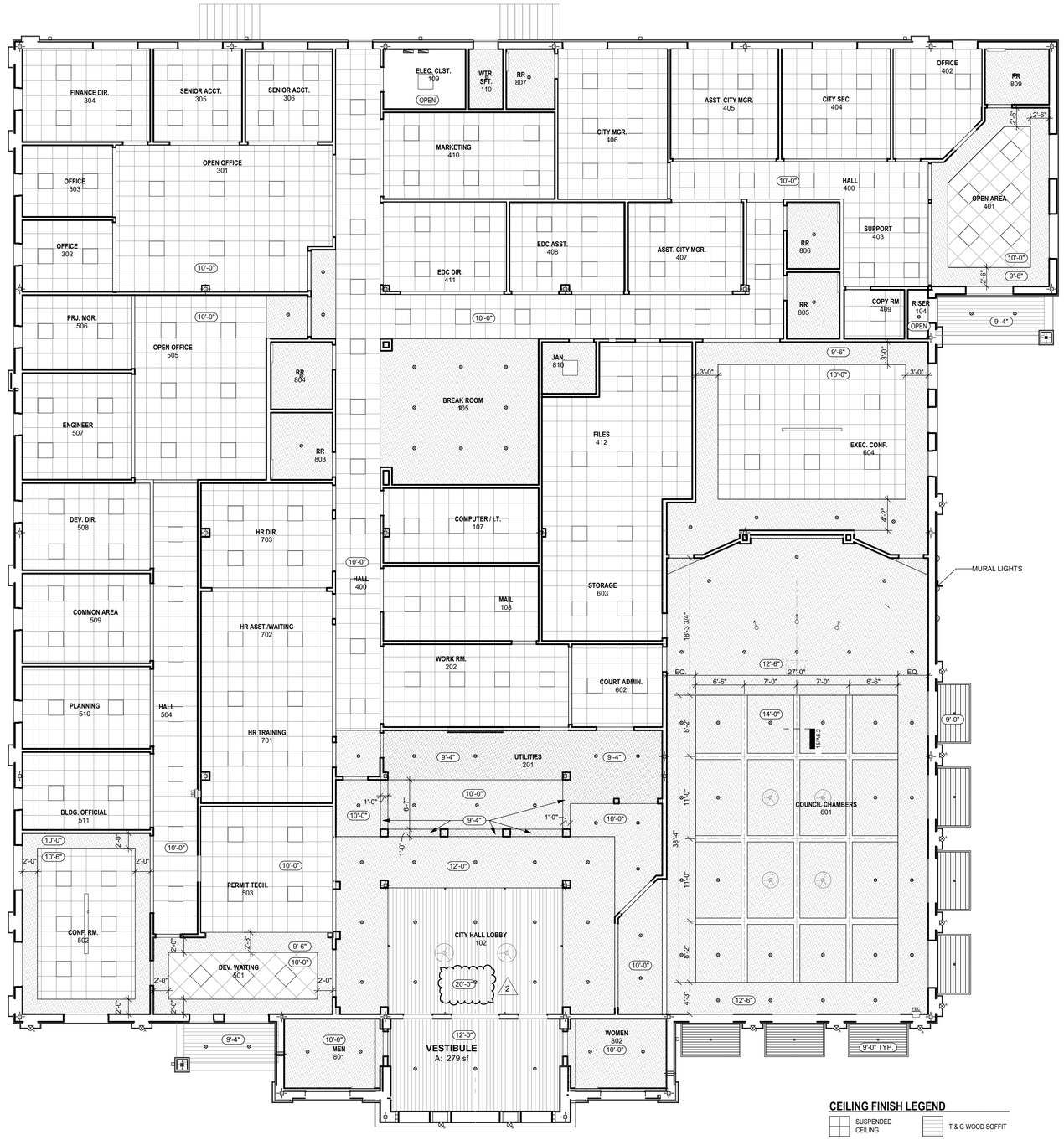
14 Nov 2023 | 10:46:33

DATE	REVISED	NOTES
05/19/2023		CONSTRUCTION SET - PERMIT
06/20/2023		REVISION 1 - CITY COMMENTS
09/15/2023		BID SET W/ VE REVISIONS
	2	11/10/23 ADDENDUM

REGISTERED ARCHITECT · JEANNE A. SEAUX-PIERCE · 16943 · STATE OF TEXAS
9/15/2023

PROJECT NO. 2021-16
ROOM FINISH PLAN
A2.5
18 OF 115 SHEETS



CEILING FINISH LEGEND

- SUSPENDED CEILING
- T & G WOOD SOFFIT
- GYP'BD. CEILING
- FURR-DOWN OVER CABINET OR DOORS

NOTE:
1. ALL CEILINGS ARE 9'-0" U.N.O.

PLAN NORTH / TRUE NORTH

16 Reflected Ceiling Plan (RCP)

SCALE: 1/8" = 1'-0"

ROOM FINISH SCHEDULE

ZONE CATAGORY	ROOM #	ROOM NAME	FINISHES CEILING	FLOOR	BASE	WALL	REMARKS	SQ. FT.	NOTES
100 COMMON AREA									
	101	VESTIBULE	C4	F4	B4	PNT2		279.01	
	102	CITY HALL LOBBY	C2, C4	F4, F5, F6	B4	PNT2		1,030.94	3,
	104	RISER	C5	F9	B1	PNT1		17.97	4
	105	BREAK ROOM	C2	F2	B1	PNT2		410.63	
	107	COMPUTER / I.T.	C1	F3	B1	PNT1		205.94	4
	108	MAIL	C1	F2	B1	PNT1		206.86	4
	109	ELEC. CLST.	C5	F1	B1	PNT1		92.43	4
	110	WTR. SFT.	C2	F9	B1	PNT1		36.50	4
	400	HALL	C1	F2	B1	PNT2		0.66	
	400	HALL	C1	F2	B1	PNT2		1,121.68	
200 UTILITIES									
	201	UTILITIES	C2	F2	B4	PNT2		440.52	4
	202	WORK RM.	C1	F2	B1	PNT1		273.57	4
300 FINANCE									
	301	OPEN OFFICE	C1	F2	B1	PNT2		546.75	4
	302	OFFICE	C1	F3	B1	PNT1		112.05	4
	303	OFFICE	C1	F3	B1	PNT1		112.06	4
	304	FINANCE DIR.	C1	F3	B1	PNT1		201.67	4
	305	SENIOR ACCT.	C1	F3	B1	PNT1		142.49	4
	306	SENIOR ACCT.	C1	F3	B1	PNT1		144.36	4
400 ADMINISTRATION									
	401	OPEN AREA	C1/C3	F2	B1	PNT1		337.70	3
	402	OFFICE	C1	F3	B1	PNT1		159.10	4
	403	SUPPORT	C1	F2	B1	PNT2		125.75	
	404	CITY SEC.	C1	F3	B1	PNT1		212.37	4
	405	ASST. CITY MGR.	C1	F3	B1	PNT1		211.13	4
	406	CITY MGR.	C1	F3	B1	PNT1		291.25	4
	407	ASST. CITY MGR.	C1	F3	B1	PNT1		183.01	4
	408	EDC ASST.	C1	F3	B1	PNT1		183.15	4
	409	COPY RM	C1	F2	B1	PNT1		53.01	4
	410	MARKETING	C1	F3	B1	PNT1		264.73	4
	411	EDC DIR.	C1	F3	B1	PNT1		195.04	4
	412	FILES	C1	F1	B1	PNT1	FLOOR TRACK FOR STORAGE (BY OWNER)	431.60	2, 4
500 DEVELOPMENT									
	501	DEV. WAITING	C1/C3	F6	B1	PNT2		236.72	3
	502	CONF. RM.	C1/C3	F3	B1	PNT1		412.09	1, 4
	503	PERMIT TECH.	C1	F2	B1	PNT2		295.57	4
	504	HALL	C1	F2	B1	PNT2		357.25	
	505	OPEN OFFICE	C1	F2	B1	PNT2		465.17	
	506	PRJ. MGR.	C1	F3	B1	PNT1		141.89	4
	507	ENGINEER	C1	F3	B1	PNT1		202.62	4
	508	DEV. DIR.	C1	F3	B1	PNT1		194.36	4
	509	COMMON AREA	C1	F3	B1	PNT1		200.28	
	510	PLANNING	C1	F3	B1	PNT1		183.56	4
	511	BLDG. OFFICIAL	C1	F3	B1	PNT1		173.81	4
600 COURT									
	601	COUNCIL CHAMBERS	C2/C3	F3	B4	PNT1	WOOD PANEL WAINSCOT RE: ELEV.	2,153.75	3, 4
	602	COURT ADMIN.	C1	F3	B1	PNT1		133.44	4
	603	STORAGE	C1	F1	B1	PNT1		230.54	4
	604	EXEC. CONF.	C1/C3	F3	B1	PNT1		842.66	4
700 HUMAN RESOURCES									
	701	HR TRAINING	C1	F3	B1	PNT1		295.08	4
	702	HR ASST./WAITING	C1	F3	B1	PNT1		200.87	4
	703	HR DIR.	C1	F3	B1	PNT1		244.96	4
800 REST ROOMS									
	801	MEN	C2	F7	B3	PNT1	TILE WAINCOT ON ALL WALLS	126.38	4
	802	WOMEN	C2	F7	B3	PNT1	TILE WAINCOT ON ALL WALLS	125.19	4
	803	RR	C2	F8	B3	PNT2	TILE WAINCOT ON ALL WALLS	73.92	4
	804	RR	C2	F8	B3	PNT2	TILE WAINCOT ON ALL WALLS	73.89	4
	805	RR	C2	F8	B3	PNT2	TILE WAINCOT ON ALL WALLS	62.83	4
	806	RR	C2	F8	B3	PNT2	TILE WAINCOT ON ALL WALLS	62.83	4
	807	RR	C2	F8	B3	PNT2	TILE WAINCOT ON ALL WALLS	55.61	4
	809	RR	C2	F8	B3	PNT2	TILE WAINCOT ON ALL WALLS	63.40	4
	810	JAN.	C2	F1	B1	PNT1		49.85	4
								15,682.45 ft²	

NOTES:
1. PROVIDE CHAIR RAIL ON WALLS, BOISE PROFILE # 1314. CONFIRM EXACT HEIGHT WITH OWNER.
2. OWNER HAS AN EXISITNG ROLLER RACK ON TRACK THAT IS TO BE INSTALLED HERE.
3. FACE OF COUNTER IS NATURAL STONE.

FINISH SCHEDULE

COMPONENTS:	TYPE	DESCRIPTION	FLAMESPREAD ASTM E662	ASTM E648	REMARKS
FLOOR	F1	12"X12" VINYL COMPOSITION TILE	CLASS A	CLASS 1	SANDRIFT WHITE - 51858
	F2	LUXURY VINYL COMPOSITION TILE PLANK	CLASS A	CLASS 1	ABIDE, 4107V - BRUSHED SUEDE OAK
	F3	CARPET TILE	CLASS A	CLASS 1	FAULT LINES II TILE, ST199 - BREEZE
	F4	PORCELEIN TILE 3X24 PLANK (PT-1)	-	-	RAVENNA NATURAL STONE - TERRA AVORIO
	F5	PORCELEIN TILE 2X2 MOSAIC BAND (PT-2)	-	-	RAVENNA NATURAL STONE - TERRA GRIGIO
	F6	PORCELEIN TILE 12X24 (PT-3)	-	-	RAVENNA NATURAL STONE - TERRA AVORIO
	F7	PORCELEIN TILE 3X24 CHEVRON @ PUBLIC RESTROOMS (PT-4)	-	-	RAVENNA NATURAL STONE - TERRA GRIGIO
	F8	PORCELEIN TILE 3X24 CHEVRON @ PRIVATE RESTROOMS (PT-5)	-	-	RAVENNA NATURAL STONE - TERRA AVORIO
	F9	SEALED CONCRETE	-	-	
WALL	PNT1	PAINTED GYPBD. LEVEL 3 FINISH W/ LIGHT TEXTURE	-	-	SW 7043 - WORLDLY GRAY
	PNT2	PAINTED GYPBD. LEVEL 3 FINISH W/ LIGHT TEXTURE	CLASS A	CLASS 1	SW 7042 - SHOJI WHITE
	W3	NATURAL STONE	CLASS A	CLASS 1	T.B.D.
	W4	WOOD VENEER PANEL; REF ELEVATIONS	CLASS B	CLASS 2	PLAIN SAWN WHITE OAK, STAINED
	W5	PORCELEIN TILE 2X2 MOSAIC BAND (PT-2)	-	-	RAVENNA NATURAL STONE - TERRA GRIGIO
SURFACE	S1	PLASTIC LAMINATE	CLASS A	CLASS 1	WILSONART - WALNUT HEIGHTS, 7965K-12, SOFTGRAIN
	S2	NOT USED			
	S3	NOT USED			
	S4	NOT USED			
	S5	PLASTIC LAMINATE	CLASS A	CLASS 1	WILSONART - MANGALORE MANGO, 7984-39, FINE VELVET
	S6	PLASTIC LAMINATE	CLASS A	CLASS 1	WILSONART - SLATE GREY, D91-60, MATTE
	S7	PLASTIC LAMINATE	CLASS A	CLASS 1	WILSONART - SANTIAM, Y0857-60, MATTE
	S8	PLASTIC LAMINATE	CLASS A	CLASS 1	WILSONART - GREY, 1500-60, MATTE
	S9	GRANITE	CLASS A	CLASS 2	LLANO MEMORIAL WORKS - AMAZON CRYSTAL (OR EQUAL)
BASE	B1	4" VINYL BASE	CLASS B	CLASS 2	SHAWCONTRACT - 170CA WALL BASE 4", 00074 SUEDE
	B2	NOT USED	-	-	
	B3	12X24 TILE WAINSCOT @ 60" AFF; RUNNING BOND PATTERN	-	-	STONESOURCE - COOPERATIVE LIMESTONE GREY
	B4	STAINED WOOD BASE; RE:ELEVATIONS FOR LOCATIONS. RE:DETAIL FOR SIZE	CLASS B	CLASS 2	O.B. WILLIAMS PROFILE #1078, STAINED
CEILING	C1	2X4/2X4 SUSPENDED CEILING TILE WITH TEGULAR NARROW GRID; RE: SPECIFICATIONS	CLASS A	CLASS 1	
	C2	PAINTED GYPBD. LEVEL 3, SMOOTH FINISH	-	-	
	C3	PAINTED GYPBD. PERIMETER FURRING; LEVEL3,SMOOTH FINISH. REFER TO ELEVATIONS FOR CONSTRUCTION	-	-	
	C4	1X6 T&G STAINED DOUGLAS FIR	CLASS B	CLASS 2	HARDWOOD STAINED
	C5	OPEN TO STRUCTURE			

FINISH NOTES:
1. ALL WAINSCOT TILE TO RECIEVE SHLUTER EDGING.
2. SEE DETAIL 16/A6.2 FOR FLOORING TRANSITION DETAILS
3. ALL FINISHES ARE TO BE CLASS C OR BETTTER

KEYNOTES /GENERAL NOTES

2

1. CEILING HEIGHT AT LOBBY
2. 2X6 T&G SOFFIT CHANGED TO 1X6 STAINED DOUGLAS FIR

WALL SYMBOL LEGEND

- NEW STUD WALLS
- MASONRY CLADDING
- WALLS ABOVE
- INSULATED WALLS
- WAINSCOT WALLS
- 1-HR RATED WALL

ALL P-TYPES ARE TO BE B-4 U.N.O.

100% CONSTRUCTION SET

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Burnet City Hall

301 East Jackson Street
Burnet, Texas 78611

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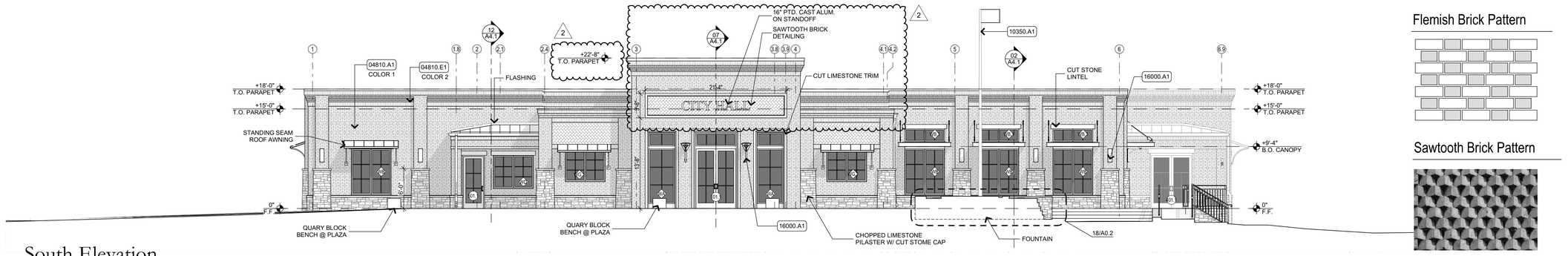
DATE	REVISED	NOTES
05/19/2023		CONSTRUCTION SET - PERMIT
06/20/2023		REVISION 1 - CITY COMMENTS
09/15/2023		BID SET W/ VE REVISIONS

REGISTERED ARCHITECT JAIME A. SEAUX JR. 16943 STATE OF TEXAS

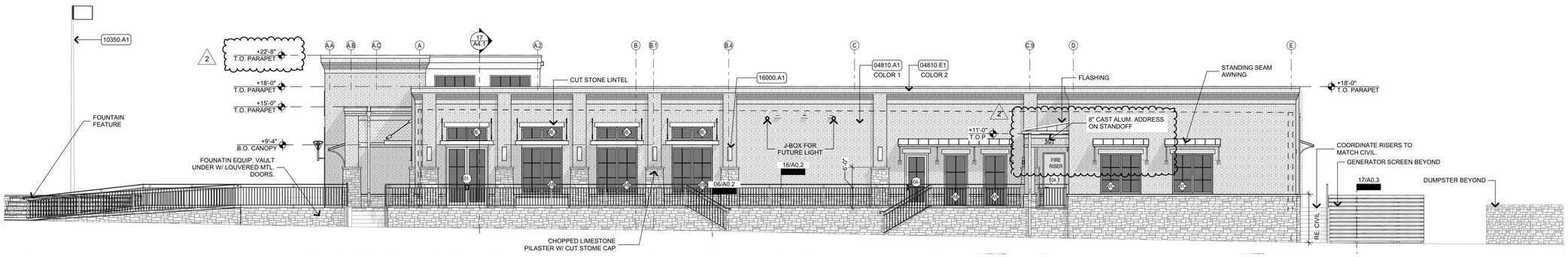
PROJECT NO. 2021-16
RCP
A2.6
19 OF 115 SHEETS

9/15/2023



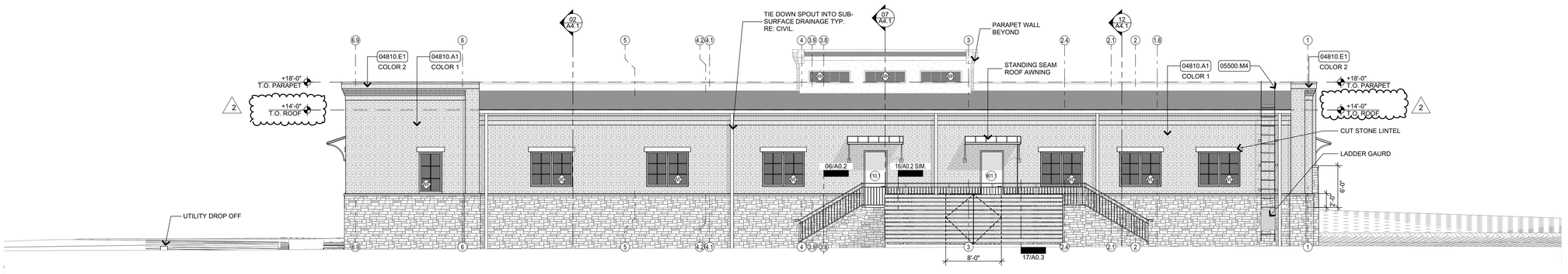
01 South Elevation

SCALE: 1/8" = 1'-0"



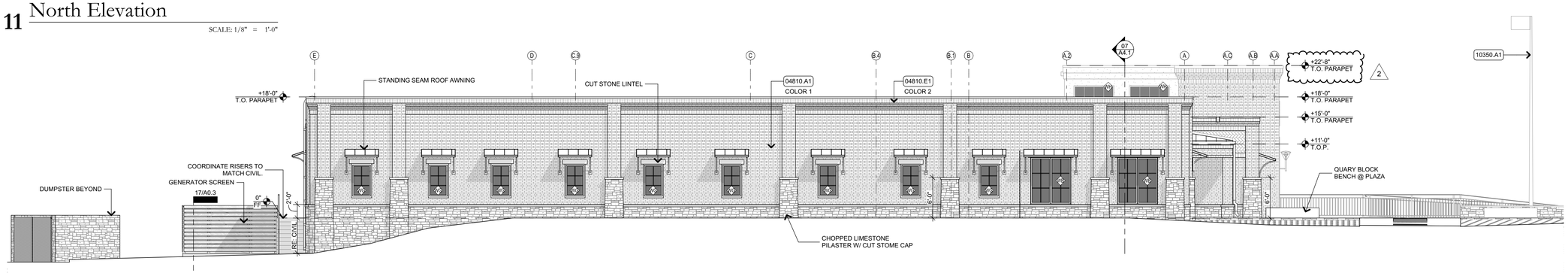
06 East Elevation

SCALE: 1/8" = 1'-0"



11 North Elevation

SCALE: 1/8" = 1'-0"



16 West Elevation

SCALE: 1/8" = 1'-0"

Flemish Brick Pattern

Sawtooth Brick Pattern

KEYNOTES /GENERAL NOTES

Keynotes

04 MASONRY

04810 UNIT MASONRY ASSEMBLIES

04810.A1 FACE BRICK, WITH CONTINUOUS HORIZONTAL REINFORCING AT 16" O.C.

04810.E1 CONTINUOUS BRICK SOLDIER COURSE.

05 METALS

05500 Metal Fabrications

05500.M4 ROOF ACCESS LADDER WITH SECURITY DOOR

10 SPECIALTIES

10350 FLAGPOLES

10350.A1 FLAGPOLE AS PER SPECS.

16 ELECTRICAL

16000.A1 LIGHT FIXTURE

2

1. PARAPET HEIGHT UPDATED
2. UPDATED BUILDING SIGNAGE AT ENTRY
3. ADDED BUILDING ADDRESSING ON EAST ELEVATION

100% CONSTRUCTION SET

TEXAS LOUISIANA

SEAUX+PIERCE architecture L.L.C

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09/15/2023		BID SET W/ VE REVISIONS

REGISTERED ARCHITECT — ELAINE A. SEAUX PIERCE — 16943 — STATE OF TEXAS

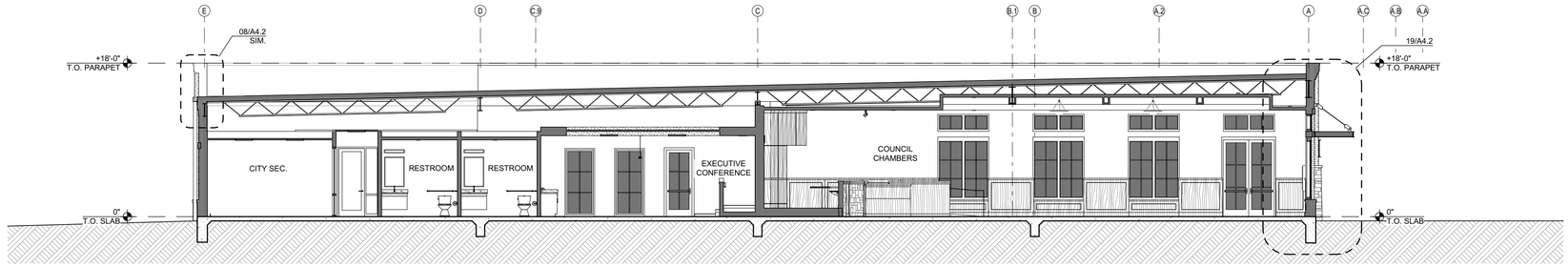
9/15/2023

PROJECT NO. 2021-16

EXTERIOR ELEVATIONS

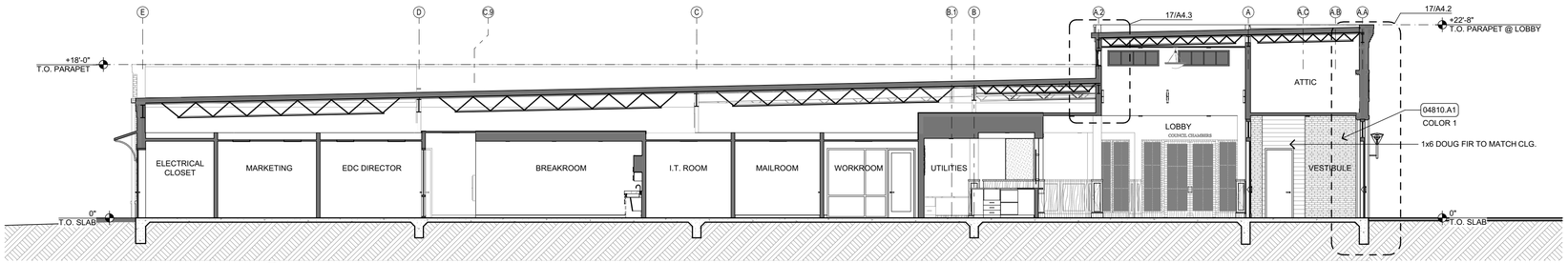
A3.1

20 OF 115 SHEETS



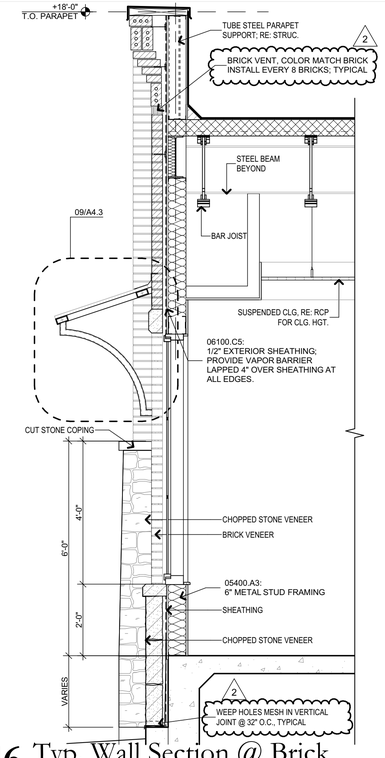
02 N-S Building Section @ Chambers

SCALE: 1/8" = 1'-0"



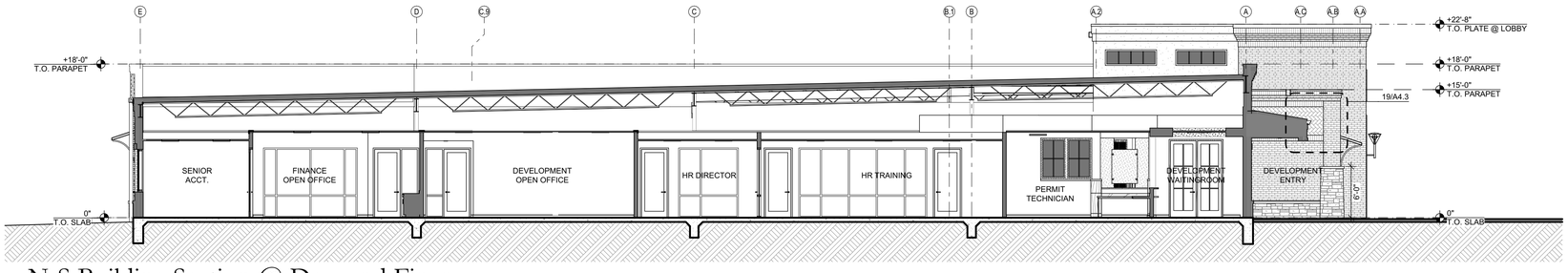
07 N-S Building Section @ Lobby

SCALE: 1/8" = 1'-0"



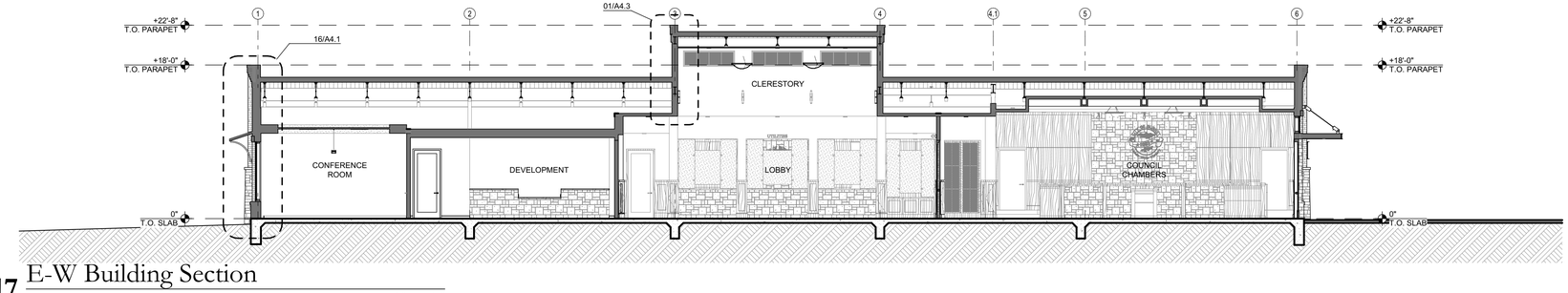
16 Typ. Wall Section @ Brick

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



12 N-S Building Section @ Dev. and Finance

SCALE: 1/8" = 1'-0"



17 E-W Building Section

SCALE: 1/8" = 1'-0"

KEYNOTES /GENERAL NOTES

Keynotes

04 MASONRY
04810 UNIT MASONRY ASSEMBLIES
04810.A1 FACE BRICK, WITH CONTINUOUS HORIZONTAL REINFORCING AT 16" O.C.

05 METALS
05400 COLD FORMED METAL FRAMING
05400.A3 6" METAL STUD FRAMING

06 WOOD AND PLASTICS
06100 Rough Carpentry
06100.C5 1/2" EXTERIOR SHEATHING; PROVIDE VAPOR BARRIER LAPPED 4" OVER SHEATHING AT ALL EDGES.

07 THERMAL AND MOISTURE PROTECTION
07214 Foamed-in-Place Insulation
07214.A2 5-1/2" SPRAYED IN PLACE EXPANDABLE INSULATION.

