

GENERAL NOTES:

WOOD:

ALL LUMBER SHALL BE STRESS GRADED MINIMUM #2 KILN DRIED SPF, UNLESS NOTED OTHERWISE. ALL STUDS TO BE FINGER-JOINT EXCEPT AT HOLD-DOWN LOCATIONS AND OTHER LOCATIONS AS NOTED ON PLANS.

ALL ROOF DECKING SHALL BE 19/32" PLYWOOD THAT COMPLIES WITH APA PERFORMANCE RATED SHEATHING (40/20, EXPOSURE 1) WITH 10d RING SHANK NAILS AT 6" ON EDGE AND 12" ON INTERMEDIATE FRAMING UNLESS NOTED OTHERWISE ON THE DRAWINGS. NAIL ALL DIAPHRAGM BOUNDARIES WITH 10d RING SHANK NAILS AT 4". STAGGER JOINTS AND PROVIDE BLOCKING FOR ALL PLYWOOD JOINTS. PROVIDE 1/8" SPACERS BETWEEN ALL PLYWOOD IN ROOF DECK.

ALL WALL SHEATHING FOR SHEAR WALLS SHALL BE PLYWOOD THAT COMPLIES WITH APA PERFORMANCE RATED SHEATHING (EXPOSURE 1.) ALL PANEL EDGES ARE TO BE BLOCKED. STAGGER JOINTS FOR WALLS TALLER THAN ONE PANEL LENGTH.

BRIDGING, FIRE STOPS, AND BLOCKING TO COMPLY WITH LOCAL BUILDING CODES.

ALL SILL PLATES SHALL BE PRESSURE TREATED WITH WOOD PRESERVATIVES IN ACCORDANCE WITH THE CURRENT AWWA STANDARDS C1 AND C2.

ALL EXTERIOR WALL AND LOAD BEARING WALL SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2" DIAMETER BOLTS (1'-0" LONG PLUS 2" HOOK) AT 48" O.C. PLACE ADDITIONAL ANCHORS AT A MAXIMUM OF 12" FROM EACH CORNER AND FROM END JOINTS OF SILLS. SIMPSON OR EQUIVALENT GALVANIZED 16 GAUGE MUD SILL ANCHORS MAY BE USED IN PLACE OF ANCHOR BOLTS.

BEAMS, HEADERS AND JOISTS TO BE FRAMED WITH GALVANIZED SHEET METAL HANGERS. ALL ANCHORS SHALL BE SIMPSON STRONG-TIE OR EQUAL.

ALL NAILS NOTED ARE BASED ON COMMON HAND SET NAILS. FRAMING CONTRACTOR TO SUBMIT FOR APPROVAL ENGINEERING DATA THAT VERIFIES LOAD CAPACITY OF NAILS TO BE SET WITH NAIL GUNS. COUNT AND SPACING OF NAILS TO BE ADJUSTED FOR LESS THAN EQUIVALENT LOAD CAPACITY. WIRE STAPLES ARE NOT TO BE USED IN PLACE OF NAILS.

MECHANICAL

ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2006 IRC.

CONTRACTOR SHALL PROVIDE PRODUCT TECHNICAL DATA AND WARRANTY INFORMATION TO OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO PROVIDE AN INSTALLATION THAT IS COMPLETE IN EVERY RESPECT. WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND SHALL INCLUDE ALL LABOR AND MATERIALS REQUIRED TO PROVIDE COMPLETE, FUNCTIONING MECHANICAL SYSTEMS. IN THE EVENT THAT ADDITIONAL DETAILS OR SPECIAL CONSTRUCTION IS REQUIRED FOR THE WORK INDICATED, IT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO PROVIDE SAME, AS WELL AS THE PROVISION OF MATERIAL AND EQUIPMENT USUALLY FURNISHED WITH SUCH SYSTEMS OR REQUIRED TO COMPLETE THE INSTALLATION, WHETHER MENTIONED OR NOT, AT NO ADDITIONAL COST TO THE OWNER.

ALL SUBCONTRACTORS SHALL COORDINATE THE WORK SHOWN ON THESE DRAWINGS WITH ALL OTHER TRADES. COOPERATION WITH OTHER TRADES IS ESSENTIAL. THE MECHANICAL CONTRACTOR IS REQUIRED TO FURNISH AND INSTALL ALL ITEMS INDICATED ON MECHANICAL DRAWINGS UNLESS SPECIFICALLY NOTED AS BEING FURNISHED AND/OR INSTALLED BY OTHERS.

