

1 LIFE SAFETY PLAN - BLDG 4
SCALE: 3/16" = 1'-0"

FIRE DEPARTMENT NOTES:

ADDRESS. THE ADDRESS OF THE COMPLEX MUST BE POSTED SO IT IS CLEARLY VISIBLE FROM THE PUBLIC STREET. THE ADDRESS MUST BE POSTED ON ANY SIGNS, INCLUDING ANY MONUMENTAL SIGNS, INSTALLED TO IDENTIFY THE COMPLEX. THE SIZE, DESIGN AND PLACEMENT OF ADDRESS SIGNS MUST BE APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO INSTALLATION.

BUILDING NUMBER. THE BUILDING NUMBER MUST BE POSTED AT APPROVED LOCATIONS. BUILDING NUMBERS MUST BE A MINIMUM OF 6 INCHES IN HEIGHT, MUST CLEARLY CONTRAST WITH THEIR BACKGROUND, AND SIGNS MUST BE CONSTRUCTED OF A DURABLE, WEATHER RESISTANT MATERIAL. THE LOCATION OF BUILDING IDENTIFICATION SIGNS MUST BE APPROVED PRIOR TO INSTALLATION.

SUITE NUMBER. THE SUITE NUMBER FOR EACH TENANT SPACE MUST BE POSTED SO IT IS CLEARLY VISIBLE FROM THE ACCESS DRIVE. THE SUITE NUMBER WILL BE REQUIRED ON BOTH SIDES OF THE BUILDING. THE SIZE, DESIGN AND PLACEMENT OF SUITE IDENTIFICATION SIGNS MUST BE APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO INSTALLATION.

KNOX BOX. ONE OR MORE KNOX BOXES WILL BE REQUIRED. EACH KNOX BOX MUST BE MOUNTED IN AN APPROVED LOCATION. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 FOR INFORMATION REGARDING INSTALLATION OF KNOX BOXES.

ELECTRONIC ACCESS CONTROL. WHEN PROVIDED, ELECTRONIC ACCESS CONTROL MUST BE ADDRESSED THROUGH A DEFERRED SUBMITTAL. APPROVAL OF THE BUILDING PERMIT DOES NOT IMPLY APPROVAL TO INSTALL AN ELECTRONIC ACCESS CONTROL SYSTEM.

MAIN ELECTRICAL DISCONNECT. THE MAIN ELECTRICAL DISCONNECT MUST BE LOCATED ON THE EXTERIOR OF THE BUILDING AND APPROVED SIGNAGE WILL BE REQUIRED TO IDENTIFY THE LOCATION OF THE MAIN ELECTRICAL DISCONNECT. THE DISCONNECT MUST BE A KNOX-VAULT 4500 SERIES POWER SHUTDOWN. THE SIZE, DESIGN AND PLACEMENT OF IDENTIFICATION SIGNS MUST BE APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO INSTALLATION.

MAIN GAS DISCONNECT. THE MAIN GAS DISCONNECT MUST BE LOCATED ON THE EXTERIOR OF THE BUILDING AND APPROVED SIGNAGE WILL BE REQUIRED TO IDENTIFY THE LOCATION OF THE MAIN GAS DISCONNECT. THE SIZE, DESIGN AND PLACEMENT OF IDENTIFICATION SIGNS MUST BE APPROVED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 2 PRIOR TO INSTALLATION.

EMERGENCY CIRCUITS. NORMAL BUILDING LIGHTING WILL BE SUPPLIED FROM DEDICATED LIGHTING CIRCUITS AND EMERGENCY LIGHTING WILL BE SUPPLIED FROM THE SAME CIRCUITS. A SINGLE PRIMARY HOT FROM THE BREAKER WILL BE SPLIT BETWEEN THE SWITCH AND EMERGENCY HOT. THE PRIMARY HOT WILL SUPPLY THE LIGHTING FIXTURES AND WILL BE ROUTED THROUGH THE SWITCHES LOCATED ON THIS CIRCUIT. THE EMERGENCY HOT WILL SUPPLY THE BACKUP BATTERIES ONLY. THE EMERGENCY HOT WILL BE INSTALLED AS AN UNSWITCHED, CONSTANT HOT. THE BREAKER SUPPLYING THE CIRCUIT MUST BE TURNED OFF TO CUT POWER TO THE EMERGENCY HOT. PORTABLE FIRE EXTINGUISHERS. PORTABLE FIRE EXTINGUISHERS WILL BE INSTALLED SO THAT NO POINT IN THE BUILDING WILL BE LOCATED MORE THAN 75 FEET FROM AN EXTINGUISHER. THIS DISTANCE IS MEASURED BY PATH OF TRAVEL. THE MINIMUM RATING FOR AN EXTINGUISHER IS 2A:10BC. 5-LB DRY CHEMICAL UNITS, WHICH CARRY A 3A:40BC RATING, ARE RECOMMENDED. EXTINGUISHERS SHALL BE MOUNTED ADJACENT TO EXIT DOORS AND AT INTERMEDIATE LOCATIONS TO MEET TRAVEL DISTANCE REQUIREMENTS. EXTINGUISHERS MUST BE MOUNTED IN A VISIBLE AND ACCESSIBLE LOCATION. THE TOP OF AN EXTINGUISHER SHALL NOT BE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR LEVEL. EXTINGUISHERS MUST BE PROVIDED WITH A CURRENT INSPECTION TAG ISSUED BY A LICENSED FIRE PROTECTION CONTRACTOR.

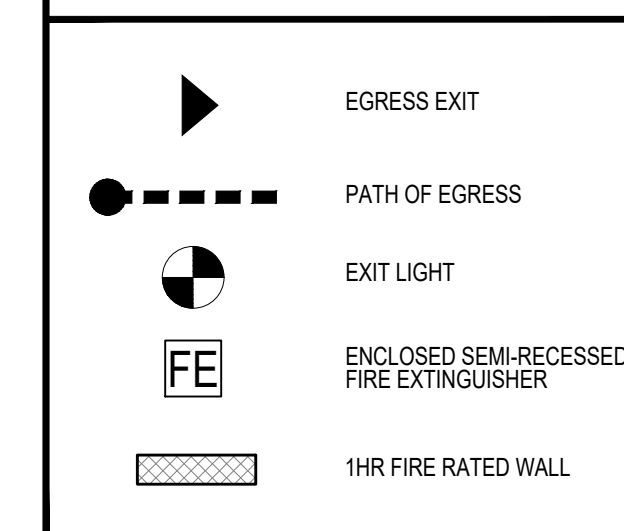
BUILDING CODE ANALYSIS

PROJECT NAME: HEATHERWILDE OFFICE CONDOS BLDG. 4
PROJECT ADDRESS: 201 N. HEATHERWILDE BLVD, PFLUGERVILLE, TX 78660
PROJECT DESCRIPTION: OFFICE CONDOMINIUMS

APPLICABLE CODES: INTERNATIONAL BUILDING CODE 2021
INTERNATIONAL PLUMBING CODE 2021
INTERNATIONAL MECHANICAL CODE 2021
INTERNATIONAL CODE COUNCIL ELECTRICAL CODE 2021
INTERNATIONAL FUEL GAS CODE
INTERNATIONAL ENERGY CONSERVATION CODE 2021
INTERNATIONAL FIRE CODE 2021
NATIONAL ELECTRICAL CODE 2020

ITEM	ALLOWED / REQUIRED	PROVIDED	REFERENCE	NOTES
USE & OCCUPANCY CLASSIFICATION		OFFICE BUILDING = B	IBC SECTION 304.1	
BUILDING DATA				
TYPE OF CONSTRUCTION		TYPE V-B	IBC SECTION 602.5	
BUILDING HEIGHT	40'	18'-4"	IBC TABLE 503	
NUMBER OF STORIES	2	1	IBC SECTION 504.1	
AREA	9,000 SF	4,296 SF	IBC SECTION 506.2	
FLOOR AREAS				
BUILDING 3				
SUITE A		1,068 SF		
SUITE B		1,017 SF		
SUITE C		1,068 SF		
SUITE D		1,017 SF		
FRONT PORCH		126 SF		
OCCUPANCY LOAD				
PER OFFICE	7 OCCUP	7 OCCUP	IBC TABLE 1004.5	1 OCCPANT / 150 GROSS SF
MEAN OF EGRESS PER OFFICE				
NUMBER OF EXITS	1	2	IBC 1006.2.1	OCCUP LOAD <49
EGRESS DOOR WIDTH	32" CLEAR	32" CLEAR	IBC 1010.1	
COMMON PATH OF EGRESS TRAVEL	100' MAX	17'	IBC TABLE 1006.2.1	
EXIT ACCESS TRAVEL DISTANCE	200' MAX	25'	IBC TABLE 1017.2	
FIRE PROTECTION SYSTEMS				
FIRE ACCESS TO ROOF	N/A	N/A		
STANDPIPES	N/A	N/A		
SPRINKLER SYSTEM	N/A	N/A		
FIRE ALARM	N/A	N/A		
FIRE & SMOKE PROTECTION				
OCCUPANCY SEPARATION				
FIRE RESISTANCE	N/A			
PLUMBING FIXTURE COUNTS PER OFFICE				
WC MALE & FEMALE	1 WC	1 WC	IBC TABLE 2902.1	IBC 2902.2.4
LAVATORIES MALE / FEMALE	1 LAV	1 LAV	IBC TABLE 2902.1	IBC 2902.2.4
DRINKING FOUNTAINS	0	0	IBC TABLE 2902.1	IBC 2902.8 SMALL OCCUPANCIES DRINKING FOUNTAINS NOT REQUIRED ON OC < 15
SERVICE SINK	0	0	IBC TABLE 2902.1	IBC 2902.2 e - SERVICE SINK NOT REQUIRED ON OC < 15

LIFE SAFETY PLAN LEGEND



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DATE: MAR 15, 2023

CONSTRUCTION DOCUMENTS
HEATHERWILDE OFFICE CONDOS BLDG 4

201 N. HEATHERWILDE BLVD.
PFLUGERVILLE, TX 78660

PROJECT NO: 17003

REVISIONS:

REV 2 - COP BLDG. REV COMMENTS
REV 4 - SITE REVISIONS

DRAWN BY: LC
REVIEWED BY: SB

CODE SHEET

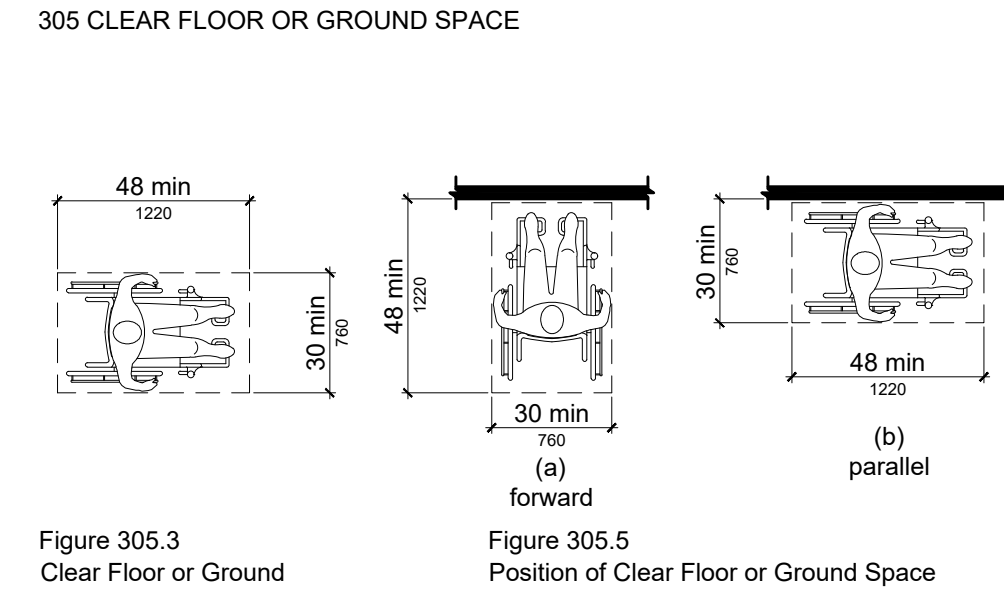
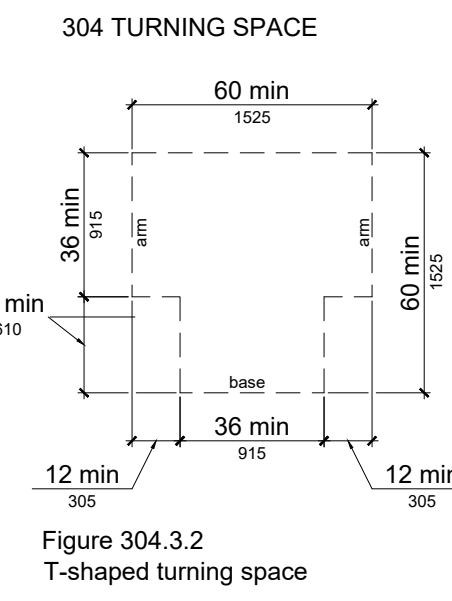
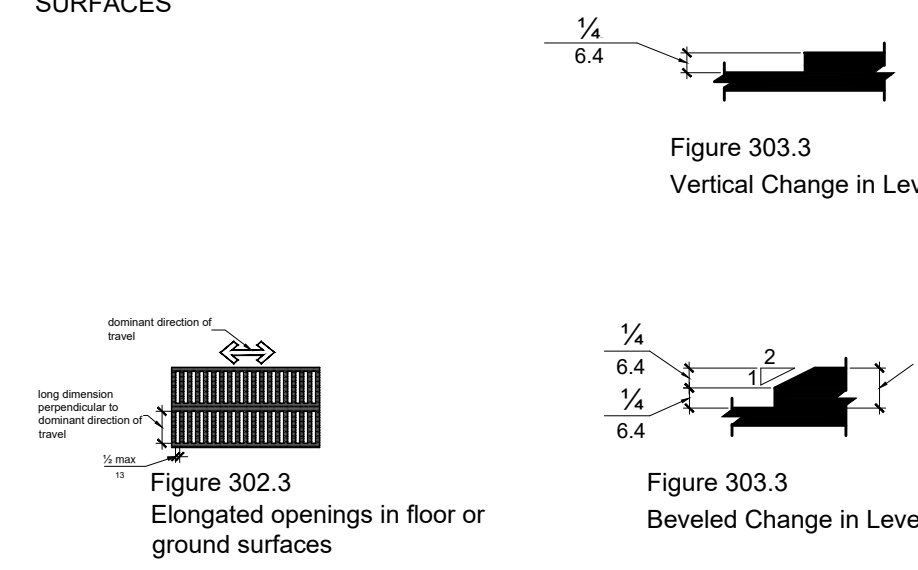
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ACCESSIBILITY STANDARDS

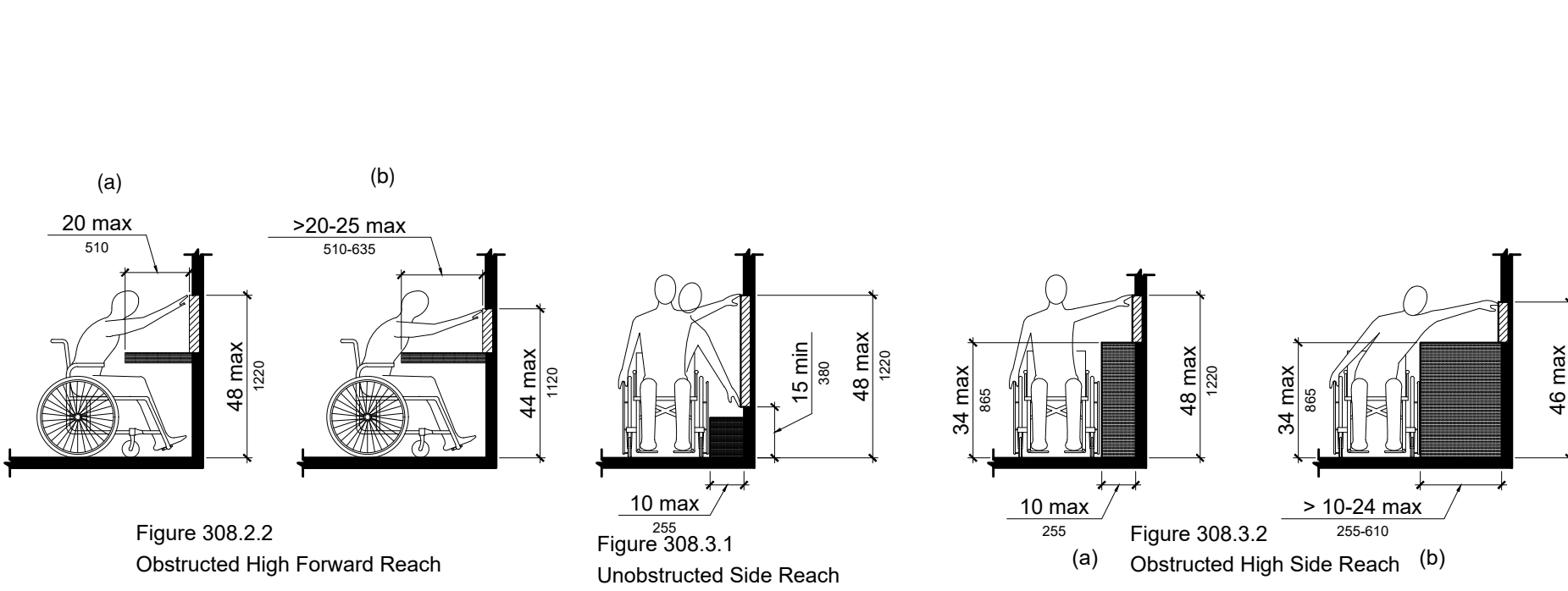
CHAPTER 1 APPLICATION & ADMINISTRATION
104 CONVENTIONS

Convention	Description
	dimension showing English units (in inches unless otherwise specified) above the line and SI units (in millimeters unless otherwise specified) below the line
	dimension for small measurements
	dimension showing a range with minimum - maximum
	minimum maximum
	greater than less than
	greater than or equal to less than or equal to
	boundary of clear floor space or maneuvering clearance
	centerline
	a permitted element or its extension
	direction of travel or approach
	a wall, floor, ceiling or other element cut in section or plan
	a highlighted element in elevation or plan
	location zone of element, control or feature

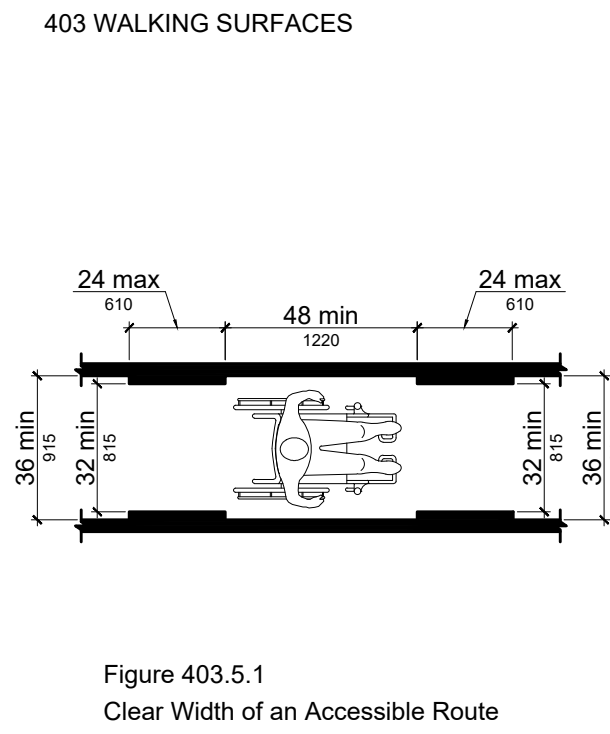
CHAPTER 3 BUILDING BLOCKS
302 FLOOR OR GROUND SURFACES