2

REVISION SUMMARY:

1. DELETED STUCCO WALL DETAIL
2. MODIFIED WALL SECTIONS
3. RAISED PARAPET HEIGHT AT LOBBY
4. REVISED ROOF SLOPE TO BE 1/4" ON 12"

100% CONSTRUCTION SET

TEXAS LOUISIANA
SEAUX+PIERCE architecture
L.L.C
1014 SAILMASTER STREET
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Burnet City Hall

301 East Jackson Street
Burnet, Texas 78611

14 Nov 2023 | 10:46:33

DATE	REVISED	NOTES
05/19/2023		CONSTRUCTION SET - PERMIT
06/20/2023		REVISION 1 - CITY COMMENTS
09/15/2023		BID SET W/ VE REVISIONS
	2	11/10/23 ADDENDUM

REGISTERED ARCHITECT · JAMIE A. SEAUX, JR. · 16943 · STATE OF TEXAS

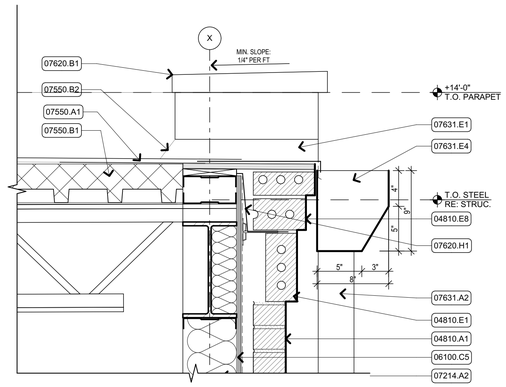
PROJECT NO.
2021-16

BUILDING SECTIONS

A4.1

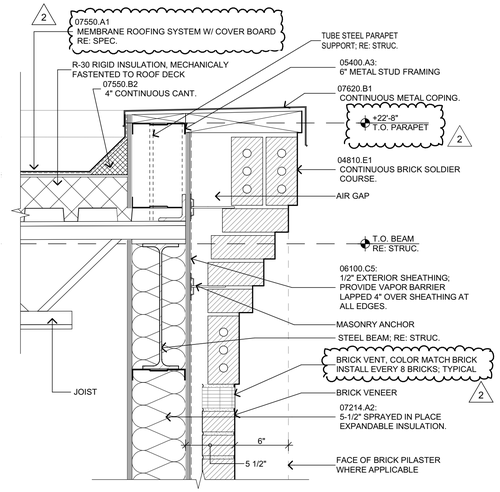
21 OF 115 SHEETS

9/15/2023



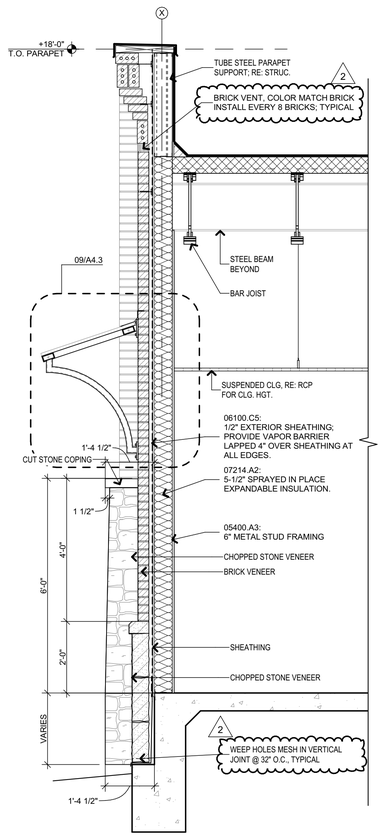
08 Detail @ Scupper

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



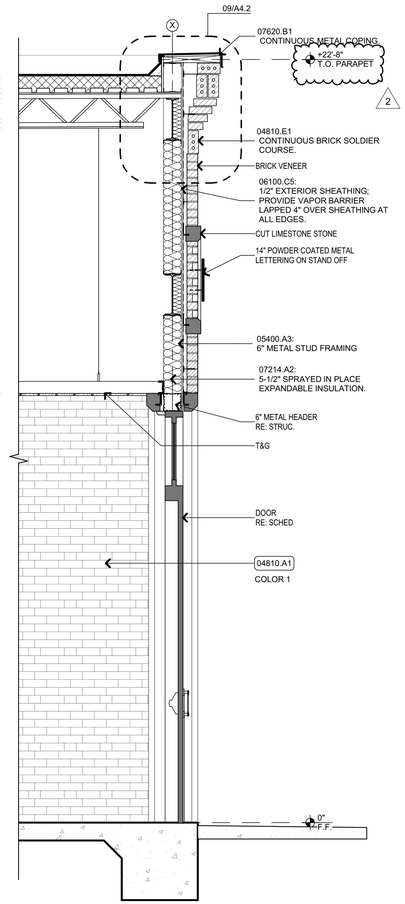
09 Detail @ Parapet

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



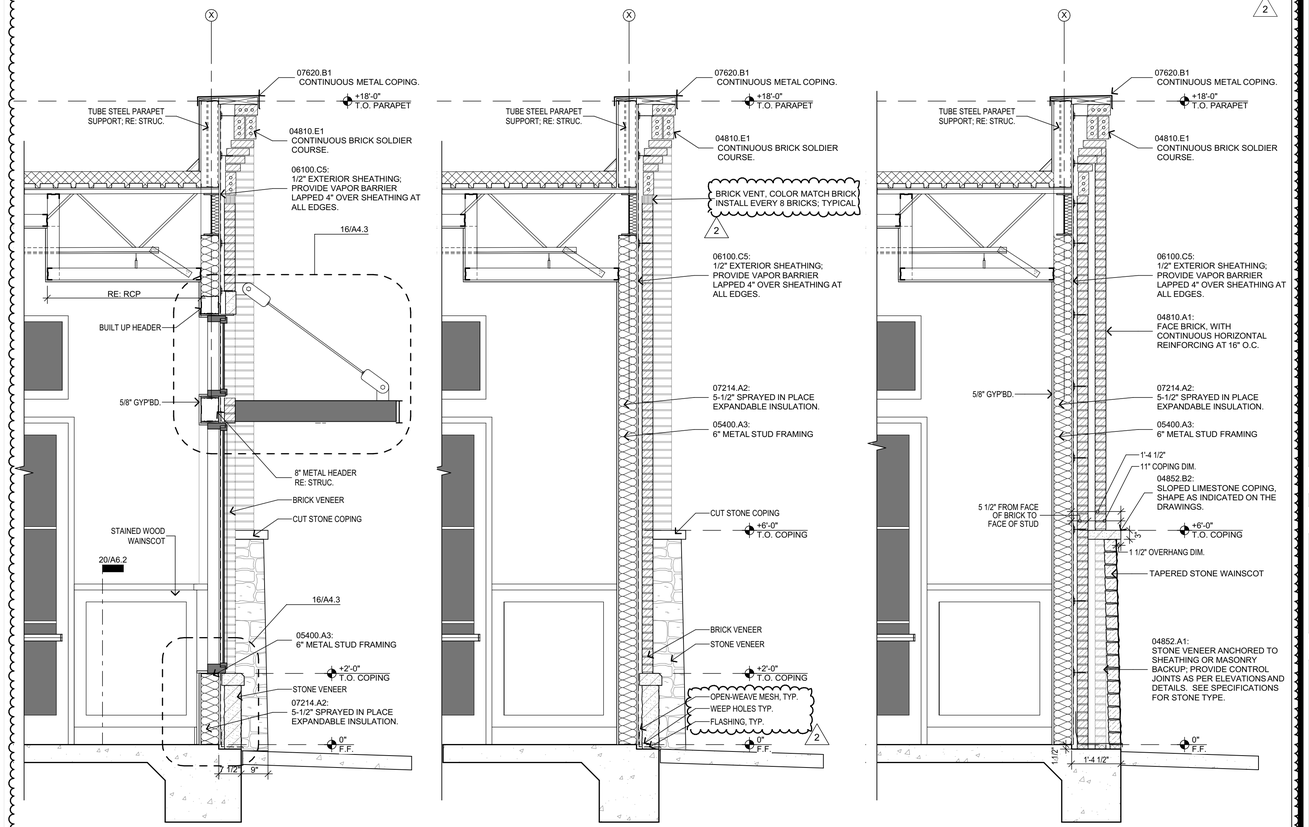
16 Typ. Section @ East Wall

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



17 Wall Section @ Vestibule

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



18 Awning Section @ Council Ch.

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

19 Wall Section @ Council Ch.

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

20 Pilaster Section @ Council Ch.

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

KEYNOTES /GENERAL NOTES

Keynotes

04 MASONRY

04810 UNIT MASONRY ASSEMBLIES

04810.A1 FACE BRICK, WITH CONTINUOUS HORIZONTAL REINFORCING AT 16" O.C.

04810.E1 CONTINUOUS BRICK SOLDIER COURSE.

04810.E8 ROW-LOCK BRICK COURSE

04852 Stone Masonry Veneer

04852.A1 STONE VENEER ANCHORED TO SHEATHING OR MASONRY BACKUP; PROVIDE CONTROL JOINTS AS PER ELEVATIONS AND DETAILS. SEE SPECIFICATIONS FOR STONE TYPE.

04852.B2 SLOPED LIMESTONE COPING, SHAPE AS INDICATED ON THE DRAWINGS.

05 METALS

05100 Structural Steel

05100.B1 STEEL BEAM; RE: STRUC.

05400 COLD FORMED METAL FRAMING

05400.A3 6" METAL STUD FRAMING

06 WOOD AND PLASTICS

06100 Rough Carpentry

06100.C5 1/2" EXTERIOR SHEATHING; PROVIDE VAPOR BARRIER LAPPED 4" OVER SHEATHING AT ALL EDGES.

07 THERMAL AND MOISTURE PROTECTION

07214 Foamed-in-Place Insulation

07214.A2 SPRAYED IN PLACE EXPANDABLE INSULATION.

07550 PVC MEMBRANE ROOFING

07550.A1 MEMBRANE ROOFING SYSTEM W/ COVER BOARD RE: SPEC.

07550.B1 MINIMUM R-30 OR GREATER

07550.B2 4" CONTINUOUS CANT.

07620 Sheet Metal Flashing and Trim

07620.B1 CONTINUOUS METAL COPING.

07620.H1 CONTINUOUS METAL FLASHING.

07631 Gutters and Downspouts

07631.A2 PRE-FINISHED DOWNSPOUT.

07631.E1 OVER-FLOW SCUPPER

07631.E4 METAL COLLECTOR HEAD

2

REVISION SUMMARY:

1. DIM'S ADDED TO STONE WAINSCOT
2. DIM'S ADDED TO PILASTERS
3. FLASHING NOTES ADDED TO WALL SECTIONS
4. ADDED BRICK VENT TO TOP OF PARAPET WALL
5. RAISED PARAPET HEIGHT

100% CONSTRUCTION SET

TEXAS LOUISIANA

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REGISTERED ARCHITECT — BRIAN A. SEAUX, JR. — 18943 — STATE OF TEXAS

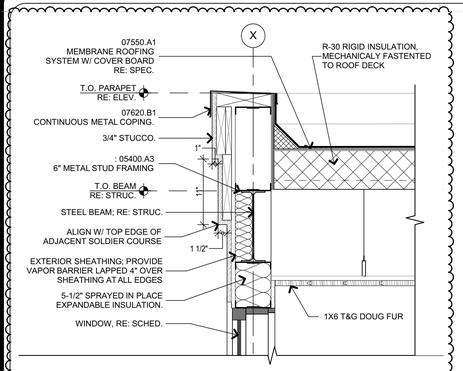
PROJECT NO. 2021-16

WALL SECTIONS

A4.2

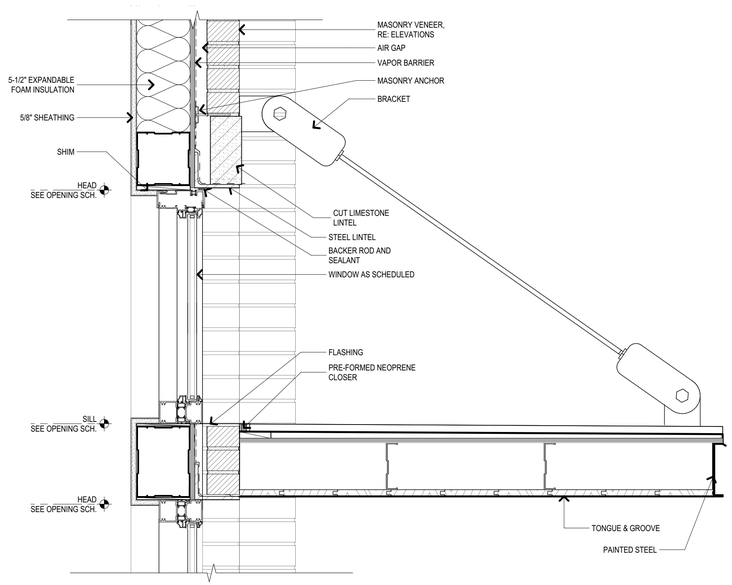
22 OF 115 SHEETS

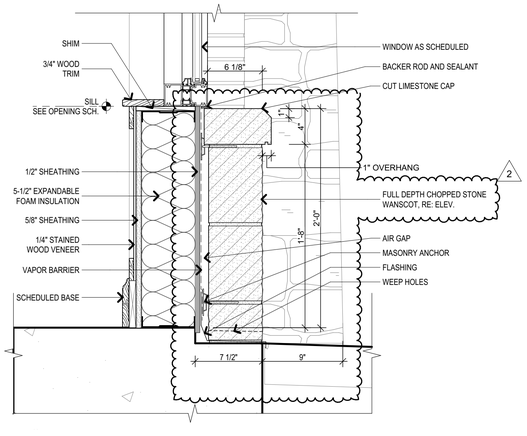
9/15/2023



01 Detail @ Clerestory

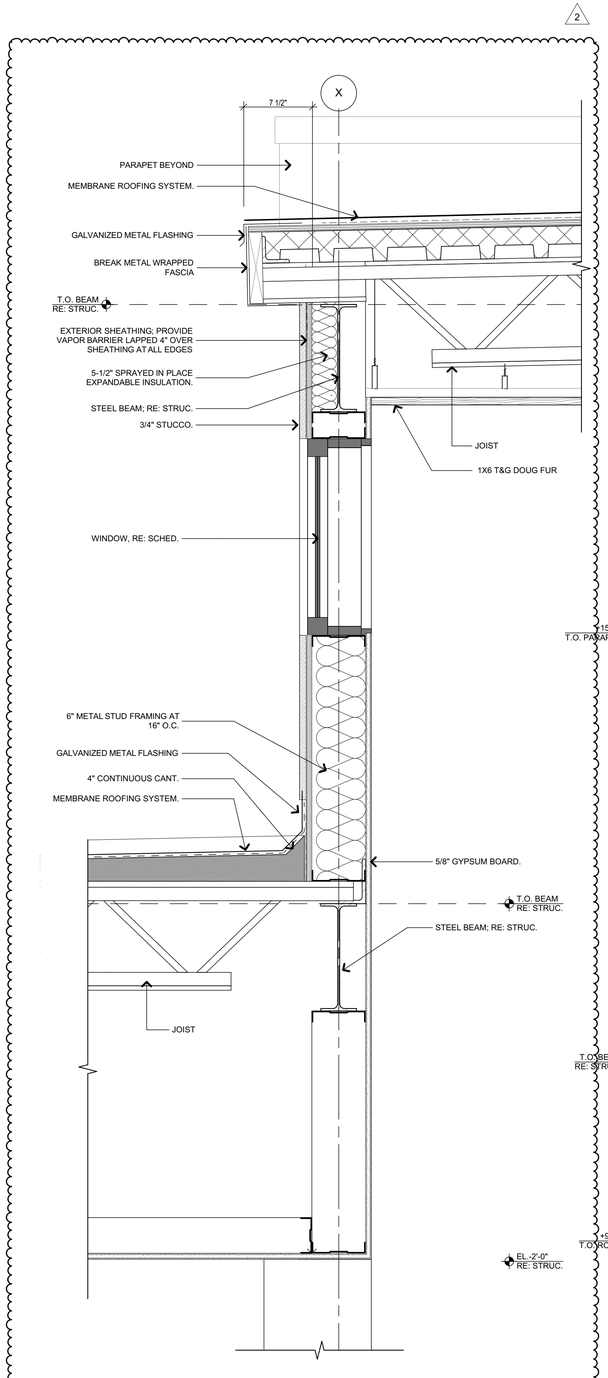
SCALE: 1" = 1'-0"





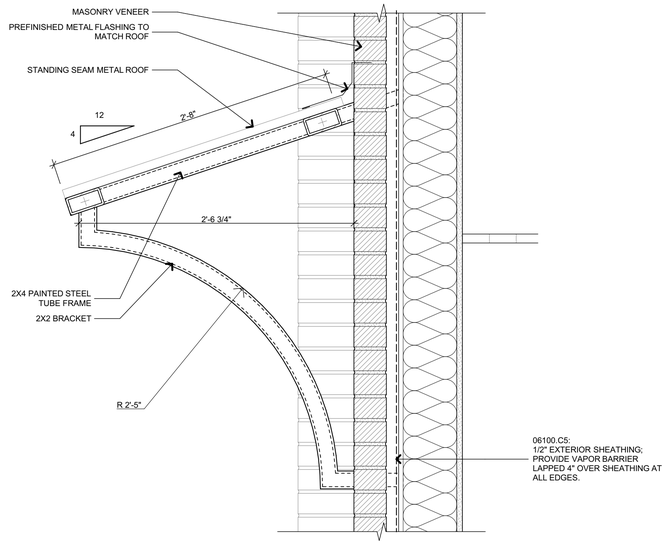
16 Window Detail @ Council Chamber

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



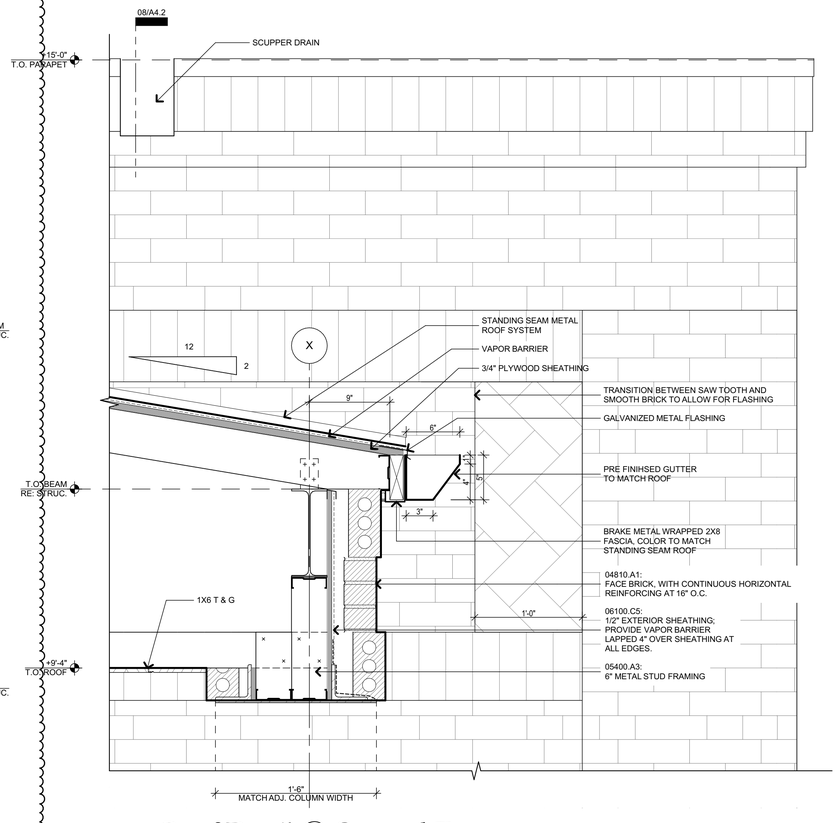
17 Detail @ Clerestory

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



09 Window Awning Detail

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



19 Roof Detail @ Covered Entry

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

KEYNOTES /GENERAL NOTES

Keynotes

04 MASONRY

04810 UNIT MASONRY ASSEMBLIES

04810.A1 FACE BRICK, WITH CONTINUOUS HORIZONTAL REINFORCING AT 16" O.C.

05 METALS

05100 Structural Steel

05100.B1 STEEL BEAM; RE: STRUC.

05400 COLD FORMED METAL FRAMING

05400.A3 6" METAL STUD FRAMING

06 WOOD AND PLASTICS

06100 Rough Carpentry

06100.C5 1/2" EXTERIOR SHEATHING; PROVIDE VAPOR BARRIER LAPPED 4" OVER SHEATHING AT ALL EDGES.

07 THERMAL AND MOISTURE PROTECTION

07214 Foamed-in-Place Insulation

07214.A2 SPRAYED IN PLACE EXPANDABLE INSULATION.

07550 PVC MEMBRANE ROOFING

07550.A1 MEMBRANE ROOFING SYSTEM W/ COVER BOARD RE: SPEC.

07550.B2 4" CONTINUOUS CANT.

09 FINISHES

09220 PORTLAND CEMENT PLASTER

09220.A1 3/4" STUCCO.

09260 Gypsum Board Assemblies (wall and ceiling including framing)

09260.B1 5/8" GYPSUM BOARD.

09260.F8 6" METAL STUD FRAMING AT 16" O.C.

2

REVISION SUMMARY:

1. REVISED STONE WAINSCOT
2. ADDED PARAPET DETAIL
3. UPDATED CLERESTORY DETAIL

100% CONSTRUCTION SET

TEXAS LOUISIANA

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1014 SAILMASTER STREET
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REGISTERED ARCHITECT
JAIME A. SEAUX PIERCE
16943
STATE OF TEXAS

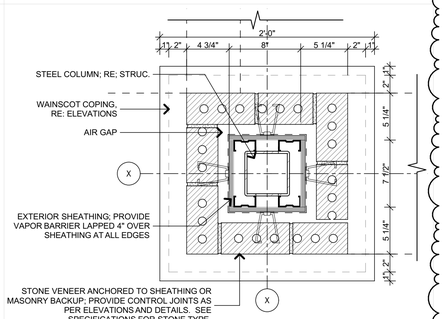
9/15/2023

PROJECT NO.
2021-16

WALL SECTIONS

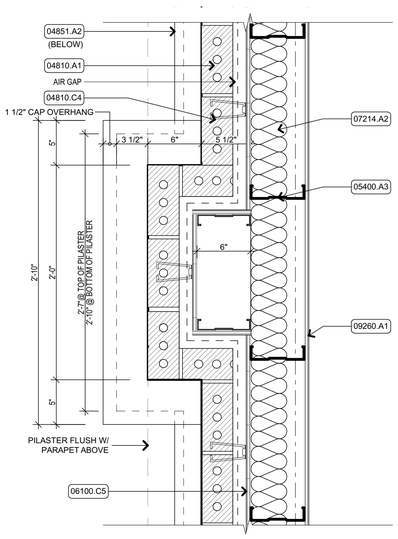
A4.3

23 OF 115 SHEETS



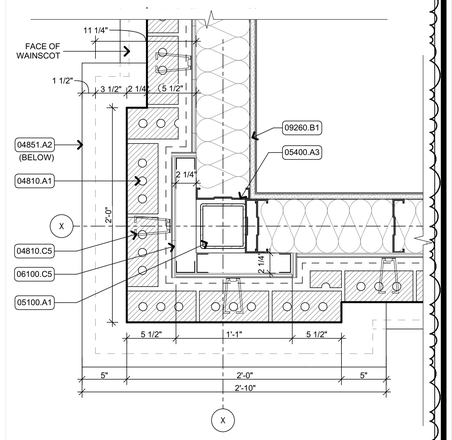
08 Detail @ Brick Column

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



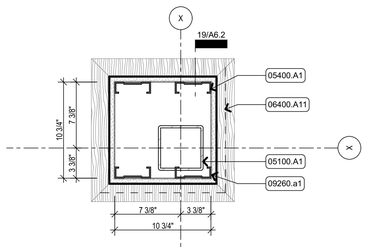
09 Detail @ Pilaster

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



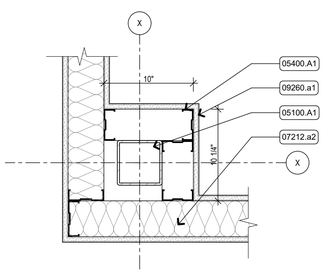
10 Detail @ Pilaster

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



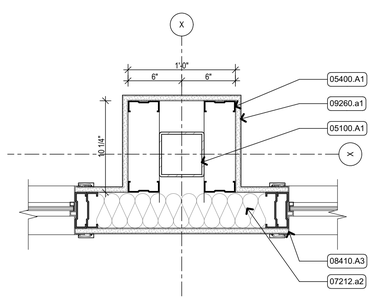
13 Detail @ Interior Column

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



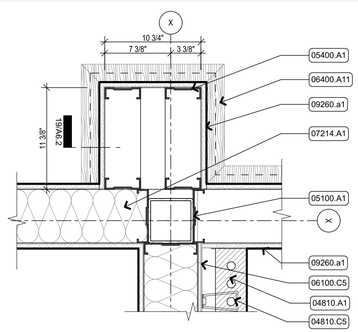
16 Detail @ Interior Column

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



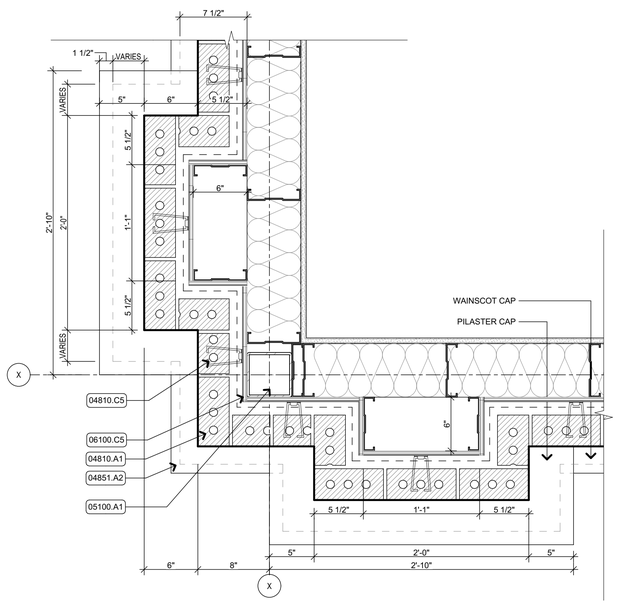
17 Detail @ Interior Column

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



18 Detail @ Interior Column

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



19 Detail @ Pilaster Corner

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

BIMcloud spserver - BIMcloud Basic for ARCHICAD 25/Burnet City Hall

KEYNOTES /GENERAL NOTES

Keynotes

04 MASONRY

04810 UNIT MASONRY ASSEMBLIES

04810.A1 FACE BRICK, WITH CONTINUOUS HORIZONTAL REINFORCING AT 16" O.C.

04810.C4 MASONRY ANCHOR ATTACHED TO C.M. BACK-UP

04810.C5 MASONRY ANCHOR SCREWED TO METAL STUD.

04851 CUT STONE VENEER

04851.A2 SLOPED LIMESTONE SILL WITH DRIP CUT INTO BOTTOM EDGE.

04852 Stone Masonry Veneer

04852.A1 STONE VENEER ANCHORED TO SHEATHING OR MASONRY BACKUP; PROVIDE CONTROL JOINTS AS PER ELEVATIONS AND DETAILS. SEE SPECIFICATIONS FOR STONE TYPE.

05 METALS

05100 Structural Steel

05100.A1 STEEL COLUMN; RE; STRUC.

05400 COLD FORMED METAL FRAMING

05400.A1 3-5/8" METAL STUD FRAMING AT 16" O. C.; (USE 1-5/8"FLANGE, 16 GAGE, WITH NO UNBRACED LENGTH TO EXCEED 11')

05400.A3 6" METAL STUD FRAMING

06 WOOD AND PLASTICS

06100 Rough Carpentry

06100.C5 1/2" EXTERIOR SHEATHING; PROVIDE VAPOR BARRIER LAPPED 4" OVER SHEATHING AT ALL EDGES.

06400 Architectural Woodwork (Interior)

06400.A11 2" STAINED WOOD CAP, MATCH ADJACENT MILLWORK

07 THERMAL AND MOISTURE PROTECTION

07212 Board and Batt Insulation

07212.a2 6"" FIBERGLASS BATT INSULATION.

07214 Foamed-in-Place Insulation

07214.A1 SPRAYED IN PLACE EXPANDABLE INSULATION.

07214.A2 SPRAYED IN PLACE EXPANDABLE INSULATION.

08 DOORS AND WINDOWS

08410 METAL-FRAMED STOREFRONTS

08410.A3 ALUMINUM WINDOW UNIT; SEE OPENING SCHEDULE.

09 FINISHES

09260 Gypsum Board Assemblies (wall and ceiling including framing)

09260.A1 5/8"" TYPE 'X' GYPSUM BOARD.

09260.B1 5/8" GYPSUM BOARD.

2 ADDED PILASTER DIMENSIONS

100% CONSTRUCTION SET

TEXAS LOUISIANA

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REGISTERED ARCHITECT — JAMIE A. SEAUX, JR. — 16943 — STATE OF TEXAS

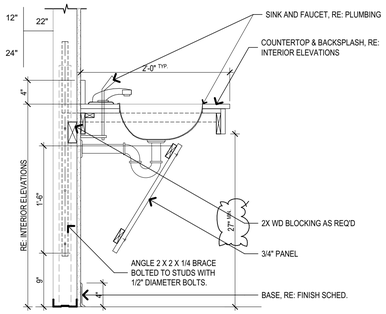
PROJECT NO. 2021-16

PLAN DETAILS

A4.4

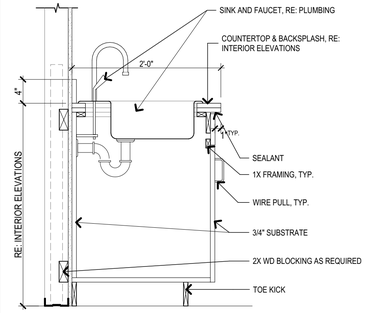
24 OF 115 SHEETS

9/15/2023



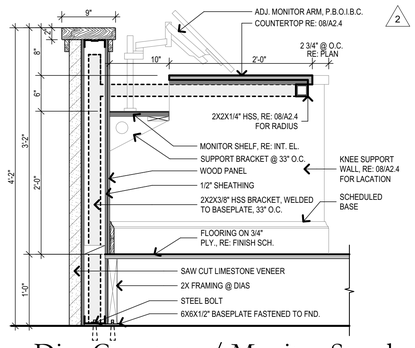
04 Cabinet Base | ADA Sink

SCALE: 1" = 1'-0"



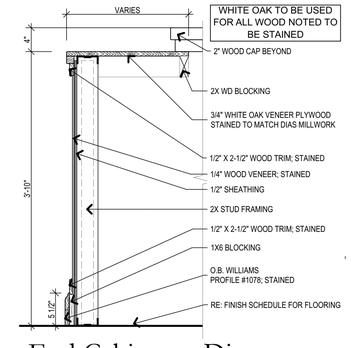
05 Cabinet | Base w/ Sink

SCALE: 1" = 1'-0"



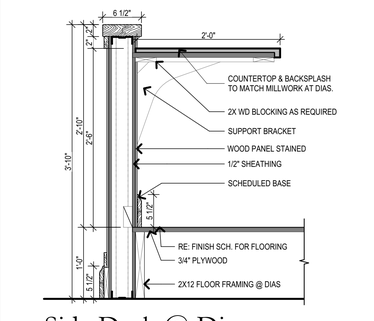
08 Dias Counter w/ Monitor Stand

SCALE: 1" = 1'-0"



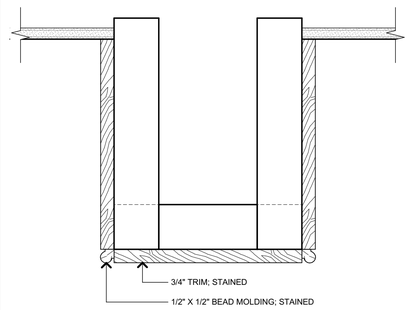
09 End Cabinet at Dias

SCALE: 1" = 1'-0"



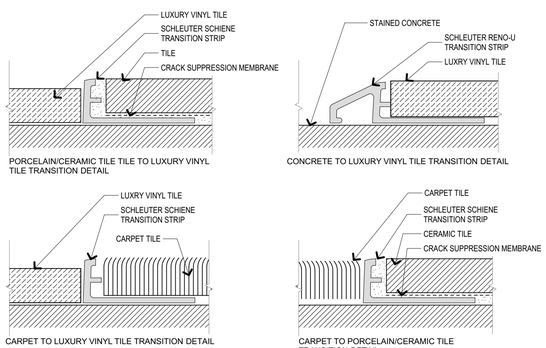
10 Side Desk @ Dias

SCALE: 1" = 1'-0"



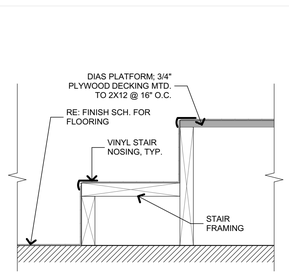
15 Ceiling Detail

SCALE: 3" = 1'-0"



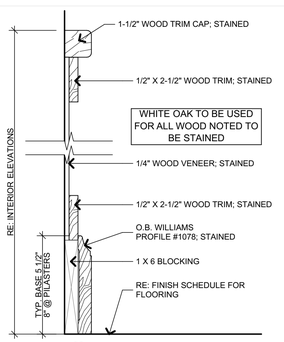
16 Flooring Transitions

SCALE: 1" = 1'-0"



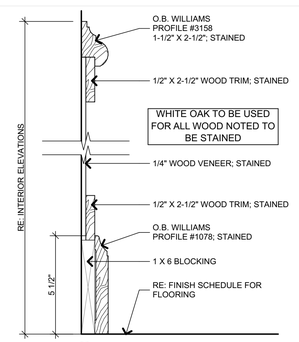
18 Stair Nosing Detail

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



19 Wainscot @ Lobby

SCALE: 3" = 1'-0"



20 Wainscot @ Council Chamber

SCALE: 3" = 1'-0"

KEYNOTES /GENERAL NOTES

2 DIAS CABINET DETAIL UPDATED

100% CONSTRUCTION SET

TEXAS LOUISIANA

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Burnet City Hall

301 East Jackson Street
Burnet, Texas 78611

14 Nov 2023 | 10:46:33

DATE	REVISED	NOTES
05/19/2023		CONSTRUCTION SET - PERMIT
06/20/2023		REVISION 1 - CITY COMMENTS
09/15/2023		BID SET W/ VE REVISIONS
	2	11/10/23 ADDENDUM

REGISTERED ARCHITECT — MARK A. SEAUX-PIERCE — 16943 — STATE OF TEXAS

9/15/2023

PROJECT NO. 2021-16

INTERIOR DETAILS

A6.2

33 OF 115 SHEETS

GENERAL

1. Dimensions refer to rough surfaces. The contractor must verify all dimensions and elevations prior to start of construction. The engineer shall be notified of any discrepancies or inconsistencies.
2. All drawings are considered part of the contract documents. The contractor shall be responsible for review and coordination of all drawings and specifications prior to start of construction. Any discrepancies that occur shall be brought to the attention of the engineer prior to the start of construction so that clarifications can be issued. Any work in conflict with contract documents or any code requirements shall be corrected by the contractor at his own expense and at no expense to the owner or structural engineer.
3. All work shall conform to the minimum standards of the building code as well as any other regulating authority over any portion of the work including those additional codes and standards listed in the structural notes and specifications.
4. The engineer shall not control and shall not be responsible for construction means, methods, techniques, sequences, or procedures; for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractor, or for any persons performing the work, or for the failure of any of them to carry out the work in accordance with the contract documents.
5. Site observations by field representatives of the engineer are solely for the purpose of determining if the work of the contractor is proceeding in accordance with the structural contract drawings. This limited site observation should not be constructed as exhaustive or continuous to check the quality of the work, but rather an effort to guard the owner against defects or deficiencies in the work of the contractor.
6. All structures require periodic maintenance to extend life span and to ensure structural integrity from exposure to the environment. A planned program of maintenance shall be established by the building owner. This program shall include items such as painting of structural steel, protective coating for concrete, sealants, caulked joints, expansion joints, control joints, spalls, and cracks in concrete.
7. Refer to Architectural, Mechanical, Electrical and Plumbing drawings for additional information not shown in the structural drawings. Notify engineer of any discrepancies.
8. Contractor shall coordinate the requirements for building equipment supported on or from the structure. Submittals identify all equipment supported on or from the structure. Submittals identify all equipment including size, dimensions, clearances, accessibility, weights, and reactions. Any deviations from specified equipment shall be noted on the submittals.
9. Shop drawings shall be prepared for all structural items and submitted for review by the Engineer. Contract Drawings shall not be reproduced and used as shop drawings. All items deviating from the Contract Drawings or from previously submitted shop drawings shall be noted.
10. The details designated as "Typical Details" apply generally to the Drawings in all areas where conditions are similar to those described in the details.
11. The design and provision of all temporary supports required for the execution of the contract such as guys, braces, shores, reshores, falsework, supports and anchors are not included in these drawings and shall be the responsibility of the Contractor. Temporary supports shall not result in the overstress or damage to the structure.

REQUIRED SUBMITTALS

1. CONCRETE REBAR SHOP DRAWINGS
3. CAST-IN-PLACE ANCHOR RODS
4. STEEL STRUCTURAL EMBEDS
5. STEEL STRUCTURAL SHOP DRAWINGS

REQUIRED OBSERVATIONS BY ENGINEER OF RECORD

The structural engineer of record, or his designate, shall provide structural observation of the structural system for general conformance to the approved plans and specifications at significant construction stages:

1. PREPOUR OF FOUNDATION
2. STEEL FRAMING
3. COLD-FORMED STEEL FRAMING, PRIOR TO BUILDING WRAP

The structural observation is an integral component of the oversight of the construction of the project. If the observations are not performed due to negligence of the owner or contractor, or the contractor does not address the issues raised by the engineer of record at the structural observation, the engineer of record is released of any claims regarding the structural design.