THE DRAWINGS ARE DIAGRAMMATIC ONLY AND DO NOT GIVE FULLY DIMENSIONED LOCATIONS OF VARIOUS ELEMENTS OF WORK. DETERMINE EXACT LOCATIONS FROM FIELD MEASUREMENTS. MAKING ADJUSTMENTS TO FIELD CONDITIONS IS CONSIDERED PART OF THE WORK REQUIRED.

LOCATION OF AIR DEVICES SHALL BE COORDINATED WITH ARCHITECTURAL FLOOR PLANS AND REFLECTED CEILING PLANS. THE FINAL LOCATIONS OF AIR DEVICES SHALL BE DETERMINED BY OWNER. NO CHANGES TO AIR DEVICE LOCATIONS SHALL BE MADE WITHOUT PRIOR APPROVAL OF OWNER.

DUCTWORK, PIPING, CONDUIT, CABLING, ETC. SHOWN ON DRAWINGS SHALL BE COORDINATED WITH AIR DISTRIBUTION DEVICES, SPECIAL CEILING, FLOOR AND STRUCTURE, ETC. PROVIDE ADDITIONAL RISES AND DROPS TO THOSE INDICATED ON THE DRAWINGS AS REQUIRED TO COORDINATE WITH ARCHITECTURAL OR STRUCTURAL ELEMENTS.

RETURN AIR TRANSFER BOOTS AND OPENINGS SHALL BE INSTALLED AS REQUIRED TO PROVIDE A CONTINUOUS RETURN AIR PATH TO THE AIR HANDLING UNIT.

ALL FLEX DUCT CONNECTIONS TO THE MAIN TRUNK OR BRANCH DUCTS SHALL HAVE MANUAL VOLUME DAMPERS FOR BALANCING.

FURNISH AND PERMANENTLY INSTALL ENGRAVED PLASTIC NAMEPLATES ON EQUIPMENT INDICATING EQUIPMENT IDENTIFICATION SHOWN ON DRAWINGS. INDICATE ELECTRIC PANEL AND CIRCUIT BREAKER NUMBER IDENTIFICATION ON NAMEPLATE.

ELECTRICAL:

ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2008 NATIONAL ELECTRIC CODE.

ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH MUNICIPAL AND STATE CODES, LAWS AND REGULATIONS, RULES OF NEC, OSHA AND ANY OTHER AUTHORITIES THAT HAVE JURISDICTION OVER THE WORK TO BE PERFORMED.

ALL NECESSARY PERMITS, LICENSES, CERTIFICATES, TESTS, ETC. SHALL BE PROCURED AND PAID FOR BY THE ELECTRICAL CONTRACTOR.

WHERE DOCUMENTS SHOW WORK IN EXCESS OF THE REQUIREMENTS OF CODES THE GREATER QUANTITY OF WORK SHALL BE PROVIDED.

ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOAD CALCULATIONS AND CIRCUIT DESIGN.

THE CONTRACTOR SHALL PROVIDE A TYPED PANEL BOARD DIRECTORY.

UPON COMPLETION OF THE WORK THE ELECTRICAL CONTRACTOR SHALL CLEAN ALL ELECTRICAL EQUIPMENT.

UPON COMPLETION OF THE WORK ALL PARTS OF THE ELECTRICAL SYSTEM SHALL BE TESTED AND PROVED TO BE FREE OF UNWANTED GROUNDS AND OTHER DEFECTS.

ALL WIRING SHALL BE ROMEX UNLESS NOTED OTHERWISE ON THE DRAWINGS.

MAKE ALL PENETRATIONS THROUGH WALLS AT 90 DEGREE ANGLES. SEAL ALL PENETRATIONS.

COORDINATE WORK WITH OTHER TRADES. REFER TO PLANS FOR LOCATION OF MECHANICAL EQUIPMENT, PLUMBING FIXTURES, AND OTHER BUILDING ELEMENTS THAT MAY REQUIRE SPECIAL COORDINATION.

ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PROCEEDING WITH WORK. OBTAIN CLARIFICATIONS FROM ARCHITECT AS NEEDED BEFORE COMMENCEMENT OF WORK.

ALL MATERIALS USED SHALL BE NEW, IN GOOD CONDITION, MADE IN THE U.S.A., AND BEAR A U.L. LABEL.

ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER UNLESS LONGER WARRANTIES ARE SPECIFICALLY NOTED FOR A GIVEN COMPONENT. THE ELECTRICAL CONTRACTOR SHALL REPAIR OR REPLACE, AT HIS OR HER OWN EXPENSE, ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIALS OR WORKMANSHIP IN SAID PERIOD. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR THE INTENDED SERVICE. THE INSTALLATION OF ALL EQUIPMENT SHALL BE MADE BY EXPERIENCED CRAFTSMEN IN A NEAT, WORKMANLIKE MANNER.

LOCATION OF ALL CEILING MOUNTED ITEMS ON THE ARCHITECTURAL DRAWINGS HAVE PRECEDENCE OVER MECHANICAL DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO BEGINNING WORK.

IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND TOOLS NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL ELECTRICAL SYSTEM. EVERY ITEM REQUIRED MAY NOT BE SHOWN ON THE DRAWINGS.

PLUMBING

ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE IRC 2006.

ALL WORK SHALL BE PERFORMED UNDER THE SUPERVISION OF A MASTER PLUMBER LICENSED IN THE CITY OF AUSTIN, TEXAS.

INSULATE ALL WATER PIPES SUBJECTED TO FREEZING TEMPERATURES AND ALL HOT WATER LINES.

PLUMBING CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION OF ANY PIPES OR FIXTURES.

THE DRAWINGS ARE DIAGRAMMATIC ONLY AND DO NOT GIVE FULLY DIMENSIONED LOCATIONS OF VARIOUS ELEMENTS OF WORK. DETERMINE EXACT LOCATIONS FROM FIELD MEASUREMENTS. MAKING ADJUSTMENTS TO FIELD CONDITIONS IS CONSIDERED PART OF THE WORK REQUIRED.

PLUMBING CONTRACTOR SHALL VERIFY THE EXACT SIZE, LOCATION, DEPTH, AND PRESURE OF ALL EXISTING UTILITY LINES BEFORE COMMENCING WORK.

ALL PIPING SHALL BE RUN CONCEALED.

ALL UNDERGROUND WATER LINES SHALL BE TYPE 'K' OR 'L' COPPER TUBING WITH 1/2" ARMAFLEX INSULATION.

ALL ROOF PENETRATIONS SHALL BE AT PLUMBING CONTRACTOR'S EXPENSE. COORDINATE ALL ROOF WORK WITH THE ROOFING CONTRACTOR.

ALL ABOVE GROUND WATER PIPES TO BE POLYETHYLENE WITH BRASS FITTINGS.

ALL TOILETS, SINKS, LAVATORIES, FAUCETS, AND OTHER VISIBLE PLUMBING SYSTEM COMPONENTS TO BE SELECTED BY OWNER.

MISCELLANEOUS NOTES:

ALL INTERIOR WALLS AND CEILINGS TO BE 5/8" GYPSUM WALLBOARD UNLESS NOTED OTHERWISE. USE WATER RESISTANT GYPSUM WALLBOARD ON ALL WALLS ADJACENT TO PLUMBING FIXTURES.

ALL EXTERIOR SHEATHING TO BE 1/2" DOW SIS EXCEPT WHERE NOTED OTHERWISE ON DRAWINGS.

northfield design associates, inc.
 1601 E. 5TH ST, STE 109 AUSTIN, TX 78702
 512/302-1458 v nda@nda-austin.com
 512/302-1482 f

THESE DRAWINGS AND THEIR CONTENTS REMAIN THE PROPERTY OF NORTFIELD DESIGN ASSOC. INC. AND MAY NOT BE USED FOR ANY PURPOSE EXCEPT THE CONSTRUCTION OF THE PROPERTY DESCRIBED HEREIN WITHOUT WRITTEN CONSENT FROM NORTFIELD DESIGN ASSOCIATES, INC. ELECTRONIC COPIES OF DRAWINGS ARE ISSUED TO CONSULTANTS FOR COORDINATION ONLY. ARCHITECT ASSUMES NO RESPONSIBILITY FOR DRAWINGS WHEN USED OR MODIFIED BY OTHERS.

Issue	Date	Description
1	04/15/12	ISSUE FOR PERMIT
4	07/15/13	RE-ISSUE FOR PERMIT



WEINMAN/SCHNEIER RESIDENCE
 1106 LOTT AVENUE
 AUSTIN, TEXAS
 L. WEINMAN/R. SCHNEIER
 NDA PROJECT # 2008-01
 A0.2 NOTES