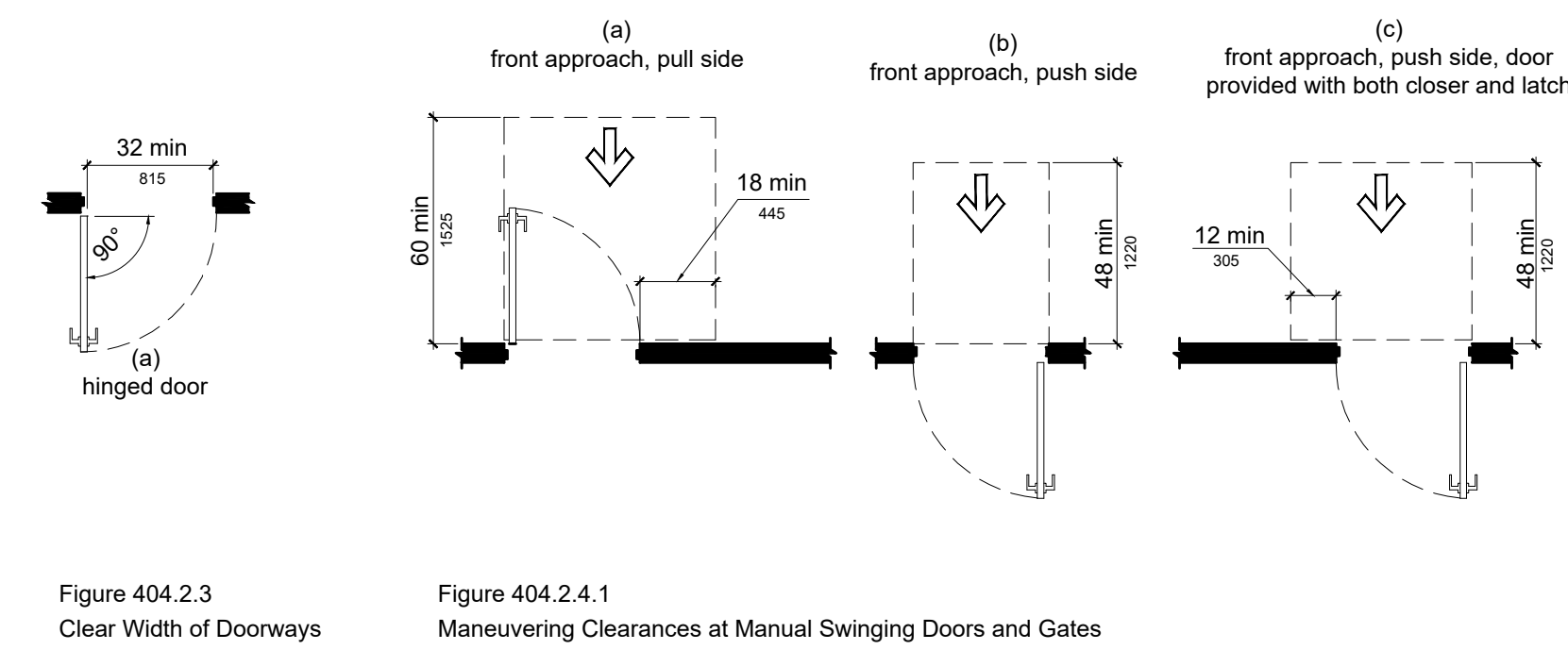
308 REACH RANGES



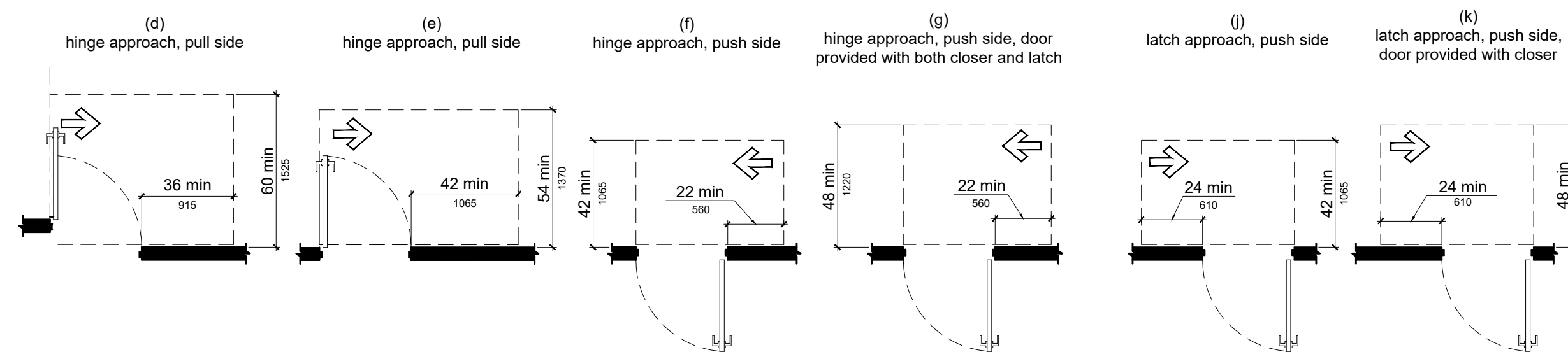
CHAPTER 4 ACCESSIBLE ROUTES
403 WALKING SURFACES



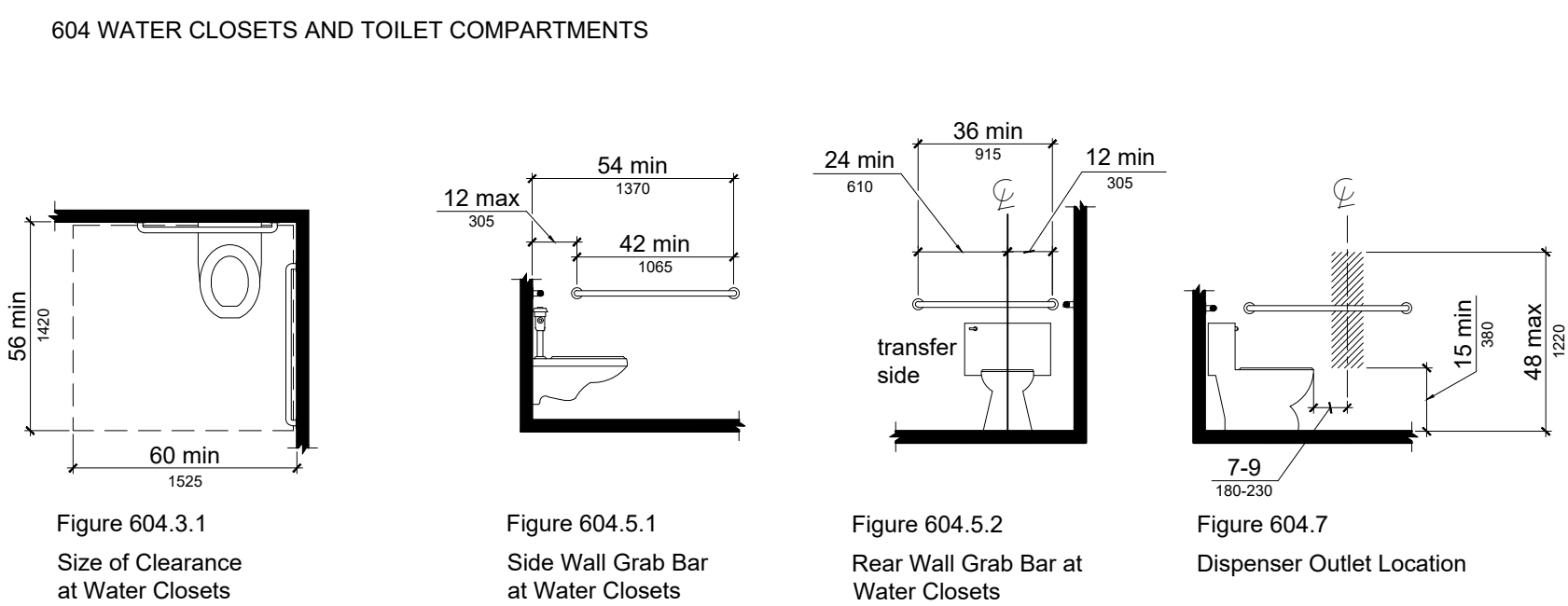
404 DOORS, DOORWAYS, GATES



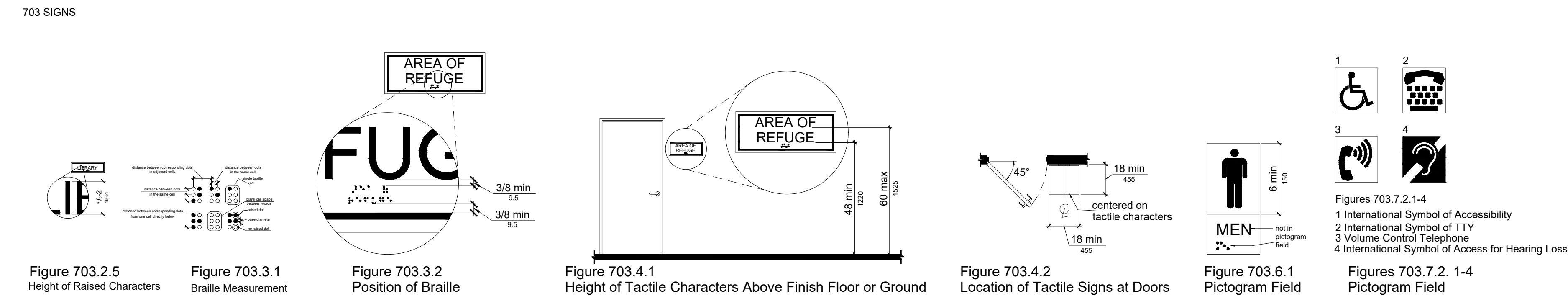
404 DOORS, DOORWAYS, GATES (CONT.)



CHAPTER 6 PLUMBING ELEMENTS AND FACILITIES
604 WATER CLOSETS AND TOILET COMPARTMENTS



CHAPTER 7 COMMUNICATION ELEMENTS AND FEATURES
703 SIGNS



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201 N. HEATHERWILDE BLVD.
PFLUGERVILLE, TX 78660

PROJECT NO: 17003

REVISIONS:

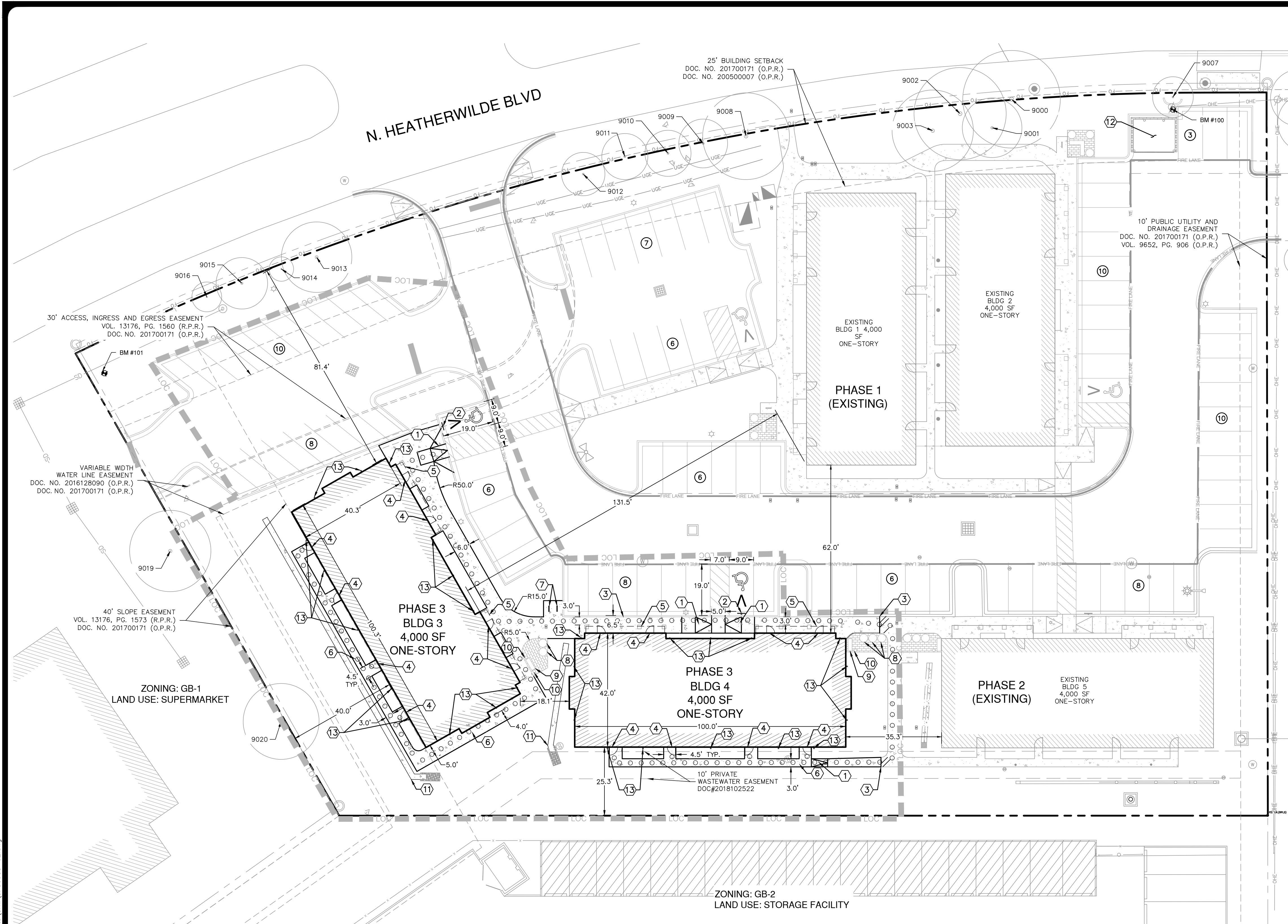
DRAWN BY: LC
REVIEWED BY: SB

ACCESSIBILITY DETAILS

A-002

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Date: Aug 16, 2023, 2:07pm User: Id: akalifa
 File: H:\Projects\509\509\509\Construction Documents\509\509\509.dwg



SCALE: 1" = 20'

0' 20' 40' 60'

LEGEND

- PROPERTY BOUNDARY
- ○ ○ ○ ○ PROPOSED ADA PATH
- ▭ EXISTING ADA RAMP
- ▭ PROPOSED ADA RAMP
- ▭ PROPOSED BUILDING
- ▭ EXISTING BUILDING
- EXISTING CURB
- EXISTING WHEEL STOP
- EXISTING FIRE LANE STRIPING
- EXISTING ACCESSIBLE PARKING AND VAN ACCESSIBLE PARKING
- PROPOSED ACCESSIBLE PARKING AND VAN ACCESSIBLE PARKING (FOR REFERENCE ONLY NOT TO BE PAINTED ON GROUND)
- OVERHEAD ELECTRIC
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WASTEWATER MANHOLE
- EXISTING LAMP POST
- EXISTING UTILITY POLE
- EXISTING GRATE INLET
- EXISTING JUNCTION BOX
- BENCHMARK
- ARCHITECTURAL PAVING (SEE SHEET 17 FOR DETAILS)
- TIE INTO EXISTING PAVEMENT

KEYED NOTES

- ① SIDEWALK RAMP @ 12:1 MAX SLOPE (SEE DETAIL SHEET 15)
- ② ACCESSIBLE PARKING SIGN AND WHEEL STOP (SEE DETAIL SHEET 15)
- ③ MATCH EXISTING SIDEWALK OR PAVEMENT
- ④ BUILDING ENTRANCE
- ⑤ BUILDING OVERHANG
- ⑥ PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET 15)
- ⑦ PROPOSED BIKE RACK (SEE SHEET 15 FOR DETAILS)
- ⑧ PROPOSED LANDSCAPE PLANTER (SEE SHEET 15 FOR DETAILS)
- ⑨ PROPOSED BENCH (SEE SHEETS 18 - 20 FOR DETAILS)
- ⑩ PROPOSED ACCENT LIGHTING (SEE SHEETS 28 & 30 FOR DETAILS)
- ⑪ PROPOSED DRAINAGE SWALE
- ⑫ EXISTING DUMPSTER LOCATION
- ⑬ PROPOSED DOWNSPOUTS (SEE THE ARCHITECTURAL PLANS SHEETS 22 & 25 FOR DETAILS)

DIMENSIONAL CONTROL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL PER THE CONSTRUCTION DRAWINGS.
3. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE PROPERTY PINS FOR HORIZONTAL CONTROL POINTS. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
4. DIMENSIONAL CONTROL POINTS ARE TO BACK OF CURB. DIMENSIONS ARE TO THE FACE OF CURB, FACE OF RETAINING WALL, AND CENTER OF PAINT STRIPING. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.
5. REFER TO THE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION.
6. ALL CONCRETE CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
7. COORDINATES FOR HORIZONTAL CONTROL POINTS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, FROM THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, DISPLAYED IN SURFACE VALUES USING A SURFACE ADJUSTMENT FACTOR FOR EACH COUNTY. (THE SURFACE ADJUSTMENT FACTOR FOR THIS SITE IS 0.99988.)
8. ALL PROPOSED SIDEWALKS ARE 6' WIDE UNLESS OTHERWISE NOTED.
9. ALL PROPOSED SIDEWALKS MUST MEET ALL ADA REQUIREMENTS.

BENCH MARK:
 BM# 100: COTTON SPINDLE IN UTILITY POLE
 GRID NORTHING: 10138631.840
 GRID EASTING: 3145947.324
 ELEVATION: 776.19
 BM# 101: CUT SQUARE IN TRANSFORMER PAD
 GRID NORTHING: 10138237.570
 GRID EASTING: 3145850.133
 ELEVATION: 782.25

GENERAL INFORMATION	
LEGAL DESCRIPTION	LOT 1A OF THE RE-SUBDIVISION OF LOT 1 MILESTONE PECAN STREET SUBDIVISION
SITE AREA	2.201 AC
ZONING	GB-1
BUILDING SETBACKS	
STREET	15 FT MINIMUM
SIDE	10 FT MINIMUM
REAR	25 FEET MINIMUM
LAND USE	
EXISTING	3 PROFESSIONAL OFFICES BUILDINGS
PROPOSED	2 - 4,000 SF OF PROFESSIONAL OFFICE

SITE PLAN NOTES:

1. HEATHERWILDE OFFICE CONDOS PHASE 3 (2023-1-SP) SITE DEVELOPMENT PROJECT PERMITS ALL APPROVED DEVELOPMENT WITHIN THE SCOPE OF PHASE 3, WHICH INCLUDES ALL SITE WORK ASSOCIATED WITH BUILDINGS 3, AND 4, AND ARE SUBJECT TO THE ESTABLISHED CITY OF PFLUGERVILLE'S UNIFIED DEVELOPMENT CODE AT THE TIME OF SITE PLAN SUBMITTAL.
2. ALL NEW ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE, TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
3. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH SUBCHAPTER 11, SECTION 11.8.2 OF THE UNIFIED DEVELOPMENT CODE. GROUND-MOUNTED AND WALL-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY THE BUILDINGS AND FENCING.
4. THIS SITE PLAN HAS BEEN SUBMITTED TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION FOR REVIEW OF COMPLIANCE WITH THE ARCHITECTURAL BARRIERS ACT. THE REFERENCE NUMBERS #TABS2023013254 AND #TABS2023013255 ARE PROOF OF SUBMITTAL TO TDLR.
5. A PEDESTRIAN SPACE TOTALING 325 SQUARE-FEET HAS BEEN PROVIDED WITH PHASE 3 (2023-1-SP). THE FOUR PROPOSED ITEMS ARE DECORATIVE LANDSCAPE PLANTERS, PEDESTRIAN BENCH SEATING, SPECIAL PAVING TO MATCH PHASES 1, 2, AND ACCENT LIGHTING. SEE LANDSCAPE PLANS FOR DETAILS. ANY LOW BRANCHES ALONG HEATHERWILDE BLVD. SHOULD BE TRIMMED TO KEEP DRIVER VISIBILITY AT THE DRIVEWAY AS CLEAR AS POSSIBLE.
7. THE BUILDING NUMBERS MUST BE CLEARLY POSTED ON EACH BUILDING SO IT IS VISIBLE AS NOT TO DELAY EMERGENCY SERVICE RESPONSE.

TOTAL SITE AREA 2.201 AC				PARKING REQUIRED				PARKING PROVIDED			
PHASE	(AC)	IMPERVIOUS COVER (85% MAX) (%)	FLOOR TO AREA RATIO (60% MAX) (%)	PROF. OFFICE AREA (1 SPACE / 250 SF)	MED. OFFICE AREA (1 SPACE / 200 SF)	STANDARD SPACES	VAN ACCESSIBLE SPACES	TOTAL SPACES REQUIRED	STANDARD SPACES	VAN ACCESSIBLE SPACES	TOTAL SPACES PROVIDED
EXISTING (PHASE 1)	1.104	50.2%	8.3%	8,000 SF	0 SF	30 SPACES	2 SPACES	32 SPACES	87 SPACES	2 SPACES PROVIDED	89 SPACES
EXISTING (PHASE 2)	0.132	6.0%	4.2%	4,000 SF	0 SF	15 SPACES	1 SPACE	16 SPACES	86 SPACES	1 SPACE CONVERTED	NONE ADDED
PROPOSED (PHASE 3)	0.260	11.8%	8.3%	0 SF	8,000 SF	38 SPACES	2 SPACES	40 SPACES	84 SPACES	2 SPACES CONVERTED	NONE ADDED
TOTAL SITE	1.496	68.0%	20.9%			TOTAL SPACES REQUIRED 83 SPACES	5 SPACES	88 SPACES	84 SPACES	5 SPACES	89 SPACES

NO. REVISION

DATE

STATE OF TEXAS
 SHELLY MITCHELL
 103682
 PROFESSIONAL ENGINEER
 08/16/2023
 Shelly Mitchell

PAPE-DAWSON ENGINEERS
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 10801 N. MIDCOP EXPY. BLDG. 3, STE. 200 | AUSTIN, TX 78757 | 512-454-8711
 TYPE FIRM REGISTRATION #470 | TYPE C FIRM REGISTRATION #10028601

HEATHERWILDE OFFICE CONDOS - PHASE 3
 201 N. HEATHERWILDE BOULEVARD
 CITY OF PFLUGERVILLE, TEXAS 78660

SITE PLAN

JOB NO. 50988-02
 DATE AUGUST 2023
 DESIGNER KRS
 CHECKED EAL DRAWN WKB
 SHEET 07 OF 30

BUILDING 4 FLOOR AREAS	
SUITE 401	1,068 SF
SUITE 402	1,017 SF
SUITE 403	1,068 SF
SUITE 404	1,017 SF
FRONT PORCHES	126 SF
TOTAL	4,296 SF

FLOOR PLAN GENERAL NOTES

- 1) ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- 2) ALL INTERIOR PARTITIONS TO BE TYPE 1 UNLESS NOTED OTHERWISE.
- 3) ALL DOOR OPENINGS TO BE LOCATED 6" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- 4) ALL DOOR OPENINGS TO BE LOCATED 6" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- 5) CONTRACTOR TO COORDINATE MOUNTING HEIGHTS OF WALL MOUNTED ITEMS/EQUIPMENT PRIOR TO INSTALLATION WITH OWNER AND/OR ARCHITECT.
- 6) ALL WET WALL(S) TO RECEIVE 5/8" MOISTURE RESISTANT GYPSUM BOARD UNLESS NOTED OTHERWISE.
- 7) NO SUBSTITUTIONS PERMITTED WITHOUT THE APPROVAL OF THE ARCHITECT OR OWNER.
- 8) ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE WORK BEGINS.