SUBSTITUTIONS

All requests for substitutions of materials or details shown in the contract documents shall be submitted for approval during the bidding period. Once bids are accepted, proposed substitutions will be considered only when they are officially submitted with an identified savings to be deducted from the contract.

BEYOND SCOPE OF STRUCTURAL ENGINEER

The following items are beyond the scope of the structural engineer and are therefore the responsibility of others. The client is responsible for arranging for the design of these systems. Any mention of these items on these drawings is for information purposes only and does not relieve the client of these responsibilities.

1. Drainage systems including surface drainage, any area inlets, grate drains, french drains, and subgrade drainpipes.
2. Waterproofing systems including vapor barriers, roofing, flashing, waterproofing, and drip edges.
3. Ventilation of crawlspace and attic
4. Glazing design and attachment

CODES

All work shall be performed in accordance with applicable sections of the 2015 edition of the International Building Code (IBC 2015), all local amendments to the Code per City of Burnet, and all referenced codes, specifications, and standards listed below.

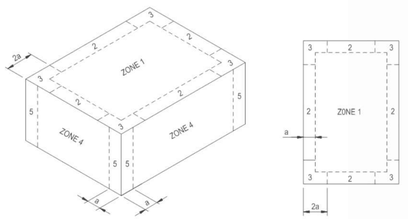
1. Structural Concrete: ACI 318-14 "Building Code Requirements for Reinforced Concrete"; American Concrete Institute.
2. Structural Steel: ANSI/AISC 360-10" Specification for Structural Steel Buildings", as published in the Manual of Steel Construction 15th Edition; American Institute of Steel Construction.
3. Structural Cold Formed Steel: AISI S100-12 "North American Specification for the Design of Cold Formed Steel Structural Members, 2012"; American Iron and Steel Institute.

LOADS

1. Risk Category of Building per 2015 IBC Table 1604.5 = II
2. Wind Loads – Main Wind Force Resisting System:

Wind Load Design Variables	Value
Basic Wind Speed (3 second gust, mph)	115
Exposure Category	B
Internal Pressure Coefficient, Cpi	+/- 0.18
Topographic Factor, Kzt	1.0

3. Wind Loads – Components & Cladding:



ISOMETRIC VIEW

PLAN VIEW

COMPONENT AND CLADDING WIND LOAD PER AREA (SQ. FT)

EFFECTIVE WIND AREA (SQ. FT)

a = X'-XX"	10	20	50	100	500
Zone 1	24	24	23	22	22
Zone 2	40	36	30	26	26
Zone 3	60	59	36	26	26
Zone 4	24	23	22	20	19
Zone 5	29	27	25	23	19

(a) Components and Cladding Wind Pressures are based on ASCE 7-16 Chapter 30 Part 3: Buildings with h > 60 ft.

(b) Components and Cladding zone locations are based on ASCE 7-16 Table 30.7-2 for Flat Roofs θ < 10 deg.

(c) For parapets around the perimeter of the roof equal to or higher than 3 ft, Zone 3 shall be treated as Zone 2.

(d) All Parapet Components and Cladding Wind Pressures shall be determined through ASCE 7-16 Figure 30.7-1.

4. Earthquake Loads – Seismic design lateral Loads on structural frames are based on the following:
   a. Seismic Importance Factor 1.0
   b. Mapped Spectral Response Accelerations
      S/S 0.058g
      S/1 ..... 0.033g
   c. Site Class ..... D
   d. Spectral Response Coefficients
      S/DS 0.062
      S/D1 ..... 0.053
   e. Seismic Design Category ..... A
6. Live Loads – Commercial

Location/Element	Live Load (psf)	Remarks & Footnotes (e)
Handrails & Pedestrian Guardrails	50 plf or 200 lb	(a)
Stairs & Exits	100 psf or 300 lb	Stair treads per note (b)
Vehicle Barrier	6000 lbs	Applied horizontally at both 18" and 27" above the level (c)
Lobbies	100	2000 lbs
Corridors at First Floor	100	
Offices	50 + 15	2000 lbs (d)
Fixed-seat Courtroom	60	
Mechanical Rooms	150	
Light Storage Area	125	
Roofs	20 psf or 300 lb	Area load is reducible. Point load per note (b), See below for Snow Load

(a) Top rail shall be designed to resist 50 PLF line load or 200 lb point load applied in any direction at any point. Intermediate rails (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 LB on an area not to exceed 1 ft square. These three loads are to be considered separately with worst case used for design.

(b) Place 300 lb concentrated load over 2"x2" area at any point to produce maximum stress. Area load and concentrated load are to be considered separately with worst case used for design.

(c) Need not apply concurrently with other handrail and guardrail loads; applied over not more than 1 square foot.

(d) Floors for Business Group B (Offices) Occupancy shall be designed with a basic floor Live Load plus an additional 15 PSF (minimum) live loading for moveable partitions.

(e) Unless otherwise noted, point loads to be distributed over a 2.5ft x 2.5ft area and located to produce maximum load effects on structural members.

7. Dead Loads:

Location/Element	Dead Load (psf)	Remarks
Roofing (TPO)	8	
Roof Total Top Chord Bottom Chord	25 psf 15 psf 10 psf	For open web steel joist design, 500 lb (a).
Brick Veneer	50	

(a) Point load to be applied at any panel point on the top or bottom chord of each open web steel joist (wherever it produces the highest stress).

8. Snow Loads:

Snow Load Design Variables	Value
Flat Roof Snow Load, psf	20
Ground Snow Load, psf	5
Snow Importance Factor	1.0

BUILDING PAD (REMOVE & REPLACE)

1. Building pad preparation information is based on a geotechnical report provided by Holt Engineering, Inc, File No: 01-00323 dated January 26, 2023.
2. Prior to excavating for building pads or placing any fill soils, all organic materials, existing pavements, and otherwise unsuitable materials shall be removed from planned building areas to a depth of 36" minimum below grade. Site stripping shall include the limits of any proposed building and abutting sidewalks or flatwork, plus a horizontal distance of 5 feet beyond.
3. Concrete slab to be built over 36" of select compacted fill.
4. Bottom of exterior grade beams shall be founded 48" BELOW GRADE.
5. Bottom of grade beams shall have a slope less than or equal to 1 in 10. Under no circumstances shall concrete beams be placed on sloping grade greater than 1 in 10. Bottom of grade beams shall be free of loose deleterious fill material including topsoil, loose rocks, crushed rock, base material, water, or moist soil.
6. Place imported select fill in approximately 8-inch loose lifts, watered as required and compacted to 95 percent of maximum dry density (as defined in ASTM D 698) at a moisture content within -3 to +3 percent of optimum moisture content. Compacted thickness of each lift should not exceed 6 inches.
7. Grade adjustments within the building limits shall be accomplished with select fill soils meeting TxDOT standard specifications Item 247, Type A, Grade 4 (Crushed Limestone Base Material). All structural fill shall be placed on prepared surfaces in lifts not to exceed eight inches loose measure with compacted thickness not to exceed six inches. The fill shall be compacted to at least 95 percent of the ASTM 698 maximum dry density at a moisture content ranging between -2 and +3 percent of optimum moisture content.
8. Where not covered by concrete flatwork or pavements, provide 2-foot-thick clay caps at overbuild areas along the perimeters of slabs-on-grade over building pads, to protect from moisture intrusion. Caps shall slope away from buildings.
9. Provide a 10-mil vapor barrier placed according to manufacturer's recommendations between the bottom of slab and the top of the select fill. Moisture barrier shall not be draped continuous across the bottom of grade beams.
10. Foundation slab concrete should be placed within 2 weeks of the completion of trench excavations and the moisture barrier should be installed before any notable rainfall event. If the bearing soils are softened by surface water intrusion or disturbance, the softened soils must be removed from the foundation excavation bottom prior to concrete placement. Exposure to the environment may weaken the soils at the grade beam bearing level if the foundation excavations remain open for an extended duration.

CONCRETE FOOTINGS

1. Foundations have been designed based on a geotechnical report provided by Holt Engineering, Inc, File No: 01-00323 dated January 26, 2023.
2. Concrete footing design is based on the following allowable net bearing capacities:
   a. Bearing 48" minimum below existing grade ..... 2,500 psf
   b. Bearing 60" minimum below existing grade ..... 3,000 psf
3. Bearing stratum shown on the footing details is 48" minimum embedment into existing grade.
4. Footings not specifically located on the plan shall be located on centerline of pilaster or column above. Where no pilaster or column occurs, locate on centerline of wall or beam.
5. Elevation of top of footings, unless noted otherwise on drawings, is at the bottom of the deepest intersecting beam or wall supported by the footing.
6. Footing excavations shall be to neat lines and shall be free of loose or wet materials.
7. Concrete should be placed within 2 weeks of the completion of footing excavations and the moisture barrier should be installed before any notable rainfall event. If the bearing soils are softened by surface water intrusion or disturbance, the softened soils must be removed from the foundation excavation bottom prior to concrete placement. Exposure to the environment may weaken the soils at the grade beam bearing level if the foundation excavations remain open for an extended duration.
8. See plans and schedules for footing sizes, reinforcing and depths.
9. All footings shall be inspected by a representative of Fort Structures in order to ensure that the proposed bearing material has been reached in accordance with the plans and that the footing has been constructed to specified size, with detailed reinforcing, and to specified tolerances.

CAST IN PLACE CONCRETE

1. Comply with the provisions of the following latest codes, specifications, and standards, except as otherwise shown or specified:
   a. ACI 301 "Specifications for Structural Concrete for Buildings".
   b. ACI 311 "Recommended Practice for Concrete Inspection".
   c. ACI 318 "Building Code Requirements for Reinforced Concrete".
   d. ACI 347 "Recommended Practice for Concrete Formwork".
   e. ACI 304 "Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete".
   f. Concrete Reinforcing Steel Institute, "Manual of Standard Practice".
2. Cast in place concrete shall meet the following requirements:

Use/Location	Strength f'c (psi)	Testing Age (days)	Max Aggregate Size	Exposure Class	Type	Slump
Footings	3000	28	1"	-	C33	3"-5"
Slabs on Grade	3000	28	1"	A	C33	3"-5"
Site Retaining Walls	3000	28	1"	A	C33	3"-5"

3. Provide 3 percent plus or minus 1 ½ percent of entrained air in concrete permanently exposed to the weather.
4. Contractor shall develop and submit a hot weather concreting plan for approval. Follow ACI 305 recommendations in developing hot weather concreting plan.
5. Proper consolidation shall be achieved through externally vibrating the forms, vibrating the wet concrete or by other appropriate means.
6. Embedded conduits, pipes, and sleeves shall meet the requirements of ACI 318-19, Section 6.3, including the following:
   a. Conduits and pipes embedded within a slab, wall, or beam (other than those passing through) shall not be larger in outside dimension than 1/3 the overall thickness of the slab, wall, or beam in which they are embedded.
   b. Conduits, pipes, and sleeves shall not be spaced closer than three diameters on center.
7. Concrete pours shall not exceed 8000 square feet or 100 linear feet on each side without prior approval by the Architect for each pour or noted on plan.
8. Submittal: Submit proposed mix designs in accordance with ACI 301, chapter 3.9. Each proposed mix design shall be accompanied by a record of past performance based on at least 30 consecutive strength tests, or by three laboratory trial mixtures with confirmation tests.
9. Contractor shall coordinate all exposed concrete with architectural finish and specifications. Contractor shall submit concrete curing procedure for all architecturally exposed concrete.
10. The contractor is responsible for correction of concrete work which does not conform to the specified requirements, including strength, tolerances, and finishes. Correct deficient concrete as directed by the architect.

CONCRETE REINFORCEMENT

1. Reinforcing steel shall be deformed new billet steel bars in accordance with ASTM A615 Grade 60.
2. Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual.
3. All hooks and bends in reinforcing bars shall conform to ACI detailing standards unless shown otherwise.
4. Provide reinforcing bars in accordance with the bar bending diagram if bar types are specified. In unscheduled beams, slabs, columns, and walls detail reinforcing as follows:
   a. Lap top reinforcing bars at mid span.
   b. Lap bottom reinforcing bars at the supports.
   c. Lap vertical bars in columns and walls only at floor lines, unless noted otherwise.
   d. Refer to lap splice schedule for splice length requirement.
   e. Reinforcement labeled as continuous shall be lap spliced 38 bar diameters as a minimum, unless otherwise noted.
   f. Provide standard hooks in top bars at cantilever and discontinuous ends of beams, walls, and slabs.
   g. Provide corner bars for all horizontal bars at the inside and outside faces of intersecting beams or walls. Corner bars are not required if top, bottom, or horizontal bars are hooked.
5. Welding of reinforcing steel will not be permitted.
6. Heat shall not be used in the fabrication or installation of reinforcement.
7. Reinforcing steel clear cover shall be as follows:
   a. Concrete cast against earth ..... 3"
   b. Concrete exposed to earth or weather ..... 2"
   c. Ties in columns and beams ..... 1 ½"
   d. Bars in slabs ..... ¾"
   e. Bars in walls ..... ¾"
8. Submittal: Submit shop drawings for fabrication, bending, and placement of concrete reinforcement. Comply with ACI 315 "Details and Detailing of Concrete Reinforcement". Do not reproduce the Contract Drawings for use as shop drawings.

STRUCTURAL STEEL

1. Structural Steel shall conform to ASTM A992 or A572, grade 50 except where A36 is noted on plan, except that miscellaneous plates, angles, and channels may be A572, grade 50 or A36. Steel pipe shall conform to ASTM Specification A 501 or ASTM A 53, Type E or S, Grade B. Steel tube shall conform to ASTM Specification A 500, Grade B, Fy 46 ksi.
2. Anchor bolts shall conform to ASTM F1554 grade 36 ksi.
3. Column base plates shall be grouted with a non-shrink, high strength nonmetallic grout conforming to ASTM C827, and shall have a compressive strength at 28 days of 5000 psi. Pre-grouting of base plates will not be permitted.
4. Studs shall be Nelson stud type S3L (Fu=65 ksi) or acceptable equal. Studs shall be made from cold drawn steel conforming to ASTM A108.
5. Deformed bar anchors shall be Nelson D2L or KSM deformed bar anchors (or acceptable equal) and shall be made from cold drawn wire per STM A490 conforming to ASTM A108 with minimum yield strength of 70 ksi. Anchors shall be automatically and welded with suitable welding equipment in the shop or in the field. Welding shall be in accordance with the recommendations of Nelson Stud Company or KSM Welding Company.
6. Structural steel detailing, fabrication, and erection shall conform to the AISC "Specification for Steel Buildings" and the AISC "Code of Standard Practice for Steel Buildings and Bridges" except that paragraph 4.2.1 "the owner's acceptance of all responsibility for the design adequacy of any connections designed by the fabricator" is deleted. Typical connection details are indicated in the drawings. The fabricator shall prepare drawings based on these details. If alternate connection designs are used, the fabricator shall have a registered professional engineer prepare the connection designs. Such connection shall bear the engineer's seal and shall be submitted with shop drawings.
7. Splicing of structural steel members is prohibited without prior approval of the Engineer as to location and type of splice to be made. Any member having splice not shown and detailed on shop drawings will be rejected.
8. All welds denoted as moment connection or full penetration weld shall be ultrasonically or x-ray certified by an independent testing agency.
9. Contractor shall coordinate structural steel fireproofing requirements. All interior structural steel, including steel joists, scheduled, or indicated to receive spray applied fireproofing shall be delivered to the project site unprimed. Steel exposed to corrosive conditions after installation shall be primed with a protective coating which does not diminish the bond between the spray applied fireproofing, and the steel substrate. Any primer, and/or coating applied to structural steel shall be approved for use in the applicable U.L. Fire Resistance Assembly used on the project. Contractor shall protect any unprimed structural steel from detrimental effects of corrosion, as required, until the steel is enclosed and protected by the new construction.
10. Shop painting: Paint structural steel with one coat of manufacturer's standard red oxide primer applied at a rate to provide a uniform dry film thickness of 2.5 mils. Ref. Arch for Finish Coat
11. Submittal: Provide drawings showing details for fabrication and shop assembly of members, erection plans and details. Include details of connections, camber, weld profiles and sizes and spacing. Shop and erection drawings shall not be made using reproductions of the contract drawings.
12. Contractor must fabricate and erect steel in accordance with OSHA Safety requirements, 29 CF part 1926 Safety for Steel Erection, Final Rule.

STRUCTURAL STEEL CONNECTIONS

1. Welding shall conform to ANSI/AWS D1.1, latest edition.
2. Bolts conform to ASTM A325. Bolts shall be designed using values for bearing type bolts with thread allowed in the shear plane.
3. Structural steel connections not specifically detailed on the Drawings shall be designed and detailed by the Contractor under the direct supervision of a registered engineer licensed in the State of Texas. Sealed calculations for all connections designed by the Contractor shall be submitted for the Architect's files. Connections that meet the requirements and assumptions presented in our schematic connection details and table can be used at the discretion of the Contractor. The Contractor shall take full responsibility in confirming that the connection tables are used within their limitations and assumptions outlined in the details and notes.
4. Beam connections shall be designed and detailed as follows, unless noted otherwise on the Drawings:
   a. Connections shall be AISC type 2 simple framing connections.
   b. In general, shop connections shall be bolted or welded, and field connections shall be bolted.
   c. Where indicated, connections shall be designed for the scheduled shear force, the shear force indicated on the Drawings as "V=", and the horizontal force indicated as "H=".
   d. If not indicated on the Drawings, connections shall be designed for 55 percent of the total load capacity for the beam span shown in the beam tables in Section 2 of the AISC Manual, ninth edition.
   e. The minimum number of rows of bolts shall be 1/6 of the beam depth with any fraction be rounded to the next higher number.
   f. Short slotted holes shall be permitted provided washers are installed in accordance with AISC requirements. Washers shall be hardened where A325 bolts are utilized.
5. Wind brace and truss connections shall be designed and detailed as follows, unless noted otherwise on the Drawings:
   a. Connections shall be welded.
   b. Connections shall be designed and detailed for the forces shown on the Drawings.
   c. If forces are not indicated on the Drawings, connections shall be designed to develop the full tensile capacity of the members.
6. For connections not specifically addressed by these notes or the Drawings, provide fillet welds at all contact surfaces sufficient to develop the tensile strength of the smaller member at the joint.
7. Moment connections indicated on Drawings as "MC" shall be welded to develop the full capacity of the member on both sides of supporting member.
8. Roof edges angles shall be continuous and shall be spliced only at supports. Splices shall be butt-welded to develop full capacity of the member.
9. Fillet welds with no size specified shall be 3/16", or minimum size required by AISC, whichever is larger.

OPEN WEB STEEL JOISTS AND JOISTS GIRDERS (OWSJ)

1. All OWSJ shall conform to the following specifications:
   a. IBC Section 2207 – "Steel Joists"
   b. SJI – "Standard Specifications for Open Web Steel Joists, K-Series"
   c. SJI – "Standard Specifications for Long span Steel Joists, LH-Series and Deep Long span Steel Joists, DLH Series"
   d. SJI – "Standard Specifications for Joist Girders"
2. Provide shop drawings and submittals complying with IBC 2207 with structural calculations stamped by a Professional Engineer registered in the Authority Having Jurisdiction.
3. Joists and girders shall be designed and fabricated by a member of the Steel Joist Institute (SJI) for the loads indicated above and on the drawings. Design gravity loads are listed under the "LOADS" section in these "STRUCTURAL GENERAL NOTES". Design shall include the effects of wind up-lift as well as drifting and sliding snow, when applicable, in accordance with IBC Section 1608, as shown on the structural plans, and for fire sprinkler support loads, where applicable. Deflection limits shall be as per IBC Section 2207.
4. The overall stability of the joist system is the responsibility of the OWSJ supplier. Careful attention shall be given to the stability of the joists during erection in accordance with the IBC and all sections of the SJI Manual. Specifically, sections in the SJI Manual on "Bridging", "Erection Stability and Handling" and "Handling and Erection" shall be carefully followed by the SSE (SJI supplier) to provide stability of all members at all times.
5. All bridging, collector-drag struts, drag splice plates, bottom chord bracing, girders and related connection hardware shall be provided and designed by the supplier. All additional erection bolts, stabilizer plates, and any other additional steel to meet OSHA standards, shall be coordinated by the joist manufacturer and shall be provided by the steel detailer/supplier. Supplier to provide sloped bearing seats where required for roof slope. Reference drawings for non-standard joist end bearing lengths.

METAL ROOF DECKS

1. Metal deck shall be as specified on plan. Minimum section modulus shall be 0.34 in^3 per linear foot of deck.
2. Metal deck shall be galvanized per ASTM A525, class G60coating.
3. Metal deck shall by "Vulcraft" type as shown on plan or approved equal.
4. Deck shall be continuous over 4 or more supports so as not to require any intermediate shoring to support construction loads and wet concrete, unless noted otherwise. Deck continuous over fewer than four supports shall be shored from the supporting beams. Two span deck shall not be used. Contractor may submit properly designed heavier gauge deck installed in single span lengths for approval from structural engineer, if desired to eliminate shoring requirements.
5. Metal edge forms shall be as indicated on plan and details, minimum 14-gauge cold formed steel with 1/2" return lip. Weld edge form to supporting beams at 12" spacing, unless noted otherwise.
6. Deck openings less than 6" do not require reinforcement. For larger openings, refer to typical details.
7. Deck manufacturer shall furnish shoring plans, closure plates, ridge and valley plates, cant strips, sump pans, flashing and all other light gage steel material required to complete the work.
8. Minimum deck fastening shall be as follows, unless noted otherwise on drawings:
   a. 1/2" diameter puddle welds or #12 tek screws each rib at transverse and perimeter supports,
   b. 1/2" diameter puddle welds or #12 teks screws at 6" O.C. at longitudinal supports,
   c. Side lap connections necessary to develop the shear loading indicated on the diaphragm schedule, but not less than 600 PLF.

COLD-FORMED STEEL FRAMING

1. Cold-formed steel framing shall be as specified on the plans and details and in accordance with the Steel Stud Manufacturer's Association ICC Evaluation Report ER-4943P.
2. Studs and track shall be galvanized in accordance with ASTM A653, G60, unless in contact with pressure treated wood. If in contact with pressure treated wood, use G90 or greater coatings.
3. Damaged members, members with cracking in the steel at the bend radius locations, and members with significant red rusting or scaling of protective coating are unacceptable and must be replaced, unless approved by the SER.
4. Field cuts and notches of any kind are NOT allowed in any structural cold-formed steel member without prior approval from SER.
5. Non-load-bearing stud walls shall be attached to the concrete slab, metal deck or steel beams above with deflection track to allow for a differential vertical load deflection under live load conditions. A 3/4" gap between top of studs and slab is required unless noted otherwise on plan.
6. Connectors shall be in conformance with the manufacturer's specifications. Screws shall be snug with the steel surface and shall penetrate into steel studs by a minimum of three exposed threads. Screws shall be installed a minimum of 3/8" from steel edges and at a spacing of no less than 3/4" O.C.
7. When fastening to steel, Powder Actuated Fasteners shall be installed a minimum of 1/2" from steel edges and with no less than 1" O.C. spacing.
8. When fastening to concrete, Powder Actuated Fasteners shall be installed a minimum of 3" from concrete edges and with no less than 4" O.C. spacing.
9. Powder Actuated Fasteners shall not be used for hanging applications.
10. Cold-formed steel framing shall be erected true and plumb per the requirements and within the specified tolerances listed below. For purposes of this section, camber is defined as the deviation from straightness of a member of any portion of a member with respect to its major axis, and sweep is defined as the deviation from straightness of a member or any portion of a member with respect to its minor axis.
    a. Joists, track, and axial load bearing studs, out of plumbness and out of straightness (camber and sweep) shall not exceed 1/1000th of the member length (1/8" over 10'-0")
    b. Studs shall seat into top and bottom tracks. The gap between the end of the stud and the web of the track shall not exceed 1/16" for axial load bearing studs.
    c. Joists and end stiffeners shall be located directly over studs. The use of a wall top track as a load distribution member is not permitted.
11. Provide C-shaped joists with stiffened flanges (S-sections in SSMA). Spans are assumed to be continuously sheathed with metal deck at the top flange. All joists must be braced laterally at each end by track or blocking. Joist bridging shall be a maximum of 8'-0" O.C. Web punch-outs shall be located a minimum of 10" away from bearing points. If a punch-out falls within 10" of a bearing point, reinforcement is required.

MASONRY VENEER

1. Maximum wall height: Install over backing of wood wall and limited in height to a maximum of 30 feet above foundation (38 feet permitted at the top of gable ends).
2. Masonry on Wood: Where indicated on plans, masonry weighing less than 40 psf may be supported on wood framing (deflection limit L/600). Install a movement joint between the veneer supported by wood and the veneer supported by the foundation.
3. Anchorage: Anchor to wood wall framing with corrosion resistant 22-gauge X 7/8" corrugated sheet metal ties spaced a maximum of 24" horizontally and 19.5" vertically.
4. Lintels over Openings: Support Masonry on loose lintels per code supported on masonry to foundation at each end.
5. Isolation Joints: Install vertical isolation/expansion joints at approximately 25 feet on center.

ADHESIVE ANCHORS

1. Adhesive anchors shall only be used where specified on the drawings. The Contractor shall obtain approval from the engineer of record prior to using the anchors for missing or misplaced cast-in-place anchors.
2. Unless otherwise noted, size and depth of the adhesive anchors specified on the drawings are based on HAS rods and the following epoxy systems:
   a. CONCRETE EPOXY
      i. Hilti HIT RE-500 V3
      ii. DeWalt PurePro 110+
      iii. Simpson Set-3G
3. Substitution of expansion anchor products with similar capacities shall be submitted to the engineer of record for approval.
4. Adhesive anchors of the size and embedment shown on the Drawings shall be installed in accordance with the Contract Documents, the manufacturer's recommendations, and the manufacturer's current ICBO report for the anchor. If conflicts exist between these referenced documents, the most stringent requirements shall govern.
5. Contractor shall locate all existing reinforcing steel and other embedded items contained in the concrete using non-destructive methods and shall position anchor locations to avoid conflicts with existing embedded items. Anchor locations can be adjusted by a maximum of 1 inch from detailed locations to avoid conflicts, unless noted otherwise.
6. Based on field verified locations of reinforcing steel and embedded items, the Contractor shall create templates for each anchor group. Submit template dimensions for review prior to fabrication of connection plates.
7. Holes for anchors shall be drilled in a continuous operation using the bit type and size recommended by the anchor manufacturer. Holes shall be drilled perpendicular to the concrete surface and shall not be enlarged or redirected at any point along its length. All debris shall be blown out of the holes with compressed air after drilling.
8. All abandoned holes shall be filled with non-shrink grout.
9. Holes in connection plates shall be no more than 1/16" larger than the anchor diameter. If larger holes are required for erection purposes, Contractor shall provide 1/4" x 3" x 3" plate washers sufficiently welded to the connection plate to transfer the specified load.
10. Installation of adhesive anchors shall be continuously inspected by the testing agency to ensure that holes are of specified size, and that bolts are properly installed.

TESTING LABORATORY SERVICES

1. Work specified herein shall be performed by a qualified independent Testing Laboratory, selected and paid by the Owner.
2. Footing excavation: Inspect the excavations to determine that the proper bearing stratum is obtained and utilized for bearing and that excavations are thoroughly clean and dry before concrete is placed.
3. Concrete inspection and testing:
   a. Secure composite samples of concrete at the jobsite in accordance with ASTM C172.
   b. Mold and cure three specimens from each sample in accordance with ASTM C31. Test specimens in accordance with ASTM C39. Two specimens shall be tested at 28 days for acceptance, and one shall be tested at seven days for information.
   c. Perform one strength test (three cylinders) for each pour.
4. Concrete Reinforcement: Inspect all concrete reinforcing steel and embedded metal assemblies prior to placement of concrete for compliance with Contract Documents and shop drawings. All instances of noncompliance shall be immediately brought to the attention of the contractor for correction, and if uncorrected, reported to the engineer.
5. Structural steel, Steel joists and Joist Girders: Field inspection of proper erection of all members, visual examination of all field welding, visual inspection of all bolts, inspection of all shop fabricated members upon arrival at the jobsite for conformance with accepted fabrication and erection drawings, verification of welder's certificates.

CONCRETE STRENGTH TESTING AND ACCEPTANCE

1. Obtain samples and conduct tests in accordance with ACI 301 Section 1.6.3.2. Additional samples may be required to obtain concrete strengths at alternate intervals than shown below.
   a. Perform one strength test for each pour.
   b. Cure 4 cylinders for 28-day test age: test 1 cylinder at 7 days, test 1 cylinders at 14 days, test 1 cylinders at 28 days, and hold 1 cylinder in reserve for use as the Engineer directs. After 56 days, unless notified by the Engineer to the contrary, the reserve cylinder may be discarded without being tested for specimens meeting 28-day strength requirements.
   c. The number of cylinders indicated above reference 6 by 12 in cylinders. If 4 by 8 in cylinders are to be used, additional cylinders must be cured for testing of 3 cylinders at test age per the table of mix design requirements.
2. Strength is satisfactory when:
   a. The averages of all sets of 3 consecutive tests equal or exceed the specified strength.
   b. No individual test falls below the specified strength by more than 500 psi.
   c. A "test" for acceptance is the average strength of two 6 by 12 in. cylinders or three 4 by 8 in. cylinders tested at the specified test age.

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STRUCTURAL GENERAL NOTES

SHEET TITLE

S0.01

SHEET NUMBER

FORT STRUCTURES SHEET SERIES LEGEND

SHEET SERIES	DESCRIPTION
S0	STRUCTURAL NOTES
S1	AXONOMETRIC VIEWS
S2	PLANS
S3	ELEVATIONS & BUILDING SECTIONS
S4	FOUNDATION DETAILS
S5	ELEVATED CONCRETE DETAILS
S6	CMU DETAILS/3D PRINTED DETAILS
S7	STEEL DETAILS
S8	WOOD DETAILS
S9	COLD-FORMED STEEL DETAILS

STRUCTURAL SHEET LIST (22054)

Sheet Total: 18

FORT STRUCTURES DRAWING LEGEND

TAG	DESCRIPTION	SYMBOL	DESCRIPTION
GB1.0	GRADE BEAM (REFER TO GRADE BEAM SCHEDULE)		POST-TENSIONED LIVE END
F2.0	FOOTING (REFER TO FOOTING SCHEDULE)		POST-TENSIONED DRAPE
SF2.0	STRIP FOOTING (REFER TO FOOTING SCHEDULE)		POST-TENSIONED DEAD END
P24	DRILLED STRAIGHT SHAFT PIER (REFER TO SCHEDULE)		MATCHLINE
P24/UR48	DRILLED STRAIGHT SHAFT PIER WITH UNDERREAM (REFER TO SCHEDULE)		SHORING INDICATION
SDP6	STEEL DRIVEN PILE (REFER TO PLANS & DETAILS)	[A]	ABOVE INDICATION
PC-X	PIER/PILE CAP (REFER TO SCHEDULE)	@	"AT" SYMBOL WHEN INDICATING A SPACING
S	FOOTING/GRADE BEAM STEP	℄	CENTERLINE INDICATION
BT-XX	POST-TENSIONED GRADE BEAM W/ TENDON LENGTH (REFER TO SCHEDULE)	⌀	DIAMETER INDICATION
ST-XX	POST-TENSIONED SLAB ON GRADE W/ TENDON LENGTH (REFER TO SCHEDULE)	[E]	EXISTING INDICATION
CS-WSP	CONTINUOUSLY SHEATHED-WOOD STRUCTURAL PANEL (REFER TO SCHEDULE)		MOMENT CONNECTION
4'-0" HD-X HD-X	SHEAR WALL POINTS TO NAILING PATTERN SIDE (REFER TO SCHEDULE)	±	PLUS OR MINUS INDICATION
XXXX (E)Type Name	STEEL/CONCRETE COLUMN (REFER TO SCHEDULE)	FLUSH	FLUSH FLOOR INDICATION
BP-X	BASEPLATE (REFER TO DETAIL SCHEDULE)		SLOPE/RAMP DOWN INDICATION
SP-X	SADDLE PLATE (REFER TO DETAIL SCHEDULE)		SLOPE/RAMP UP INDICATION
SR-X	STUD RAIL (REFER TO DETAILS)	X"	STEP DOWN INDICATION
1TB	REINFORCEMENT TYPE (REFER TO SCHEDULE)		ROOF RIDGE INDICATION
MD-X	METAL DECK SPAN DIRECTION (REFER TO SCHEDULE)		ROOF VALLEY INDICATION
RT-X	RIM TRACK (REFER TO SCHEDULE)		
T/XXX = X'-X"	TOP ELEVATION OF ELEMENT		
B/XXX = X'-X"	BOTTOM ELEVATION OF ELEMENT		
XX/SX.XX	SECTION VIEW (DETAIL NUMBER/SHEET NUMBER)		
XX/SX.XX	CALLOUT VIEW (DETAIL NUMBER/SHEET NUMBER)		
XX/SX.XX	ELEVATION VIEW (DETAIL NUMBER/SHEET NUMBER)		
1	REVISION DELTA (REFER TO REVISION SCHEDULE)		

FORT STRUCTURES MATERIAL PATTERN LEGEND

	ADDITIONAL LOADING (PLANS)		GRADING (PLANS/DETAILS)		PLYWOOD (DETAILS)
	CFS BEARING WALL (PLANS)		GRADING UNDISTURBED (PLANS/DETAILS)		POUR STRIP (PLANS)
	CFS NON-BEARING WALL (PLANS)		GRATING (PLANS)		PRECAST CONCRETE (PLANS/DETAILS)
	CMU BEARING (PLANS/DETAILS)		GRAVEL (DETAILS)		ROCK (DETAILS)
	CMU NON-BEARING (PLANS/DETAILS)		GROUT (DETAILS)		STEEL (DETAILS)
	CAST-IN-PLACE CONCRETE BEARING (PLANS/DETAILS)		3D PRINTED BEARING WALL (PLANS/DETAILS)		WOOD BEARING WALL (PLANS)
	CAST-IN-PLACE CONCRETE NON-BEARING (PLANS/DETAILS)		3D PRINTED CORE (PLANS)		WOOD NON-BEARING WALL (PLANS)
	CRITICAL ROOT ZONE FOR NO IMPACTS (PLANS)		MASONRY BEARING (PLANS/DETAILS)		
	EXISTING (PLANS/DETAILS)		MASONRY NON-BEARING (PLANS/DETAILS)		
	FILL (DETAILS)		OVER-FRAMING (PLANS)		

FORT STRUCTURES ABBREVIATIONS

AB	ANCHOR BOLT	GA	GAGE	R	RADIUS
ADDL	ADDITIONAL	GALV	GALVANIZE(D)	RCP	REINFORCED CONCRETE PIPE
ADH	ADHESIVE	GC	GENERAL CONTRACTOR	RD	ROOF DRAIN
ADJ	ADJACENT	GEN	GENERAL	RECT	RECTANGULAR
ALT	ALTERNATE	GEOTECH	GEOTECHNICAL	REF	REFER/REFERENCE
APPROX	APPROXIMATE(LY)	GL	GLUE LAMINATED TIMBER	REINF	REINFORCE(ING)(ED)(MENT)
AR	ANCHOR ROD	GR	GRADE	REM	REMAINDER
ARCH	ARCHITECT(URAL)	GR BEAM	GRADE BEAM	REQ	REQUIRE(D)
		GYP	GYPSUM BOARD	RET	RETAINING
B or BOT	BOTTOM			RF	ROOF
B/	BOTTOM OF	HD	HOLD-DOWN	RND	ROUND
BCB	BOTTOM CHORD BEARING	HDR	HEADER	RO	ROUGH OPENING
BF	BACK FACE	HGR	HANGER	RT	RIM TRACK
BFM	BRACE FRAME	HI	HIGH		
BL	BUILDING LINE	HK	HOOK(S)	SCHED	SCHEDULE(D)
BLDG	BUILDING	HORIZ	HORIZONTAL	SDP	STEEL DRIVEN PILE
BLKG	BLOCKING	HP	HIGH POINT	SF	SQUARE FOOT
BO	BLOCK-OUT	HSS	HOLLOW STRUCTURAL SECTION	SHTHG	SHEATHING
BP	BASE PLATE	HT	HEIGHT	SIM	SIMILAR
BRDG	BRIDGING	HTD	HOT DIP(PED)	SLBB	SHORT LEG BACK TO BACK
BRG	BEARING			SMF	SPECIAL MOMENT FRAME
BRL	BRICK LEDGE	IBC	INTERNATIONAL BUILDING CODE	SOG	SLAB ON GRADE
BTW	BETWEEN	ID	INSIDE DIAMETER	SP	SADDLE PLATE
BWL	BRACE WALL LINE	IE	INVERT ELEVATION	SPA	SPACE(S)(D)(ING)
		I/F	INSIDE FACE	SPEC	SPECIFICATION(S)
c	CAMBER	INT	INTERIOR	SPECD	SPECIFIED
CANT	CANTILEVER	INTERM	INTERMEDIATE	SPINE	SOUTHERN PINE
CBORE	COUNTERBORE			SQ	SQUARE
CG	CENTER OF GRAVITY	JT	JOINT	SR	STUDRAIL
CIP	CAST-IN-PLACE			SS	STAINLESS STEEL
CJ	CONSTRUCTION JOINT	k	KIPS	STAGG	STAGGER(ED)
CJP	COMPLETE JOINT PENETRATION			STD	STANDARD
CLG	CEILING	L	ANGLE	STIFF	STIFFENER
CLR	CLEAR(ANCE)	LF	LINEAL FOOT	STIR	STIRRUPS
CLT	CROSS-LAMINATED TIMBER	LL	LIVE LOAD	STL	STEEL
CMU	CONCRETE MASONRY UNIT	LLBB	LONG LEG BACK-TO-BACK	STR	STRAIGHT
COL	COLUMN	LLH	LONG LEG HORIZONTAL	STRUCT	STRUCTURE(AL)
COM	COMPRESSION	LLV	LONG LEG VERTICAL	SUPT	SUPPORT(S)
CONC	CONCRETE	LOC	LOCATION		
COND	CONDITION	LONGIT	LONGITUDINAL	T	TOP
CONST	CONSTRUCTION	LP	LOW POINT	T/	TOP OF
CONT	CONTINUOUS	LSH	LONG SIDE HORIZONTAL	T&B or TB	TOP AND BOTTOM
CONX	CONNECTION(S)	LSL	LAMINATED STRAND LUMBER	TC AX LD	TOP CHORD AXIAL LOAD
COORD	COORDINATE	LSV	LONG SIDE VERTICAL	TCB	TOP CHORD BEARING
CP	COVER PLATE	LVL	LAMINATED VENEER LUMBER	TCX	TOP CHORD EXTENSION
CRZ	CRITICAL ROOT ZONE	LWT	LIGHTWEIGHT	TDS	TIE DOWN SYSTEM
CSINK	COUNTERSINK			T&G	TONGUE AND GROOVE
CTJ	CONTROL JOINT	M	MOMENT	THK	THICK(NESS)
CTRD	CENTERED	MATL	MATERIAL	THRD	THREADED
		MAX	MAXIMUM	TPG	TOPPING
DR BEAM	DROP(PED) BEAM	mc	MOMENT CONNECTION(S)	TRANSV	TRANSVERSE
DBA	DEFORMED BAR ANCHOR(S)	MECH	MECHANICAL	TYP	TYPICAL
DBL	DOUBLE	MEZZ	MEZZANINE		
DEMO	DEMOLISH	MFR	MANUFACTURE(R)	UBC	UNIFORM BUILDING CODE
DEV	DEVELOPMENT	MID	MIDDLE	UMU	UNREINFORCED MASONRY UNIT
DFIR	DOUGLAS FIR	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
DIAG	DIAGONAL	MISC	MISCELLANEOUS	UR	UNDER-REAM
DIM	DIMENSION(S)	MTL	METAL		
DIST	DISTRIBUTED			V	SHEAR FORCE
DL	DEAD LOAD	NF	NEAR FACE	VERT	VERTICAL
DN	DOWN	NIC	NOT IN CONTRACT	VIF	VERIFY IN FIELD
DP	DEPTH/DEEP	NLT	NAIL LAMINATED TIMBER	VOL	VOLUME
DTL	DETAIL(S)(D)	No	NUMBER		
DWG	DRAWING(S)	NOM	NOMINAL	W	WIDE
DWL	DOWEL(S)	NS	NON-SHRINK	W/	WITH
		NTS	NOT TO SCALE	WB	WIND BRACE
EA	EACH	NW	NORMAL WEIGHT	WHS	WELDED HEADED STUD
EF	EACH FACE			WL	WIND LOAD
EJ	EXPANSION JOINT	OC	ON CENTER	W/O	WITHOUT
EL	ELEVATION	OD	OUTSIDE DIAMETER	WP	WORK POINT
ELEC	ELECTRICAL	O/F	OUTSIDE FACE	WPR	WATER PROOFING
ELEV	ELEVATOR	OH	OPPOSITE HAND	WS	WATER STOP
EMBED	EMBEDMENT	OPNG	OPENING(S)	WWF	WELDED WIRE FABRIC
ENG	ENGINEER(D)	OPP	OPPOSITE		
EOR	ENGINEER OF RECORD	OSB	ORIENTED STRAND BOARD	XS	EXTRA STRONG
EQ	EQUAL	OVHG	OVERHANG	XXS	EXTRA EXTRA STRONG
EQPT	EQUIPMENT	OWSJ	OPEN WEB STEEL JOIST		
EW	EACH WAY	OWWJ	OPEN WEB WOOD JOIST		
EXIST	EXISTING				
EXP	EXPANSION	P	AXIAL LOAD		
EXT	EXTERIOR	PAF	POWDER ACTUATED FASTENER		
		PC	PIER/PILE CAP		
F/	FACE OF	P/C	PRECAST CONCRETE		
FAB	FABRICATE(ION)(OR)	PCF	POUNDS PER CUBIC FOOT		
FD	FLOOR DRAIN	PCY	POUNDS PER CUBIC YARD		
FF	FINISHED FLOOR	PEN	PENETRATION		
FIN	FINISH(ED)	PERF	PERFORATED		
FL	FLOOR	PERP	PERPENDICULAR		
FLG	FLANGE	PJP	PARTIAL JOINT PENETRATION		
FND	FOUNDATION	PL	PLATE		
FP	FIREPROOF(ING)	PLF	POUNDS PER LINEAR FOOT		
FRM	FRAMING	PLYWD	PLYWOOD		
FRT	FIRE RETARDANT TREATED	PREFAB	PREFABRICATED		
FS	FAR SIDE	PRELIM	PRELIMINARY		
FSTN	FASTEN(ER)(ED)	PSF	POUNDS PER SQUARE FOOT		
FTF	FACE TO FACE	PSI	POUNDS PER SQUARE INCH		
FTG	FOOTING	PSL	PARALLEL STRAND LUMBER		
		PT	PRESSURE TREATED		
		P-T	POST-TENSION(ED)		

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SCALE

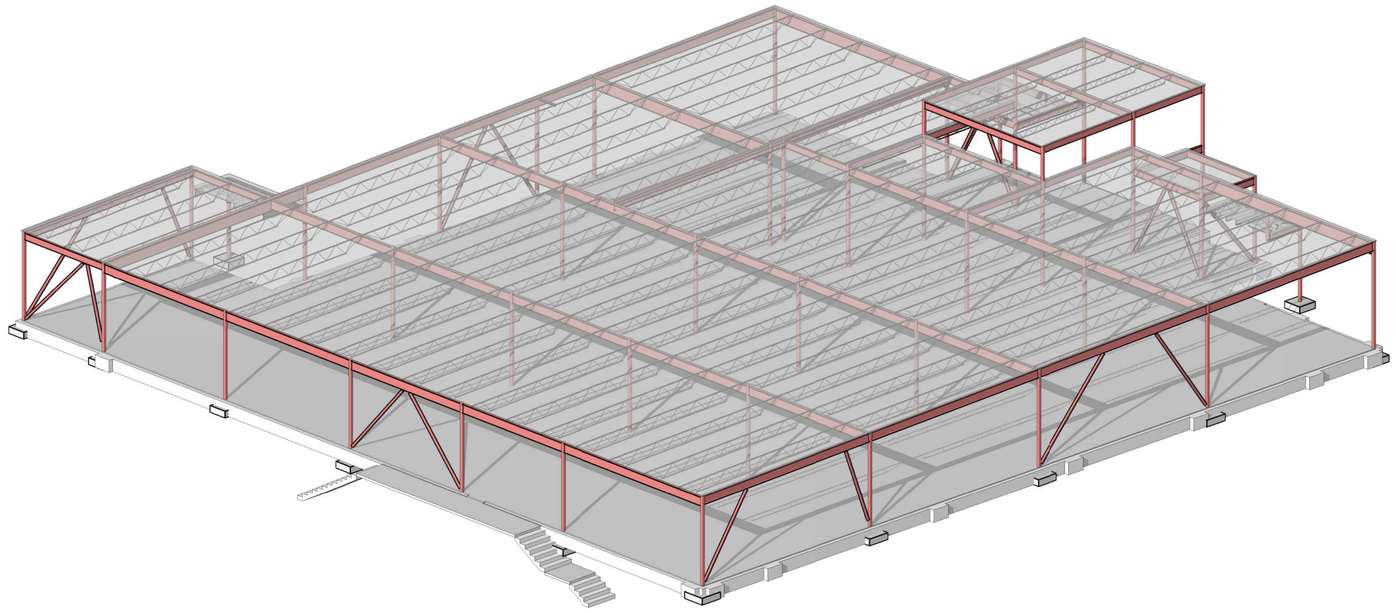
ABBREVIATIONS & LEGENDS

SHEET TITLE

S0.02

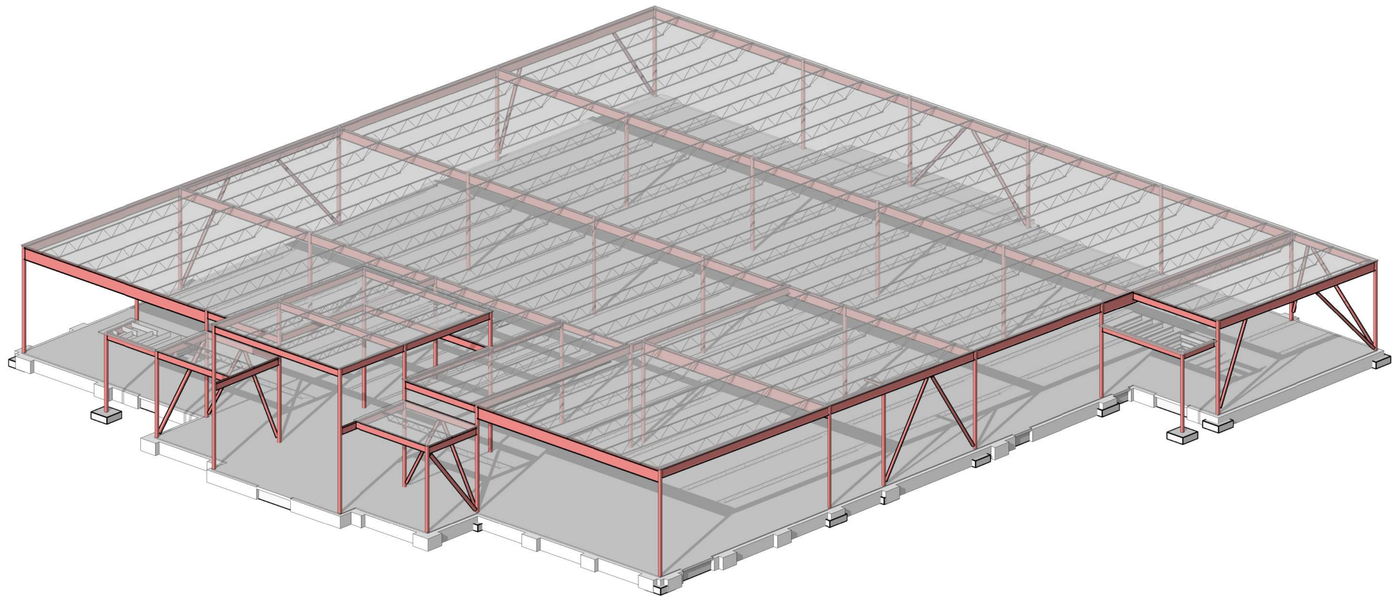
SHEET NUMBER

AXONOMETRIC VIEWS
Axonometric views are for **REFERENCE ONLY** and are provided solely as a **VISUAL AID**. All structural information shall **ONLY** be obtained from the plans and details.



AXONOMETRIC VIEW - PLAN NORTHWEST

SCALE : NTS



AXONOMETRIC VIEW - PLAN SOUTHEAST

SCALE : NTS

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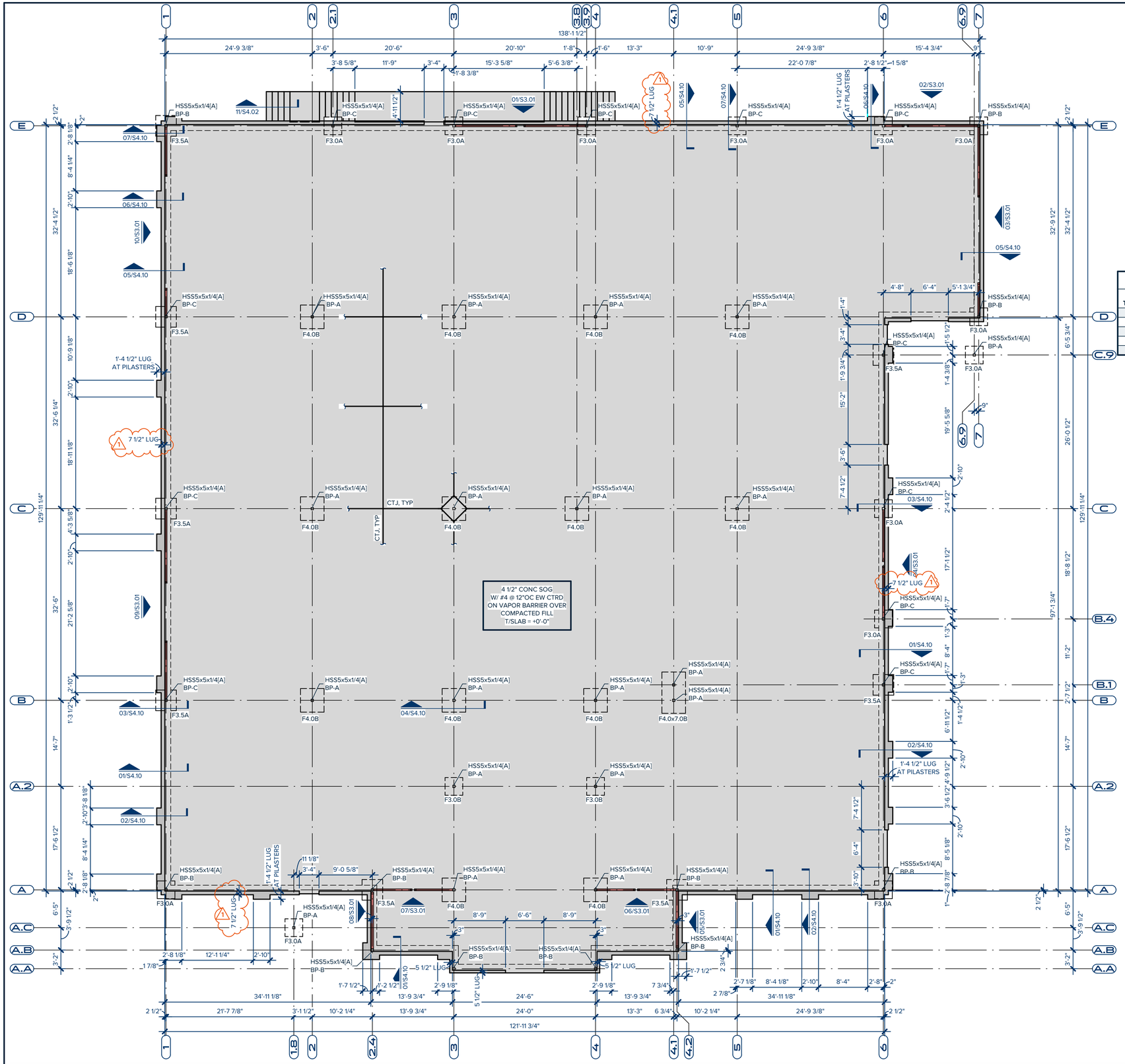
AXONOMETRIC VIEWS

SHEET TITLE

S1.01

SHEET NUMBER



COMMON PLAN NOTES

1. STRUCTURAL GENERAL NOTES, ABBREVIATIONS, AND LEGEND PER S1 SHEET SERIES.
2. VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPES, DRAINS, DEPRESSIONS, CURBS, PENETRATIONS, ETC. WITH ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS PRIOR TO CONSTRUCTION.
3. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS.

SLAB ON GRADE FOUNDATION PLAN NOTES

1. REFERENCE TOP OF SLAB (T/SLAB) ELEVATION = 0'-0", FOR ACTUAL T/SLAB ELEVATION REFER TO CIVIL AND ARCHITECTURAL DRAWINGS.
2. SUBGRADE PREPARATION, STRUCTURAL FILL, DRAINAGE SYSTEM, BEARING AND OTHER REQUIREMENTS PER GEOTECH REPORT AS NOTED IN THE STRUCTURAL GENERAL NOTES AND FOUNDATION DETAILS.

CONCRETE PIER (FOOTING) PLAN NOTES

1. TYPICAL TOP OF FOOTING T/FTG ELEVATION PER PLAN. ALL TOP OF FOOTINGS TO BE LOCATED AT THE BOTTOM OF SLAB OR BOTTOM OF GRADE BEAM. FOOTING TO BE CENTERED ON COLUMN AND/OR GRADE BEAM ABOVE, UNLESS NOTED OTHERWISE.
2. ALL FOOTING TO BEAR INTO APPROVED BEARING STRATUM PER GETOTECH REPORT AS NOTED IN THE STRUCTURAL GENERAL NOTES.

SPREAD FOOTING SCHEDULE

TYPE MARK	SIZE			REINFORCEMENT		ADDITIONAL INFORMATION
	LENGTH	WIDTH	DEPTH	TOP	BOTTOM	
F3.0A	3'-0"	3'-0"	1'-0"		(4)-#5	
F3.0B	3'-0"	3'-0"	4'-0"	(4)-#5	(4)-#5	
F3.5A	3'-6"	3'-6"	1'-0"		(4)-#6	
F4.0B	4'-0"	4'-0"	4'-0"	(4)-#6	(4)-#6	
F4.0x7.0B	7'-0"	4'-0"	4'-0"	#6 @ 10"OC EW	#6 @ 10"OC EW	

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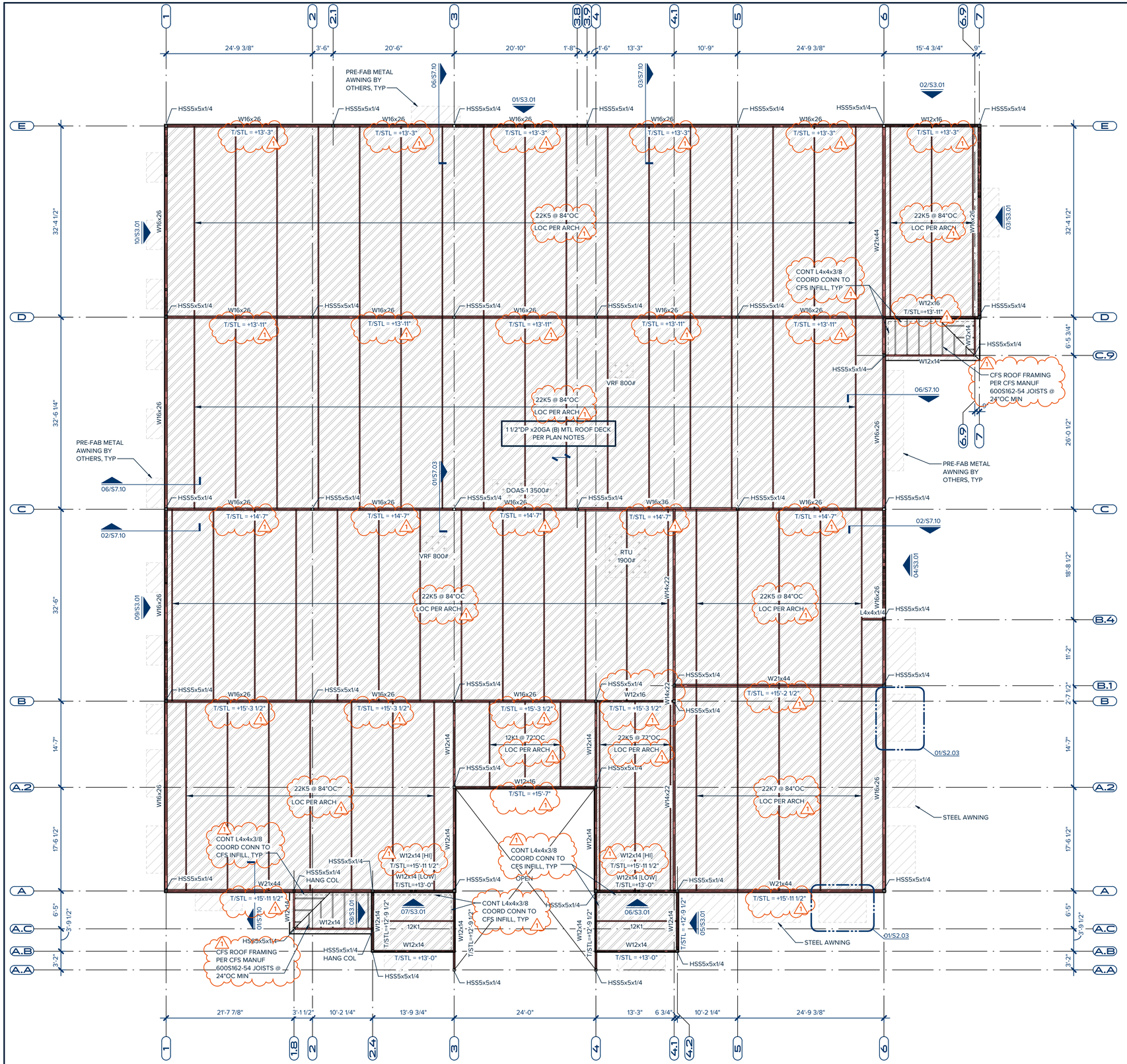
FOUNDATION PLAN
SHEET TITLE

S2.01
SHEET NUMBER

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



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3. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS.

STEEL FRAMING PLAN NOTES

1. TOP OF STEEL (T/STL) ELEVATION NOTED ON PLAN. T/STL AT BEAMS SUPPORTING OPEN WEB STEEL JOISTS = -2 1/2" FOR BEARING SEAT DEPTH. STEEL JOISTS SHALL BE EQUALLY SPACED, TYPICAL UNO.
2. METAL DECK PER PLAN AND STRUCTURAL GENERAL NOTES. DECK ATTACHMENT REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
3. TYPICAL ROOF DECK OVERHANG TO BE 6" FROM CENTERLINE OF BEAM, UNO.
4. ROOF OWSJ TO BE DESIGNED FOR A NET UPLIFT LOAD OF 15 PSF.
5. OWS ROOF JOISTS ARE TO BE REVIEWED FOR ADDITIONAL LOADS FROM MECHANICAL UNITS AND PIPING. ADDITIONAL LOADING REQUIREMENTS PER PLAN. CONTRACTOR TO PROVIDE THE TRUSS/JOIST SUPPLIER WITH A DRAWING SHOWING THE LOCATION AND SUPPORT CONDITIONS FOR ALL MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER LOADS. ROOF TRUSS/JOIST SUPPLIER IS RESPONSIBLE FOR ADDITIONAL FRAMING REQUIRED TO SUPPORT MECHANICAL EQUIPMENT, DUCTS, ELECTRICAL EQUIPMENT, PLUMBING AND FIRE PROTECTION.
6. STEEL STAIRS SHALL BE BIDDER-DESIGNED, UNO. APPLICABLE DESIGN REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
7. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.

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

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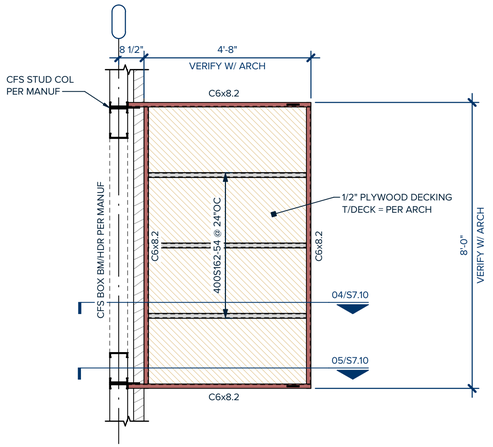
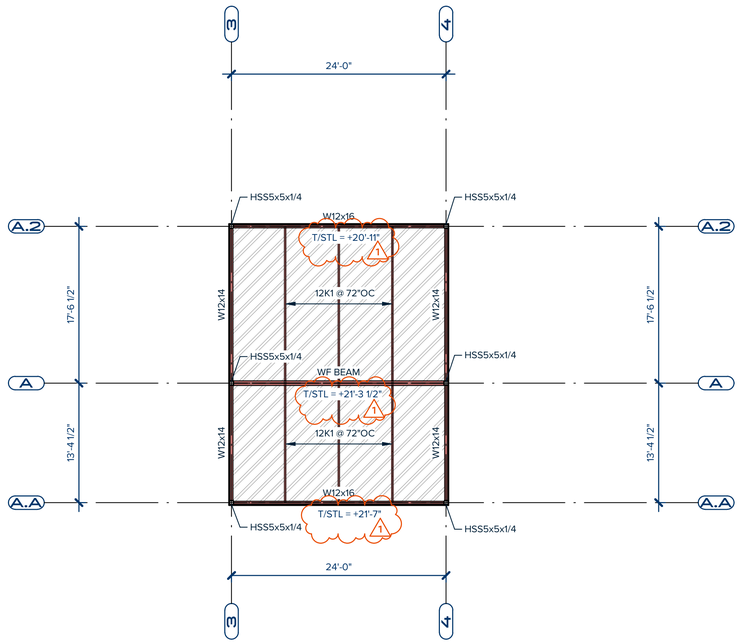
ROOF FRAMING PLAN
SHEET TITLE

S2.02
SHEET NUMBER



01 AWNING FRAMING PLAN

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



HIGH ROOF FRAMING PLAN

SCALE : 1/8" = 1'-0"

COMMON PLAN NOTES

1. STRUCTURAL GENERAL NOTES, ABBREVIATIONS, AND LEGEND PER S1 SHEET SERIES.
2. VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPES, DRAINS, DEPRESSIONS, CURBS, PENETRATIONS, ETC. WITH ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS PRIOR TO CONSTRUCTION.
3. ALL DUCTS, CHASES AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS.

STEEL FRAMING PLAN NOTES

1. TOP OF STEEL (T/STL) ELEVATION NOTED ON PLAN. T/STL AT BEAMS SUPPORTING OPEN WEB STEEL JOISTS = -2 1/2" FOR BEARING SEAT DEPTH. STEEL JOISTS SHALL BE EQUALLY SPACED, TYPICAL UNO.
2. METAL DECK PER PLAN AND STRUCTURAL GENERAL NOTES. DECK ATTACHMENT REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
3. TYPICAL ROOF DECK OVERHANG TO BE 6" FROM CENTERLINE OF BEAM, UNO.
4. ROOF OWSJ TO BE DESIGNED FOR A NET UPLIFT LOAD OF 15 PSF.
5. OWS ROOF JOISTS ARE TO BE REVIEWED FOR ADDITIONAL LOADS FROM MECHANICAL UNITS AND PIPING. ADDITIONAL LOADING REQUIREMENTS PER PLAN. CONTRACTOR TO PROVIDE THE TRUSS/JOIST SUPPLIER WITH A DRAWING SHOWING THE LOCATION AND SUPPORT CONDITIONS FOR ALL MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER LOADS. ROOF TRUSS/JOIST SUPPLIER IS RESPONSIBLE FOR ADDITIONAL FRAMING REQUIRED TO SUPPORT MECHANICAL EQUIPMENT, DUCTS, ELECTRICAL EQUIPMENT, PLUMBING AND FIRE PROTECTION.
6. STEEL STAIRS SHALL BE BIDDER-DESIGNED, UNO. APPLICABLE DESIGN REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
7. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.