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 REVIEWED BY: SB

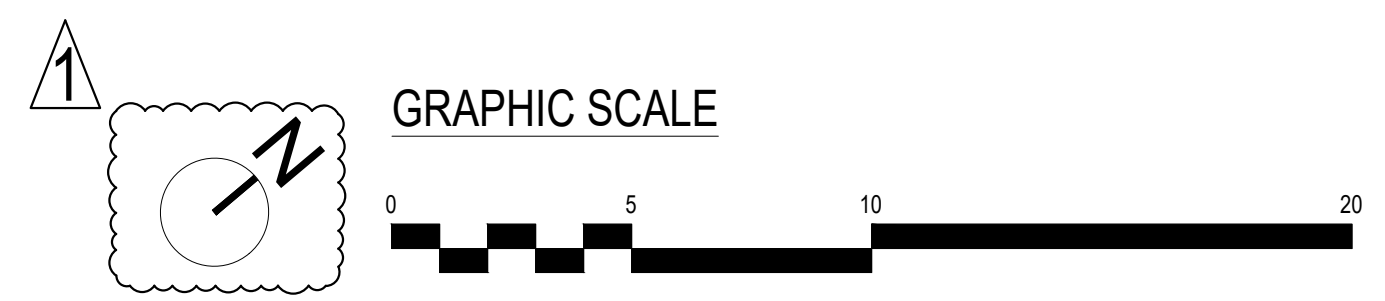
FLOOR PLAN

A-101

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1 FLOOR PLAN - BUILDING 4
 SCALE: 1/4" = 1'-0"





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REVISIONS:

REV 4 - SITE REVISIONS

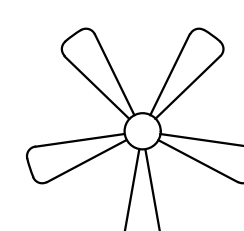

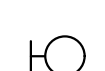
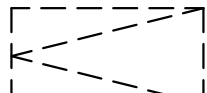

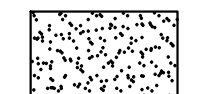
DRAWN BY: LC
REVIEWED BY: SB

REFLECTED CEILING PLAN

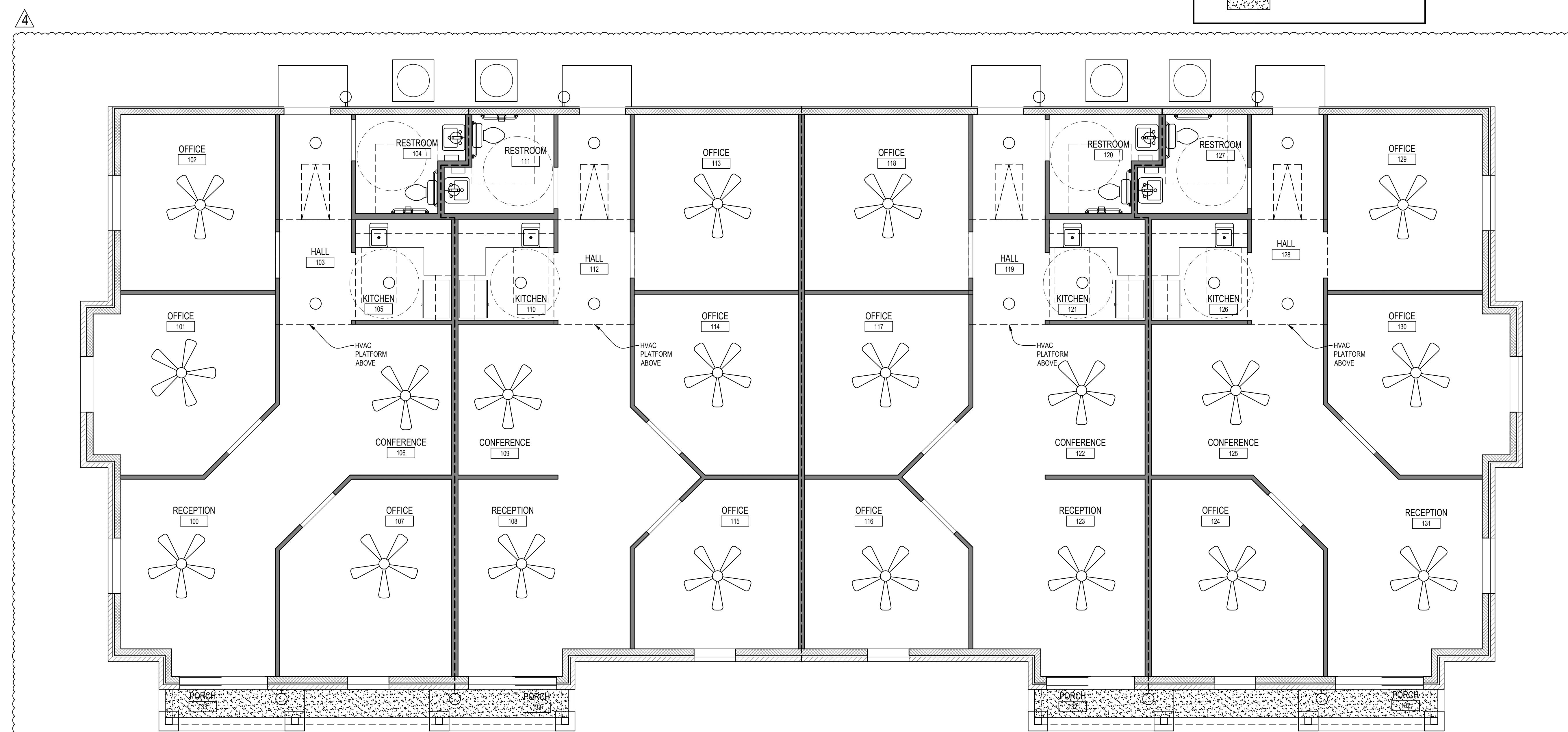
A-103

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CEILING LEGEND

-  CEILING FAN W/ LIGHT PACK
RE: ELECTRICAL
-  RECESSED LIGHT FIXTURE
RE: ELECTRICAL
-  WALL MOUNT LIGHT FIXTURE
RE: ELECTRICAL
-  ATTIC SPACE
-  GYPSUM BOARD
-  FIBER CEMENT BOARD

- REFLECTED CEILING PLAN NOTES**
- 1) ALL WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE STRUCTURAL DECK ABOVE ARE TO EXTEND 12" ABOVE THE FINISH CEILING HEIGHT U.N.O. RE: PLANS AND PARTITION TYPES FOR MORE INFORMATION.
 - 2) VERIFY ANY CONDITIONS THAT VARY FROM THESE PLANS WITH THE ARCHITECT.
 - 3) CONTRACTOR RESPONSIBLE FOR COORDINATION OF TRADES OF ALL CEILING MOUNTED ITEMS PRIOR TO ROUGH-IN AND INSTALLATION.
 - 5) REFER TO ELECTRICAL DRAWINGS FOR LIGHTING LOCATIONS.
 - 6) REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR ASSIGNMENTS AND LEGENDS.
 - 7) COORDINATE ALL CEILING PENETRATIONS WITH MEP DRAWINGS.



1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN GENERAL NOTES

1. ROOFING CONTRACTOR TO FURNISH AND INSTALL AND FLASHING IN ROOF. REFERENCE MECHANICAL SCHEDULES, MECHANICAL FLOOR PLANS AND PLUMBING FLOOR PLANS FOR LOCATIONS AND QUANTITIES.
2. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS OF ALL ROOF MOUNTED EQUIPMENT, VENTS, AND/OR OTHER ROOF PENETRATIONS.
3. VERIFY GUTTER AND DOWNSPOUT SIZING W/ METAL BUILDING MANUFACTURER.



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DATE: MAR 15, 2023

CONSTRUCTION DOCUMENTS
HEATHERWILDE OFFICE CONDOS BLDG 4

201 N. HEATHERWILDE BLVD.
PFLUGERVILLE, TX 78660

PROJECT NO: 17003

REVISIONS:

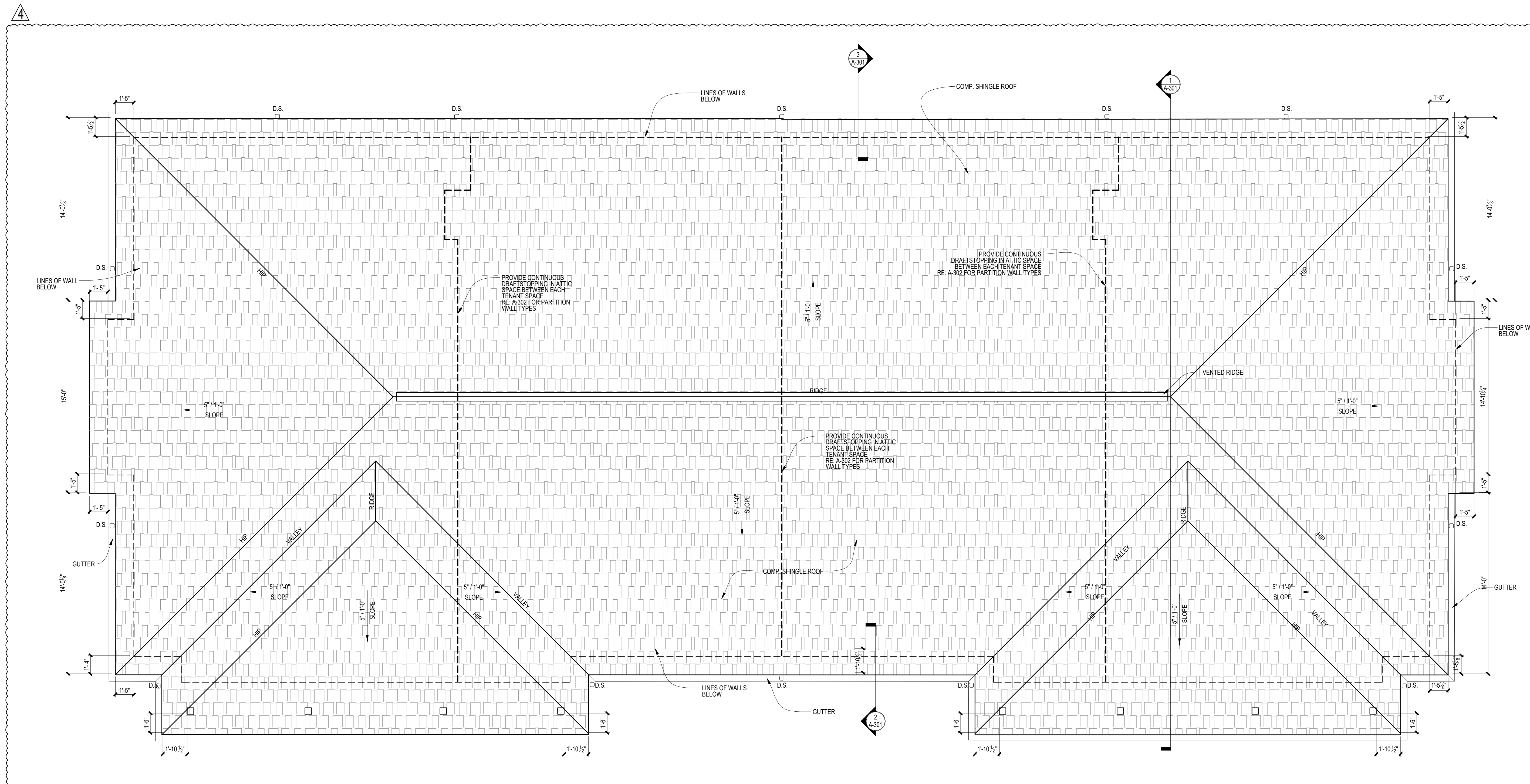
REV 4 - SITE REVISIONS

DRAWN BY: LC
REVIEWED BY: SB

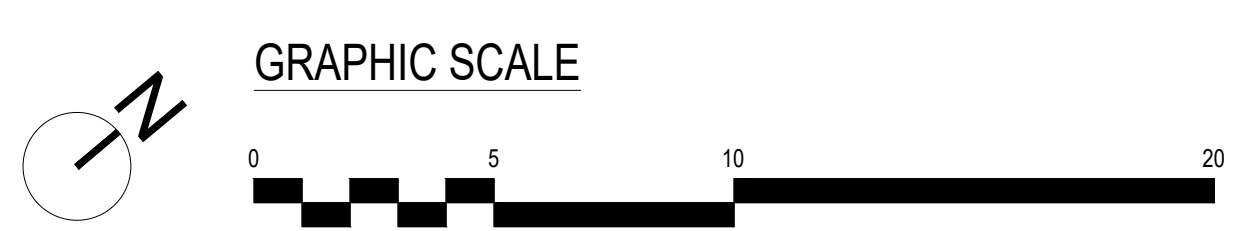
ROOF PLAN

A-104

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





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CONDOS BLDG 4

201 N. HEATHERWILDE BLVD.
PFLUGERVILLE, TX 78660

PROJECT NO: 17003

REVISIONS:

REV 1 - SITE REVISIONS
REV 4 - SITE REVISIONS

DRAWN BY: LC
REVIEWED BY: SB

EXTERIOR ELEVATIONS

A-201

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ARCHITECTURAL ELEMENTS KEYNOTES

- ① CANOPIES & PORTICOS
- ② PITCHED ROOF
- ③ ARTICULATED CORNICE LINE
- ④ TWO BUILDING MATERIALS

BUILDING ELEVATION NOTES

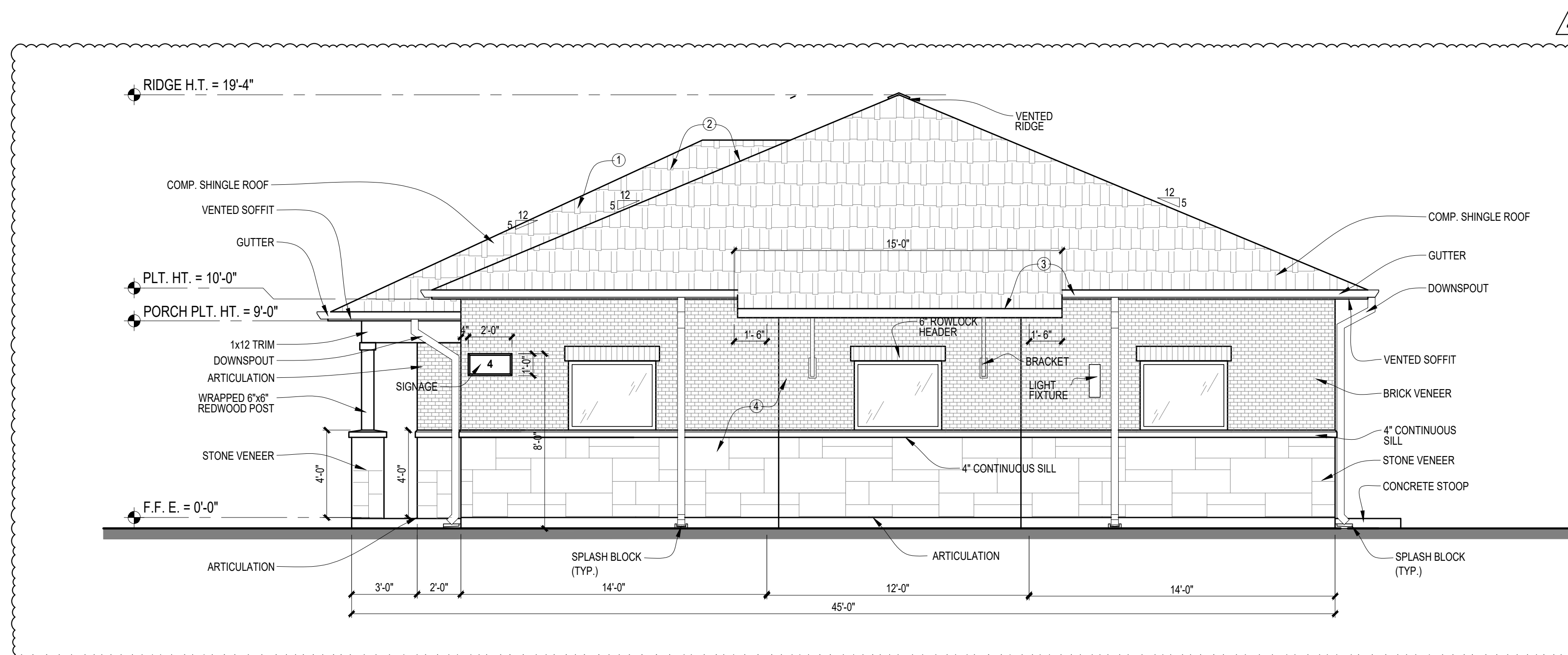
- A. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED ON ALL FOUR SIDES UTILIZING PARAPET WALL SHOW HEREON.
- B. ALL WALL-MOUNTED EQUIPMENT (E.G. AIR HANDLING EQUIPMENT, COMPRESSORS, ETC.) MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON MINIMUM THE THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH COLOR OF THE PRINCIPLE STRUCTURE. NATURAL METALLIC FINISHES AREA AN ACCEPTABLE ALTERNATIVE TO PAINT.
- C. EIFS SHALL NOT BE PERMITTED BELOW NINE (9) FEET ABOVE FINISHED GRADE UNLESS UTILIZED FOR DECORATIVE ARCHITECTURAL FEATURES.

FAÇADE TREATMENT MATERIALS (TABLE 9.4.2 OF PFLUGERVILLE UDC)

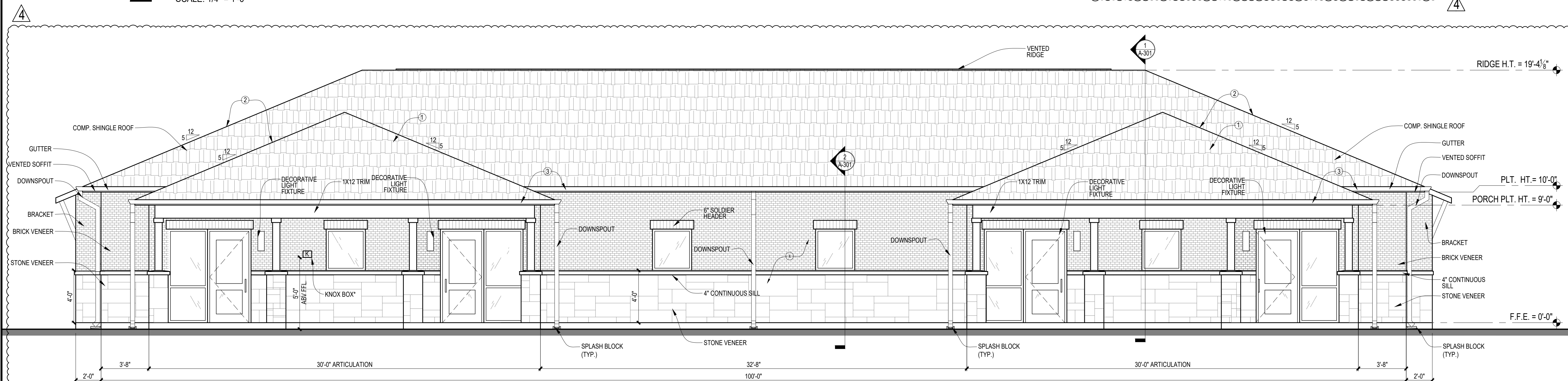
ELEVATION	TOTAL FAÇADE	MATERIAL AREA
FRONT	830 SF	100% MASONRY
RIGHT	365 SF	100% MASONRY
LEFT	365 SF	100% MASONRY
REAR	843 SF	100% FIBER CEMENT SIDING

ARCHITECTURAL ARTICULATION BLDG 3 & 4

	REQUIRED	PRIMARY	RIGHT	LEFT
MAXIMUM BUILDING HEIGHT	19'-4"			
AVERAGE HEIGHT	14'-2"			
HORIZONTAL CALCULATIONS				
A WALL MAY NOT EXCEED THIS LINEAR DISTANCE w/o A HORIZONTAL OFFSET (MAX LINEAR DISTANCE = AVG HT x 3)	42'-6"	32'-8"	14'-0"	14'-0"
MIN. HORIZONTAL PROJECTION OR RECESS (10% OF BUILDING HEIGHT)	2'-0"	2'-0"	2'-0"	2'-0"
MAX. LENGTH OF ALL FAÇADE WALLS IN A SINGLE PLANE (MAX. LENGTH OF WALL = 60% OF LENGTH OF FAÇADE)	FRONT = 60'-0" RIGHT = 27'-0" LEFT = 27'-0"	32'-8"	14'-0"	14'-0"
VERTICAL CALCULATIONS				
A ROOF MAY NOT EXCEED THIS LINEAR DISTANCE w/o A VERTICAL OFFSET (MAX LINEAR DISTANCE = AVG HT x 3)	42'-6"	32'-8"	15'-2"	15'-2"
MIN. VERTICAL ELEVATION VARIATION DISTANCE (15% OF BUILDING HEIGHT)	2'-11"	3'-2"	3'-2"	3'-2"
MIN. DISTANCE OF VERTICAL ELEVATION CHANGE IN ROOF (TOTAL LENGTH OF FAÇADE x 20%)	FRONT = 20'-0" RIGHT = 9'-0" LEFT = 9'-0"	30'-0"	10'-0"	10'-0"
MAX. DISTANCE OF VERTICAL ELEVATION CHANGES IN ROOF (TOTAL LENGTH OF FAÇADE x 60%)	FRONT = 60'-0" RIGHT = 27'-0" LEFT = 27'-0"	30'-0"	10'-0"	10'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 PRIMARY FAÇADE
SCALE: 1/4" = 1'-0"



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DATE: MAR 15, 2023

CONSTRUCTION DOCUMENTS
HEATHERWILDE OFFICE
CONDOS BLDG 4

201 N. HEATHERWILDE BLVD.
PFLUGERVILLE, TX 78660

PROJECT NO: 17003

REVISIONS:

REV 1 - SITE REVISIONS
REV 3 - PHOTOMETRIC
REV 4 - SITE REVISIONS

DRAWN BY: LC
REVIEWED BY: SB

EXTERIOR ELEVATIONS

A-202

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ARCHITECTURAL ELEMENTS KEYNOTES

- ① CANOPIES & PORTICOS
- ② PITCHED ROOF
- ③ ARTICULATED CORNICE LINE
- ④ TWO BUILDING MATERIALS

BUILDING ELEVATION NOTES

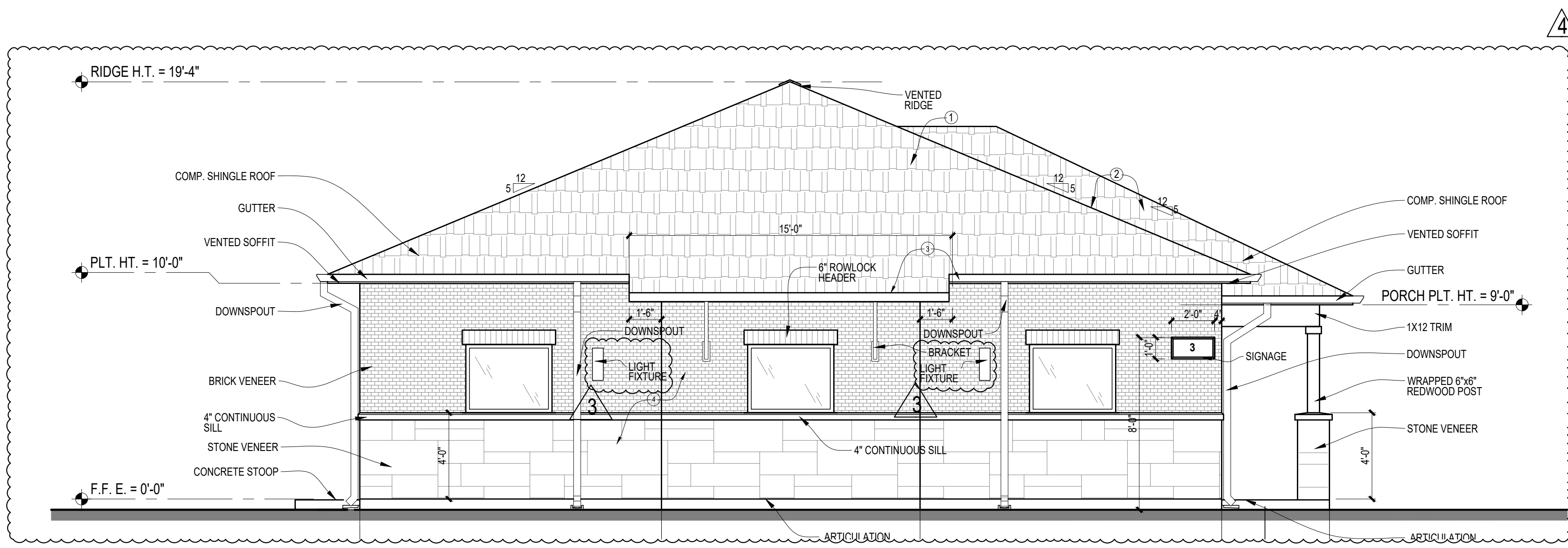
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FACADE TREATMENT MATERIALS
(TABLE 9.4.2 OF PFLUGERVILLE UDC)

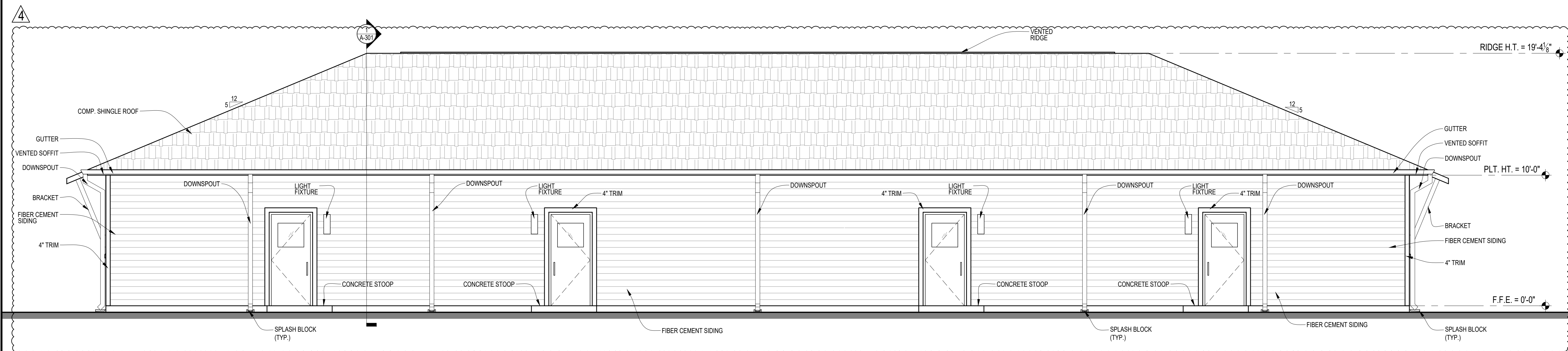
ELEVATION	TOTAL FACADE	MATERIAL AREA
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RIGHT	365 SF	100% MASONRY
LEFT	365 SF	100% MASONRY
REAR	843 SF	100% FIBER CEMENT SIDING

ARCHITECTURAL ARTICULATION BLDG 3 & 4

	REQUIRED	PRIMARY	RIGHT	LEFT
HORIZONTAL CALCULATIONS				
MAXIMUM BUILDING HEIGHT	19'-4"			
AVERAGE HEIGHT	14'-2"			
A WALL MAY NOT EXCEED THIS LINEAR DISTANCE W/O A HORIZONTAL OFFSET (MAX LINEAR DISTANCE = AVG HT x 3)	42'-6"	32'-8"	14'-0"	14'-0"
MIN. HORIZONTAL PROJECTION OR RECESS (10% OF BUILDING HEIGHT)	2'-0"	2'-0"	2'-0"	2'-0"
MAX. LENGTH OF ALL FACADE WALLS IN A SINGLE PLANE (MAX. LENGTH OF WALL = 60% OF LENGTH OF FAÇADE)	FRONT = 60'-0" RIGHT = 27'-0" LEFT = 27'-0"	32'-8"	14'-0"	14'-0"
VERTICAL CALCULATIONS				
A ROOF MAY NOT EXCEED THIS LINEAR DISTANCE W/O A VERTICAL OFFSET (MAX LINEAR DISTANCE = AVG HT x 3)	42'-6"	32'-8"	15'-2"	15'-2"
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MAX. DISTANCE OF VERTICAL ELEVATION CHANGES IN ROOF (TOTAL LENGTH OF FAÇADE x 60%)	FRONT = 60'-0" RIGHT = 27'-0" LEFT = 27'-0"	30'-0"	10'-0"	10'-0"



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



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DATE: MAR 15, 2023

CONSTRUCTION DOCUMENTS
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201 N. HEATHERWILDE BLVD.
PFLUGERVILLE, TX 78660

PROJECT NO: 17003

REVISIONS:

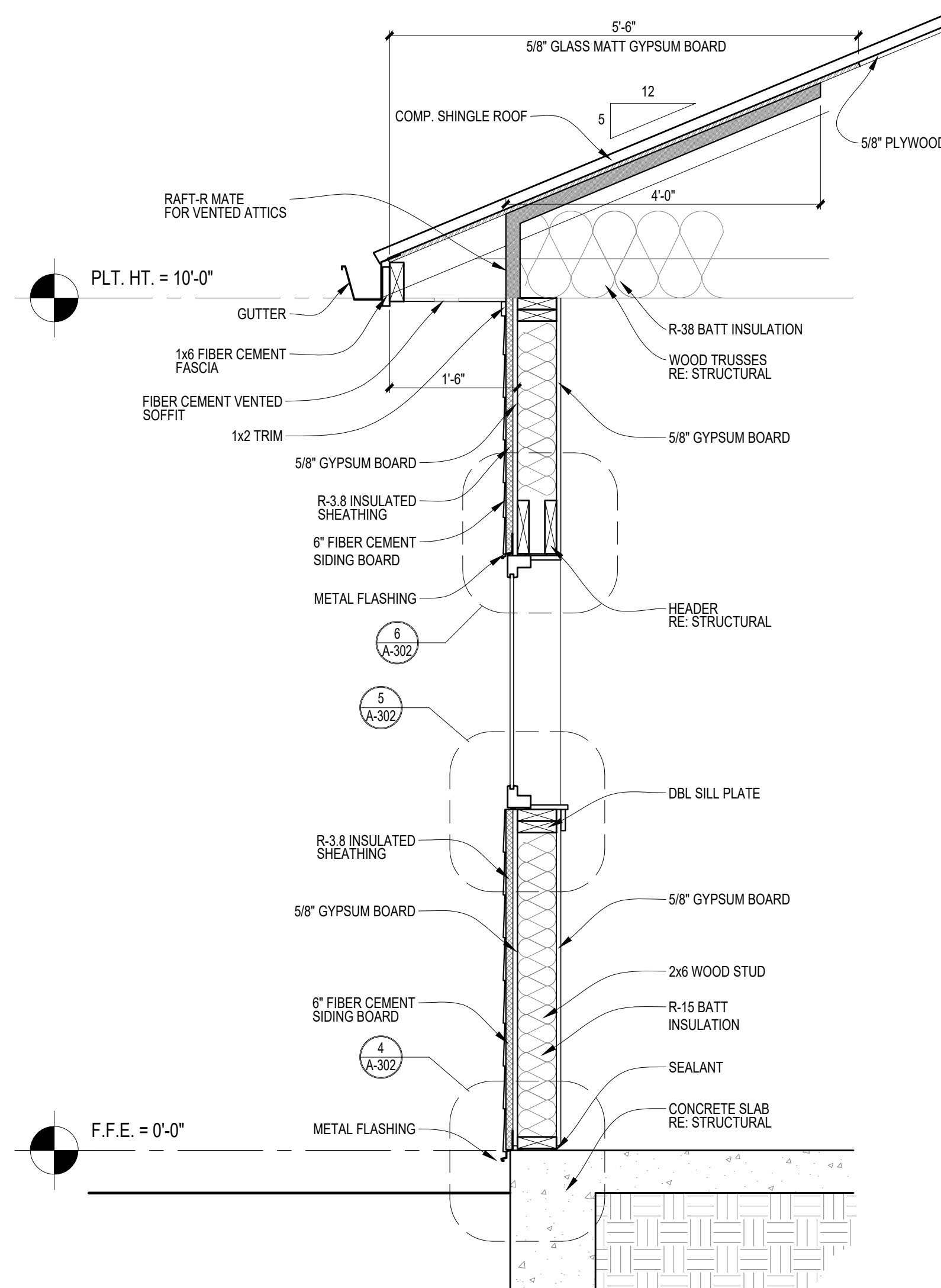
REV 2 - CoP BLDG. REV COMMENTS
REV 4 - SITE REVISIONS

DRAWN BY: LC
REVIEWED BY: SB

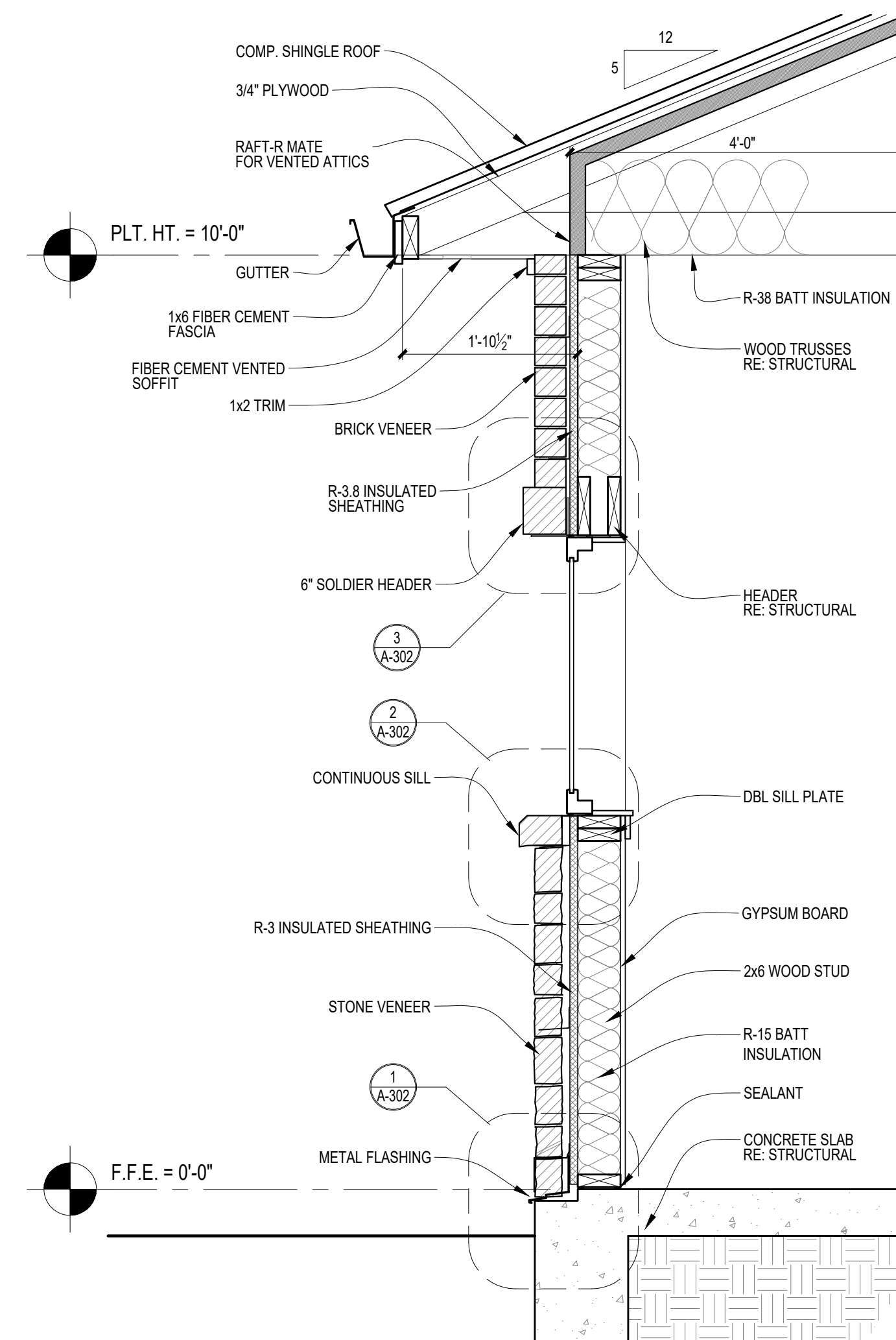
BUILDING SECTION

A-301

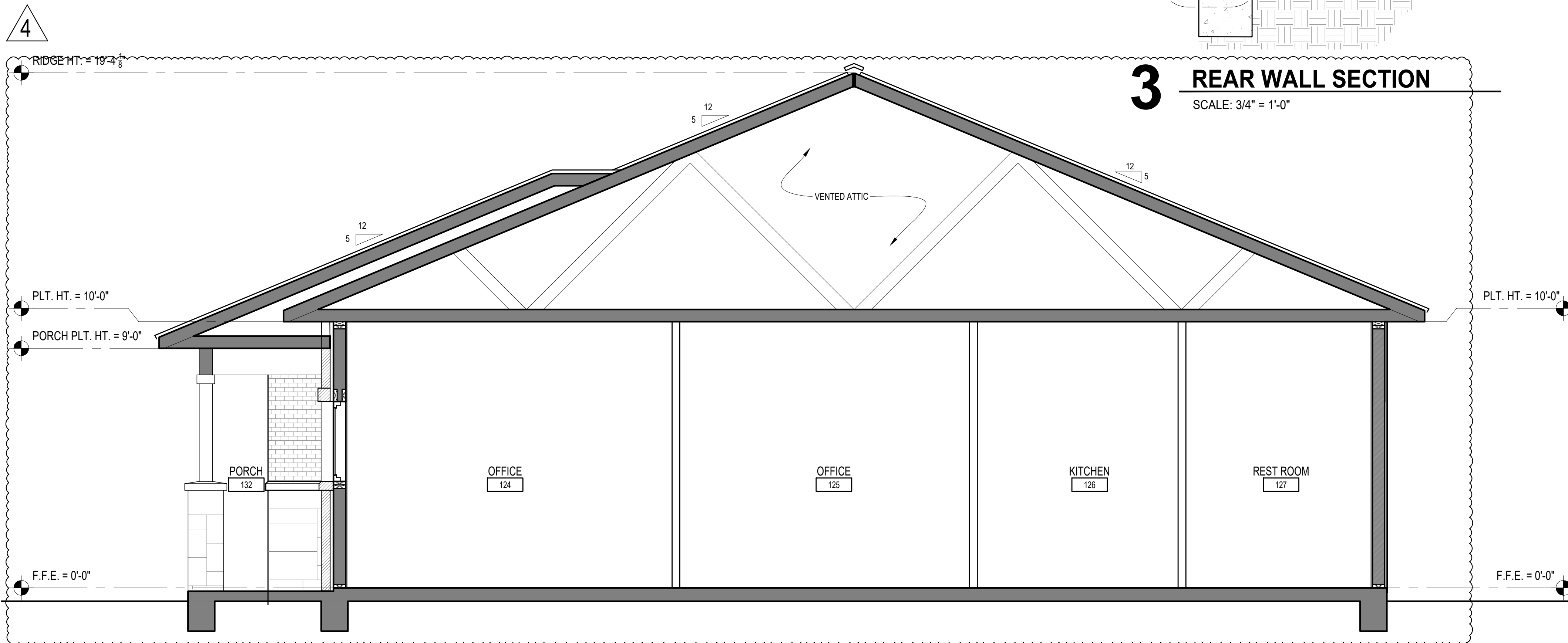
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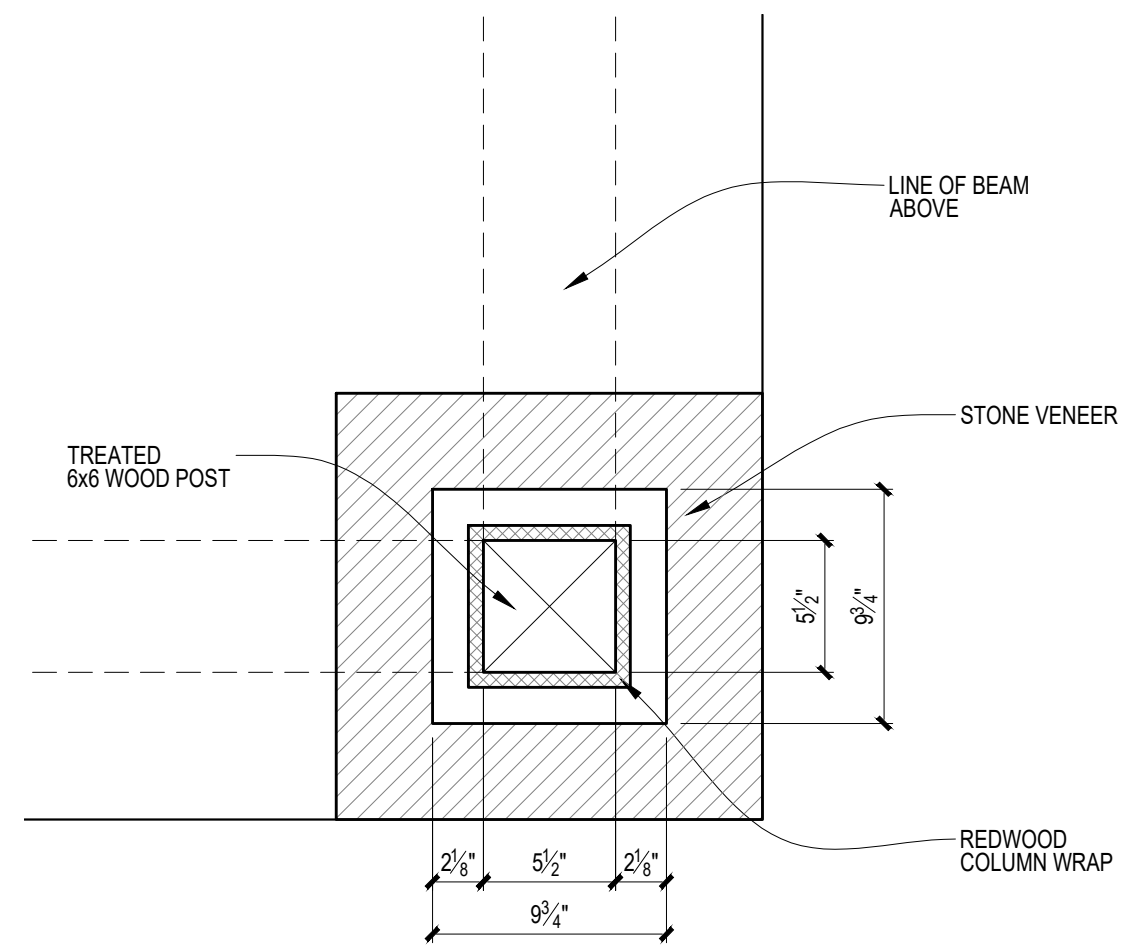
3 REAR WALL SECTION
SCALE: 3/4" = 1'-0"