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STATE OF TEXAS
SHANE L. TANNER
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PROFESSIONAL ENGINEER

11.14.2023

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05.19.2023

NO	ISSUE	DATE
1	Addendum 1	11.14.2023

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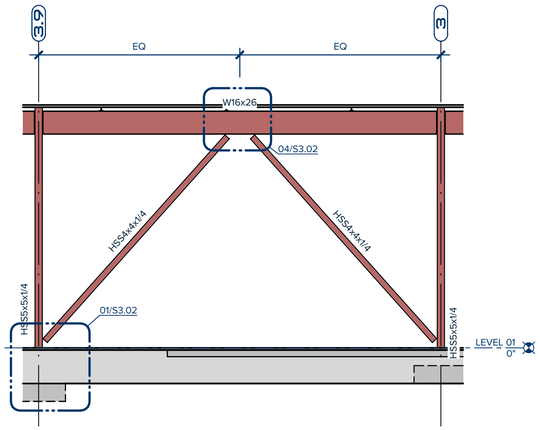
HIGH ROOF FRAMING PLAN & ENLARGED PLANS
SHEET TITLE

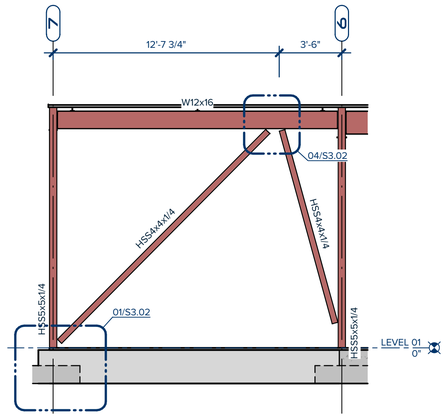
S2.03

SHEET NUMBER



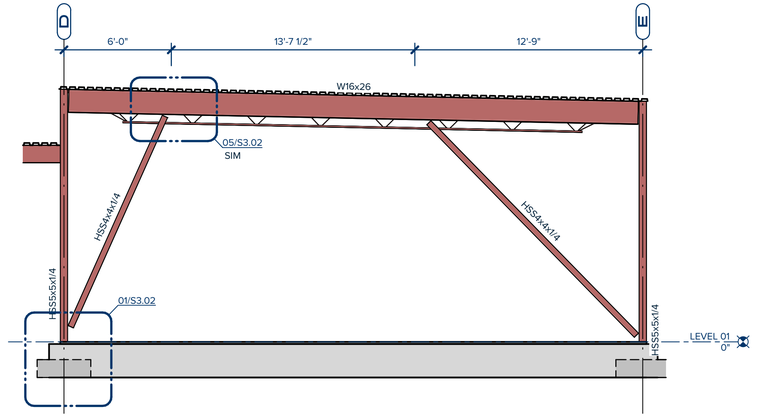
01 BRACED FRAME ELEVATION

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



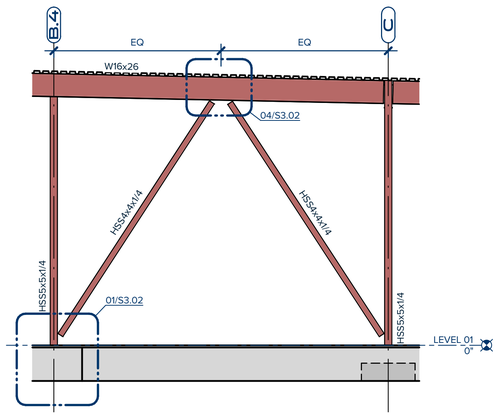
02 BRACED FRAME ELEVATION

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



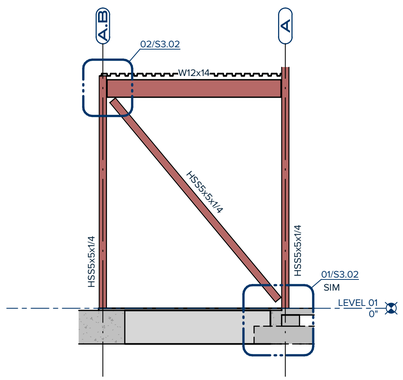
03 BRACED FRAME ELEVATION

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



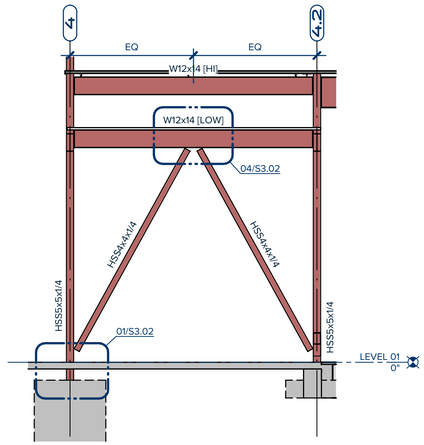
04 BRACED FRAME ELEVATION

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



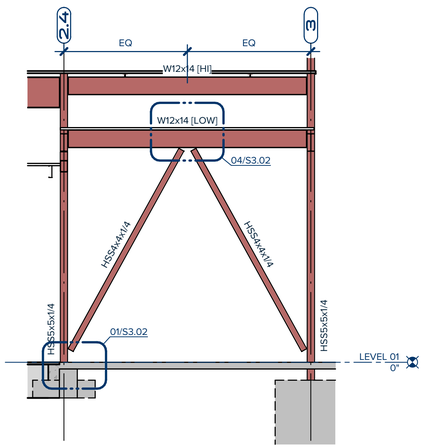
05 BRACED FRAME ELEVATION

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



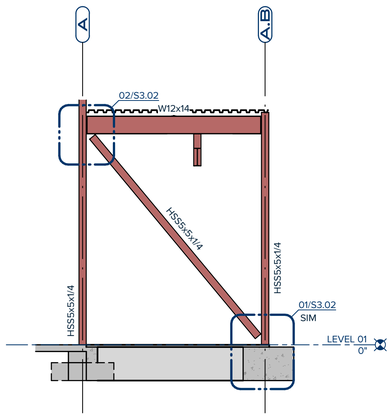
06 BRACED FRAME ELEVATION

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



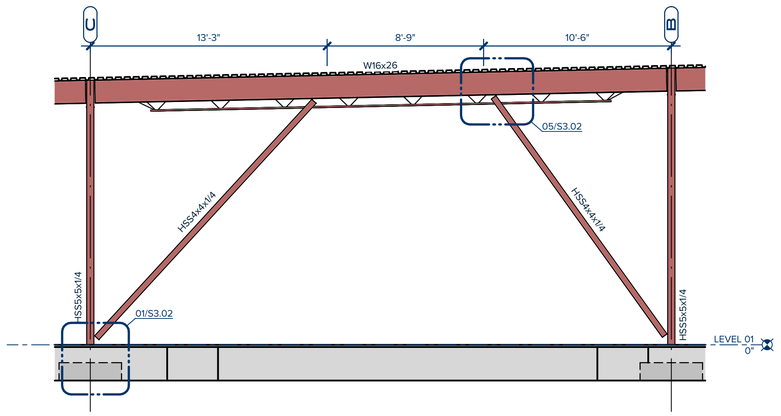
07 BRACED FRAME ELEVATION

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



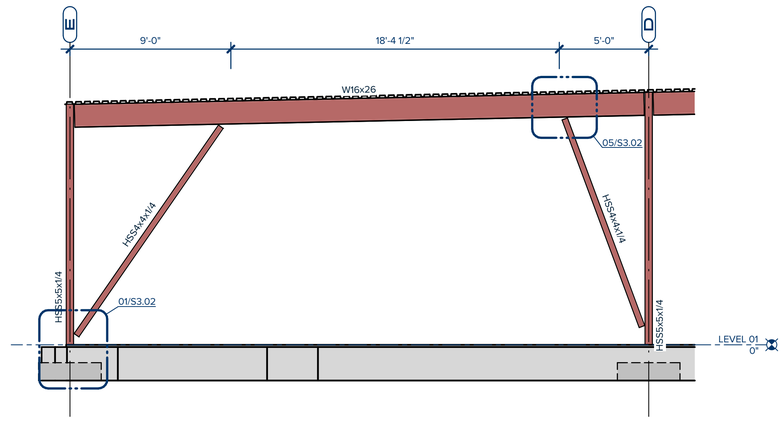
08 BRACED FRAME ELEVATION

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



09 BRACED FRAME ELEVATION

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



10 BRACED FRAME ELEVATION

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

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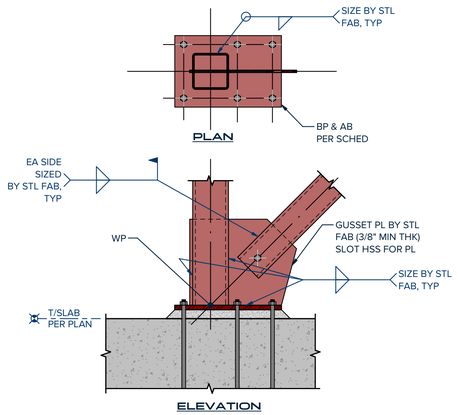
BRACED FRAME ELEVATIONS

SHEET TITLE

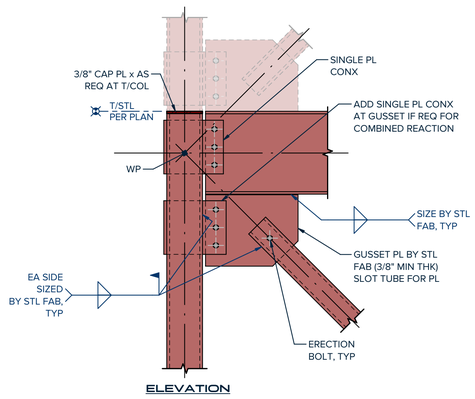
S3.01

SHEET NUMBER



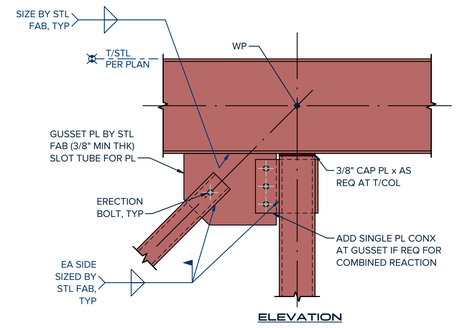
01 WIND BRACE CONNECTION TO HSS COLUMN AND BASE PLATE

SCALE : NTS



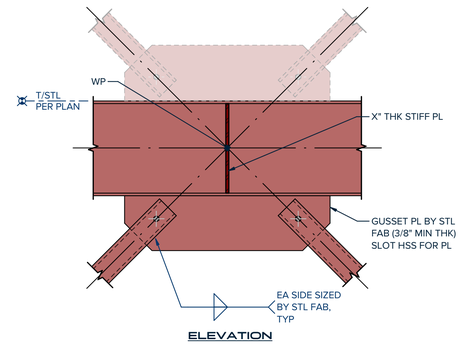
02 WIDE FLANG BEAM & WIND BRACE CONNECTION TO HSS COLUMN

SCALE : NTS



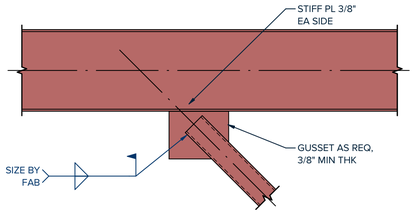
03 WIDE FLANGE BEAM & WIND BRACE CONNECTION TO HSS COLUMN

SCALE : NTS



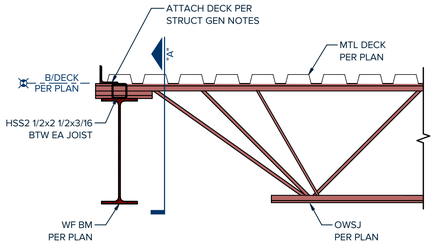
04 WIND BRACE CONNECTION TO BEAM

SCALE : NTS



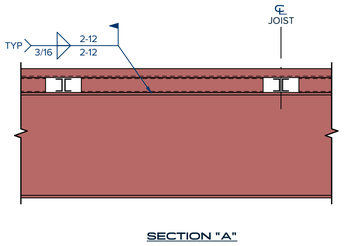
05 TYPICAL BRACE AT BEAM MIDSPAN

SCALE : 1" = 1'-0"



06 SHEAR COLLECTOR AT BRACE FRAMES

SCALE : NTS



WIND BRACE DESIGN NOTES

1. DESIGN CONNECTIONS FOR FORCES SHOWN ON WIND BRACE ELEVATIONS.
2. IF NO FORCES ARE SHOWN ON WIND BRACE ELEVATIONS, DESIGN FOR THE FULL TENSILE CAPACITY OF THE BRACES ACCORDING TO THE MANUAL OF THE AMERICAN INSTITUE OF STEEL CONSTRUCTION, THIRTEENTH EDITION.
3. SIZE WELDS FOR FORCES AND ECCENTRICITY OF CG WELDAND CG FORCE.
4. AT BEAM TO COLUMN CONNECTIONS, SIZE ATTACHEMENT TO COLUMN FOR COMBINED GRAVITY LOAD SHEAR PLUS VERTICAL SHEAR COMPONENT DUE TO LATERAL LOAD.
5. CHECK FOR WHITMORE SECTION BUCKLING AND BLOCK SHEAR RUPTURE OF GUSSET PLATES.
6. CALCULATIONS SHALL BE PERFORMED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER AND SHALL BE SUBMITTED TO THE ARCHITECT PER SPECIFICATIONS.
7. DESIGN FORCES NOTED AS H=_K ARE FACTORED FORCES IN AXIAL TENSION OR COMPRESSION. V=_k ARE FACTORED VERTICAL SHEAR FORCES.

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SCALE

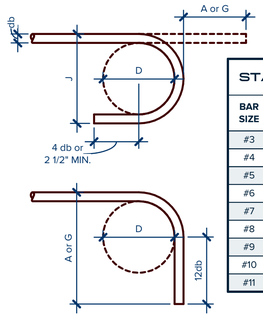
BRACED FRAME DETAILS
SHEET TITLE

S3.02
SHEET NUMBER

REINFORCEMENT SPLICE LENGTH SCHEDULE

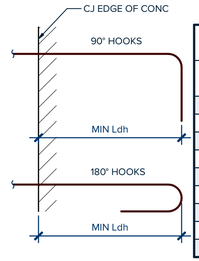
CLASS / BAR SIZE	f'c=3000 PSI		f'c=4000 PSI		f'c=5000 PSI		f'c=6000 PSI		f'c=7000 PSI		f'c=8000 PSI	
	"A"	"B"	"A"	"B"	"A"	"B"	"A"	"B"	"A"	"B"	"A"	"B"
#3	1'-5"	1'-10"	1'-3"	1'-7"	1'-1"	1'-5"	1'-0"	1'-4"	1'-0"	1'-4"	1'-0"	1'-4"
#4	1'-10"	2'-5"	1'-7"	2'-1"	1'-5"	1'-10"	1'-4"	1'-8"	1'-3"	1'-7"	1'-2"	1'-6"
#5	2'-4"	3'-0"	2'-0"	2'-7"	1'-10"	2'-4"	1'-8"	2'-1"	1'-6"	2'-0"	1'-5"	1'-10"
#6	2'-9"	3'-7"	2'-5"	3'-1"	2'-2"	2'-9"	2'-0"	2'-7"	1'-10"	2'-4"	1'-8"	2'-2"
#7	4'-0"	5'-3"	3'-6"	4'-6"	3'-1"	4'-1"	2'-10"	3'-8"	2'-8"	3'-5"	2'-6"	3'-2"
#8	4'-7"	6'-0"	4'-0"	5'-2"	3'-7"	4'-7"	3'-3"	4'-3"	3'-0"	3'-11"	2'-10"	3'-8"
#9	5'-2"	6'-10"	4'-6"	5'-10"	4'-0"	5'-3"	3'-8"	4'-9"	3'-5"	4'-5"	3'-2"	4'-1"
#10	5'-10"	7'-8"	5'-1"	6'-7"	4'-6"	5'-10"	4'-1"	5'-4"	3'-10"	4'-11"	3'-7"	4'-8"
#11	6'-6"	8'-6"	5'-7"	7'-3"	5'-0"	6'-6"	4'-7"	5'-11"	4'-3"	5'-6"	4'-0"	5'-2"

NOTES:
1. WHERE SPLICE TYPE IS NOT INDICATED, USE CLASS "B" SPLICE.
2. LAP LENGTHS LISTED ABOVE APPLY UNDER THE FOLLOWING CONDITIONS:
   A. BEAM AND COLUMN BARS ARE SPACED AT LEAST 1 BAR DIAMETER ON CENTER WITH CLEAR COVER NOT LESS THAN 1 BAR DIAMETER.
   B. WALL AND SLAB BARS ARE SPACED AT LEAST 2 BAR DIAMETERS ON CENTER.
   C. FOR UNCOATED AND ZINC-COATED (GALVANIZED) REINFORCEMENT.
   D. FOR REINFORCEMENT THAT CONFORMS DEFORMED NEW BILLET STEEL BARS IN ACCORDANCE WITH ASTM A615 GRADE 60.
3. WHERE CLEAR COVER OR CLEAR SPACING FOR MASONRY REINFORCEMENT IS LESS THAN 5 BAR DIAMETERS, INCREASE SPLICE LENGTHS SHOWN BY MULTIPLYING LENGTHS BY MAXIMUM RATIO OF 5 BAR DIAMETERS TO CLEAR COVER OR SPACING.
4. FOR LIGHTWEIGHT CONCRETE, MULTIPLY TABULATIONS BY 1.3.
5. FOR HORIZONTAL TOP BARS WITH 12 INCHES OF CONCRETE CAST BELOW, MULTIPLY TABULATIONS BY 1.3.
6. WHERE A LARGER BAR LAPS A SMALLER BAR, THE SMALLER SCHEDULED LAP LENGTH APPLIES.
7. REFER TO "CONCRETE REINFORCEMENT" SECTION OF THE STRUCTURAL GENERAL NOTES FOR FURTHER INFORMATION.
8. FOR CMU REINFORCEMENT SPLICE LENGTH SCHEDULE, SEE CMU DETAILS.



STANDARD HOOK SCHEDULE

BAR SIZE	D	180° HOOK		90° HOOK
		A or G	J	A or G
#3	2 1/4"	5"	3"	6"
#4	3"	6"	4"	8"
#5	3 3/4"	7"	5"	10"
#6	4 1/2"	8"	6"	1'-0"
#7	5 1/4"	10"	7"	1'-2"
#8	6"	11"	8"	1'-4"
#9	9 1/2"	1'-3"	11 3/4"	1'-7"
#10	10 3/4"	1'-5"	1'-1 1/4"	1'-10"
#11	1'-0"	1'-7"	1'-2 3/4"	2'-0"



HOOK DEVELOPMENT LENGTH SCHEDULE, LDH

BAR SIZE	3000 PSI	4000 PSI	5000 PSI	6000 PSI	7000 PSI	8000 PSI
#3	9"	8"	7"	6"	6"	6"
#4	11"	10"	9"	8"	8"	7"
#5	1'-2"	1'-0"	11"	10"	9"	9"
#6	1'-5"	1'-3"	1'-1"	1'-0"	11"	11"
#7	1'-8"	1'-5"	1'-3"	1'-2"	1'-1"	1'-0"
#8	1'-10"	1'-7"	1'-5"	1'-4"	1'-3"	1'-2"
#9	2'-1"	1'-10"	1'-8"	1'-6"	1'-5"	1'-4"
#10	2'-4"	2'-0"	1'-10"	1'-8"	1'-7"	1'-6"
#11	2'-7"	2'-3"	2'-0"	1'-10"	1'-9"	1'-7"

NOTES:
1. TABULATED VALUES ARE BASED ON GRADE 60 REINFORCEMENT BARS AND NORMAL WEIGHT CONCRETE.
2. TABULATED VALUES APPLY TO REINFORCEMENT BARS MEETING MINIMUM CONCRETE COVER PER STRUCTURAL GENERAL NOTES ONLY.
3. FOR EPOXY-COATED HOOKS, MULTIPLY THE TABULATED VALUES BY 1.2.
4. FOR LIGHTWEIGHT CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.3.

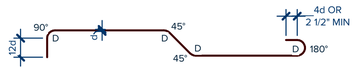
01 TYPICAL LAP SPLICE SCHEDULE
SCALE : NTS

DOWEL SCHEDULE

MAR	SIZE	A	B
DWL A	#4	8"	3'-0"
DWL B	#4	2'-6"	3'-0"
DWL C	#4	-	4'-0"
DWL D	#4	8"	6'-0"
DWL E	#4	-	6'-0"

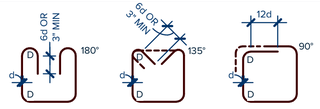
NOTES:
1. SCHEDULED DOWELS ARE MARKED "DWL" ON SECTIONS AND DETAILS.
2. DOWEL SPACING TO MATCH SLAB OR WALL REINFORCEMENT UNLESS NOTED OTHERWISE.

02 TYPICAL STANDARD HOOK SCHEDULE
SCALE : NTS

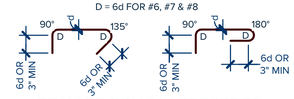


D = 6d FOR #3 THRU #8
D = 8d FOR #9, #10 & #11
D = 10d FOR #14 & #18

REINFORCEMENT EXCEPT COLUMN TIES & BEAM STIRRUPS

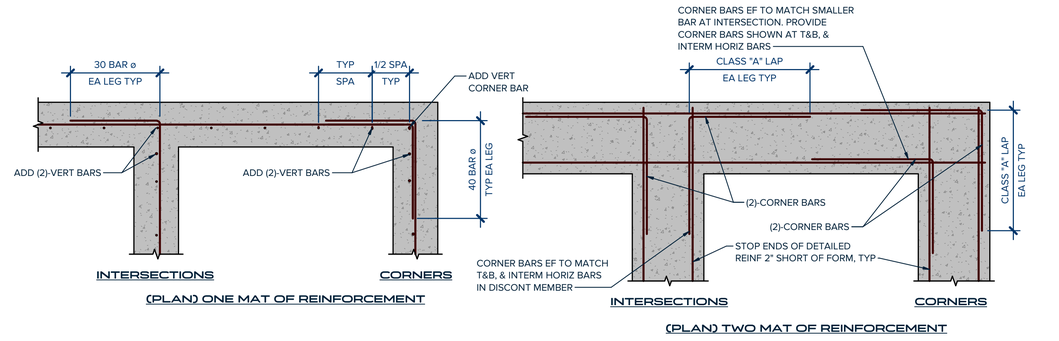


D = 4d FOR #3, #4 & #5
D = 6d FOR #6, #7 & #8



d = BAR DIAMETER, D = BEND DIAMETER

NOTES:
1. TIES AND CROSSTIES FOR SHEAR WALL BOUNDARY ELEMENTS SHALL BE DETAILED AS COLUMN TIES/CROSSTIES.

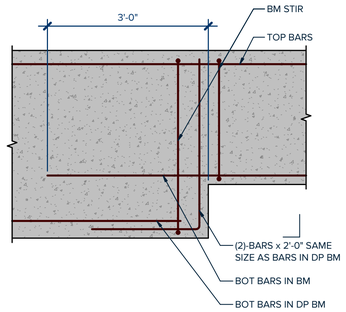


(PLAN) ONE MAT OF REINFORCEMENT

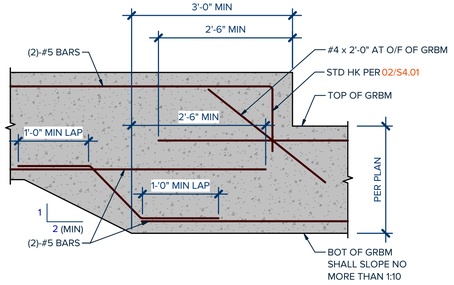
(PLAN) TWO MAT OF REINFORCEMENT

NOTES:
1. WHERE 90° HOOKS ARE SCHEDULED OR DETAILED FOR TOP BARS, CORNER BARS MAY BE OMITTED FOR THAT MAT.
2. MATCH SIZE, LOCATION AND NUMBER OF HORIZONTAL BEAM AND WALL BARS. WHERE MORE THAN (2)-TOP OR BOTTOM BARS, ONLY THE INSIDE BARS MUST MATCH.

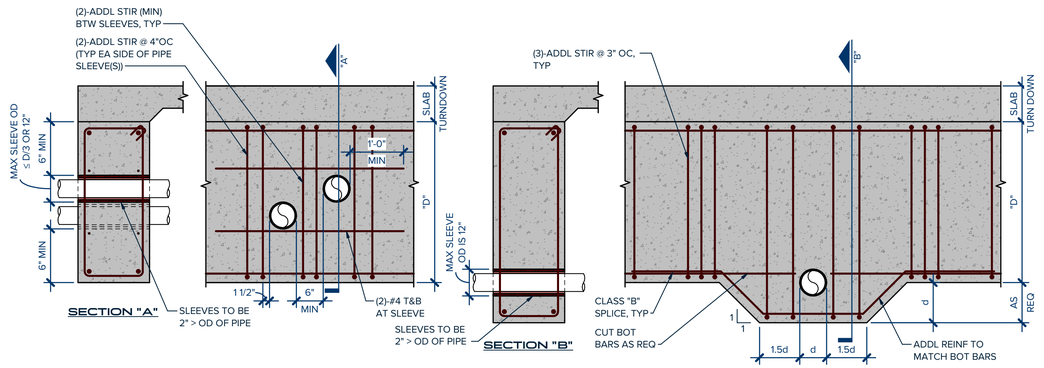
03 TYPICAL STANDARD DOWEL SCHEDULE
SCALE : NTS



04 STANDARD HOOKS AND BENDS
SCALE : NTS



05 TYPICAL WALL OR GRADE BEAM REINFORCEMENT
SCALE : NTS



PENETRATIONS THROUGH GRADE BEAM

PENETRATIONS THROUGH BOTTOM OF GRADE BEAM

06 TYPICAL STEP IN BOTTOM GRADE BEAM
SCALE : NTS

07 TYPICAL GRADE BEAM STEP
SCALE : NTS

08 TYPICAL HORIZONTAL PIPE PENETRATIONS
SCALE : NTS

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PROJECT NO: 22054

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PROFESSIONAL ENGINEER

11.14.2023

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PERMIT SET
05.19.2023

NO	ISSUE	DATE
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	ENG: P. El Hanna	
	BIM PM: C. Hernandez	
	QA/QC: S. Tanner	

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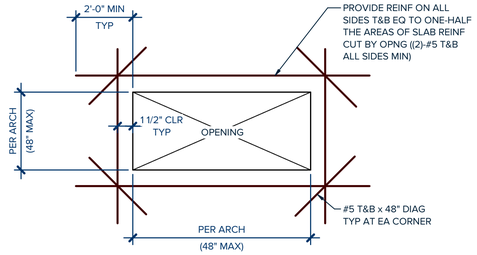
TYPICAL FOUNDATION DETAILS

SHEET TITLE

S4.01

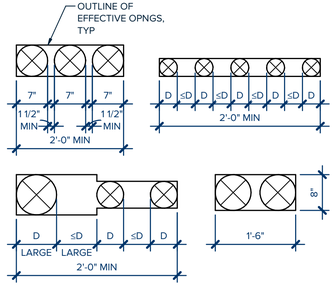
SHEET NUMBER



NOTES:
1. ALL OPENINGS WITH A DIMENSION OF 12" OR GREATER SHALL BE TRIMMED WITH REINFORCEMENT.
2. REINFORCEMENT IS IN ADDITION TO ANY REINFORCEMENT INDICATED ON PLANS.
3. WHERE AN ADJACENT OPENING IS CLOSER THAN THE SMALLER OPENING DIMENSION, EXTEND TRIM REINFORCEMENT TO 24" MINIMUM PAST ADJACENT OPENINGS.
4. HOOK REINFORCEMENT AT SLAB EDGE AS REQUIRED.

01 TYPICAL SLAB OPENING REINFORCEMENT AT REINFORCED SLAB

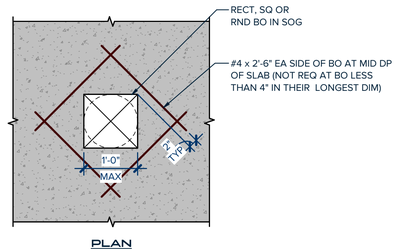
SCALE : NTS



NOTES:
1. ALL CONDITIONS NEED (1)-#4 TRIM BAR ALL AROUND EFFECTIVE OPENING WITH 1'-0" EXTENSION BEYOND OPENING EDGE.
2. DIAGONAL BARS ARE NOT REQUIRED AT THESE CONDITIONS.

02 TYPICAL MULTIPLE SLAB OPENING

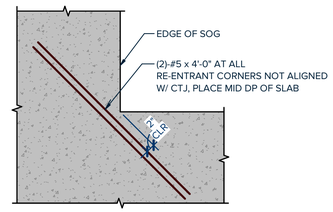
SCALE : NTS



PLAN

03 TYPICAL ADDITIONAL REINFORCEMENT AT BLOCKOUT IN SLAB-ON-GRADE

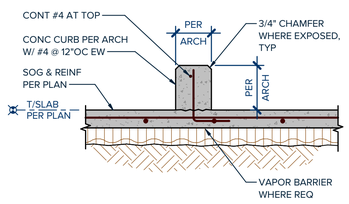
SCALE : NTS



PLAN

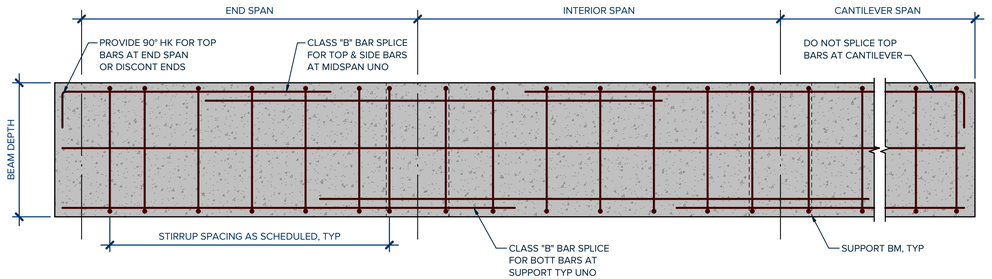
04 TYPICAL SLAB-ON-GRADE RE-ENTRANT CORNER REINFORCEMENT

SCALE : NTS



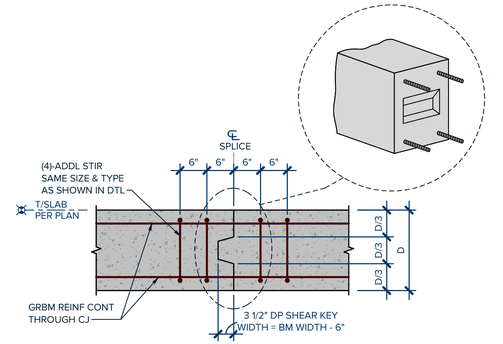
05 TYPICAL CONCRETE CURB AT SLAB-ON-GRADE

SCALE : NTS



06 TYPICAL GRADE BEAM REINFORCEMENT

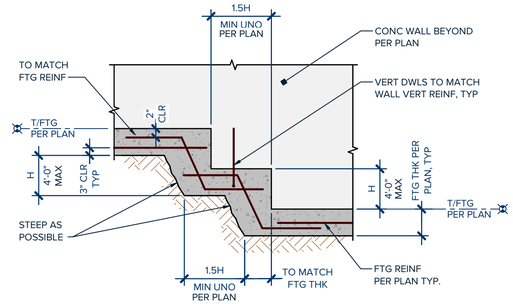
SCALE : NTS



NOTES:
1. CONSTRUCTION JOINT SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN BETWEEN SUPPORTS.
2. CONTRACTOR SHALL NOTE THE PROPOSED CONSTRUCTION JOINT LOCATION ON THE ERECTION PLAN FOR THE BEAM REINFORCEMENT STEEL SHOP DRAWINGS.

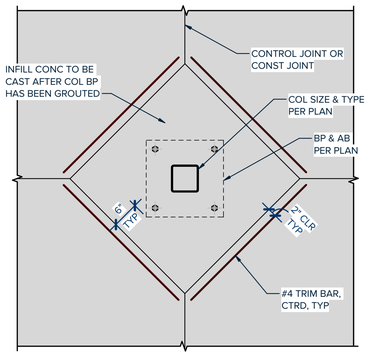
07 TYPICAL GRADE BEAM CONSTRUCTION JOINT

SCALE : NTS



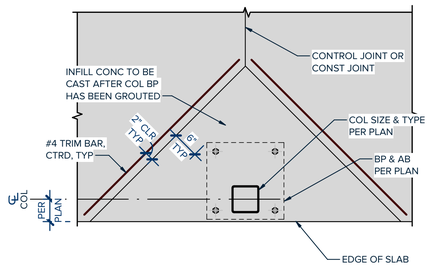
08 TYPICAL STEPPED FOOTING

SCALE : NTS



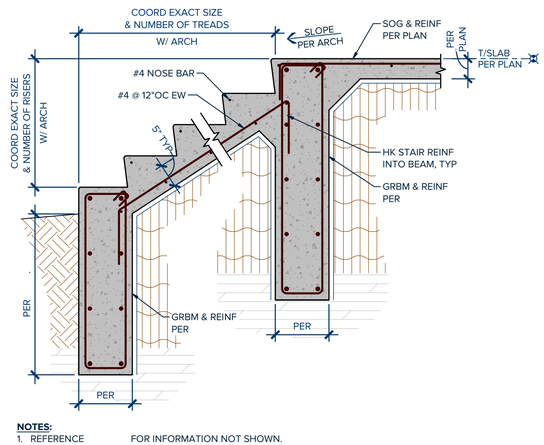
09 TYPICAL CONTROL JOINT AT INTERIOR STEEL COLUMN

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



10 TYPICAL CONTROL JOINT AT EXTERIOR STEEL COLUMN

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



NOTES:
1. REFERENCE FOR INFORMATION NOT SHOWN.

11 TYPICAL CONCRETE STAIR

SCALE : NTS

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QA/QC: S. Tanner		

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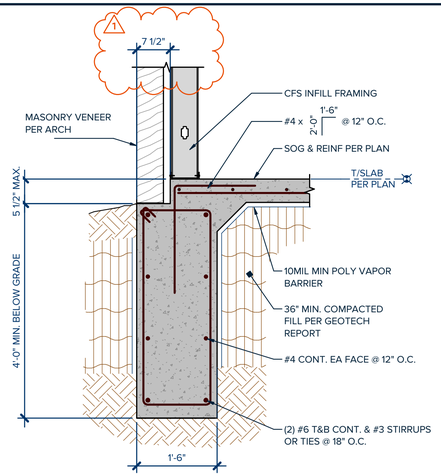
TYPICAL FOUNDATION DETAILS

SHEET TITLE

S4.02

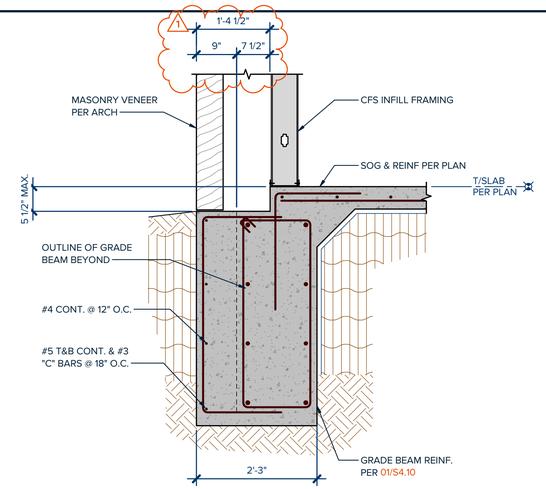
SHEET NUMBER



NOTES:
1. ENGINEER SHALL VERIFY DEPTH AND BEARING.
2. STEP BOTTOM OF GRADE BEAM AS REQUIRED. NO SLOPE GREATER THAN 1:10.

01 EXTERIOR GRADE BEAM W/ LUG

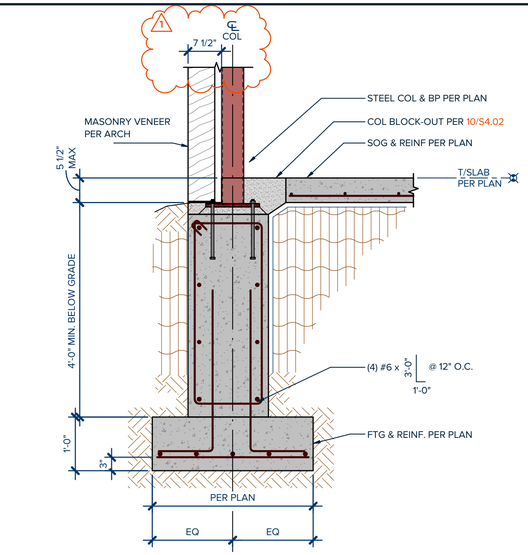
SCALE : 3/4" = 1'-0"



NOTES:
1. REFERENCE 01/S4.10 FOR ADDITIONAL INFORMATION.

02 EXTERIOR GRADE BEAM W/ EXTENDED LUG

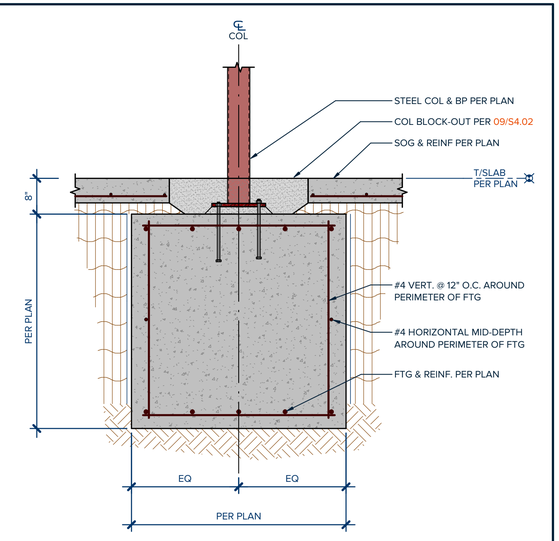
SCALE : 3/4" = 1'-0"



NOTES:
1. REFERENCE 01/S4.10 FOR ADDITIONAL INFORMATION.