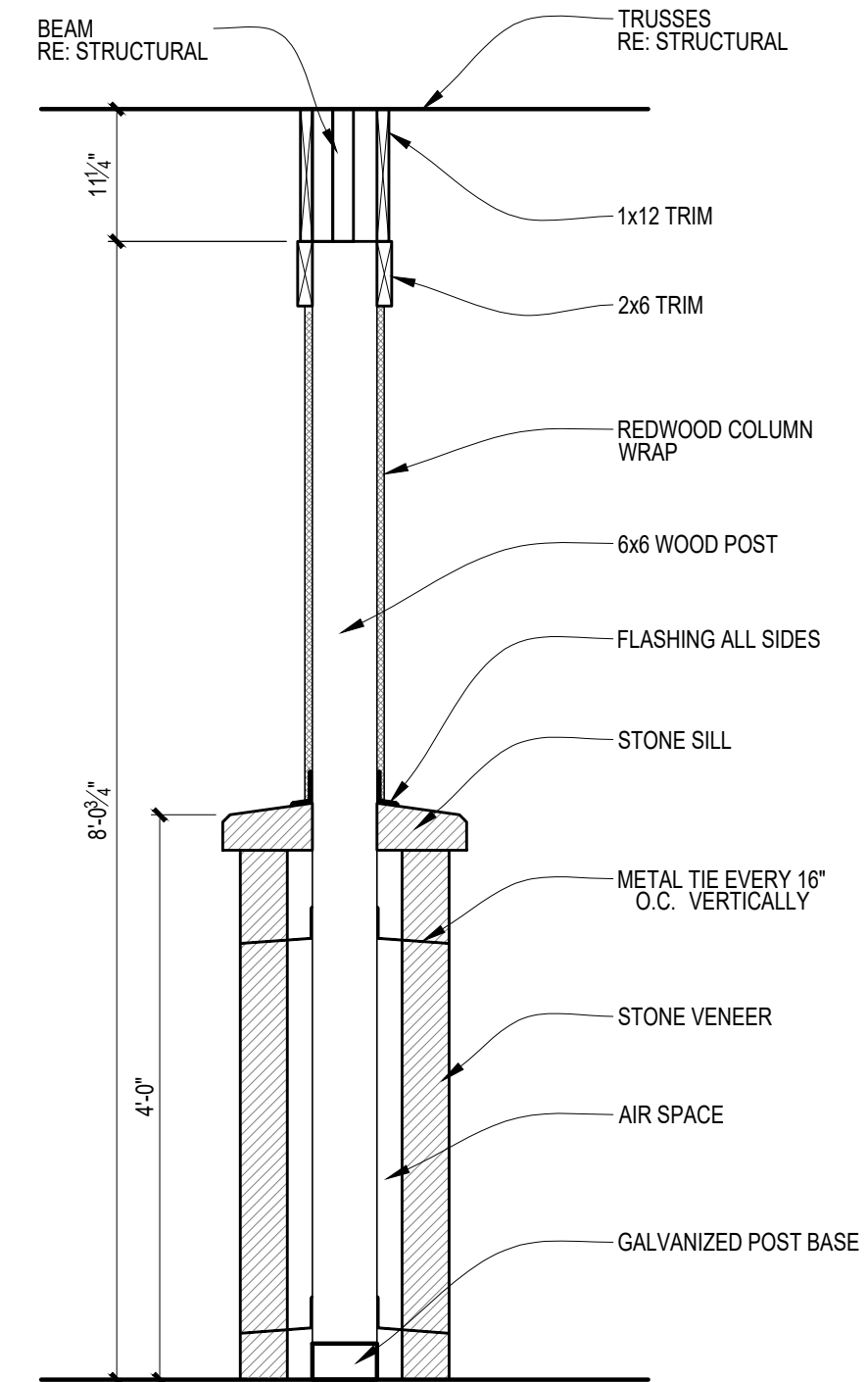
2 WALL SECTION (TYP.)
SCALE: 3/4" = 1'-0"



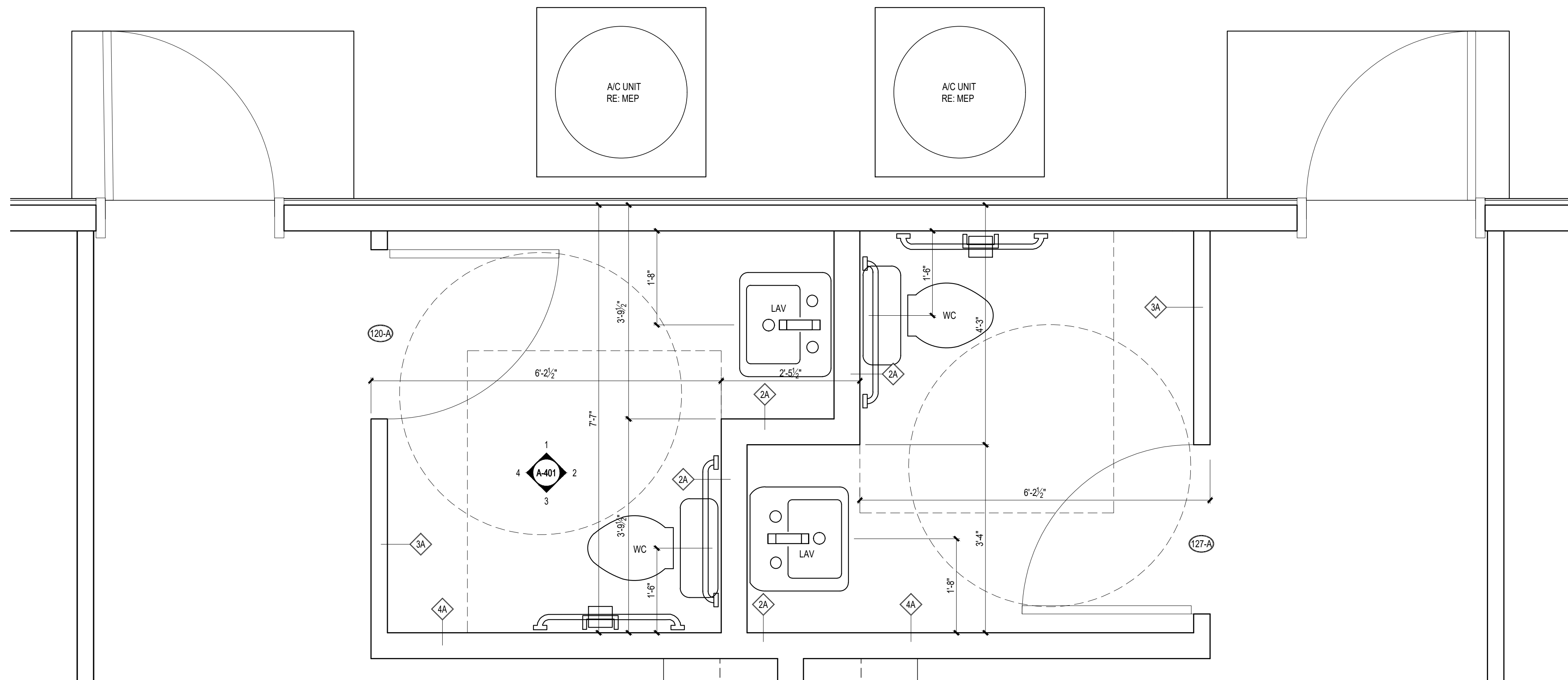
1 BUILDING SECTION
SCALE: 3/8" = 1'-0"



2 PORCH COLUMN (TYP.)
SCALE: 1 1/2" = 1'-0"



3 PORCH COLUMN SECTION
SCALE: 3/4" = 1'-0"



1 RESTROOM ENLARGED PLAN
SCALE: 3/4" = 1'-0"

GENERAL NOTES TO ENLARGED PLANS

- 1) ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- 2) ALL INTERIOR PARTITIONS TO BE TYPE '1' UNLESS NOTED OTHERWISE.
- 3) ALL DIMENSIONS LOCATING FIXTURES ARE TO THE CENTER OF THE FIXTURE UNLESS NOTED OTHERWISE.
- 4) COORDINATE WITH PLUMBING FOR FIXTURE TYPES AND HEIGHTS, MEET CURRENT T&S WHERE APPLICABLE.
- 5) CONTRACTOR RESPONSIBLE FOR FIELD MEASUREMENTS FOR MILLWORK PRIOR TO FABRICATION.
- 6) ALL DOOR OPENINGS TO BE LOCATED 6" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- 7) CONTRACTOR TO PROVIDE AND INSTALL SUFFICIENT BLOCKING IN WALL(S) TO SUPPORT WALL MOUNTED ITEMS.
- 8) ALL WET WALL(S) TO RECEIVE 5/8" MOISTURE RESISTANT GYPSUM BOARD UNLESS NOTED OTHERWISE.
- 10) CONTRACTOR TO COORDINATE MOUNTING HEIGHTS OF WALL MOUNTED ITEMS/EQUIPMENT PRIOR TO INSTALLATION WITH OWNER AND/OR ARCHITECT.
- 11) NO SUBSTITUTIONS PERMITTED WITHOUT THE APPROVAL OF THE ARCHITECT OR OWNER.
- 12) ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE WORK BEGINS.



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CONDOS BLDG 4

201 N. HEATHERWILDE BLVD.
PFLUGERVILLE, TX 78660

PROJECT NO: 17003

REVISIONS:

DRAWN BY: LC
REVIEWED BY: SB

ENLARGED PLANS

A-401



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REVISIONS:

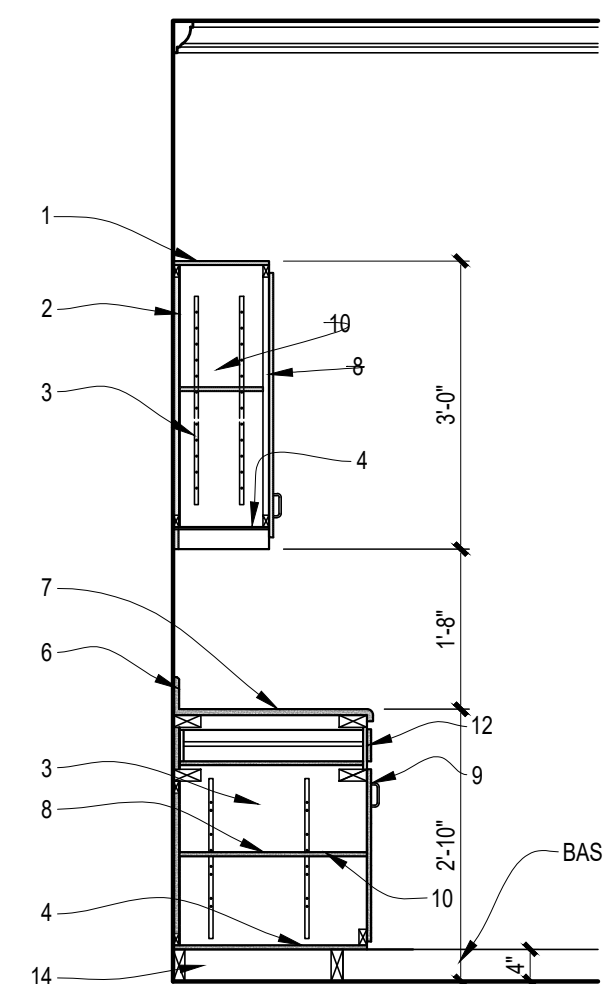
△ - ADA REVIEW

DRAWN BY: LC
 REVIEWED BY: SB

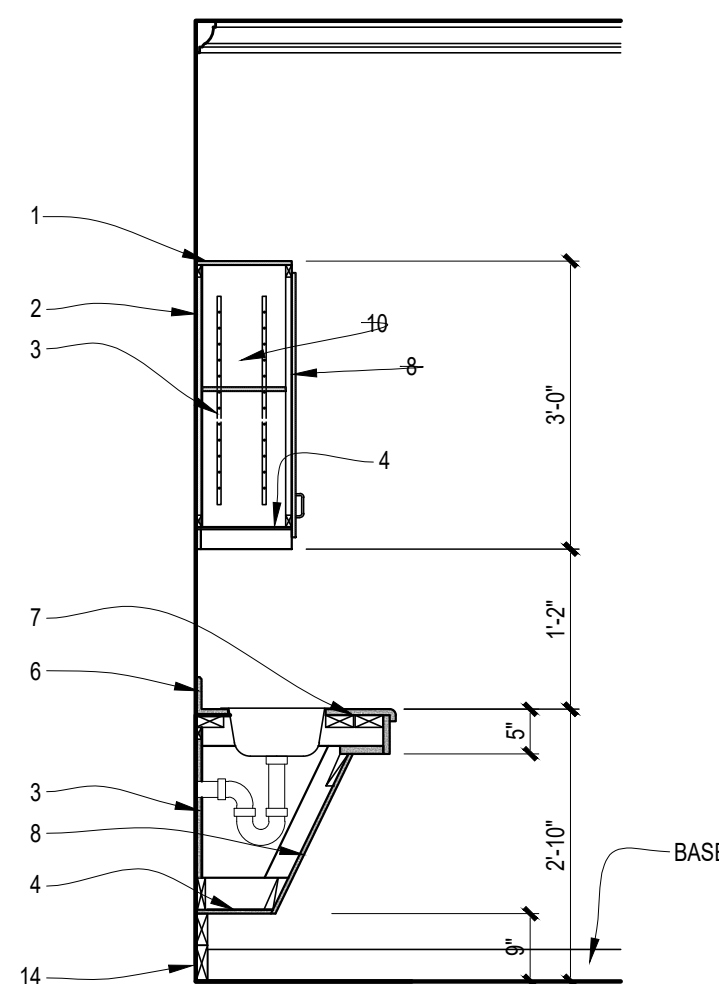
INTERIOR ELEVATIONS

A-501

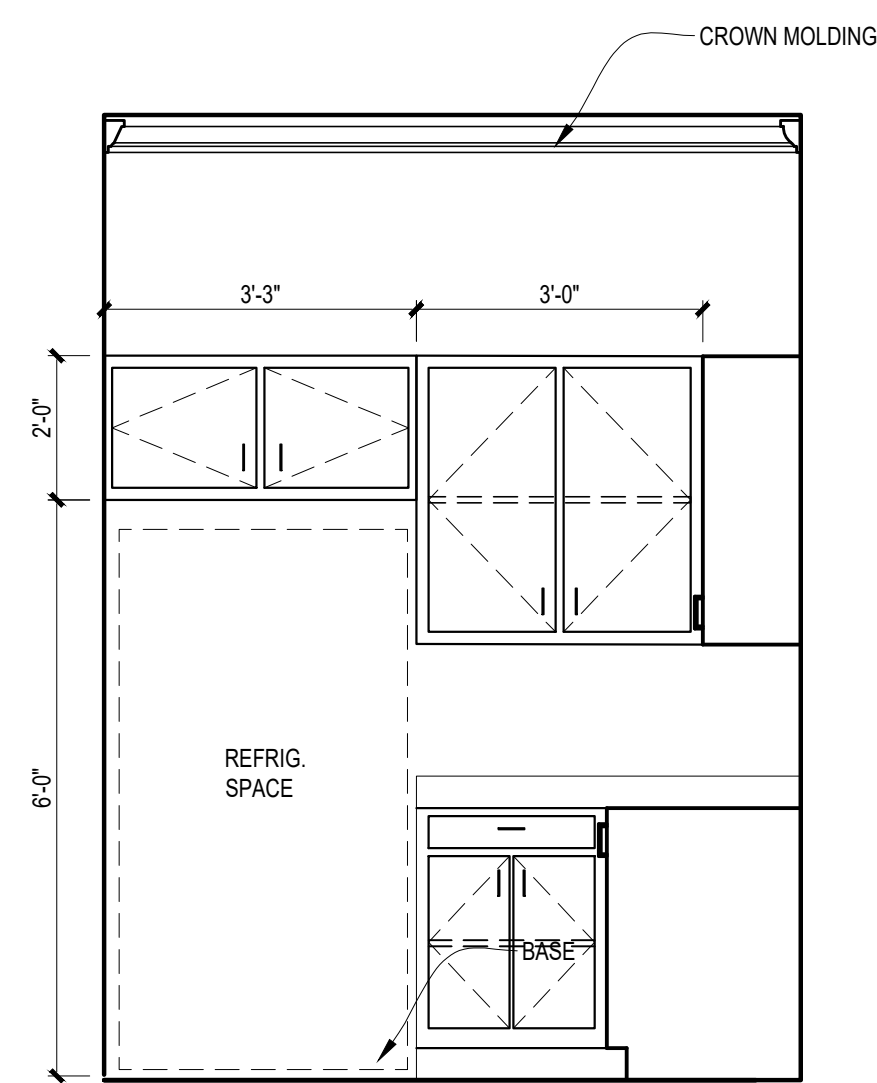
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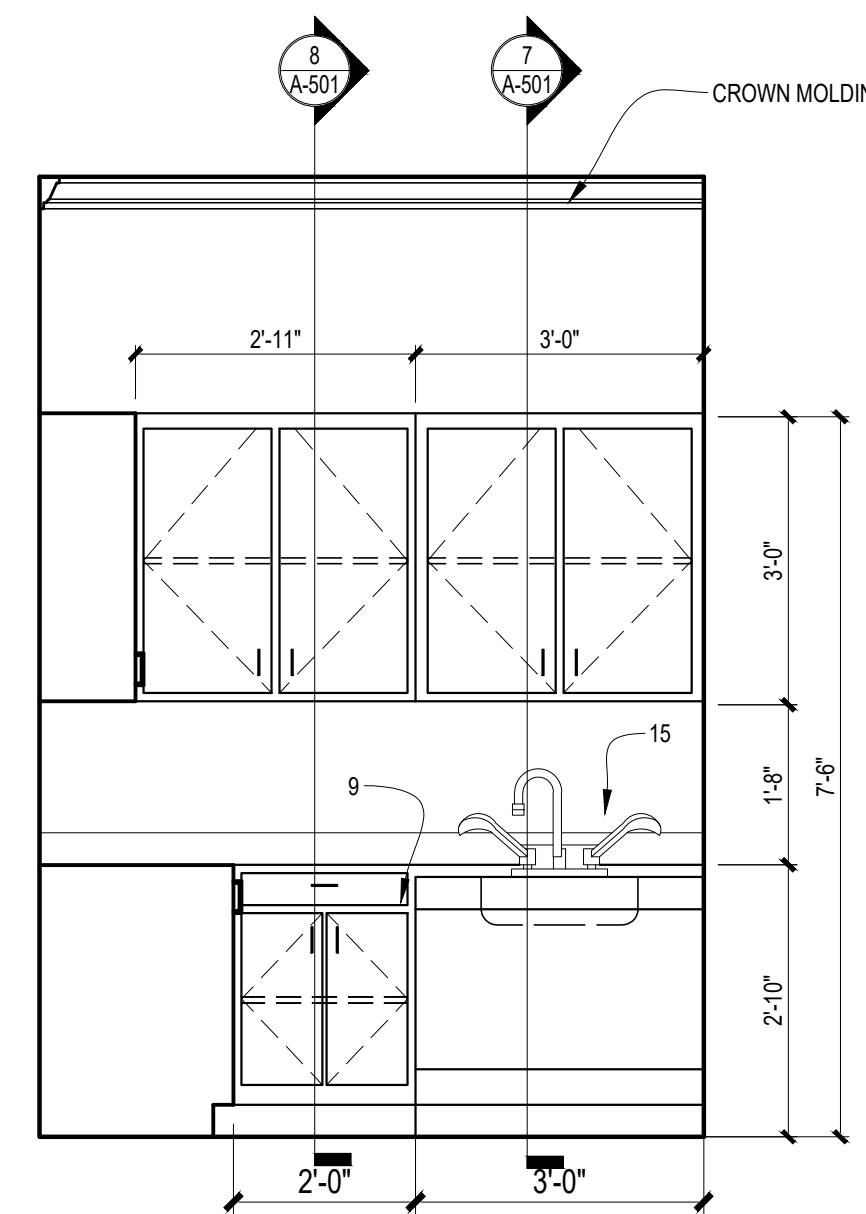
8 KITCHEN SECTION. (TYP.)
 SCALE: 1/2" = 1'-0"