03 EXTERIOR GRADE BEAM & FOOTING AT STEEL COL

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



04 INTERIOR FOOTING AT STEEL COLUMN

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

NOTES:
1. REFERENCE 01/S4.10 FOR ADDITIONAL INFORMATION.

05 EXTERIOR GRADE BEAM W/ EXTENDED DEEP LUG

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

NOTES:
1. REFERENCE 01/S4.10 FOR ADDITIONAL INFORMATION.

06 EXTERIOR GRADE BEAM W/ EXTENDED DEEP LUG

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

NOTES:
1. REFERENCE 01/S4.10 FOR ADDITIONAL INFORMATION.

07 EXT GRADE BEAM & FTG AT STEEL COL & DEEP LUG

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

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1	Addendum 1	11.14.2023

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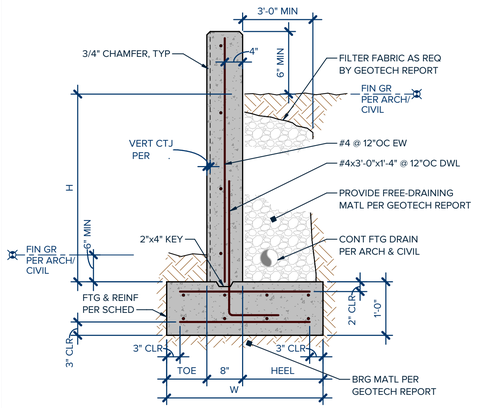
SCALE

FOUNDATION DETAILS

SHEET TITLE

S4.10

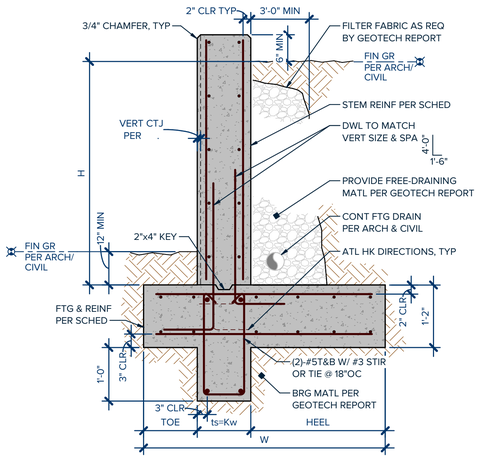
SHEET NUMBER



RETAINING WALL & FOOTING SCHEDULE					
H	FOOTING SPECS			FOOTING REINFORCEMENT	
	TOE	HEEL	W	T&B LONGITUDINAL	T&B SHORT DIRECTION
UP TO 4'-0"	1'-0"	1'-10"	3'-6"	(3)-#4 @ EQ SPA	#5 @ 12"OC
4'-1" - 6'-0"	1'-0"	3'-10"	5'-6"	(4)-#4 @ EQ SPA	#5 @ 12"OC

01 TYPICAL SHORT RETAINING WALL - NO KEY

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



RETAINING WALL & FOOTING SCHEDULE							
H	STEM & KEY WIDTH	FOOTING SPECS			STEM REINFORCEMENT (EACH FACE)		FOOTING REINFORCEMENT	
	ts = Kw	TOE	HEEL	W	VERT	HORIZ	T&B LONGITUDINAL	T&B SHORT DIR
UP TO 6'-0"	1'-0"	1'-0"	1'-6"	3'-6"	#4 @ 12"OC	#4 @ 16"OC	(3)-#5 EQ SPA	#5 @ 12"OC
6'-1" - 8'-0"	1'-0"	1'-0"	2'-6"	4'-6"	#5 @ 12"OC	#4 @ 16"OC	(4)-#5 EQ SPA	#5 @ 12"OC
8'-1" - 10'-0"	1'-0"	1'-6"	3'-0"	5'-6"	#5 @ 12"OC	#4 @ 16"OC	(5)-#5 EQ SPA	#5 @ 12"OC
10'-1" - 12'-0"	1'-4"	2'-0"	3'-8"	7'-0"	#5 @ 10"OC	#4 @ 12"OC	(5)-#5 EQ SPA	#5 @ 12"OC
12'-1" - 14'-0"	1'-4"	2'-6"	4'-8"	8'-6"	#5 @ 10"OC	#4 @ 12"OC	(7)-#5 EQ SPA	#6 @ 12"OC
14'-1" - 16'-0"	1'-4"	3'-0"	5'-8"	10'-0"	#5 @ 10"OC	#4 @ 12"OC	(7)-#5 EQ SPA	#6 @ 10"OC

02 TYPICAL RETAINING WALL WITH KEY

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

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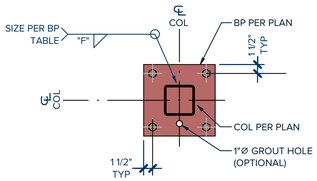
FOUNDATION DETAILS -
SITE RETAINING WALLS

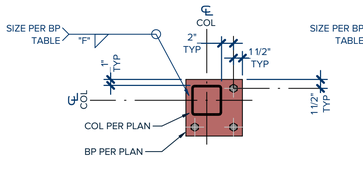
SHEET TITLE

S4.11

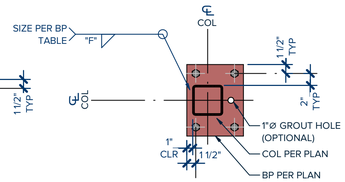
SHEET NUMBER



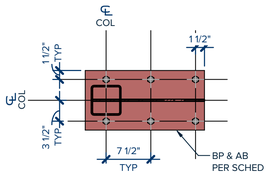
PLAN - INTERIOR COLUMN - BP-A



PLAN - CORNER COLUMN - BP-B



PLAN - EDGE COLUMN - BP-C

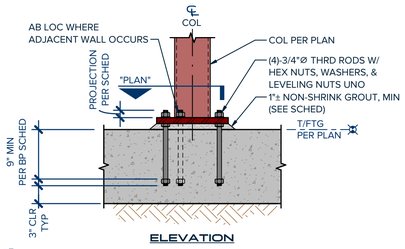


PLAN - EDGE WIND BRACE - BP-D

BASEPLATE TABLE	
BASEPLATE THICKNESS	**"F" FILLET SIZE**
3/8" , 1/2"	3/16"
5/8" , 3/4"	1/4"
> = 7/8"	5/16"

BASEPLATE SCHEDULE			
MARK	**BASEPLATE THICKNESS**	**ANCHOR NO. & SIZE**	**ANCHOR TYPE**
BP-A	3/4"	(4)-3/4"Øx1'-0"	"A"
BP-B	3/4"	(4)-3/4"Øx1'-0"	"A"
BP-C	3/4"	(4)-3/4"Øx1'-0"	"A"
BP-D	1"	(6)-1"Øx1'-6"	"B"

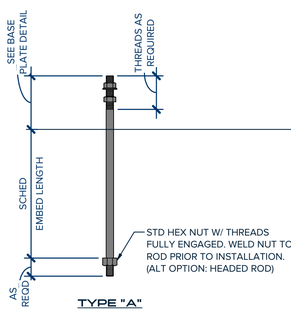
NOTES:
1. WELD TO BE MINIMUM SIZE REQUIRED BY AISC FOR THICKNESS OF BASE PLATE USED.
2. SEE DETAIL SCHEDULE FOR BASE PLATE DIMENSIONS.
3. ANCHOR ROD INFORMATION PER 02/S7.01



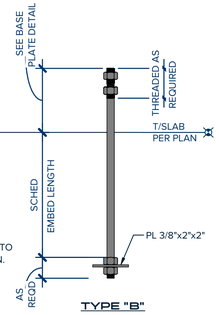
ELEVATION

01 TYPICAL BASEPLATE TO FOUNDATION CONNECTION (HSS COLUMN)

SCALE : NTS



TYPE "A"



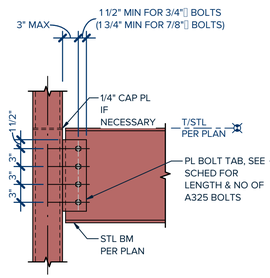
TYPE "B"

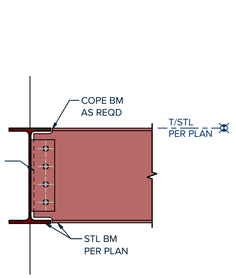
NOTES:
1. USE TYPE "A" ROD, TYPICAL, UNLESS NOTED OTHERWISE.
2. USE TYPE "B" ROD AT ALL WINDBRACE LOCATIONS.

BOLT PROJECTION AND GROUT THICKNESS SCHEDULE	
ANCHOR BOLT DIAMETER	BOLT PROJECTION & GROUT THICKNESS
1" OR LESS	1 1/2"
1 1/8" TO 1 1/2"	2"
1 3/4" TO 2"	2 1/2"
2 1/4" TO 2 1/2"	3"

02 TYPICAL ANCHOR ROD

SCALE : 1" = 1'-0"



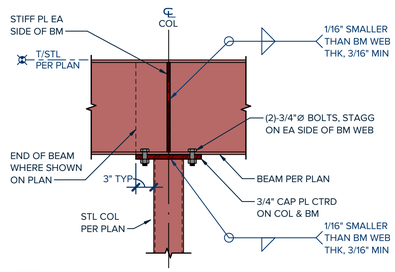


SIMPLE SHEAR CONNECTION SCHEDULE						
BEAM SIZE	**NO OF ROWS OF BOLTS(n)**	**BOLT DIAMETER**	**PLATE TAB THICKNESS**	**MIN. TAB LENGTH**	**WELD SIZE BOTH SIDES**	**MAX BEAM REACTION (KIPS)**
W8	2	3/4"	5/16"	6"	1/4"	12
W10	2			6"		16
W12	3			9"		24
W14	3			9"		30
W16	4			12"		40
W18	5			15"		50
W21	6	7/8"	3/8"	18"		73
W24	7			21"		85
W27-W33	8			24"		97
W36-W44	10			30"	5/16"	140

NOTES:
1. ALL OTHER CONNECTIONS DEVIATING FROM TYPICAL CONNECTIONS SHALL BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER WORKING UNDER THE GUIDANCE OF THE CONTRACTOR. REFERENCE GENERAL NOTES UNDER "STRUCTURAL STEEL CONNECTIONS."
2. NOTED REACTIONS ARE FOR SERVICE LOADS.
3. SCHEDULED SHEAR PLATE CONNECTIONS APPLY TO RIGHT ANGLE CONNECTIONS AND SKEWED CONNECTIONS UP TO 30° FROM RIGHT ANGLE.
4. WORKLINES ARE ON CENTERLINES OF BEAMS AND COLUMNS, UNLESS NOTED OTHERWISE.
5. WELD CAPACITY BASED ON Exx = 70 KSI.

03 SIMPLE SHEAR CONNECTION

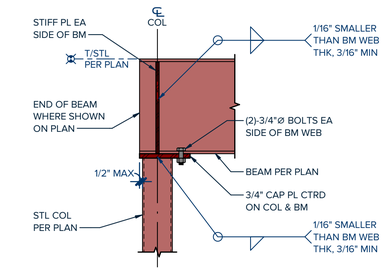
SCALE : 1" = 1'-0"



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

04 CAP PLATE BOLTED CONNECTION

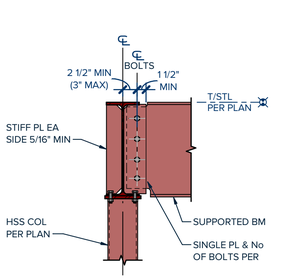
SCALE : 1" = 1'-0"



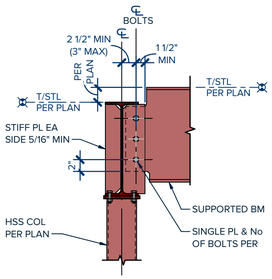
NOTES:
1. SEE PLAN FOR ROOF SLOPE. SLOPE CAP PLATES ACCORDINGLY.
2. STIFFENER PLATES SHALL BE EQUAL IN THICKNESS TO THE COLUMN WALL THICKNESS OR BEAM WEB THICKNESS, WHICHEVER IS GREATER.
3. CONNECT INTERSECTING BEAMS TO STIFFENER PLATES USING BOLTS IN SINGLE SHEAR DESIGNED FOR ECCENTRIC BEAM REACTION.

05 CAP PLATE BOLTED CONNECTION

SCALE : 1" = 1'-0"



CONNECTION WITH TOP OF BEAMS AT SAME ELEVATION

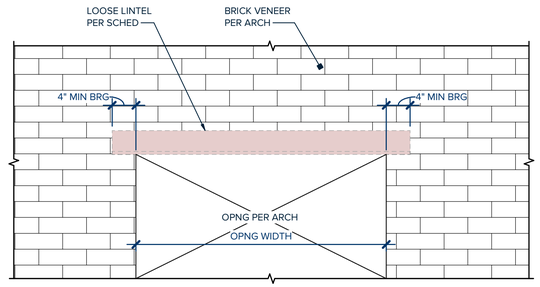


CONNECTION WITH TOP OF BEAMS AT DIFFRENT ELEVATIONS

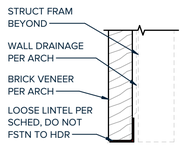
NOTES:
1. SEE ROOF PLAN FOR ROOF SLOPE. SLOPE CAP PLATES ACCORDINGLY.
2. STIFFNER PLATES SHALL BE EQUAL IN THICKNESS TO THE COL WALL THICKNESS OR BEAM WEB THICKNESS, WHICHEVER IS GREATER.
3. CONNECT INTERSECTING BEAMS TO STIFFNER PLATES USING BOLTS IN SINGLE SHEAR DESIGNED FOR ECCENTRIC BEAM REACTION.

06 TYPICAL CONNECTION OF BEAMS OVER COLUMN

SCALE : 1" = 1'-0"



NOTES
1. FOR RETRO-FIT INSTALLATION, TEMPORARILY SUPPORT OR REMOVE MASONRY ABOVE NEW OPENINGS.
2. LINTEL ANGLES SHALL BE HOT DIP GALVANIZED.
3. PROVIDE 3/8" GAP IN MORTAR AT ENDS OF ANGLE. FORM GAP WITH BACKER ROD.
4. PROVIDE 4" BEARING AT EACH END OF LINTEL ANGLE.
5. DO NOT FASTEN LINTEL ANGLE TO FRAMING BEYOND.



MASONRY LOOSE LINTEL SCHEDULE	
OPENING	**LINTEL SIZE**
UP TO 5'-0"	L4x4x1/4
5'-0" TO 7'-0"	L6x4x5/16 LLV
7'-0" TO 9'-0"	L6x4x3/8 LLV
9'-0" TO 11'-0"	L6x4x3/8 LLV
11'-0" TO 13'-0"	L8x4x7/16 LLV
13'-0" TO 17'-0"	L10x4x7/16 BENT PL LLV

07 MASONRY LOOSE LINTEL SCHEDULE

SCALE : 1" = 1'-0"

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05.19.2023

NO	ISSUE	DATE

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BIM PM: C. Hernandez
QA/QC: S. Tanner

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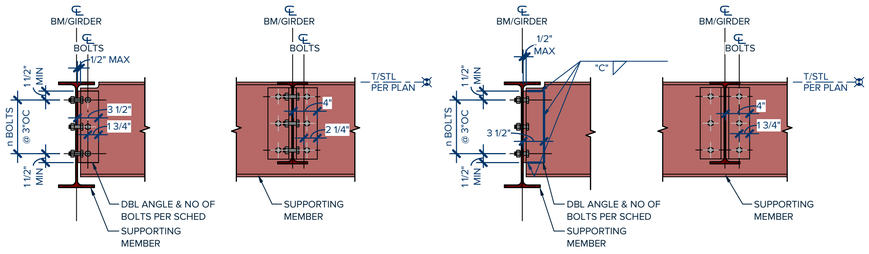
SCALE

TYPICAL BASE PLATE & HSS COLUMN STEEL DETAILS

SHEET TITLE

S7.01

SHEET NUMBER



CONNECTION TO SUPPORTED MEMBER

CONNECTION TO SUPPORTING MEMBER

ALL BOLTED CONNECTION

CONNECTION TO SUPPORTED MEMBER

CONNECTION TO SUPPORTING MEMBER

BOLTED/WELDED CONNECTION: ANGLES WELDED TO SUPPORTED BEAM

STANDARD DOUBLE ANGLE CONNECTION SCHEDULE

	STANDARD			HEAVY		
BEAM SIZE	ANGLE LENGTH(L)	No OF ROWS OF BOLTS(n)	MAX BEAM REACTION (KIPS)	ANGLE LENGTH(L)	No OF ROWS OF BOLTS(n)	MAX BEAM REACTION (KIPS)
W8	5 1/2"	2	17	-	-	-
W10	5 1/2"	2	19	-	-	-
W12	5 1/2"	2	20	8 1/2"	3	28
W14	8 1/2"	3	32	11 1/2"	4	42
W16	8 1/2"	3	35	11 1/2"	4	46
W18	11 1/2"	4	55	14 1/2"	5	68
W21	11 1/2"	4	64	17 1/2"	5	94
W24	14 1/2"	5	89	20 1/2"	7	123
W27	14 1/2"	5	89	22 1/2"	8	148
W30	17 1/2"	6	104	26 1/2"	9	167
W33	20 1/2"	7	119	29 1/2"	10	186
W36	23 1/2"	8	133	29 1/2"	10	186
W40	26 1/2"	9	147	29 1/2"	10	213
W44	29 1/2"	10	160	29 1/2"	10	213

DOUBLE ANGLE CONNECTION NOTES:

1. REFERENCE SCHEMATIC DETAILS OF TYPICAL STEEL CONNECTIONS FOR ADDITIONAL INFORMATION.
2. ALL OTHER CONNECTIONS DEVIATING FROM TYPICAL CONNECTIONS SHALL BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER WORKING UNDER THE GUIDANCE OF THE CONTRACTOR. REFERENCE GENERAL NOTES UNDER "STRUCTURAL STEEL CONNECTIONS."
3. NOTED REACTIONS ARE FOR SERVICE LOADS.
4. RIGHT ANGLE ANGLE CONNECTIONS SHALL BE DOUBLE ANGLE AS SCHEDULED. SKEWED CONNECTIONS SHALL BE BENT DOUBLE ANGLES OR PLATES.
5. TABLE BASED ON LL4x3 1/2, A36 STEEL. ANGLE THICKNESS IS 1/4" TYPICAL AND 5/16" AT W33 AND DEEPER "HEAVY" CONNECTIONS.
6. BOLTS ARE 3/4"Ø TYP, AND 7/8"Ø AT W40 & W44 "HEAVY" CONNECTIONS. BOLTS ARE A325N WITH STANDARD HOLES.
7. WELD "C" IS 3/16" FOR "STANDARD" CONNECTIONS AND 1/4" FOR "HEAVY" CONNECTIONS. WELD CAPACITY BASED ON Exx = 70 KSI.
8. SCHEDULED DOUBLE ANGLE CONNECTIONS APPLY TO RIGHT ANGLE CONNECTIONS AND SKEWED CONNECTIONS UP TO 30° FROM RIGHT ANGLE.
9. BEAM CONNECTIONS ARE "STANDARD" UNLESS NOTED OTHERWISE ON PLAN.
10. WORKLINES ARE ON CENTERLINES OF BEAMS AND COLUMNS, UNLESS NOTED OTHERWISE.
11. CONTRACTOR RESPONSIBLE FOR MEETING ALL OSHA REQUIREMENTS.

01 TYPICAL DOUBLE ANGLE - BEAM TO BEAM CONNECTIONS

SCALE : 1" = 1'-0"

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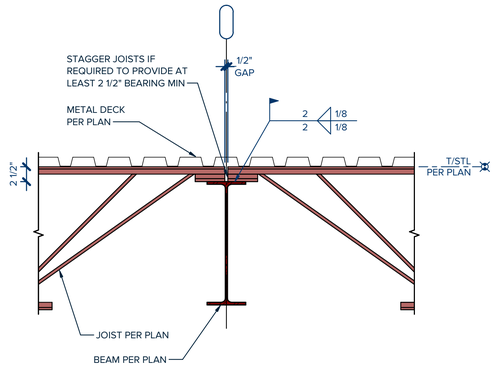
SCALE

TYPICAL STEEL BEAM CONNECTION DETAILS

SHEET TITLE

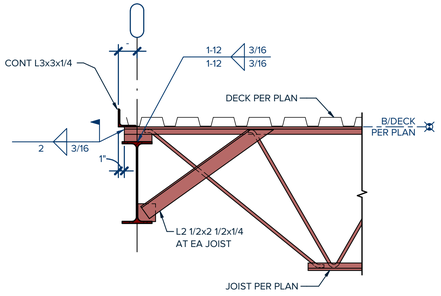
S7.02

SHEET NUMBER



01 TYPICAL K OR KCS BAR JOIST TO STEEL BEAM CONNECTION

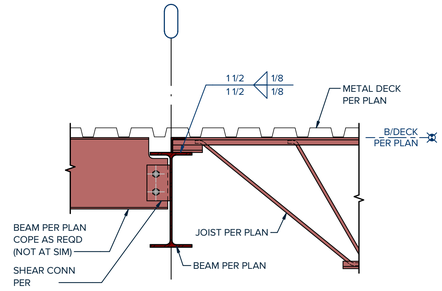
SCALE : 1" = 1'-0"



NOTES:
1. DESIGN JOIST SEAT EXTENSION FOR AN ULTIMATE WIND UPLIFT FORCE OF [XX] PSF.

02 PERIMETER ROOF BEAM BRACING

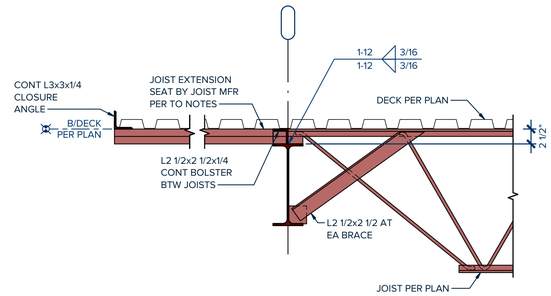
SCALE : 1" = 1'-0"



NOTES:
1. COORDINATE ROOF SLOPE AS REQUIRED.

03 WF BEAM AND BAR JOIST AT STEEL GIRDER CONNECTION

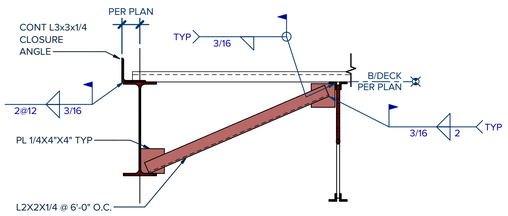
SCALE : 1" = 1'-0"



NOTES:
1. DESIGN JOIST SEAT EXTENSION FOR AN ULTIMATE WIND UPLIFT FORCE OF [XX] PSF.

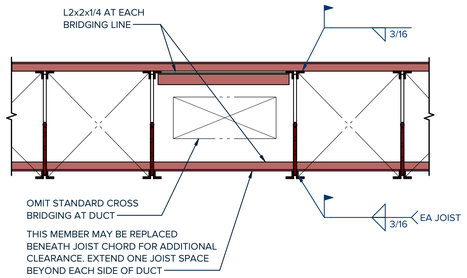
04 K OR KCS CANTILEVERED JOIST SEAT

SCALE : 1" = 1'-0"



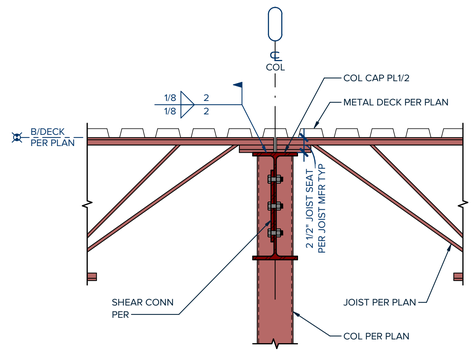
05 SECTION DETAIL

SCALE : 1" = 1'-0"



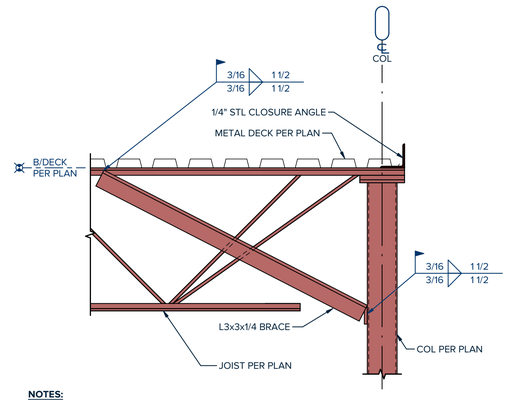
06 DUCT OPENING AT CROSS BRIDGING

SCALE : 1" = 1'-0"



07 TYPICAL BAR JOIST TO STEEL COLUMN CONNECTION

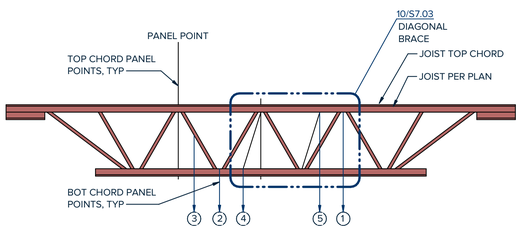
SCALE : 1" = 1'-0"



NOTES:
1. JOIST PARALLEL AT SIMILAR .

08 LATERAL BRACING AT HSS COLUMN

SCALE : 1" = 1'-0"

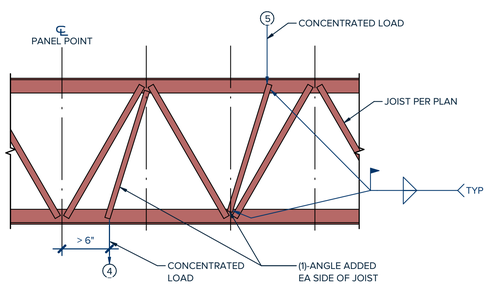


1. HANG WITHIN 6" OF ANY UPPER PANEL POINT FOR JOISTS
2. HANG WITHIN 6" OF ANY LOWER PANEL POINT FOR JOISTS
3. TRAPEZE BETWEEN ANY PANEL POINTS.
4. ADD AN ANGLE EACH SIDE TO STIFFEN THE BOTTOM CHORD. PER DIAGONAL BRACE 10/S7.03 .
5. ADD AN ANGLE EACH SIDE TO STIFFEN THE TOP CHORD PER DIAGONAL BRACE DETAIL 10/S7.03 .

NOTES:
1. DO NOT CUT OR DRILL ANY JOIST MEMBER.
2. THIS DETAIL IS APPLICABLE TO SUPPORTING MECHANICAL EQUIPMENT, SPRINKLER PIPES, ETC.

09 ALLOWABLE METHODS AND LOCATIONS FOR SUPPORTING LOADS FROM OWSJ

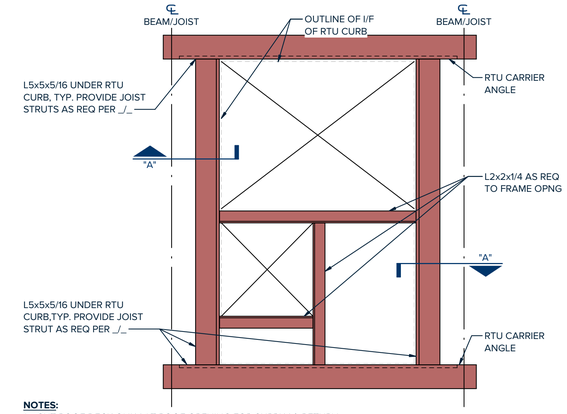
SCALE : 1" = 1'-0"



NOTES:
1. WHERE CONCENTRATED LOADS ARE SUPPORTED BY JOIST CHORDS AND ARE LOCATED MORE THAN 6" FROM A PANEL POINT, REINFORCE THE JOIST WITH AN ADDED ANGLE (EACH SIDE OF JOIST) EXTENDING FROM THE POINT LOAD TO THE NEAREST PANEL POINT ON THE OPPOSITE CHORD.
2. REMOVE LOAD FROM JOIST PRIOR TO WELDING ANGLE.
3. ADDED ANGLES AND WELDS BY JOIST MANUFACTURER.

10 DIAGONAL BRACE DETAIL

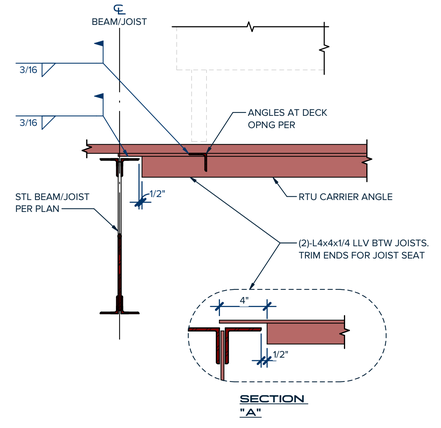
SCALE : 1" = 1'-0"



NOTES:
1. CUT ROOF DECK ONLY AT ROOF OPENING FOR SUPPLY & RETURN.
2. OPENING SIZE AND LOCATION PER MECHANICAL OR ARCHITECT.

11 TYPICAL ROOF TOP UNIT FRAMING PLAN

SCALE : 1" = 1'-0"



SECTION "A"

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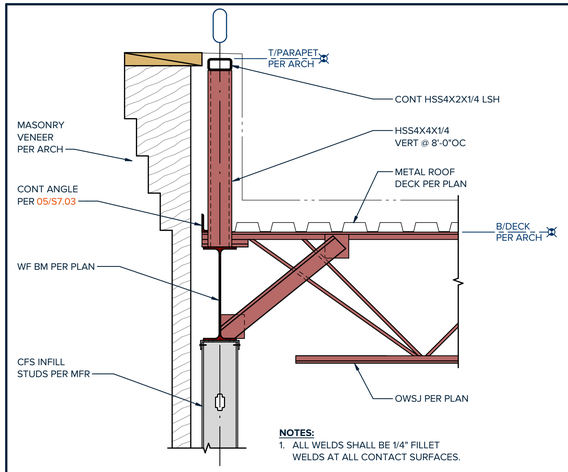
TYPICAL ROOF K OWSJ DETAILS

SHEET TITLE

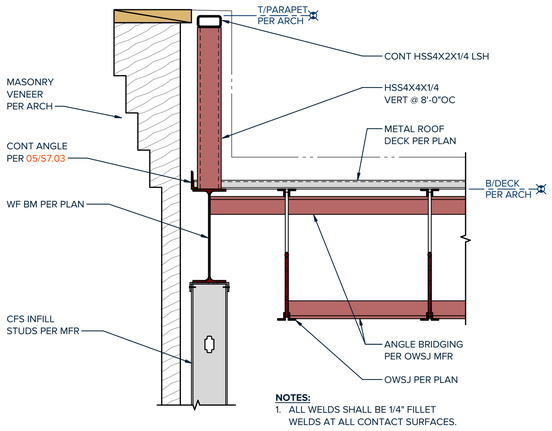
S7.03

SHEET NUMBER



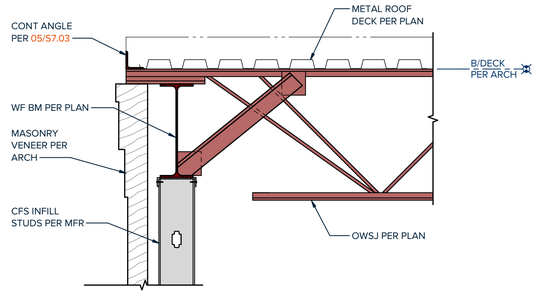
01 ROOF FRAMING

SCALE : 1" = 1'-0"



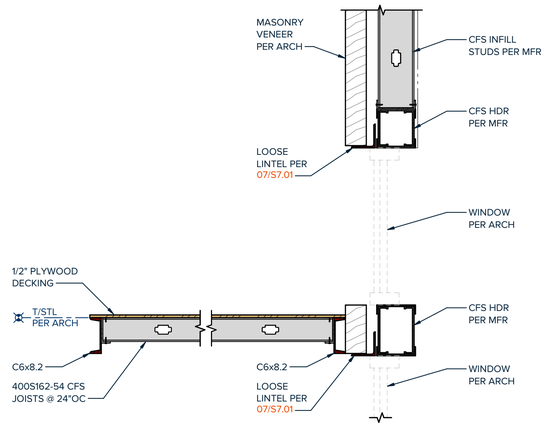
02 ROOF FRAMING

SCALE : 1" = 1'-0"



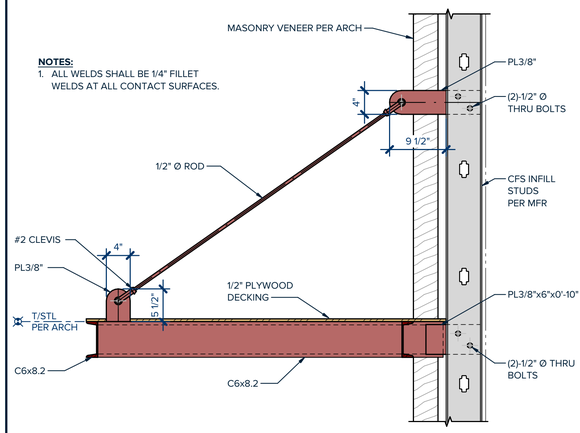
03 ROOF FRAMING

SCALE : 1" = 1'-0"



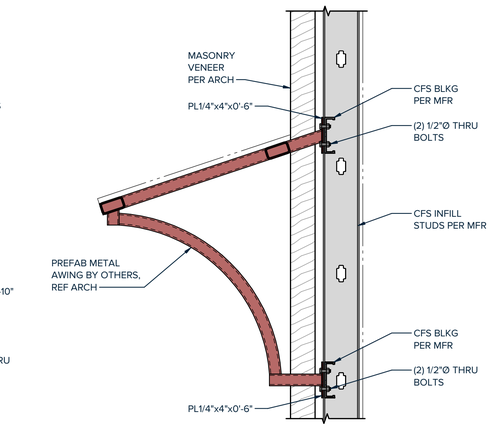
04 SECTION AT AWNING

SCALE : 1" = 1'-0"



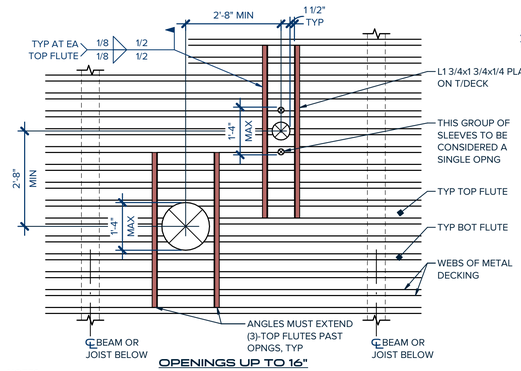
05 SECTION AT AWNING

SCALE : 1" = 1'-0"



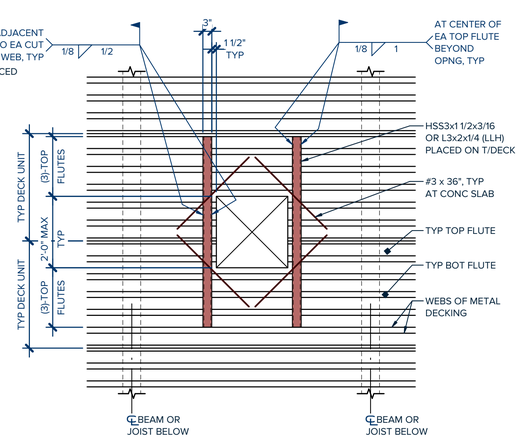
06 SECTION AT AWNING

SCALE : 1" = 1'-0"

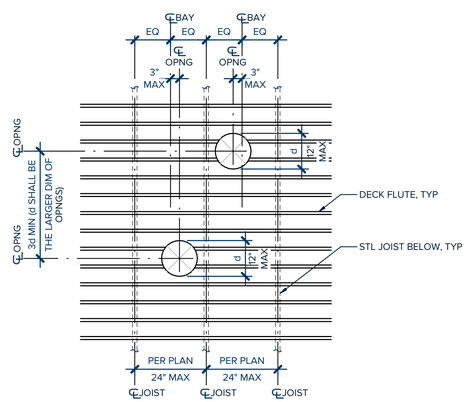


OPENINGS UP TO 16"

NOTES:
1. HOLES LESS THAN 6"Ø AND CUTTING NO MORE THAN (1)-WEB REQUIRE NO REINFORCEMENT.
2. ALL METAL DECK OPENINGS SHOWN ABOVE APPLY ONLY TO DUCTWORK AND PIPING, ROOF HATCHES AND SMALL AIR SHAFTS. THESE OPENINGS ARE NOT INTENDED TO SUPPORT ANY MECHANICAL EQUIPMENT.
3. REINFORCED HSS OR ANGLES MAY BE PLACED UNDERNEATH DECK IF REQUIRED BY ROOFING SYSTEMS.
4. WHERE USED WITH CONCRETE SLAB, CUT DECKING AFTER CONCRETE HAS CURED (3)-DAYS.