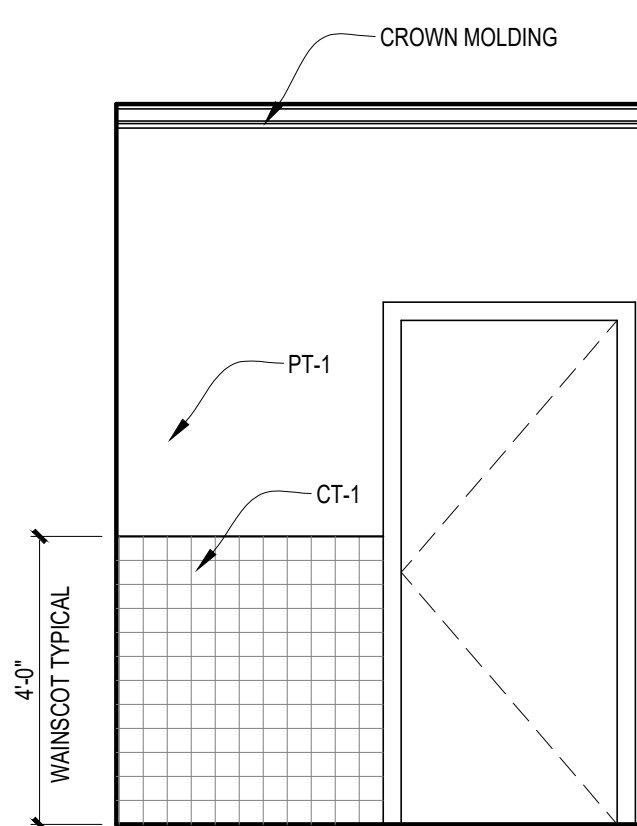
7 KITCHEN SECTION. (TYP.)
 SCALE: 1/2" = 1'-0"



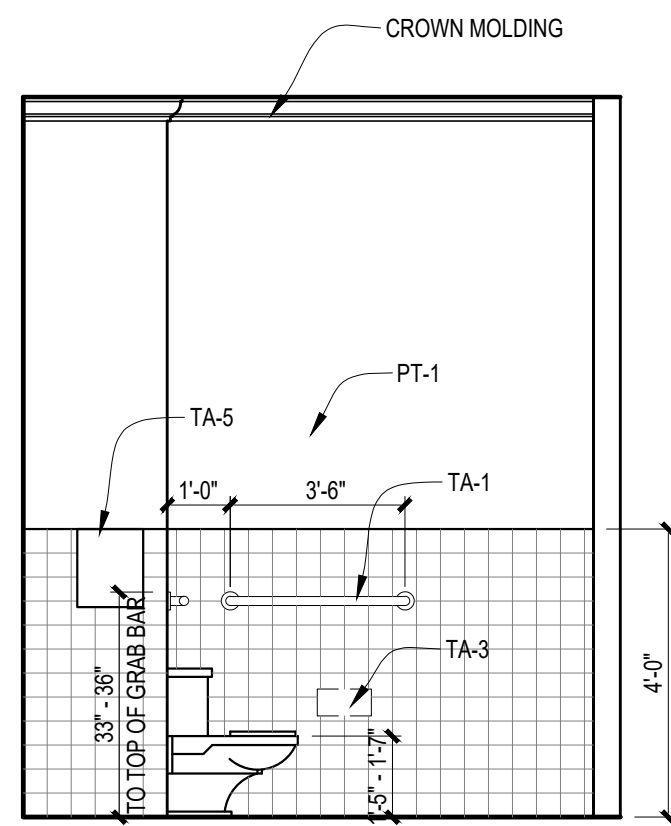
6 KITCHEN ELEV. (TYP.)
 SCALE: 1/2" = 1'-0"



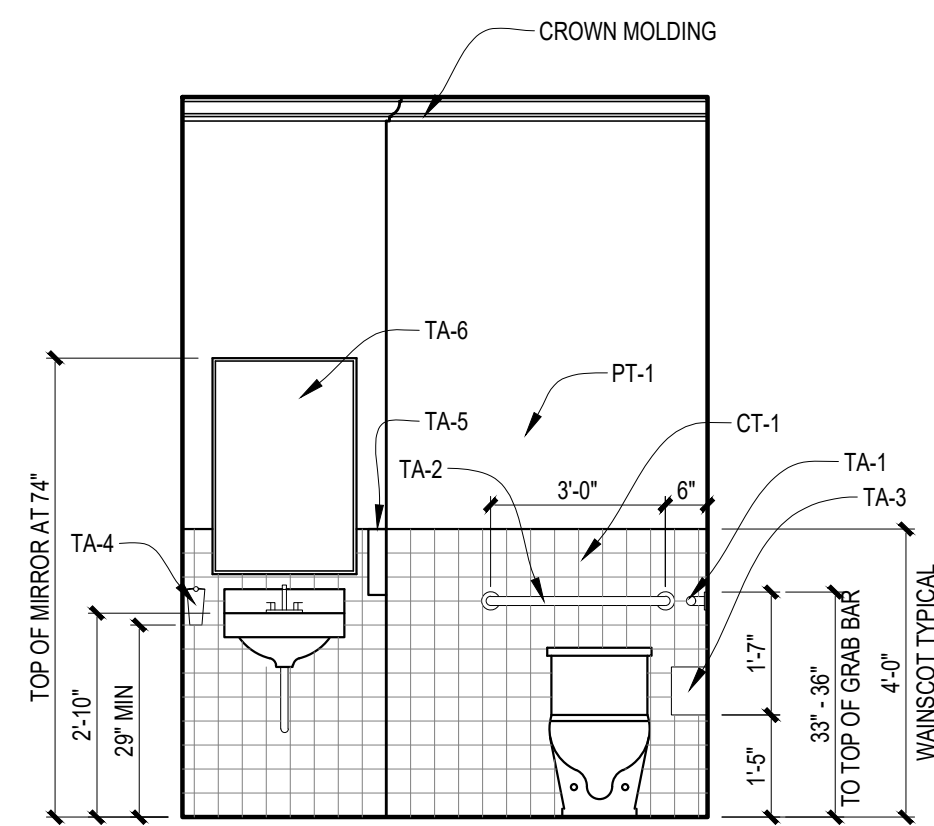
5 KITCHEN ELEV. (TYP.)
 SCALE: 1/2" = 1'-0"



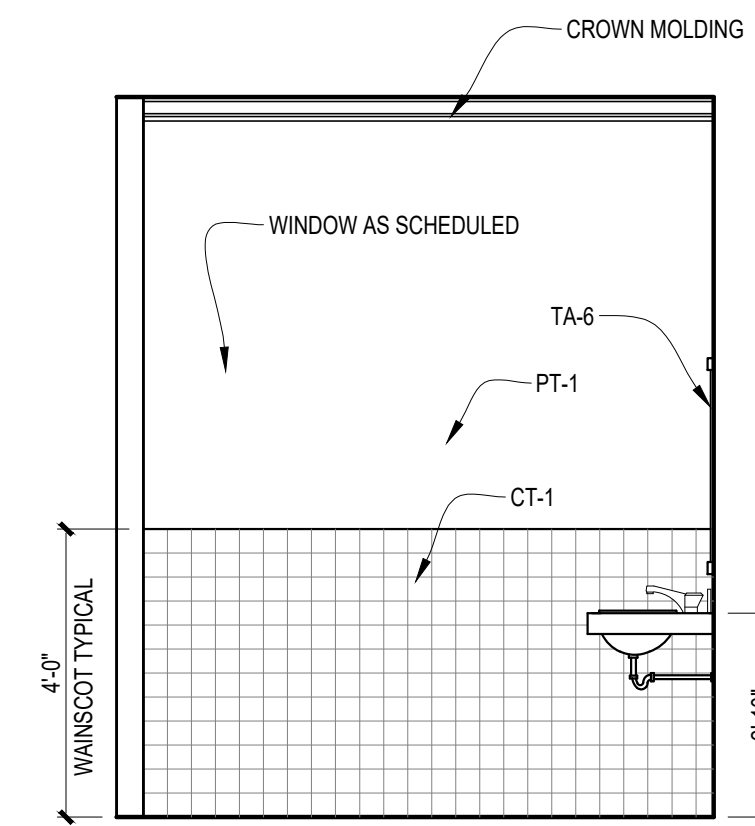
4 RESTROOM ELEV. - 1 (TYP.)
 SCALE: 3/8" = 1'-0"



3 RESTROOM ELEV. - 4 (TYP.)
 SCALE: 3/8" = 1'-0"



2 RESTROOM ELEV. - 3 (TYP.)
 SCALE: 3/8" = 1'-0"



1 RESTROOM ELEV. - 2 (TYP.)
 SCALE: 3/8" = 1'-0"

KEY NOTES

- | | |
|--|--|
| 1 3/4" PLYWOOD TOP & SIDES W/ 1/2" x 3/4" HARDWOOD EDGE | 8 3/4" PLYWOOD DOOR W/ HARDWOOD EDGER AND MELAMINE FINISH. |
| 2 1/4" PLYWOOD BACK | 9 DRAWER & DOOR PULLS AS SPECIFIED |
| 3 ADJUSTABLE SHELF TRACK, REFER TO SPECS. | 10 3/4" PLYWOOD ADJ. SHELVES W/ 1/2" x 3/4" HARDWOOD EDGE |
| 4 3/4" PLYWOOD W/ 1/2" x 3/4" HARDWOOD BAND AT EXPOSED EDGES | 11 FAUCET, RE: PLUMBING |
| 5 SINK RE: PLUMBING | 12 3/4" BIRCH PLYWOOD DRAWER WITH HARDWOOD "VEE" EDGE BANDING |
| 6 BACKSPLASH | 13 3/4" PLYWOOD DIVIDERS W/ 1/2" x 3/4" HARDWOOD EDGES AT MULTIPLE BAY SHELVES |
| 7 BLANCO ALTICO GRANITE COUNTERTOP W/ EASED EDGES TOP AND SPLASH | 14 TREATED 2" X 4" BASE. |
| | 15 MICROWAVE PROVIDE BY TENANT |

FINISH SCHEDULE -

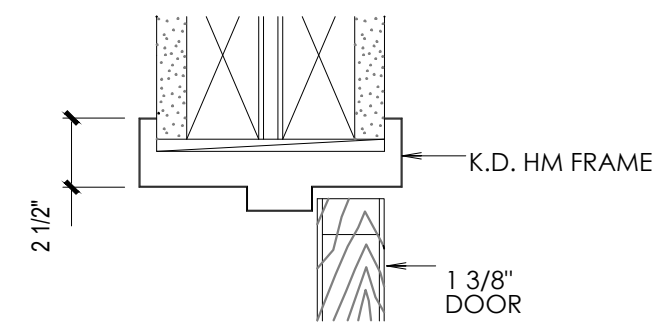
ROOM #	ROOM NAME	FLOOR	BASE	WALLS				CEILING	CLG.	REMARKS
				NORTH	SOUTH	EAST	WEST			
100	RECEPTION	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
101	CONFERENCE	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
102	OFFICE	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
103	HALL	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
104	RESTROOM		CTB-1	CT1/PT-1	CT1/PT-1	CT1/PT-1	CT1/PT-1	GWB-1	10'-0"	ENAMEL PAINT ON CLG OF RESTR.
105	KITCHEN	LVT	WB-1	PT-1	PT-1	CT1/PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
106	OFFICE	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
107	OFFICE	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
108	RECEPTION	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
109	CONFERENCE	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
110	KITCHEN	LVT	WB-1	PT-1	PT-1	PT-1	CT1/PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
111	RESTROOM		CTB-1	CT1/PT-1	CT1/PT-1	CT1/PT-1	CT1/PT-1	GWB-1	10'-0"	ENAMEL PAINT ON CLG OF RESTR.
112	HALL	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
113	OFFICE	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
114	OFFICE	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
115	OFFICE	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
116	OFFICE	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
117	OFFICE	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
118	OFFICE	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
119	HALL	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
120	RESTROOM		CTB-1	CT1/PT-1	CT1/PT-1	CT1/PT-1	CT1/PT-1	GWB-1	10'-0"	ENAMEL PAINT ON CLG OF RESTR.
121	KITCHEN	LVT	WB-1	PT-1	PT-1	CT1/PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
122	CONFERENCE	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
123	RECEPTION	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
124	OFFICE	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
125	CONFERENCE	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
126	KITCHEN	LVT	WB-1	PT-1	PT-1	PT-1	CT1/PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
127	RESTROOM		CTB-1	CT1/PT-1	CT1/PT-1	CT1/PT-1	CT1/PT-1	GWB-1	10'-0"	ENAMEL PAINT ON CLG OF RESTR.
128	HALL	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
129	OFFICE	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
130	OFFICE	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
131	RECEPTION	LVT	WB-1	PT-1	PT-1	PT-1	PT-1	GWB-1	10'-0"	4" CROWN MOLDING/PAINT GRADE
GENERAL REMARKS:										NOTE: ALL RESTROOMS TO HAVE A 4'-0" WAINSCOT OF TILE FINISHED WITH A SCHLUTER TRIM AND PAINT ABOVE TO CEILING.

GLAZING LEGEND

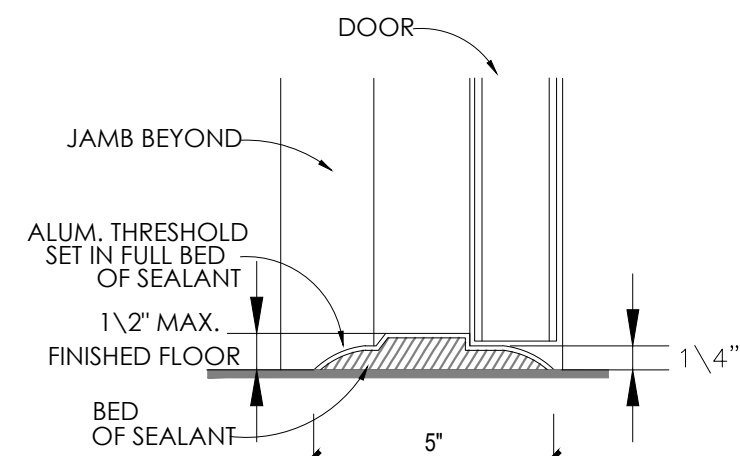
TYPE	DESCRIPTION
1	1/4" TINTED INSULATED GLASS
2	1/4" TINTED SAFETY INSULATED GLASS
3	1/4" FROSTED INSULATED GLASS
4	1/4" TINTED INSULATED GLASS - 45 MIN FIRE RATED

TOILET ACCESSORIES

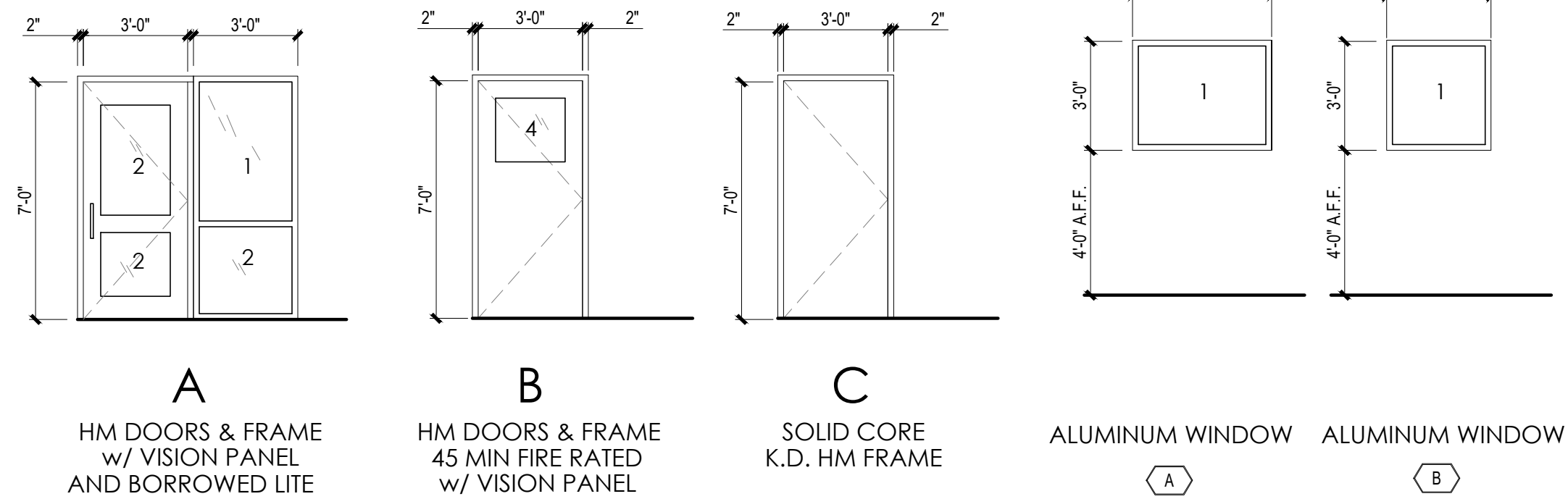
KEY NAME	DESCRIPTION
TA-1	GRAB BAR - 42"
TA-2	GRAB BAR - 36"
TA-3	TOILET PAPER DISPENSER
TA-4	WALL MOUNTED SOAP DISPENSER
TA-5	WALL MOUNTED HAND DRYER
TA-6	FRAMED MIRROR



1 INTERIOR HEAD DETAIL SECTION
SCALE: 3"=1'-0"



2 EXTERIOR SILL DETAIL SECTION
SCALE: 3"=1'-0"



FINISH SCHEDULE - NOTES

DESCRIPTION	REMARKS	
FLOOR		
LVT	LUXURY VINYL TILE	
CT-2	CERAMIC TILE FLOORING	
BASE		
WB-1	WOOD BASE	REFER TO SPECS
CTB-1	CERAMIC TILE BASE #1	REFER TO SPECS
CEILING		
GWB-1	PAINTED GWB CEILING	REFER TO OWNER FOR PAINT SELECTION.
WALLS		
PT-1	GWB, PAINTED COLOR	REF. TO OWNER FOR PAINT SELECTION.
CT-1	CERAMIC TILE	REFER TO SPECS. - WAINSCOT TO BE FINISHED WITH SCHLUTER PROFILE

HARDWARE SCHEDULE -

HARDWARE SET #	RATED OPEN'G	BUTT HINGES, PAIR	EXTERIOR LOCK/SET	LOCKSET (CLASSROOM FUNCT)	LOCKSET (PRIVACY FUNCTION)	PANIC DEVICE (CONCEAL ROD) W/ LOCKSET	CLOSER	KEY DEADBOLT	KICK PLATE	DOOR STOP (FLOOR)	SILENCERS (SET)	WEATHERSTRIPPING (TOP & SIDES)	ALUM. ADA THRESHOLD	ELECTROMAGNETIC HOLD-OPEN DEVICE
01 EXTERIOR DOORS	---	1.5	1					1	1	1	1	1	1	1
02 OFFICE, SINGLE	20 MIN.	1.5		1						1	1			
03 RESTROOM	20 MIN.	1.5		1				1	1	1	1			

DOOR SCHEDULE -

DOOR #	ROOM NAME	TYPE	WIDTH	HEIGHT	TYPE	FRAME	REMARKS
100A	MAIN ENTRY	HM	3'-0"	7'-0"	A	HM	REFER TO DETAILS.
102A	OFFICE	HM	3'-0"	7'-0"	C	HM	REFER TO DETAILS.
103A	REAR EXIT	HM	3'-0"	7'-0"	B	HM	45 MIN FIRE RATED
104A	RESTROOM	HM	3'-0"	7'-0"	C	HM	REFER TO DETAILS.
106A	OFFICE	SC	3'-0"	7'-0"	C	HM	REFER TO DETAILS.
107A	OFFICE	SC	3'-0"	7'-0"	C	HM	REFER TO DETAILS.
108A	MAIN ENTRY	HM	3'-0"	7'-0"	A	HM	REFER TO DETAILS.
111A	RESTROOM	HM	3'-0"	7'-0"	C	HM	REFER TO DETAILS.
112A	REAR EXIT	HM	3'-0"	7'-0"	B	HM	45 MIN FIRE RATED
113A	OFFICE	SC	3'-0"	7'-0"	C	HM	REFER TO DETAILS.
114A	OFFICE	SC	3'-0"	7'-0"	C	HM	REFER TO DETAILS.
115A	OFFICE	SC	3'-0"	7'-0"	C	HM	REFER TO DETAILS.
116A	OFFICE	SC	3'-0"	7'-0"	C	HM	REFER TO DETAILS.
117B	OFFICE	SC	3'-0"	7'-0"	C	HM	REFER TO DETAILS.
118A	OFFICE	SC	3'-0"	7'-0"	C	HM	REFER TO DETAILS.
119B	REAR EXIT	HM	3'-0"	7'-0"	B	HM	45 MIN FIRE RATED
120A	RESTROOM	SC	3'-0"	7'-0"	C	HM	REFER TO DETAILS.
123A	MAIN ENTRY	HM	3'-0"	7'-0"	A	HM	REFER TO DETAILS.
124A	OFFICE	SC	3'-0"	7'-0"	C	HM	REFER TO DETAILS.
130A	OFFICE	SC	3'-0"	7'-0"	C	HM	REFER TO DETAILS.
127A	RESTROOM	SC	3'-0"	7'-0"	C	HM	REFER TO DETAILS.
128A	REAR EXIT	HM	3'-0"	7'-0"	B	HM	45 MIN FIRE RATED
129A	OFFICE	SC	3'-0"	7'-0"	C	HM	REFER TO DETAILS.
131A	MAIN ENTRY	HM	3'-0"	7'-0"	A	HM	REFER TO DETAILS.



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DATE: MAR 15, 2023

CONSTRUCTION DOCUMENTS
HEATHERWILDE OFFICE CONDOS BLDG 4

201 N. HEATHERWILDE BLVD.
PFLUGERVILLE, TX 78660

PROJECT NO: 17003

REVISIONS:

DRAWN BY: LC
REVIEWED BY: SB

SCHEDULES & TYPES

A-601

STRUCTURAL DESIGN CRITERIA

CODES

- BUILDING CODE:** INTERNATIONAL BUILDING CODE (IBC), 2021.
- STRUCTURAL STEEL:** AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN (ASD), NINTH EDITION.
- STRUCTURAL CONCRETE:** AMERICAN CONCRETE INSTITUTE (ACI), BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, 318-02.
- CONCRETE MASONRY:** MASONRY STANDARDS JOINT COMMITTEE CODE, ACI530-02/ASCE5-02/TMS402-02, 2002.
- WOOD:** AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, MOST RECENT EDITION APA – THE ENGINEERED WOOD ASSOCIATION, MOST RECENT EDITION.
- WOOD TRUSSES:** TRUSS PLATE INSTITUTE DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED PARALLEL WOOD TRUSSES, MOST RECENT EDITION.
- REFER TO SOILS REPORT BY RABA-KISTNER CONSULTANTS, INC., REPORT NO. AAA08-053-00, JULY 29, 2008.

DESIGN LOADS

- DEAD LOADS:**

FLOORS	10 PSF
ROOF MATERIAL	10 PSF
WALLS	10 PSF
- LIVE LOADS** INCLUDE THE FOLLOWING:

FLOORS	50 PSF
ROOF	20 PSF
- WIND LOADS** PARAMETERS INCLUDE THE FOLLOWING:

DESIGN WIND SPEED – V _{ult}	115 MPH
EXPOSURE	B
DIRECTION	ANY
RISK CATEGORY	II

SEISMIC

- SITE CLASS: D
SEISMIC DESIGN CATEGORY: A

FOUNDATION DESIGN

- BASED ON OWNER'S GEOTECHNICAL REPORT BY RABA KISTNER BRYTEST CONSULTANTS REPORT NO. AAA08-053-00, DATED – JULY 29, 2008.

MATERIAL STRENGTHS

- CONCRETE**

SIDEWALKS	3000 PSI (W/AIR ENT.)
PAVING & CURBS	3000 PSI (W/AIR ENT.)
SLABS	3000 PSI (W/AIR ENT.)
- REINFORCING STEEL:** ASTM A615
GRADE 40 FOR BEAM STIRRUPS, TIES, SPIRALS AND DOWELS.
GRADE 60 FOR ALL OTHER REINFORCING.
WELDED WIRE FABRIC: ASTM A185

MEMBER SCHEDULE

ID MARK	SIZE (REFER TO SCHEDULE NOTES)	FRAMING TYPE	NOTES
B1	2-PLY LVL 1 1/4"x1 3/4"	BEAM	AT COVERED ENTRANCE
C1	6x6 WOOD	COLUMN	AT COVERED ENTRANCE
H1	(2) 2x6 SYP	HEADER	AT INTERIOR OPENINGS REF SPEC
H2	3-PLY 2x12	HEADER	AT EXTERIOR OPENINGS REF SPEC
H3	2-PLY LVL 1 1/4"x1 3/4"	HEADER	SPAN 8'-0" MAX
R1	METAL PLATE CONNECTED TRUSS	ROOF TRUSS	DESIGN BY SUPPLIER
R2	INTERMEDIATE TRUSS GIRDER	ROOF TRUSS	DESIGN BY SUPPLIER
S1	2x4 @ 1'-4"	WALL STUD INTERIOR	1'-4" SPACING
S2	2x6 @ 1'-4"	WALL STUD EXTERIOR	1'-4" SPACING
F1	(3) 2x4 SYP	WALL COLUMN	INTERIOR BEAM SUPPORT
F2	(3) 2x6 SYP	WALL COLUMN	EXTERIOR BEAM SUPPORT
F3	STEEL SADDLE	SIMPSON STRONG TIE	CCOQ4-SDS2.5 OR SIMILAR
F4	ABU66	SIMPSON STRONG TIE	STEEL BASE PLATE
J1	2x6 @ 2'-0"	CEILING JOIST	15'-0" MAX SPAN
J2	2x8 @ 2'-0"	CEILING JOIST	MECHANICAL MEZZANINE IN ATTIC

- NOTES:**
- LUMBER – SYP OR DF NO.2
 - LVL – MICROLAM BY TRUSJOIST OR EQUAL, E=1900 KSI

DIMENSIONS AND ELEVATIONS FOR REFERENCE ONLY. REFER TO LATEST REVISED ARCHITECTURAL PLANS BY PLACE DESIGNERS FOR BUILDING DIMENSIONS. REFER TO CIVIL PLANS FOR SLAB ELEVATIONS AND TO VERIFY SLAB STEP LOCATIONS.

GENERAL NOTES

SITE PREPARATION

- SITE PREPARATION REQUIREMENTS ARE BASED ON THE PROJECT SOILS REPORT REFERENCED ABOVE.
- THE SUBGRADE UNDER THE BUILDING SLAB SHALL BE MOISTURE CONDITIONED AS SPECIFIED IN THE PROJECT SOILS REPORT PAGE 6 AND 1. THE MOISTURE CONDITIONING SHALL EXTEND TO 7 FEET DEEP BELOW EXISTING GRADE. THE TOP 12 INCHES UNDER THE SLAB SHALL CONSIST OF SELECT COMPACTED BACKFILL. SEE NOTE 4 BELOW.
- MAINTAIN SITE DRAINAGE DURING AND AFTER CONSTRUCTION TO DIVERT SURFACE WATER AND ROOF RUN-OFF WATER AWAY FROM THE FOUNDATION.
- SELECT NON-EXPANSIVE FILL MATERIAL REQUIRED TO ELEVATE PAD SHALL BE A SAND AND GRAVEL WITH A PLASTICITY INDEX BETWEEN 5 AND 15. THE FILL MATERIAL SHALL BE PLACED IN 6 INCH LOOSE LIFTS AND UNIFORMLY COMPACTED TO A MINIMUM DENSITY OF 95% AND MOISTURE CONTENT OF ±2% OF THE OPTIMUM MOISTURE CONTENT.
- STABILIZATION OF THE SUBGRADE SOIL SHALL EXTEND UNDER THE PORTICO SLABS AND APPROACH SLABS INTO THE BUILDING.

FOUNDATIONS

- THE FOUNDATION DESIGN IS BASED UPON AN ALLOWABLE BEARING PRESSURE OF 1800 PSF IN ACCORDANCE WITH THE PROJECT SOILS REPORT.
- GRADE BEAMS AND FOOTINGS SHALL BEAR A MINIMUM OF 1'-0" INTO THE FINISHED GRADE OR COMPACTED SUBGRADE.
- GRADE BEAMS NOT DIMENSIONED SHALL BE CENTERED UNDER WALLS.
- FOOTINGS AT STRUCTURAL COLUMNS SHALL BE 2'-6" SQUARE UNLESS OTHERWISE DIMENSIONED.
- A 10-MIL POLY SHEETING VAPOR BARRIER SHALL BE PLACED UNDER THE SLAB.

CAST-IN-PLACE CONCRETE

- CONCRETE WORK SHALL BE EXECUTED IN STRICT ACCORDANCE WITH THE LATEST AMERICAN CONCRETE INSTITUTE BUILDING CODE ACI 318.
- JOB SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE FABRICATION OF MATERIALS.
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL HAVE 5% TO 6% AIR ENTRAINMENT.
- CONSTRUCTION JOINTS, WHEN NECESSARY SHALL OCCUR NEAR THE MIDDLE OF THE SPAN UNLESS A BEAN INTERSECTS AT THIS POINT, IN WHICH CASE THE JOINT SHALL BE OFFSET A DISTANCE EQUAL TO TWICE THE WIDTH OF THE BEAM. ENGINEER SHALL APPROVE PROVISIONS FOR TRANSFER OF SHEAR AND OTHER FORCES THROUGH THE JOINT.
- CONCRETE SPECIFICATIONS SHALL BE AS FOLLOWS:

LOCATIONS	28 DAY STRENGTH	AGGREGATE	SLUMP
ALL	REF STRUCTURAL DESIGN CRITERIA	1" MAXIMUM	3" TO 5"

CONCRETE REINFORCING STEEL

- ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 GRADE 60.
- REINFORCING STEEL SHALL BE DESIGNED, DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI-315)" AND THE CRISI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS", LATEST EDITION
- SPLICES IN REINFORCEMENT SHALL OCCUR AT POINTS OF MINIMUM STRESS AND LAP 30 BAR DIAMETERS MINIMUM UNLESS NOTED OTHERWISE.
- MINIMUM CONCRETE COVERAGE FOR REINFORCEMENT SHALL BE AS FOLLOWS:

GRADE BEAMS	3" FROM BOTTOM AND SIDES 1 1/2" FROM TOP
SLABS ON GRADE	3/4" FROM TOP
- PROVIDE CORNER BARS AT ALL CORNERS AND INTERSECTIONS, SAME SIZE AND SPACING AS LARGER REINFORCEMENT.
- SUBMIT SHOP DRAWINGS TO ENGINEER FRO APPROVAL PRIOR TO FABRICATION OF MATERIALS.

GENERAL EPOXY NOTES

- EPOXY SHALL BE ONE OF THE FOLLOWING TYPES, UNLESS APPROVED BY ENGINEER:
 - HILTI HVA ADHESIVE ANCHORS
 - SIKA-31, HIMODGEL
 - MASTER BUILDERS, CONGRESIVE 1380
- APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- HOLE SHALL BE 1/4" LARGER THAN ANCHOR DIAMETER AND A MINIMUM OF 10" EMBEDMENT, UNLESS NOTED OTHERWISE ON DETAILS.
- HOLES SHALL BE FREE OF DUST AND MOISTURE.

WOOD FRAMING

- FURNISH, FABRICATE AND ERECT FRAMING IN ACCORDANCE WITH THE REQUIREMENTS OF THE MOST RECENT EDITION OF THE TIMBER CONSTRUCTION MANUAL BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE.
- BEAM TO COLUMN AND BEAM TO BEAM CONNECTIONS SHALL BE NAILED FOR BEAMS UP TO 2" IN THICKNESS AND BOLTED FOR BEAMS GREATER THAN 2" IN THICKNESS.
- WHERE MULTIPLE JOISTS OR HEADERS OCCUR, THERE SHALL BE A STUD FOR EACH MEMBER OF THE BEAM (I.E. PROVIDE DOUBLE STUDS UNDER DOUBLE JOISTS).
- STUD SCHEDULE**
PERIMETER WALLS 2X6 @ 1'-4"
INTERIOR WALLS – NON LOAD BEARING 2X4 @ 2'-0"
INTERIOR LOAD BEARING WALLS 2X4 @ 1'-4"
- STUDDING SHALL BE DOUBLE AT ALL ANGLES, CORNERS AND AROUND ALL OPENINGS.
- ALL STUDS SHALL BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE, ALL TOP AND BOTTOM PLATES SHALL BE laterally supported.
- ALL BALLOON FRAMED WALLS TALLER THAN 9'-1" SHALL BE 2x6.
- ALL MEMBERS SHALL BE KILN DRIED, #2 GRADE, SOUTHERN YELLOW PINE. BEAMS AND HEADERS SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 975 PSI. STUDS AND PLATES SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 1250 PSI.
- LVL HEADERS SHALL BE 1.9E BY TRUS-JOIST McMILLAN
- ROOF DECK 1/2" CDX PLYWOOD OR OSB INSTALLED WITH EDGE CLIPS.

NAILING SCHEDULE

CONNECTION	NAILING
1. TRUSS TO SILL OR GIRDER, TOENAIL	SPEC. BY TRUSS MFR.
2. BRIDGING TO TRUSS, TOENAIL EACH END	SPEC. BY TRUSS MFR.
3. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16" O.C.
4. TOP PLATE TO STUD, END NAIL	2) 16d
5. STUD TO SOLE PLATE	4) 8d TOE NAIL OR 2) 16d END NAIL
6. DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
7. DOUBLE TOP PLATES, FACE NAIL	16d @ 16" O.C.
8. TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	2) 16d
9. CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EACH SIDE
10. RAFTER TO PLATE, TOENAIL	3) 8d
11. CONTINUOUS HEADER TO STUD, TOENAIL	4) 8d
12. CEILING JOIST LAPS OVER PARTITION, FACE NAIL	3) 16d
13. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3) 16d
14. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2) 8d
15. BUILT UP CORNER STUDS	16d @ 24" O.C.
16. BUILT UP GIRDER & BEAMS, FACE NAIL	20d @ 32" O.C. AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES AND 20d @ ENDS AND AT EACH SPlice
PLYWOOD OR OSB SUB FLOOR, ROOF AND WALL SHEATHING (NOTE 1)	
1. 1/2" THICK AND LESS (REFER TO NOTE 2)	6d COMMON OR DEFORMED SHANK
2. 19/32" TO 3/4" THICK	8d COMMON OR 6d DEFORMED SHANK
3. 7/8" TO 1" THICK	8d COMMON OR DEFORMED SHANK
4. 1 1/8" TO 1 1/4" THICK	10d COMMON OR 8d DEFORMED SHANK
GYPSUM BOARD SHEATHING	
1. 5/8" THICK	No 6 1/4" TYPE W OR S SCREWS SPACED @ 7" ALONG EDGES AND 12" @ FIELD SPACE 3/8" MIN FROM EDGE OF PANEL OR SIDES OF STUDS. BLOCKING AND TOP AND BOTTOM PLATE.
HARDBOARD SIDING	
1. 1/2" THICK x 12" NOMINAL WIDE	6d CORROSION RESISTANT SIDING OR CASING NAILS 2 NAILS @ EACH SUPPORT

- NOTE:**
- NAILS SPACED @ 6" O.C. AT EDGES, 12" O.C. @ INTERMEDIATE SUPP. WHERE SUPPORTS ARE SPACED @ 48" RO GREATER NAIL @ 6" O.C.

2. USE 8d NAILS MINIMUM FOR ROOF SHEATHING APPLICATIONS.

HEADER SCHEDULE – WOOD FRAMING

- LOAD BEARING:
WINDOWS/DOORS UP TO 6'-0" 2) 2x12
- NON LOAD BEARING DOOR OR WINDOW OPENINGS 2) 2x6

WIND BRACING DETAILS:

- SEE SHEET S4.1 AND S5.0

SPECIAL INSPECTION SCHEDULE

VERIFICATION AND INSPECTION TASK	FREQUENCY
1. CONCRETE SLAB CONSTRUCTION – PRE-POUR	
VERIFY REINFORCING STEEL PLACEMENT IN CONCRETE SLABS	PERIODIC
VERIFY SLAB THICKNESS	PERIODIC
VERIFY GRADE BEAM CONFIGURATION – GENERAL ARRANGEMENT	PERIODIC
VERIFY GRADE BEAM REINFORCING STEEL	PERIODIC
VERIFY GRADE BEAM DIMENSIONS AND DEPTH	PERIODIC
2. WOOD FRAMING	
VERIFY FRAMING MEMBER SIZES FOR HEADERS, STUDS, JOISTS RAFTERS ETC.	PERIODIC
VERIFY GRADE AND SPECIES	PERIODIC
VERIFY NAILING AND FASTENING OF FRAMING MEMBERS	PERIODIC
VERIFY TREATED WOOD 2X SILL PLATE FASTENED TO THE SLAB	PERIODIC
VERIFY MEMBER MAXIMUM ALLOWABLE SPANS	PERIODIC
VERIFY RAFTER BRACING AND SPACING	PERIODIC
VERIFY RAFTER CONNECTIONS AND HURRICANE CLIPS	PERIODIC
VERIFY ROOF DECK SHEATHING TYPE, THICKNESS AND FASTENING	PERIODIC
VERIFY WALL SHEATHING TYPE, THICKNESS AND FASTENING	PERIODIC
VERIFY SHEAR WALL LOCATIONS AND GENERAL ARRANGEMENT	PERIODIC
VERIFY HOLD-DOWN LOCATIONS AND CONNECTION TO THE SLAB	PERIODIC
3. BRICK AND MASONRY	
VERIFY BRICK TIE SPACING	PERIODIC
VERIFY BRICK TIE FASTENING TO STUD FRAMING	PERIODIC

- NOTES:**
- INSPECTIONS SHALL BE CONDUCTED AT THE MINIMUM FREQUENCY INDICATED.
 - INSPECTION REPORTS SHALL BE PREPARED AND SUBMITTED PROMPTLY.

TESTING AND CONSTRUCTION REVIEW

- SOIL COMPACTION OF SELECT FILL MATERIAL SHOULD BE CONFIRMED WITH A MINIMUM OF ONE FIELD DENSITY TEST PER 800 S.F. PER LIFT.
- CONCRETE COMPRESSIVE STRENGTH SHOULD BE CONFIRMED WITH A MINIMUM OF ONE CYLINDER TEST PER DAY OR 150 CUBIC YARDS OR 5,000 SF OF SURFACE AREA FOR SLABS OR WALLS, WHICHEVER IS GREATER.
- CONSTRUCTION REVIEW OF THE FOUNDATION INSTALLATION AND SLAB PREPARATION SHOULD BE PERFORMED BY A PROFESSIONAL ENGINEER.

GENERAL NOTES AND SCHEDULE

Heatherwide Office Condos
201 N. Heatherwide Blvd. - Bldg 4
Pflugerville, Texas 78660

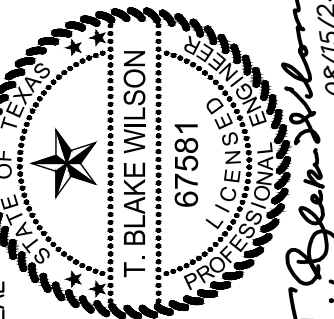
AS NOTED

DATE: AUG 15, 2023

SHEET NUMBER:

S1.0

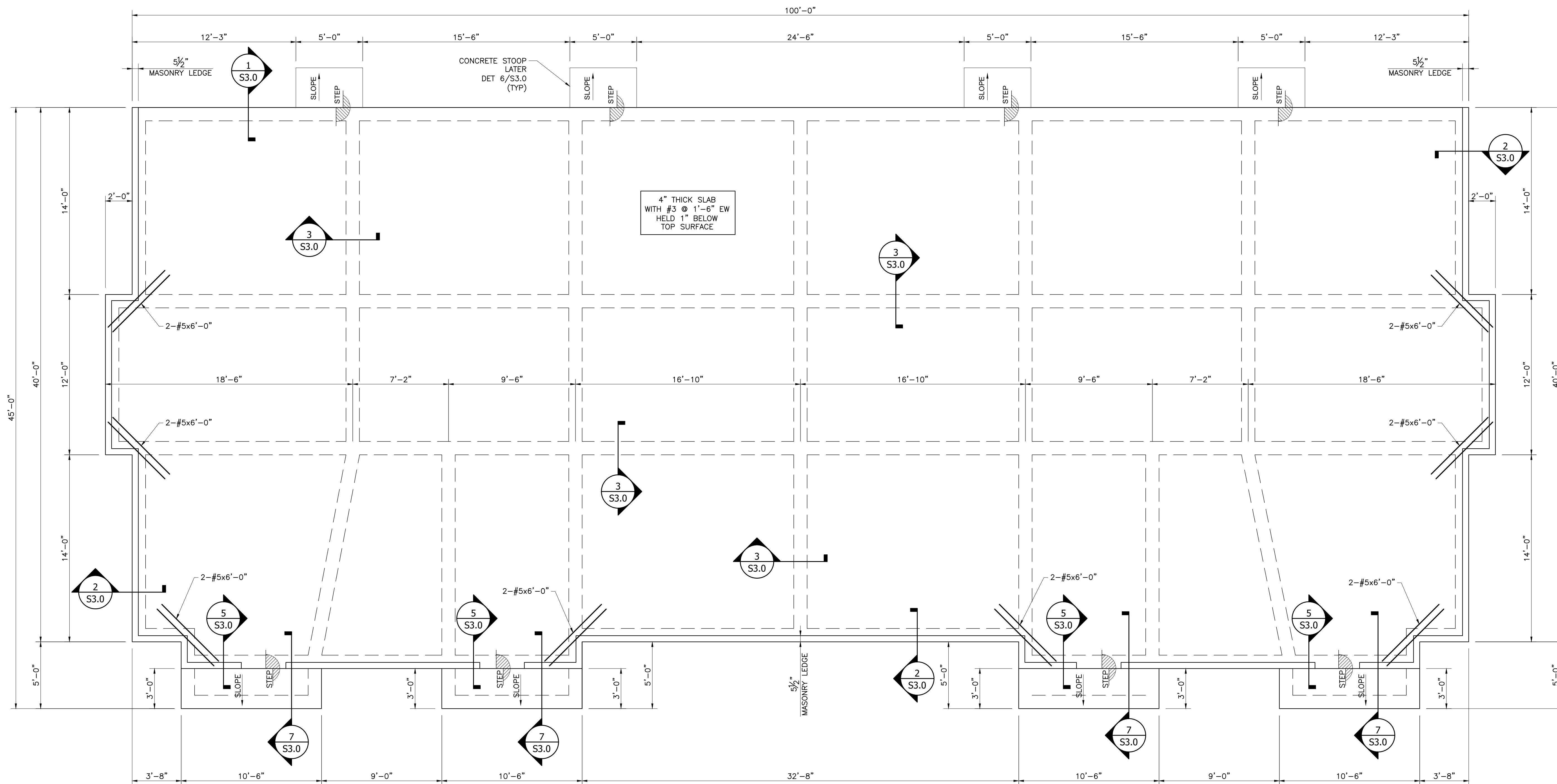
PROJECT NO: 106506.0
FILE NAME: 106506.0.dwg
DRAWN BY: N PHILLIPS
DESIGNED BY: B WILSON
CHECKED BY: B WILSON
APPROVED BY: B WILSON



T. Blake Wilson
Professional Engineer
State of Texas
License No. 67561
Expires 08/15/23

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1848 Norwood Plaza #114
Hurst, Texas 76054
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Texas Firm Reg. No. F-3843

4

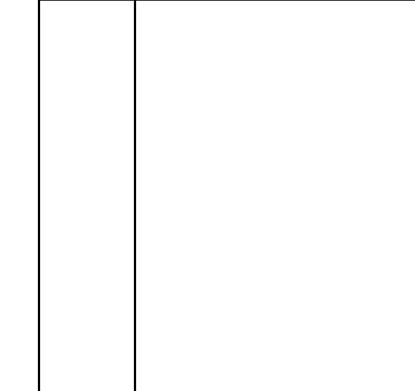


VERIFY BUILDING DIMENSIONS, STEP LOCATIONS, DOOR POCKETS, MASONRY LEDGES, SHEETING LEDGES, SLAB RECESSES, SLAB OPENINGS AND SLAB PENETRATIONS WITH LATEST REVISION OF THE ARCHITECT PLANS PRIOR TO CONSTRUCTION.