OPENINGS GREATER THAN 16" AND UP TO 24"



NOTES:
1. METAL DECKING SHALL NOT END OR BE SPLICED WITHIN 24" CLEAR OF ANY OPENING.
2. OPENINGS ARE NOT INTENDED TO SUPPORT MECHANICAL EQUIPMENT ABOVE WITHOUT ADDITIONAL FRAMING.

07 TYPICAL METAL DECK OPENING REINFORCEMENT

SCALE : NTS

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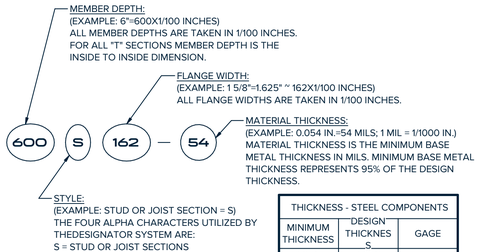
SCALE

ROOF FRAMING DETAILS

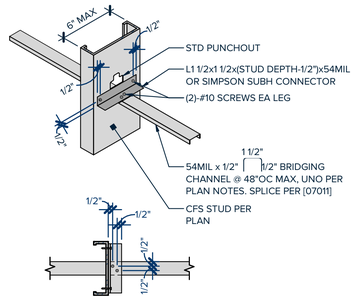
SHEET TITLE

S7.10

SHEET NUMBER

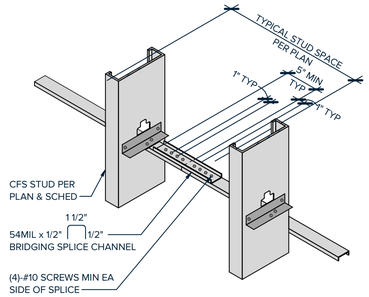


THICKNESS - STEEL COMPONENTS		
MINIMUM THICKNESS	DESIGN THICKNESS	GAGE
(MILS)	(MILS)	
18	0.0188	25
27	0.0283	22
33	0.0346	20
43	0.0451	18
54	0.0566	16
68	0.0713	14
97	0.1017	12



PLAN VIEW

SCREW ATTACHED
BRIDGING CHANNEL WITH ANGLE



BRIDGING CHANNEL SPLICE

INTERIOR CFS INFILL STUD SCHEDULE		
MAX UNBRACED STUD HEIGHT	STUD SIZE	SPACING
10'-0"	362S162-43	@ 16"OC
14'-0"	362S162-54	@ 16"OC
24'-0"	(2)-362S162-68	@ 16"OC

NOTES:
1. TOP AND BOTTOM TRACKS TO BE 362T200-43, UNO.
2. TRACKS AT SLAB SHALL BE ATTACHED PER 03/S9.02 .

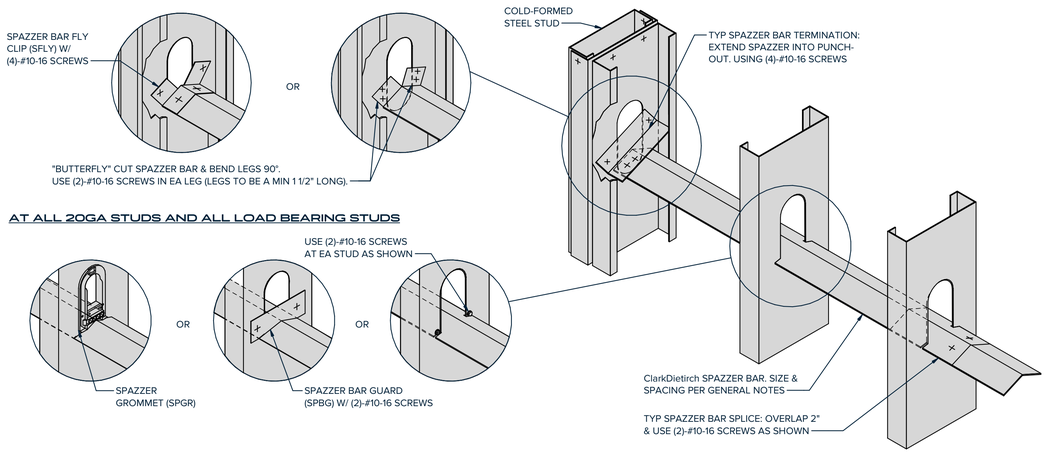
EXTERIOR CFS INFILL STUD SCHEDULE		
MAX UNBRACED STUD HEIGHT	STUD SIZE	SPACING
10'-0"	600S200-43	@ 16"OC
14'-0"	600S200-54	@ 16"OC
24'-0"	(2)-600S250-68	@ 16"OC

NOTES:
1. TOP AND BOTTOM TRACKS TO BE 600T200-43, UNO.
2. TRACKS AT SLAB SHALL BE ATTACHED PER 03/S9.02 .

01 TYPICAL NOMENCLATURE FOR CFS MEMBERS
SCALE : NTS

02 TYPICAL CFS STUD WALL BRIDGING
SCALE : NTS

03 CFS INFILL STUD SCHEDULE
SCALE : NTS

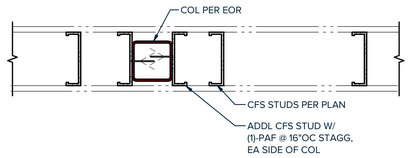


04 TYPICAL CFS STUD WALL BRIDGING
SCALE : NTS

NOTES:
1. TOP AND BOTTOM TRACK SPLICES SHALL BE STAGGERED 48" MINIMUM.

05 TYPICAL TRACK SPLICE
SCALE : NTS

06 TYPICAL CORNER & INTERSECTION
SCALE : NTS

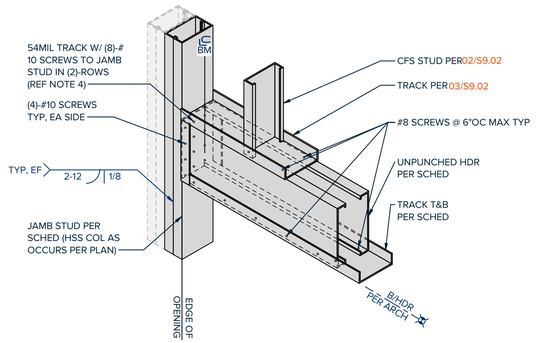


07 PLAN - CFS STUD TO STEEL COLUMN CONNECTION
SCALE : NTS

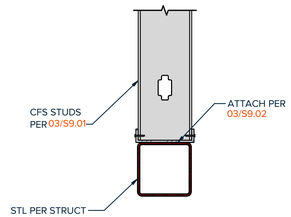
CFS INFILL HEADER SCHEDULE			
HEADER SPAN	BUNDLED STUDS AT JAMB	HEADER TRACK	HEADER STUD
6'-0"	3	(2 TOTAL)-TO MATCH WALL TOP & BOT TRACK SIZE	(2)-CFS TO MATCH WALL STUDSIZE
8'-0"	4	(2 TOTAL)-TO MATCH WALL TOP & BOT TRACK SIZE	(2)-CFS TO MATCH WALL STUDSIZE
10'-0"	5	(2 TOTAL)-TO MATCH WALL TOP & BOT TRACK SIZE	(2)-CFS, DEPTH ~ WALL STUD DEPTH +2

NOTES:
1. REFERENCE DETAIL 03/S9.01 FOR CFS INFILL STUD WALL SCHEDULE.
2. HEADER FRAMING SCHEDULE APPLIES TO TYPICAL EXTERIOR NON-BEARING WALLS WITHOUT BRICK VENEER.

08 TYPICAL CFS STUD HEADER CONNECTION DETAIL
SCALE : NTS



09 TYPICAL STUD TO STEEL BEAM CONNECTION
SCALE : 1 1/2" = 1'-0"



NOTES:
1. STRUCTURAL STEEL AT TOP TRACK AT SIMILAR.

FORT STRUCTURES
FIRM REGISTRATION NO. 18034
WWW.FORTSTRUCTURES.COM

PROJECT NO: 22054

STATE OF TEXAS
SHANE L. TANNER
106341
LICENSED
PROFESSIONAL ENGINEER

11.14.2023

SEAL

SEAUX+PIERCE
1014 Sailmaster St.
Austin, Texas 78734
www.seauxpierce.com

ARCHITECT

BURNET CITY HALL

300 East Jackson Street
Burnet, Texas 78611

PERMIT SET
05.19.2023

NO	ISSUE	DATE
PM: S. Tanner		
ENG: P. El Hanna		
BIM PM: C. Hernandez		
QA/QC: S. Tanner		

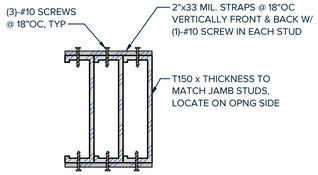
If printed on 22x34 or 24x36 sheet,
the scale is as indicated.
If printed on an 11x17 or 12x18
sheet, the scale is reduced by half. SCALE

TYPICAL COLD-FORMED STEEL DETAILS

SHEET TITLE

S9.01

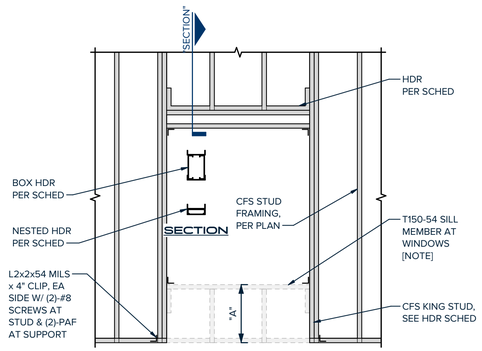
SHEET NUMBER



NOTES:
1. SINGLE JAMB STUDS ARE ACCEPTABLE WHERE ALLOWED PER PLAN NOTES, STUD SIZE PER PLAN NOTES.

01 TYPICAL JAMB STUD DETAIL

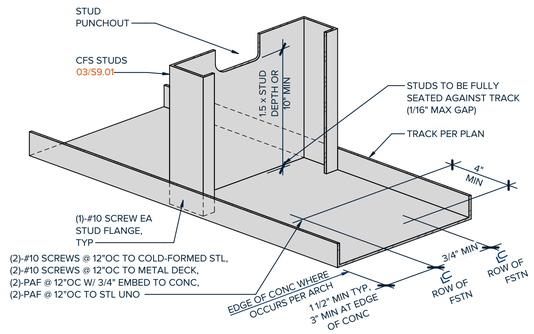
SCALE : NTS



NOTES:
1. IF "A" > 4'-0" PROVIDE HEADER PER SCHEDULE AT SILL.

02 TYPICAL CFS STUD FRAMED HEADER

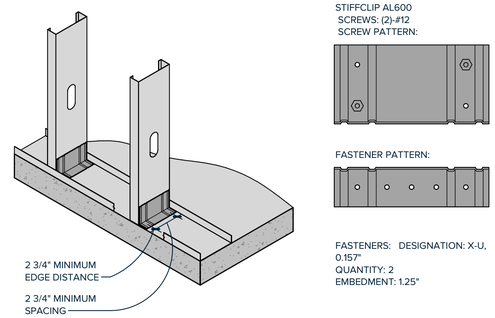
SCALE : NTS



NOTES:
1. THIS DETAIL APPLIES TO TOP AND BOTTOM TRACKS OF ALL STRUCTURAL STEEL STUD WALLS UNO. AT NON-STRUCTURAL WALLS, USE TOP DEFLECTION TRACK PER .

03 TYPICAL TOP AND BOTTOM TRACK DETAIL

SCALE : NTS



FASTENERS: DESIGNATION: X-U, 0.157"
QUANTITY: 2
EMBEDMENT: 1.25"

04 TYPICAL SINGLE STUD TO FOUNDATION CONNECTION

SCALE : 1" = 1'-0"

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If printed on 22x34 or 24x36 sheet, the scale is as indicated.
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TYPICAL COLD-FORMED STEEL DETAILS
SHEET TITLE

S9.02
SHEET NUMBER

SECTION 07 54 00
THERMOPLASTIC MEMBRANE ROOFING

BASIS OF DESIGN

Sikaplan®
Mechanically-Attached / Rhinobond

Aaron Dahan & Greg Luterman
Sika Corporation - Roofing
100 Dan Road, Canton MA 02021
(800) 451-2504
usa.sarnafil.sika.com

Sarnafil®

BUILDING TRUST

Sika®

PART 1 - GENERAL CONDITIONS

1.01 DESCRIPTION

A. Scope
To install a complete Sikaplan mechanically-attached system including membrane, flashings and other components.

B. Related Work
The work includes but is not limited to the installation of:
1. Removal of existing roofing and insulation
2. Substrate preparation
3. Roof drains
4. Insulation
5. Separation layers
6. Roof membrane
7. Fasteners
8. Adhesive for flashings
9. Roof membrane flashings
10. Walkways
11. Metal Flashings
12. Sealants

C. Upon successful completion of work the following warranties may be obtained:
1. Sika Corporation Warranty
2. Roofing Applicator Warranty

1.02 QUALITY ASSURANCE

A. This roofing system shall be applied only by a roofing applicator authorized prior to bid by Sika Corporation (Sika Corporation "Applicator").

B. A Sika Corporation Technical Service Representative will review the installed roof system wherever a System Warranty has been requested.

C. All work pertaining to the installation of membrane, flashings, and accessories shall only be completed by Applicator authorized by Sika Corporation in those procedures.

D. Roofing membrane manufacturer must have a demonstrated performance history of producing PVC roof membranes no less, in duration of years, than the warranty duration specified.

E. Roofing membrane and membrane flashings to be manufactured by membrane supplier and not private labeled.

F. Manufacturer to have a minimum ten years of experience recycling their membranes at the end of their service life back into new membrane products. Provide a minimum of five reference projects completed with new membrane produced from recycled membrane.

G. Applicable code/insurance requirements shall be identified by the Owner or Owner’s representative.

1.03 SUBMITTALS

A. At the time of bidding, the Applicator shall submit to the Owner (or Representative) the following:

1. Copies of Specification.

2. Samples of each primary components to be used in the roof system and the manufacturer's current product data sheet for each component.
3. Written approval by the insulation manufacturer (as applicable) for use of the product in the proposed system.
4. Sample copy of Sika Corporation's warranty.
5. Sample copy of Applicator's warranty.
6. Safety Data Sheets (SDS)

1.04 CODE REQUIREMENTS

The Applicator shall submit evidence that the proposed roof system meets the requirements of the local building code and has been tested and approved or listed by an approved, codified testing organization. These requirements are minimum standards and no roofing work shall commence without written documentation of the system's compliance.

A. System shall be designed to meet the minimum wind design requirements of the applicable version of ASCE 7.

B. Factory Mutual Research Corporation (FM) - Norwood, MA
System shall be designed to meet 4470 requirements and the most recent versions of FM Global LPDS 1-28 and 1-29.

C. Underwriters Laboratories, Inc. - Northbrook, IL
1. Class A assembly

1.05 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. All products delivered to the job site shall be in the original unopened containers or wrappings bearing all seals and approvals.

B. Handle all materials to prevent damage. Place all materials on pallets and fully protect from moisture.

C. Membrane rolls shall be stored lying down on pallets and fully protected from the weather with clean tarpaulins. Unvented tarpaulins are not accepted due to the potential accumulation of moisture beneath the tarpaulin which may affect the membrane weldability.

D. As a general rule all adhesives shall be stored at temperatures between 40°F (4°C) and 80°F (27°C). Read product data sheets and instructions contained on adhesive canisters for specific storage instructions.

E. All flammable materials shall be stored in a cool, dry area away from sparks and open flames. Follow precautions outlined on containers and read product Safety Data Sheets (SDS).

F. Any materials which the Owner's representative or Sika Corporation determine to be damaged are to be removed from the job site and replaced at no cost to the Owner.

G. Safety Data Sheets (SDS) shall be available at the job site at all times.

H. The existing PVC roof membrane is to be recycled by the manufacturer of the replacement membrane. Applicator is responsible for all costs associated with removing the membrane, preparing it and loading it for shipment, according to the manufacturer's published procedures.

1.06 JOB CONDITIONS

A. Only as much of the new roofing as can be made weathertight each day, including all flashing and detail work, shall be installed. All seams shall be heat welded before leaving the job site that day.

B. Temporary overnight tie-ins shall be installed at the end of each day's work and shall be completely removed (including any contaminated materials) before proceeding with the next day's work.

C. The Applicator is cautioned that certain Sikaplan membranes are incompatible with asphalt, coal tar, heavy oils, roofing cements, creosote and some preservative materials. Such materials shall not remain in contact with these Sikaplan membranes.

D. The Applicator shall follow all safety regulations as required by OSHA and any other applicable authority having jurisdiction. Roof and walkways may be slippery when icy, snow covered, or wet. Working on surfaces under these conditions is hazardous. Appropriate safety measures must be implemented prior to working on such surfaces. Always follow OSHA and other relevant fall protection standards when working on roofs.

E. Where applicable, the Applicator shall arrange for pullout tests in accordance with the latest versions of the SPRI/ANSI Standard Field Test Procedures FX-1 and IA-1 for fasteners and adhesives, respectively, to verify condition of the deck/substrate and to confirm expected pullout values.

F. The Sikaplan membrane shall not be installed under the following conditions without consulting Sika Corporation’s Technical Dept. for precautionary steps:

1. The roof assembly permits interior air to pressurize the membrane underside.
2. Any exterior wall has 10% or more of the surface area comprised of opening doors or windows.
3. The wall/deck intersection permits air entry into the wall flashing area.

G. Special consideration should be given to construction related moisture. Sika Corporation is not responsible for damage when exposed to construction related moisture.

1.07 BIDDING REQUIREMENTS

A. Pre-Bid Meeting:
A pre-bid meeting shall be held with the Owner's Representative and involved trades to discuss all aspects of the project. The Applicator's field representative or roofing foreman for the work shall be in attendance.

B. Site Visit:
Bidders shall visit the site and carefully examine the areas in question as to conditions that may affect proper execution of the work. All dimensions and quantities shall be determined or verified by the Applicator. No claims for extra costs will be allowed because of lack of full knowledge of the existing conditions unless agreed to in advance with the Owner or Owner's Representative.

1.08 WARRANTIES

A. Sika Corporation Warranty
Upon successful completion of the work to Sika Corporation's satisfaction and receipt of final payment, the Sika Corporation Warranty shall be issued.

1. System Warranty – 20 Year NDL

2. Contractor Warranty – 5 Year

1.09 WARRANTY DURATIONS

A. Sika Corporation’s warranty shall be in effect for a 20 year duration.

PART 2 - PRODUCTS

2.01 GENERAL

A. Components of the roof system shall be products of Sika Corporation **(OR AN EQUAL ROOF SYSTEM)** as indicated on the Detail Drawings and specified in the Contract Documents.

B. Components that are other than those supplied or manufactured by Sika Corporation may be submitted for review and acceptance by Sika Corporation. Sika Corporation's acceptance of any other product is only for a determination of compatibility with Sika Corporation products and not for inclusion in the Sika Corporation warranty. The specifications, installation instructions, limitations, and restrictions of the respective manufacturers must be reviewed by the Owner's Representative for acceptability for the intended use with Sika Corporation products.

C. Consult respective product data sheets and selection guides for additional information.

D. Sika Contacts: Aaron Dahan | (210) 632-5019 | dahan.aaron@us.sika.com

E. Sika Contacts: Greg Luterman | (512) 529-9330 | luterman.greg@us.sika.com

2.02 MEMBRANE

A. Membrane shall conform to:
1. ASTM D-4434 (latest version), "Standard for Polyvinyl Chloride Sheet Roofing". Classification: Type III.

B. Sikaplan PVC thermoplastic membrane

1. Type of Membrane
   a) Sikaplan Fastened

2. Membrane Thickness
   a) 60 mil (1.5 mm)

C. Color of Membrane

1. Sikaplan Fastened
   a) EnergySmart White

D. Typical Physical Properties

1. Refer to individual Sikaplan Fastened Product Data Sheets for physical property values.

2.03 INSULATIONS / ROOF BOARDS

A. Insulation

1. Sarnatherm – R-30
   Rigid polyisocyanurate insulation board with glass fiber reinforced felt facers, meeting ASTM C-1289 Type II, Class 1, Grade 2 (20 psi)

B. Roof Boards

1. ¼" DensDeck® Roof Board

Gypsum roof board with fiberglass mat facers, meeting ASTM C-1177.

2.04 ATTACHMENT COMPONENTS

A. Insulation / Roof Board Attachment Plates

1. Sikaplan Board Plate
   3" (76 mm) round steel plate with a Galvalume coating, used with #12, #14, and #15 Sikaplan fasteners to attach Sarnatherm insulation, Sarnatherm roof boards, gypsum roof boards, or other Sika approved boards to the roof deck.

B. Membrane Attachment Discs

1. Sikaplan Disc
   20 gauge, 2-3/8" round steel plate used with Sikaplan fasteners to attach membrane to the roof deck.

2. Sarnadisc RhinoBond
   3" round polymer coated steel plate used to attach Sarnatherm insulation, Sarnatherm roof boards, gypsum roof boards, or other Sika approved boards to the roof deck or structural purlins prior to the installation of membrane to the roof deck.

C. Fasteners

1. Sikaplan Board Fastener #12
   #12 corrosion-resistant fastener used with Sarnaplates to attach Sarnatherm insulation, Sarnatherm roof boards, gypsum roof boards, or other Sika approved boards to the roof deck.

2. Sikaplan Fastener #15
   #15 corrosion-resistant fastener used with Sarnaplates to attach Sarnatherm insulation, Sarnatherm roof boards, gypsum roof boards, or other Sika approved boards to the roof deck.

2.05 FLASHING MATERIALS

A. Wall / Curb Flashing

1. Sikaplan Fastened Membrane

2. Detail Membrane

3. Sarnaclad

4. Sarnacol 2170 Adhesive
   Solvent-based reactivating adhesive used to attach membrane to flashing substrate.

B. Perimeter Edge Flashing

1. Sarnaclad
   24 gauge, G90 galvanized steel with PVC-coating on one side for heat-weldability.

C. Miscellaneous Flashing

1. Sarnacircles
   Round circle patch.

2. Sarnacorners - Inside
   Injection molded inside corner.

3. Sarnacorners - Outside
   Injection molded outside corner.

4. Sarnastack Universal
   Injection molded stack/pipe boot to flash pipes, vent stacks and cylindrical penetrations.

5. Sarnastack Split A, B, C
   Prefabricated stack/pipe boot open along one side to flash pipes, vent stacks and cylindrical penetrations when access is obstructed.

6. Open Post Flashing
   Prefabricated pipe boot open along one side to flash rooftop conduits, pipes, and cylindrical penetrations when access is obstructed.

7. Sikaplan Termination Bar
   3/4" wide extruded aluminum bar used to terminate Sikaplan roofing membranes at walls and edges.

8. Sarnadrain with U-Flow
   Seamless one-piece heavy-duty aluminum drain with a coated flange for hot-air welding of Sikaplan membranes.

2.06 WALKWAY PROTECTION

A. Sikaplan Walkway-20
PVC, 79 mil (2.0 mm) thick, weldable membrane with pyramidal surface embossment. Used as a protection layer from rooftop traffic.

2.07 MISCELLANEOUS ACCESSORIES

A. Aluminum Tape
2" (51 mm) wide pressure-sensitive aluminum tape used as a separation layer between small areas of asphalt contamination and the membrane and as a bond-breaker under the coverstrip at Sarnaclad joints.

B. SikaLastomer-65
Tape used to seal membrane at penetrations and securements, metals, or Vapor Retarder PE 10.

C. Perimeter Warning Tape
2" (51 mm) wide yellow tape with a release liner used in required areas. Exceeds reflectivity 3 requirements and Federal spec. L-S-300, Class 1.

D. Perimeter Warning Membrane
4" (10.2 cm) wide yellow Sarnafil G 410 Membrane used in required areas.

E. Seam Cleaner
Used to clean adhesive out of seams. It is not to be used as a general membrane cleaner. It is also used to clean metal and reactivate existing Liquid Flashing prior to the application of new Liquid Flashing.

F. Sarnacol 2175 Cleaner
Used to flush and clean the Sarnacol 2175 spray hose, spray gun and spray tip.

G. Sarnastop
1" wide extruded aluminum, low profile bar used with certain Sarnafasteners to secure membrane to the roof deck or to walls/curbs at terminations, penetrations and at angle changes of the substrate.

2.08 SEALANTS AND PITCH POCKET FILLERS

A. Sikaflex-1a
Moisture-cured, one-component polyurethane-based, non-sag elastomeric sealant used in wall, curb and drain terminations. It is also used as a sealant at pipe penetrations and under certain metal flashings. Sikaflex-1a can be used as a pourable sealer pocket filler.

2.09 MISCELLANEOUS FASTENERS AND ANCHORS

All fasteners, anchors, nails, straps, bars, etc. shall be post-galvanized steel, aluminum or stainless steel. Mixed metal type components shall be assembled in such a manner as to avoid galvanic corrosion. Fasteners for attachment of metal to masonry shall be expansion type fasteners with stainless steel pins.

2.10 RELATED MATERIALS

A. Wood Nailer
Code compliant wood nailers shall be installed at the perimeter of the entire roof and around such other roof projections and penetrations as specified on Project Drawings. Thickness of nailers must match the height of the insulation and roof board to achieve a smooth transition.

B. Plywood
When bonding directly to plywood, a minimum 1/2" (13 mm) CDX (C side out), smooth-surfaced exterior grade plywood with exterior grade glue shall be used. Rough-surfaced plywood or high fastener heads will require the use of Sarnafelt behind the flashing membrane. Plywood shall have a maximum moisture content of 19% by weight on a dry weight basis.

PART 3 - EXECUTION

3.01 PRE-CONSTRUCTION CONFERENCE

The Applicator, Owner's Representative/Designer and Manufacturer(s) shall attend a pre-construction conference.

3.02 SUBSTRATE CONDITION

A. Applicator shall be responsible for acceptance or provision of proper substrate to receive new roofing materials.

B. Applicator shall verify that the work done under related sections meets the following conditions:
1. Roof drains and scuppers have been reconditioned or replaced (as applicable) and installed properly.
2. Roof curbs, nailers, equipment supports, vents and other roof penetrations are properly secured and prepared to receive new roofing materials.

C. The substrate shall be clean, smooth, dry, free of water, ice and snow and free of flaws, sharp edges, loose and foreign material, oil, grease and other contaminants. Roofing shall not start until all defects have been corrected.

3.03 SUBSTRATE PREPARATION

The roof deck and existing roof construction must be structurally sound to provide support for the new roof system. The Owner's Representative shall ensure that the roof deck is secured to the structural framing according to local building code or insurance requirements and in such a manner as to resist all anticipated loads in that location.

A. New Construction

1. Steel Deck
   The roof deck shall conform and be installed to current local building code or insurance requirements.

3.04 WOOD NAILER INSTALLATION

A. Install continuous code compliant wood nailers at the perimeter of the entire roof and around roof projections and penetrations as shown on the Detail Drawings.

B. Wood nailers or wood blocking for penetrations, curbs, or snow protection systems shall be installed prior to the installation of the roof membrane whenever possible.

3.05 INSULATION / ROOF BOARD INSTALLATION

General Criteria:
1. Boards shall be installed according to local building code, insurance requirements, and manufacturer's instructions.
2. Boards shall be neatly cut to fit around penetrations and projections.
3. Install tapered insulation in accordance with insulation manufacturer's shop drawings.
4. Do not install more board than can be covered with membrane by the end of the day or the onset of inclement weather.
5. When two or more layers of insulation and/or roof boards are used, stagger joints at least 12” (30.5 cm) in both directions between layers.
6. Refer to individual Product Data Sheets (PDS) and *Insulation or Roof Board Installation* section of Sika Sarnafil Roofing Applicator Handbook for detailed installation instructions.

A. Mechanical Attachment
Boards may be loose laid, but top-most layer shall be mechanically fastened to the deck with approved fasteners and plates according to the wind uplift rating requirements and associated fastening patterns.

3.06 SIKAPLAN FASTENED MEMBRANE INSTALLATION

The surface of the insulation, roof board, or substrate shall be inspected prior to installation of the Sikaplan roof membrane. The substrate shall be clean, dry, and free from debris and smooth with no surface roughness or contamination. Broken, delaminated, wet or damaged boards shall be removed and replaced.

General Criteria
1. Sikaplan Fastened membrane shall be attached with Sikaplan Fasteners and Sarnadiscs or Sikaplan Discs to withstand project specified design pressures.
2. Tack welding of Sikaplan Fastened full or half-width rolls for purposes of temporary restraint during installation is not permitted and may result in voiding of Sika Corporation warranty.
3. Sheet layout shall not buck water.
4. Hot-air weld overlaps according to Sika Corporation’s recommendations. Seam test cuts shall be taken at least 3 times per day.
5. Refer to Sika Sarnafil Roofing Applicator Handbook for detailed installation instructions

A. Sikaplan Fastened System

1. Sikaplan fasteners and Sarnadiscs or Sikaplan Discs are installed along the edge of the membrane on the fastening line at a spacing determined by Sika Corporation and the Owner's Representative/Designer.
2. Fasteners shall clamp the Sikaplan Fastened membrane tightly to the substrate.
3. Adjacent rolls shall be overlapped as outlined on individual Product Data Sheets (PDS) and *In-Seam Disc Placement Details / Membrane Installation* section of Sika Sarnafil Roofing Applicator Handbook

B. Rhinobond System

1. Sikaplan Fastened membrane is laid out over properly installed substrate attached with specified Sarnadisc Rhinobond plates.
2. Membrane is then induction welded to the specified Sarnadisc Rhinobond. After weld is complete, immediately apply magnetic heat sink.
3. for specified plate and fastener combination.

3.07 HOT-AIR WELDING OF MEMBRANE OVERLAPS

A. All membrane overlaps shall be hot-air welded. The membrane shall be clean and dry prior to hot-air welding.

B. Field membrane overlaps for automatic machine-welding will vary in width depending on the plate and fastener combination used. A minimum of 4" (10.2 cm) wide overlap is required when hand-welding details.

C. 1" (25 mm) wide cross-section samples of welded seams shall be taken at least two times a day, once in the morning and once in the afternoon.

D. Refer to *Welding* section of Sika Sarnafil Roofing Applicator Handbook for detailed installation instructions.

3.08 MEMBRANE FLASHING INSTALLATION

All flashings shall be installed concurrently with the roof membrane as the job progresses. No temporary flashings shall be allowed without the prior written approval of the Owner's Representative and Sika Corporation. Approval shall only be for specific locations on specific dates. If any water is allowed to enter under the newly completed roofing, the affected area shall be removed and replaced at the Applicator's expense. Flashing shall be adhered to compatible, dry, and smooth surfaces free of dirt, dust, and debris. Use caution to ensure adhesive fumes are not drawn into the building.

A. All flashings should extend a minimum of 8" (20.3 cm) above finished roofing level. Submit requests for exceptions in writing to the Owner's Representative and Sika Corporation Technical Department for signed approval.

B. No bitumen shall be in contact with the Sikaplan membrane.

C. All flashing membranes shall be mechanically fastened along the counter-flashed top edge with Sarnastop or approved Sarnadisc at 6 - 12" (15.2 – 30.5 cm) on center.

D. Flashings shall be terminated according to Sika Corporation recommended details.

E. All adhered flashings that exceed 45" (1.14 m) in height shall receive additional securement, unless applying Sarnafil G 410 SA membrane to plywood, DensDeck Prime, concrete block, or concrete with a CSP of 1 – 4 according to ICRI Technical Guideline No. 310.2R-2013.

F. Refer to *Typical Flashing Procedures* section of Sika Sarnafil Roofing Applicator Handbook for detailed installation instructions.

3.09 SARNACLAD METAL BASE FLASHINGS / EDGE METAL INSTALLATION

A. All flashings shall be installed concurrently with the roof membrane as the job progresses. No temporary flashings shall be allowed without the prior written approval of the Owner's Representative and Sika Corporation. Approval shall only be for specific locations on specific dates. If any water is allowed to enter under the newly completed roofing due to incomplete flashings, the affected area shall be removed and replaced at the Applicator's expense.

B. Metal details, fabrication practices and installation methods shall conform to the applicable requirements of the following:
1. ANSI SPRI ES-1 (latest issue).
2. Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA) - latest issue.

C. Pre-formed metal flashing shall be installed according to metal manufacturer’s guidelines.

D. Metal, other than that provided by Sika Corporation, is not covered under the Sika Corporation warranty.

E. Sarnaclad and other metal flashings shall be formed and installed per the Detail Drawings. Refer to individual Product Data Sheets (PDS) and *Metal Flashings* section of Sika Sarnafil Roofing Applicator Handbook for detailed installation instructions.

3.10 WALKWAY INSTALLATION

A. Sikaplan Walkway-20
Probe all existing deck membrane seams which are to be covered by Sikaplan Walkway-20. Install walkway in straight lines by either adhering and welding or just welding to the field membrane.

B. Refer to individual Product Data Sheets (PDS) and *Walkway Installation* section of Sika Sarnafil Roofing Applicator Handbook for detailed installation instructions.

3.11 PERIMETER WARNING INSTALLATION

Application areas must be cleaned to a like-new condition. For detailed installation instructions, refer to individual Product Data Sheets (PDS).

A. Tape: Perimeter Warning Tape is applied with hand pressure to the top of PVC roofing membrane in the areas required.

B. Membrane: Perimeter Warning Membrane is hot-air welded to the top of PVC roofing membrane in the areas required.

3.12 TEMPORARY CUT-OFF

A. All flashings shall be installed concurrently with the roof membrane in order to maintain a watertight condition as the work progresses. All temporary cut-offs shall be constructed to provide a watertight seal. The new membrane shall be carried into the temporary cut-off. Temporary cut-off shall be sealed to the deck or substrate so that water will not be allowed to travel under the new or existing roofing. When work resumes, the contaminated membrane shall be cut out.

B. If inclement weather occurs while a temporary cut-off is in place, the Applicator shall provide the labor necessary to monitor the situation to maintain a watertight condition.

C. If any water is allowed to enter under the newly-completed roofing, the affected area shall be removed and replaced at the Applicator's expense.

D. Refer to *Overnight Tie-In* section of Sika Sarnafil Roofing Applicator Handbook for detailed instructions.

3.13 COMPLETION

A. Prior to demobilization from the site, the work shall be reviewed by the Owner's Representative and the Applicator. All defects noted and non-compliances with the Specifications or the recommendations of Sika Corporation shall be itemized in a punch list. These items must be corrected immediately by the Applicator to the satisfaction of the Owner's Representative and Sika Corporation prior to demobilization.

B. All Warranties referenced in this Specification shall have been submitted and have been accepted by the owner or owner's representative at time of contract award.

3.14 DETAILS

A. Refer to usa.sika.com/sarnafil.

DISCLAIMER

Prior to each use of any Sika product, the user must always read and follow the warnings and instructions on the product's most current Product Data Sheet, product label and Safety Data Sheet which are available online at usa.sika.com/sarnafil or by calling Sika's Technical Service Department at 800-451-2504. Nothing contained in any Sika materials relieves the user of the obligation to read and follow the warnings and instruction for each Sika product as set forth in the current Product Data Sheet, product label and Safety Data Sheet prior to product use.

With respect to any guide specifications prepared and provided by Sika, such guide specifications are generic and nature and are provided as a general guide for informational purposes only to architects or roof designers/specifiers. Sika guide specifications are not intended to replace sound engineering and architectural practices and should not be relied upon for that purpose. Sika assumes no liability with respect to the provision of this guide specification, the preparation of the guide specifications, the design of the roofing or waterproofing system, the preparation and approval of the details and shop drawings, or for determining their suitability for a particular project or application. The architect, consultant and/or engineer or design professional for a particular project bears the sole responsibility for the design of the roofing or waterproofing system, for the preparation of the specifications, the preparation and approval of the details and shop drawings, and for determining their suitability for a particular project or application.

SIKA MAKES NO WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, AS TO THE CONTENTS OF THESE GUIDE SPECIFICATIONS. SIKA SHALL NOT BE RESPONSIBLE UNDER ANY LEGAL THEORY TO ANY THIRD PARTY FOR ANY DIRECT OR CONSEQUENTIAL DAMAGES OF ANY KIND ARISING FROM THE USE OF THESE GUIDE SPECIFICATIONS.

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SECTION 08 71 00

DOOR HARDWARE
(REVISED 10-31-2023)

PART 1 – GENERAL:

1.01 SUMMARY:

A. Section includes the supply and installation of the Finish Hardware.
   1. Include the termination of all Electrified Hardware.
   2. Include field verification of any existing doors, frames or hardware.

B. Related Sections
   1. Division 1
   2. Sealants – Division 7 / Division 7
   3. Openings – Division 8 / Division 8
   4. Finishes – Division 9 / Division 9
   5. Fire Alarm – Division 13/ Division 28
   6. Electrical – Division 16 / Division 26
   7. Security – Division 16 / Division 28

1.02 REFERENCES:

A. Documents and Institutes that shall be used in estimating, detailing and installing the items specified.
   1. International Building Code – Current/Adopted Edition
   2. ICC/ANSI A117.1 – Accessible and Usable Building and Facilities - Current/Adopted Edition
   3. NFPA 70 – Current/Adopted Edition
   4. NFPA80 –Standards For Fire Doors and Fire Windows – Current/Adopted Edition
   5. NFPA101 – Life Safety Code – Current/Adopted Edition
   6. NFPA105 – Installation of Smoke-Control Door Assemblies – Current/Adopted Edition.
   7. ANSI - American National Standards Institute
   8. BHMA – Builders Hardware Manufacturers Association
   9. UL – Underwriters Laboratory
   10. DHI – Door and Hardware Institute
   11. Texas Accessibility Standards – Current Adopted Edition
   12. Local Building Codes

1.03 SUBMITTALS

A. Comply with pertinent provisions of Division 01.

B. Finish Hardware Schedule to be in vertical format to include:
   1. Heading #/Hardware Set
   2. Door #, Location, Hand, Degree of Opening, Door Size and Type, Frame Size and Type, Fire Rating
   3. Quantity, type, style, function, product, product number, size, fasteners, finish and manufacturer of each hardware item.
   4. Location of hardware set cross-referenced to indications on Drawings both on floor plans and in door and frame schedule.
   5. Keying schedule

6. Title Sheet, Index, Abbreviations, Manufacturers List, Template List and Templates.
7. Mounting locations for hardware.
8. Explanation of abbreviations, symbols, and codes contained in schedule.
9. Date of the Finish Hardware Specification and Drawing / Door Schedule used in completing the Finish Hardware Schedule.
10. In Name, Company and Date of Field Verification if required.
11. Door Index; include door number, heading number, and hardware group.
12. Name and phone number for local manufacturer's representative for each product.
13. Submit in conjunction with Door and Frame Submittal.
14. Operation Description of openings with electrified hardware.

C. LEED Submittals:
1. Refer to Division 1 for any LEED submittal requirements.

D. Product Data: Provide product data in the form of a binder, manufacturer's technical product fact sheets for each item of hardware. Include whatever information may be necessary to show compliance with requirements, including instructions for installation and for maintenance of operating parts and finish.

E. Wiring Diagrams: Provide Riser/Elevation and Point to Point Wiring Diagrams for all openings with electrified hardware. Include all information that is necessary for coordination with other trades.

F. Samples: Provide samples as requested by Owner or Architect with Heading # and Door# marked on boxes. All samples will be returned to the contractor and used on doors for which they were marked.

G. Templates: Provide templates of finish hardware items to each fabricator of doors, frames and other work to be factory or shop prepared for the installation of hardware.

H. Keying Schedule: After meeting with the Owner, a keying schedule shall be submitted using keyset symbols referenced in DHI manual "Keying Systems and Nomenclature." The keying schedule shall be indexed by door number, keyset, hardware heading number, cross keying instructions and special key stamping instructions.

I. Operations and maintenance data: At the completion of the job, provide to the Owner one hard copies or one electronic copy of an Owner's operation and maintenance manual. The manual shall consist of a labeled hardcover three ring binder with the following technical information:
1. Title page containing: Project name, address and phone numbers. Supplier's name, address and phone numbers.
2. Table of Contents.
3. Copy of final (file and field use/as-installed) Finish Hardware Schedule.
4. Final Keying Schedule.
5. Maintenance instruction, adjustment, and preservation of finishes for each item of hardware.
6. Catalog pages for each items of hardware.
7. Installation Instructions for each item of hardware
8. Parts List for each item of hardware.
9. As installed point to point wiring diagrams for electrified hardware.
10. Warranties include Order #.

1.04 QUALITY ASSURANCES

A. Substitutions: Request for substitutions shall not be accepted within this project. Architect, Owner and Finish Hardware Consultant have selected one (1) specified and two (2) equals listed hereinafter in the Hardware Schedule. By this selection process they have established three (3) equal products for competitive pricing, while insuring no unnecessary delays by a substitution process. If any specified product is listed as a “No Substitution” product, this product will be supplied as specified, with no alteration or request of substitution. The reason for this is to comply with the uniformity established at this project. Parts and supplies are inventoried for these particular products for ease and standardization of replacement.

B. Supplier Qualifications: Supplier shall be recognized architectural finish hardware supplier, with warehousing facilities, who have been furnishing hardware in the project vicinity for a period of not less than 2 year and who is or employs a DHI Certified AHC, DHC, DHSC or person with a minimum of 10 years of experience as a hardware supplier. This person shall be available at reasonable times during the course of the work for consultation about products hardware requirements, to the Owner, Architect and General Contractor.

C. Installer Qualifications (Mechanical Hardware): All finish hardware shall be installed by the Finish Hardware Installer with a minimum of at least two (2) years documented experience. Installer shall attend a pre-installation meeting between the General Contractor, Finish Hardware Supplier/s, hardware manufacturer’s representative for locks, closers and exit devices, and all door / frame suppliers. The Finish Hardware Installer shall be responsible for the proper installation and function of all doors and hardware.

D. Installer Qualifications (Electrified Hardware): All electrified finish hardware (power source, electrified locking or control device, switching device, through wire device and monitoring device) shall be installed by an Electronic Access Control Installer licensed by the Texas Department of Public Safety. The Electrified Finish Hardware Installer shall have a minimum of at least two (2) years of documented experience. Installer shall attend a pre-installation meeting between the General Contractor, Finish Hardware Supplier/s, Electrical Contractor, Fire Alarm Contractor, Security Contractor, hardware manufacturer’s representative for electrified hardware, all door / frame suppliers. The Electrified Finish Hardware Installer shall be responsible for the proper installation, termination and function of all opening with electrified hardware. Installation shall include termination of all electrified products (including the required wire to the power supply and/or junction box).

1.05 DELIVERY, STORAGE AND HANDLING

A. Marking and packaging: Mark each item or package separately, with identification related to hardware set number, door number and keyset symbol.

B. Delivery:
   1. Deliver individually packaged and properly marked finish hardware at the proper time and location to avoid any delays in construction or installation.
   2. At time of delivery, inventory hardware jointly with representatives of hardware supplier and hardware installer until each is satisfied that count is correct.

C. Storage: Store hardware in enclosed, dry and locked area.

1.06 WARRANTY

A. All finish hardware products shall be covered by a 1 year factory warranty from the date of substantial completion of the project.

B. Supply warranty verification to the owner for all products that provide factory warranty. Warranty should include Factory Order # and date.

1.07 MAINTENANCE:

A. Maintenance Service
   1. None

B. Extra Materials:
   1. All extra screws, fasteners, and all special installation tools furnished with the hardware shall be turned over to the owner at the completion of the job.

PART 2 – PRODUCTS

2.01 MATERIALS

A. Screws and Fasteners:
   1. All closers and exit devices provided for exterior doors, hollow metal doors, and all other required shall be provided with thru-bolts.
   2. All finish hardware shall be installed to manufacturer's recommendations, using screws, attachments and installation tools provided with the hardware. No other screws or attachments are acceptable.
   3. All other products to meet door and frame conditions.

B. Hinges:
   1. Template: Provide templated units only.
   2. Exterior: All exterior hinges shall be stainless steel base with stainless steel pin and stainless steel finish.
   3. Interior: All interior hinges steel based.
   4. Interior corrosive: All interior hinges at corrosive areas shall be stainless steel base with stainless still pin and stainless steel finish.
   5. All hinges on doors over 36" wide, with exit devices, or with push/pull shall be heavy weight.
   6. Electric Hinge: Provide minimum 8 wire.
   7. Provide non-removable pins for outswinging doors that are locked or are lockable.
   8. All hinges on doors with door closers shall be ball bearing.
   9. All hinges shall be full mortise.
   10. Size: Provide 4 ½ x 4 ½ hinges on doors up to 3'0" in width. Provide 5 x 4 ½ hinges over 3'0" to 4'0" in width. Reference manufacturers catalog for all other sizes.
   11. Number of Hinges: Provide number of hinges indicated but not less than 3 hinges for door leaf for doors 90" or less in height and one additional hinge for each 30" of additional height.
   12. Adjust hinge width as required for door, frame, trim and wall conditions to allow proper degree of opening.
   13. Provide hinges conforming to ANSI/BHMA A156.1.
   14. Provide spring hinges where specified. Provide two spring hinges and one bearing hinge per door leaf for doors 90 inches (2286 mm) or less in height. Provide one additional bearing hinge for each 30 inches (762 mm) of additional door height.
   15. Supply from the following list of manufacturers:

Ives	IVE
Hager	HAG
Bommer	BOM

C. Continuous Hinges
1. Continuous hinges to be manufactured of 6063-T6 aluminum.
2. Continuous hinge shall be certified to ANSI 156.26, Grade 1
3. Continuous hinge should be tested an approved UL10C.
4. Electrified – Provide minimum 8 wire with removable panel.
5. Provide hinges 1 inch shorter in length than nominal height of door, unless otherwise noted.
6. Provide reinforcing for doors weighing over 450 pounds and up to 600 pounds.
7. Supply from the following list of manufacturers:

Ives	IVE
Select	SEL
Stanley	STA

D. Mortise Locks
1. All locks on this project should be manufactured by the same manufacturer.
2. Mortise locksets shall meet ANSI/BHMA A156.13, Series 1000, Grade 1 Operational with all standard trims and conventional mortise cylinders.
3. All mortise locks shall be UL Listed for 3 hour fire door. Review lock for any height restriction.
4. Provide locks with a standard 2-3/4 inches (70 mm) backset with full 3/4 inch (19 mm) throw stainless steel mechanical anti-friction latchbolt. Provide deadbolt with full 1 inch (25 mm) throw, constructed of stainless steel.
5. Provide standard ASA strikes unless extended lip strike is necessary for frame/trim or 7/8” lip strike is necessary at pair with overlapping astragal.
6. Provide dust box.
7. Supply from the following list of manufacturers:

Falcon	FAL
No Substitute	

E. Exit Devices
1. All exit device types on this project should be manufactured by the same manufacturer.
2. Exit devices are to be architectural grade touch bar type. Touchpad to extend one half of door width.
3. Mechanism case to be smooth.
4. Exit devices shall meet ANSI A156.3, Grade 1.
5. All exit devices are UL listed Panic Exit or Fire Exit Hardware.
6. All lever trim to match lock trim in design and finish.
7. Dogging: Non-rated devices are to be provided with dogging. Less dogging where shown in Hardware Sets (some exterior, electrical rooms, electrified) Cylinder dogging as shown in hardware sets.
8. Exit devices are to be supplied and installed with thru-bolts for exterior, hollow metal doors, or as required for application.
9. Provide proper power supply for exit devices as required. Coordinate with Fire Alarm, Electrical and Security Contractor.
10. Push pads shall be metal, no plastic inserts allowed.
11. Exit devices shall have a flush end cap.
12. Exit devices shall be ordered with the correct strike for application.
13. Exit devices shall be order in the proper length to meet door width.
14. Exit devices shall have deadlatching.
15. Exit device shall be provided in width/height required based on door size.

16. Install exit devices with fasteners supplied by exit device manufacturer.
17. Mount mechanism case flush on face of doors, or provide spacers to fill gaps behind devices. Where glass trim or molding projects off face of door, provide glass bead kits as required.
18. Provide proper concealed vertical rods for wood or hollow metal doors as required.
19. Factory or field drill weep holes for exit devices used in full exterior applications, highly corrosive areas, and where noted in the hardware sets.
20. Supply from the following list of manufacturers:
    Von Duprin VON 35/98 Series
    No Substitute

F. Pull Plates/Pulls/Push Plate
1. Pull and Push Plates to meet ANSI 156.6 for .050" thickness.
2. Pull and Push Plate size to 4" x 16".
3. Pull Plate to have 10" center and 1" round on pull plate with concealed fasteners.
4. Provide straight and offset pulls with fasteners as required
5. Provide concealed fasteners for all applications.
6. Prep plate for cylinder/lock as required.
7. Supply from the following list of manufacturers
    Ives IVE
    Trimco TRI
    Rockwood ROC

G. Door Closers
1. All door closers on this project should be manufactured by the same manufacturer.
2. Provide door closers conforming to ANSI/BHMA A156.4 Grade 1 requirements by BHMA certified independent testing laboratory.
3. Door closers shall be furnished with standard cover. Provide full cover as shown in hardware sets.
4. Size in accordance with the manufacturers recommendations for door size and condition.
5. Door closers shall be furnished with delayed action, hold-open as listed in the Hardware Sets.
6. Door closers shall be mounted out of the line of sight wherever possible (i.e., room side of corridor doors, etc.) with parallel arm mounting on out swinging doors.
7. All closer installation shall include thru bolts on exterior, hollow metal doors or where required for application.
8. Provide special templates, drop plates, mounting brackets, or adapters for arms as required for details, overhead stops, and other door hardware items interfering with closer mounting.
9. Hydraulic Fluid: Fireproof, passing requirements of UL10C, and requiring no seasonal closer adjustment for temperatures ranging from 120 degrees F to -30 degrees F.
10. Spring Power: Continuously adjustable over full range of closer sizes, and providing reduced opening force as required by accessibility codes and standards.
11. Supply from the following list of manufacturers
    Falcon FAL SC70
    No Substitute

H. Door Protection Plates

1. Protective plates shall meet ANSI A156.6 requirements for .050 thickness.
2. Protection plates should be fabricated from stainless steel or brass based on finish.
3. Protection plate shall be height as shown in Hardware Sets. Width shall be 10" by 2" less than door width on single door or pair with a mullion and 1" less than door width on pair of doors without a mullion.
4. Beveled 4 edges.
5. Provide kickplate on all doors with closers, unless not required for aesthetic reasons.
6. Prep protective plates for hardware as required.
7. Supply from the following list of manufacturers:

Ives	IVE
Rockwood	ROC
Trimco	TRI

I. Door Stops and Holders:

1. Supply wall stops at all openings to protect doors or door hardware. Install so lock does not lock unintentionally. Install blocking in wall where wall stop will be mounted.
2. When wall conditions do not permit use of wall stop provide floor stops with risers as needed to adjust for floor conditions.
3. When wall conditions do not permit use of wall stop provide overhead stops. Jamb mount where required to not be visible from Corridor.
4. Exterior Ground Level Doors: Provide security floor stop.
5. Exterior Roof Doors: Provide heavy duty overhead stop.
6. Supply from the following list of manufacturers:

Glynn Johnson	GLY
Rockwood	ROC
Trimco	TRI

J. Silencers

1. Provide silencers on all doors without seal. 3 for single doors and 2 for pairs.
2. Provide silencers as required for frame conditions. SR64 for hollow metal frames. SR65/SR66 for wood frames.
3. At wood frames, insure height of stop is compatible with silencer.
4. Supply from the following list of manufacturer's

Ives	IVE
Rockwood	ROC
Trimco	TRI

K. Thresholds/Weatherstripping

1. Thresholds on doors in the accessible path shall conform to accessibility codes.
2. Threshold should be based on sill detail.
3. Smoke seal shall be teardrop design bulb seal.
4. Exterior seal/thresholds shall be silicone or brush as shown in hardware sets.
5. Drip strips shall protrude 2 ½" and be 4" wider than opening.
6. At S Label single doors provide seals on frame to comply with UL1784
7. At S Label pair of doors provide seals on frame and as meeting stile to comply with UL1784.
8. Automatic Door Bottom shall be mortised to comply with accessibility codes.
9. Supply from the following list of manufacturer's

Zero	ZER
National Guard	NGP
Pemko	PEM

2.03 KEYING:

A. General: Finish Hardware Supplier shall meet in person with owner to finalize keying requirements prior to the locks and exit devices being ordered and match existing or start a new Master Key System for the project. During keying meeting all hardware functions should be reviewed with the owner to finalize lock and exit device functions. During keying meeting determine all expansion required.

B. Cylinders: Provide the correct and quantity of cylinders for all applications.

C. Keys: Provide nickel silver keys only. Furnish 2 change keys for each lock: 5 control keys: 5 master keys for each master system and 5 grandmaster keys for each grandmaster key system. Deliver all keys to Owners' Representative.

D. Cores and keys shall be provided with identification stamping.

E. Provide construction keying / construction cores for this project with constructions keys.

F. Provide Bitting List to Owner.

2.04 KEY CONTROL:

A. Key Management: Key control shall be provided, by supplying a complete key storage and management system. Each key shall be fully cut, indexed, tagged and installed on cabinet hooks by the lock supplier and shipped with the locks. Key cabinet provided shall be wall-mounted type with capacity plus 50%.

PART 3 – EXECUTION:

3.01 EXAMINATION:

A. Examine doors, frames and related items for conditions that would prevent the proper application of any finish hardware items. Do not proceed with installation until all defects are corrected.

B. Existing Door and Frame Compatibility: Field verify existing doors and frames receiving new hardware and existing conditions receiving new openings. Verify that new hardware is compatible with existing door and frame preparation and existing conditions.

C. Examine roughing-in for electrical power systems to verify actual locations of wiring connections before electrified door hardware installation.

D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 INSTALLATION:

A. Follow Door and Hardware Institute Publication:
Recommended Location for Architectural Hardware for Standard Steel Doors and Frames
Recommended Location for Builder's Hardware for Custom Steel Doors and Frames
Recommended Locations for Architectural Hardware for Wood Flush Door

B. Install each hardware item in compliance with manufacturer's instructions and recommendations, using only fasteners provided by manufacturer.

C. Follow ANSI A117.1-1998 Accessible and Usable Building and Facilities and Texas Accessibility Standards.

D. Review mounting locations with Architect where required.

E. Mount closers on room side of corridor doors, inside of exterior doors, and stair side of stairway doors from corridors. Closers should not be visible in corridors, lobbies and other public spaces where possible.

F. Locate power supplies in accessible location and indicate in as-builts where located.

G. Set threshold in full bed of sealant complying with requirements specfieid in Division 07.

H. Pre Installation meeting required with attendees to include Architect, General Contractor, Mechanical Hardware Installer, Electrified Hardware Installer, Finish Hardware Supplier and Manufacturer's Representative for Exit Device, Locks and Closers and Door/Frame Suppliers before installation begins.

3.03 FIELD QUALITY CONTROL:

A. After installation has been completed, obtain the services of an Architectural Hardware Consultant to check for proper installation of finish hardware, according to the finish hardware schedule and keying schedule. In addition, check all hardware for adjustments and proper operation.

3.04 ADJUST AND CLEAN:

A. Adjust, clean and inspect all hardware, to ensure proper operation and function of every opening. Replace items, which cannot be adjusted to operate freely and smoothly as intended for the application made.

3.05 PROTECTION:

A. The General Contractor shall use all means at his disposal to protect all finish hardware items from abuse, corrosion and other damage until the owner accepts the project as complete.

3.06 TRAINING

A. After installation has been completed, provide training to the Owner on the operation of the Finish Hardware and programming of any electrified hardware.

3.07 HARDWARE SCHEDULE

A. These hardware set shown below are for use as a guideline. Provide hardware as required to meet the requirements of the openings, security, and code requirements.

HARDWARE SET LAYOUT

0 – Existing, No Hardware Required or Cylinders
1 – Lockset - Office
2 – Lockset – Storeroom
3 – Latchset - Privacy
4 – Latchset - Passage
5 – Lockset - Classroom

6 – Hospital Latch
7 – Panic Hardware
8 – Push/Pull
9 – Sliding

R1 11/29/2022
R2 11/02/2023

Hardware Group No. 001

Budget
PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
21	EA	KICK PLATE	8400 8" X 2" LDW B-CS	630	IVE
3	EA	KICK PLATE	8400 8" X 2" LDW B-CS	613	IVE

Note: GC to coordinate location with owner prior to installation.

Hardware Group No. 101CT

505.1
PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
4	EA	HINGE	5BB1 4.5 X 4.5 NRP	652	IVE
1	EA	DORMITORY/EXIT LOCK	MA571L QG	626	FAL
1	EA	MORTISE CYLINDER	20-061 ICX	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	SC71A SS	689	FAL
1	EA	WALL STOP	WS406/407CCV	630	IVE

Hardware Group No. 101NT

301.1
PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
4	EA	HINGE	5BB1 4.5 X 4.5 NRP	652	IVE
1	EA	DORMITORY/EXIT LOCK	MA571L QG	626	FAL
1	EA	MORTISE CYLINDER	20-061 ICX	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	SC71A RW/PA	689	FAL
1	EA	WALL STOP	WS406/407CCV	630	IVE

Hardware Group No. 101T

107.1

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
4	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	DORMITORY/EXIT LOCK	MA571L QG	626	FAL
1	EA	MORTISE CYLINDER	20-061 ICX	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	SC71A RW/PA	689	FAL
1	EA	WALL STOP	WS406/407CCV	630	IVE

Hardware Group No. 103NT

108.1 604.1 509.1

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
4	EA	HINGE	5BB1 4.5 X 4.5 NRP	652	IVE
1	EA	DORMITORY/EXIT LOCK	MA571L QG	626	FAL
1	EA	MORTISE CYLINDER	20-061 ICX	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	WALL STOP	WS406/407CCV	630	IVE

Hardware Group No. 103ST

702.1 702.2

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
4	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	DORMITORY/EXIT LOCK	MA571L QG	626	FAL
1	EA	MORTISE CYLINDER	20-061 ICX	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	OH STOP	90S	630	GLY

Hardware Group No. 103T

304.1 701.1 702.3

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
4	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	DORMITORY/EXIT LOCK	MA571L QG	626	FAL
1	EA	MORTISE CYLINDER	20-061 ICX	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	WALL STOP	WS406/407CCV	630	IVE

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR

Hardware Group No. 203T

412.1 810.1

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
4	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	STOREROOM LOCK	MA581L QG	626	FAL
1	EA	MORTISE CYLINDER	20-061 ICX	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	SC71A RW/PA	689	FAL
1	EA	WALL STOP	WS406/407CCV	630	IVE

Hardware Group No. 205NST

104.1-EXT 110.1-EXT

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
4	EA	HINGE	5BB1 4.5 X 4.5 NRP	652	IVE
1	EA	STOREROOM LOCK	MA581L QG	626	FAL
1	EA	MORTISE CYLINDER	20-061 ICX	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	OH STOP	90S	630	GLY
1	EA	GASKETING	328AA H & J	AA	ZER
1	EA	DOOR SWEEP	39A	A	ZER
1	EA	THRESHOLD	655A	A	ZER

Hardware Group No. 341T

803.1 804.1 805.1 806.1 807.1 809.1

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
4	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	PRIVACY LOCK	MA311 OCCUPIED/VACANT QGM	626	FAL
1	EA	SURFACE CLOSER	SC71A RW/PA	689	FAL
1	EA	WALL STOP	WS406/407CCV	630	IVE

Hardware Group No. 401CT

102.2

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
4	EA	HINGE	5BB1 4.5 X 4.5 NRP	652	IVE
1	EA	PASSAGE SET	MA101 QG	626	FAL
1	EA	SURFACE CLOSER	SC71A SS	689	FAL

Hardware Group No. 401NT

502.2

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
4	EA	HINGE	5BB1 4.5 X 4.5 NRP	652	IVE
1	EA	PASSAGE SET	MA101 QG	626	FAL
1	EA	SURFACE CLOSER	SC71A RW/PA	689	FAL
1	EA	WALL STOP	WS406/407CCV	630	IVE

Hardware Group No. 401T

201.1 202.1

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
4	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	PASSAGE SET	MA101 QG	626	FAL
1	EA	SURFACE CLOSER	SC71A RW/PA	689	FAL
1	EA	WALL STOP	WS406/407CCV	630	IVE

Hardware Group No. 403T

108.2	302.1	303.1	305.1	306.1	
402.1	404.1	405.1	406.1	407.1	407.2
408.1	410.1	411.1	506.1	507.1	409.1
508.1	510.1	511.1	602.1		

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
4	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	PASSAGE SET	MA101 QG	626	FAL
1	EA	WALL STOP	WS406/407CCV	630	IVE

Hardware Group No. 710AC

102.1

PROVIDE EACH PR DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
2	EA	CONT. HINGE	112XY	628	IVE
1	EA	PANIC HARDWARE	3547A-EO	626	VON
1	EA	PANIC HARDWARE	3547A-NL-OP-388	626	VON
1	EA	RIM CYLINDER	20-057 ICX	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
2	EA	90 DEG OFFSET PULL	8190EZHD 10" O	630	IVE
2	EA	SURFACE CLOSER	SC71A SS	689	FAL

Hardware Group No. 707T

109.1

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
4	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	PANIC HARDWARE	98-L-996L-17	630	FAL
1	EA	RIM CYLINDER	20-057 ICX	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	SC71A SS	689	FAL

Hardware Group No. 710AC1

101.2

PROVIDE EACH PR DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
2	EA	CONT. HINGE	112XY	313AN	IVE
1	EA	PANIC HARDWARE	3547A-EO	643e	VON
1	EA	PANIC HARDWARE	3547A-NL-OP-388	643e	VON
1	EA	RIM CYLINDER	20-057 ICX	613	SCH
1	EA	FSIC CORE	23-030	613	SCH
2	EA	90 DEG OFFSET PULL	8190EZHD 10" O	643e	IVE
2	EA	SURFACE CLOSER	SC71A SS	695	FAL

Hardware Group No. 807T

801.1 802.1

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
4	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	PUSH PLATE	8200 4" X 16"	630	IVE
1	EA	PULL PLATE	8303 10" 4" X 16" F	630	IVE
1	EA	SURFACE CLOSER	SC71A SS	689	FAL
1	EA	WALL STOP	WS406/407CCV	630	IVE

Hardware Group No. C201

604.2 604.3

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	POWER TRANSFER	EPT10	689	VON
1	EA	EU STOREROOM LOCK	MA881-RXL QG	626	FAL
1	EA	MORTISE CYLINDER	20-061 ICX	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	SC71A RW/PA	689	FAL
1	EA	WALL STOP	WS406/407CCV	630	IVE

Hardware Group No. C201T

504.1 502.1 602.2 603.2 102.3

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
4	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	POWER TRANSFER	EPT10	689	VON
1	EA	EU STOREROOM LOCK	MA881-RXL QG	626	FAL
1	EA	MORTISE CYLINDER	20-061 ICX	626	SCH
1	EA	FSIC CONST. CORE	23-030 ICX	622	SCH
1	EA	SURFACE CLOSER	SC71A RW/PA	689	FAL
1	EA	WALL STOP	WS406/407CCV	630	IVE

Hardware Group No. C201CT

401.2

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
4	EA	HINGE	5BB1HW 4.5 X 4.5 NRP	652	IVE
1	EA	POWER TRANSFER	EPT10	689	VON
1	EA	EU STOREROOM LOCK	MA881-RXL QG	626	FAL
1	EA	MORTISE CYLINDER	20-061 ICX	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	SC71A SS	689	FAL

Hardware Group No. C714A

401.1-EXT 101.1-EXT 601.1-EXT

PROVIDE EACH PR DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
2	EA	CONT. HINGE	112XY EPT	695	IVE
2	EA	POWER TRANSFER	EPT10	695	VON
1	EA	ELEC PANIC HARDWARE	RX-QEL-3547A-EO	643e	VON
1	EA	ELEC PANIC HARDWARE	RX-QEL-3547A-NL-OP	643e	VON
1	EA	RIM CYLINDER	20-057 ICX	613	SCH
1	EA	FSIC CORE	23-030	613	SCH
2	EA	90 DEG OFFSET PULL	8190EZHD 10" O	643e	IVE
2	EA	SURFACE CLOSER	SC71A SS	695	FAL
2	EA	DOOR SWEEP	39D	D	ZER
1	EA	THRESHOLD	655D	D	ZER

Hardware Group No. C715A

501.1-EXT 604.4-EXT

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
1	EA	CONT. HINGE	112XY EPT	695	IVE
1	EA	POWER TRANSFER	EPT10	695	VON
1	EA	ELEC PANIC HARDWARE	RX-QEL-35A-NL-OP	643e	VON
1	EA	RIM CYLINDER	20-057 ICX	613	SCH
1	EA	FSIC CORE	23-030	613	SCH
1	EA	SURFACE CLOSER	SC71A SS	695	FAL
1	EA	DOOR SWEEP	39D	D	ZER
1	EA	THRESHOLD	655D	D	ZER

Hardware Group No. C715T

901.1-EXT

PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

QTY		DESCRIPTION	CATALOG NUMBER	FINISH	MFR
4	EA	HINGE	5BB1HW 4.5 X 4.5 NRP	630	IVE
1	EA	POWER TRANSFER	EPT10	689	VON
1	EA	ELEC PANIC HARDWARE	RX-QEL-98-NL	626	VON
1	EA	RIM CYLINDER	20-057 ICX	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	SC71A SS	689	FAL
1	EA	RAIN DRIP	142AA	AA	ZER
1	EA	GASKETING	328AA H & J	AA	ZER
1	EA	DOOR SWEEP	39A	A	ZER
1	EA	THRESHOLD	655A	A	ZER

END OF SECTION