VERIFY BUILDING ELEVATIONS WITH LATEST REVISION OF CIVIL PLANS PRIOR TO CONSTRUCTION.

REV. NO.	ISSUE DATE	DESCRIPTION
0	03-16-23	FOR PERMIT
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4	08-15-23	CITE DEVELOPMENT REVISION

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 1848 Norwood Plaza #114 Phone (817) 268-2345
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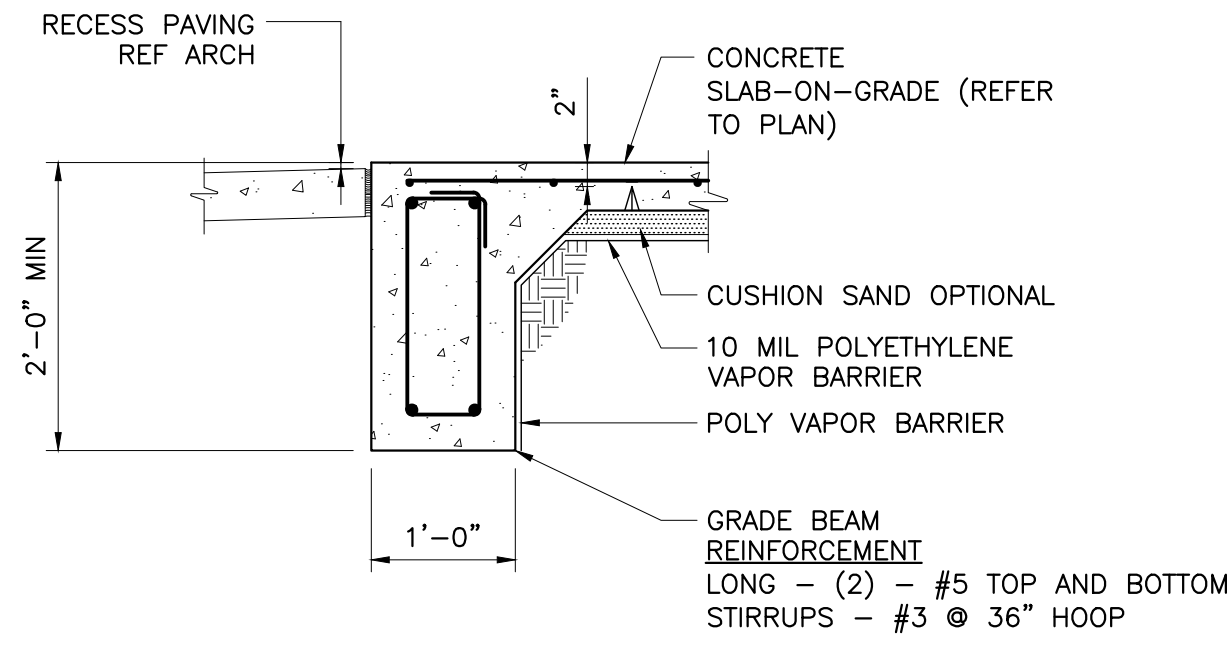


FOUNDATION PLAN - BUILDING 4
 Heatherwide Office Condos
 201 N. Heatherwide Blvd. - Bldg 4
 Pflugerville, Texas 78660

DATE: AUG 15, 2023
 SCALE: AS NOTED

PROJECT NO:	106506.0
FILE NAME:	106506.0.dwg
DRAWN BY:	N. PHILLIPS
DESIGNED BY:	B. WILSON
CHECKED BY:	B. WILSON
APPROVED BY:	B. WILSON

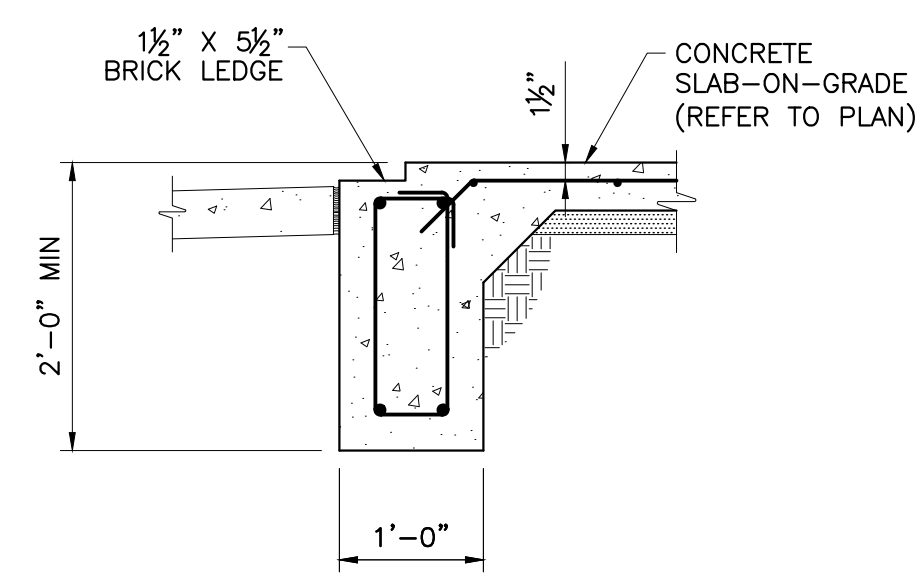
SHEET NUMBER:
S2.0



TYPICAL EXTERIOR GRADE BEAM DETAIL

SCALE: NOT TO SCALE

1
S3.0



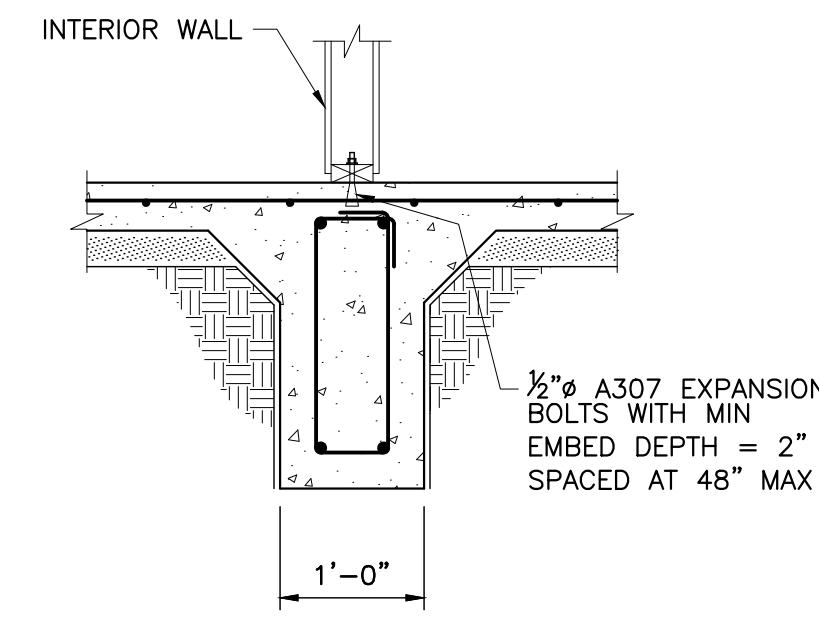
TYPICAL EXTERIOR GRADE BEAM DETAIL

SCALE: NOT TO SCALE

2
S3.0

NOTES

1. SEE DETAIL 1/S3.0 FOR INFORMATION NOT SHOWN.



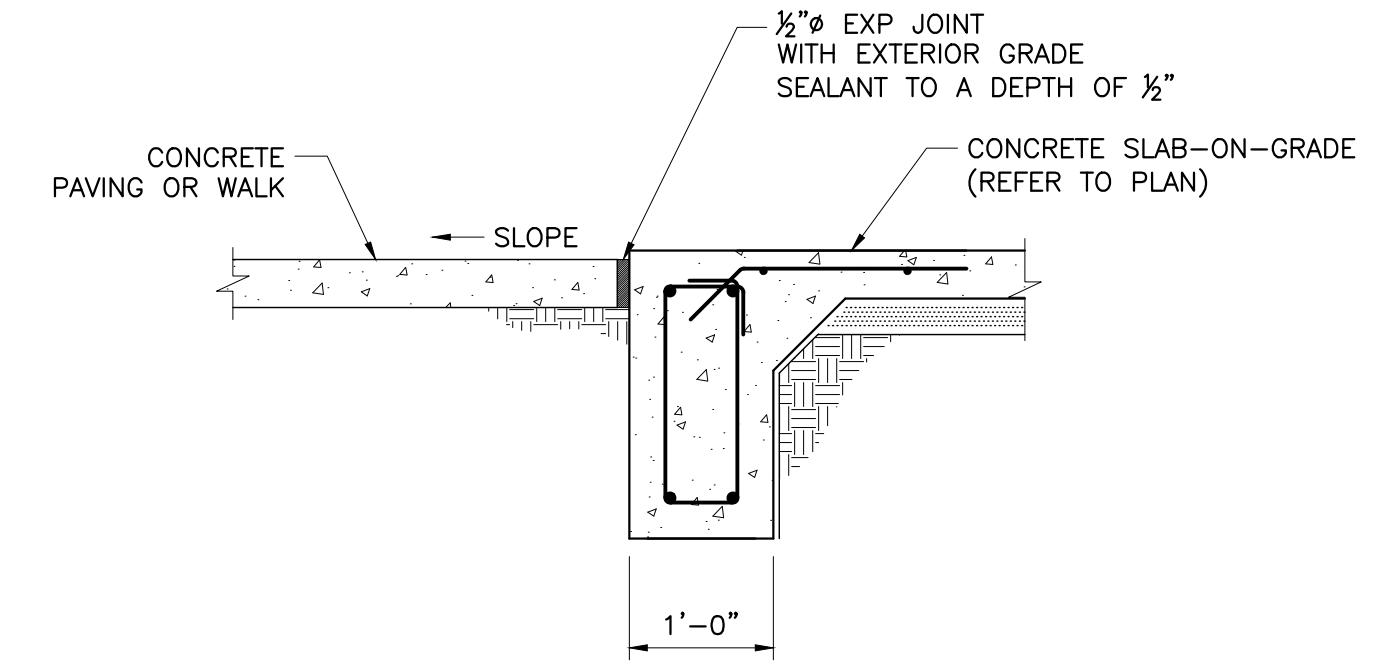
TYPICAL INTERIOR GRADE BEAM DETAIL

SCALE: NOT TO SCALE

3
S3.0

NOTES

1. SEE DETAIL 1/S3.0 FOR INFORMATION NOT SHOWN.



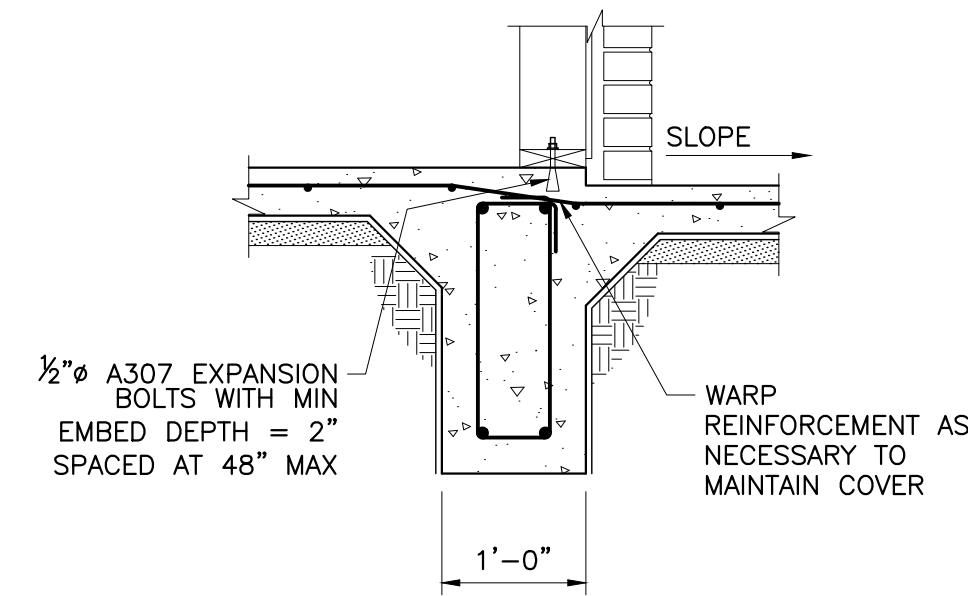
EXTERIOR GRADE BEAM CONCRETE DETAIL

SCALE: NOT TO SCALE

4
S3.0

NOTES

1. SEE DETAIL 1/S3.0 FOR INFORMATION NOT SHOWN.



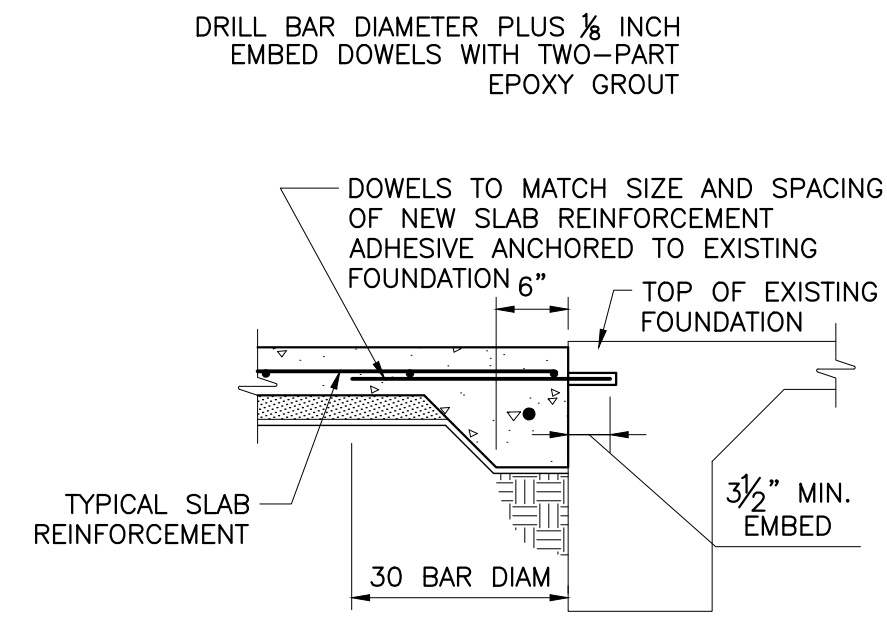
TYPICAL STEP IN GRADE BEAM DETAIL

SCALE: NOT TO SCALE

5
S3.0

NOTES

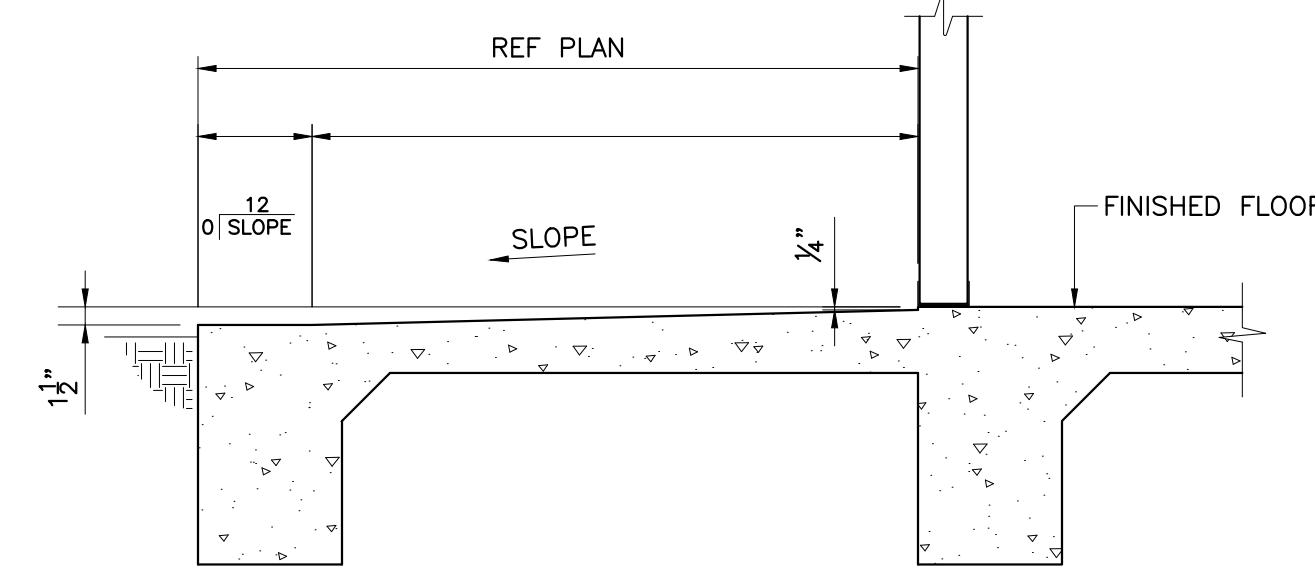
1. SEE DETAIL 1/S3.0 FOR INFORMATION NOT SHOWN.



TYPICAL GRADE BEAM DETAIL

SCALE: NOT TO SCALE

6
S3.0



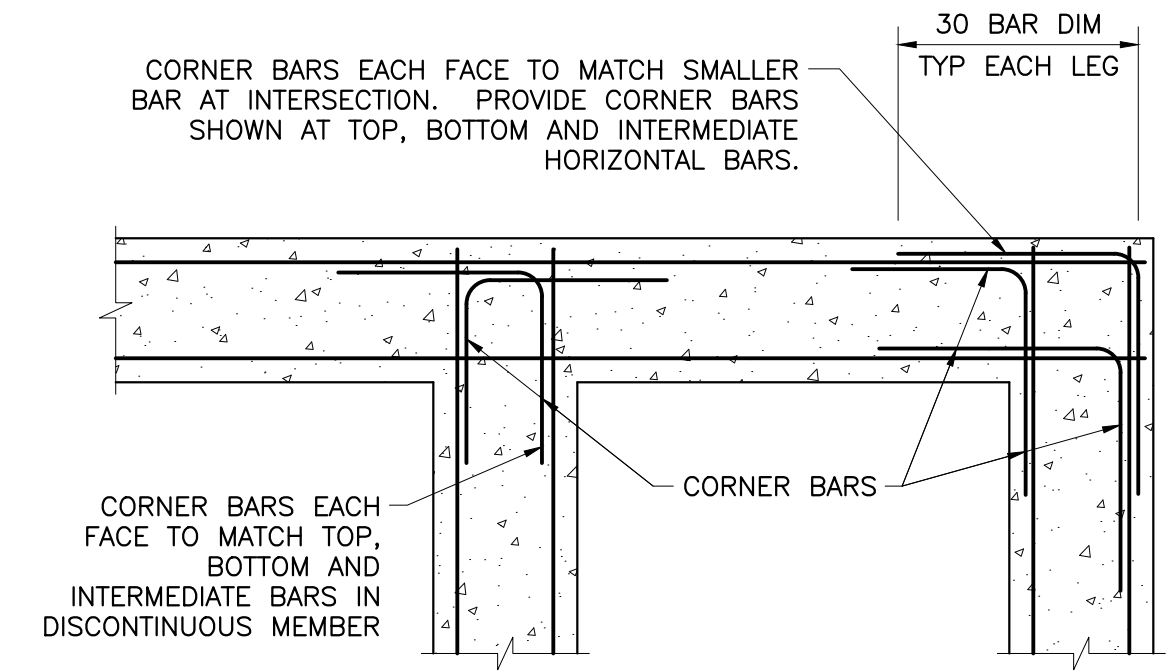
TYPICAL ADA ACCESS ENTRY DETAIL

SCALE: NOT TO SCALE

7
S3.0

NOTES

1. SLOPE SHALL NOT EXCEED ADA MAX ALLOWABLE SLOPE



TYP CORNER BAR SPLICE DETAIL

SCALE: NOT TO SCALE

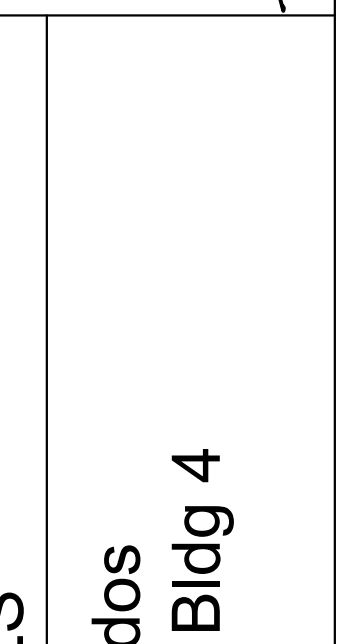
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S3.0

NOTES

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

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FOUNDATION DETAILS

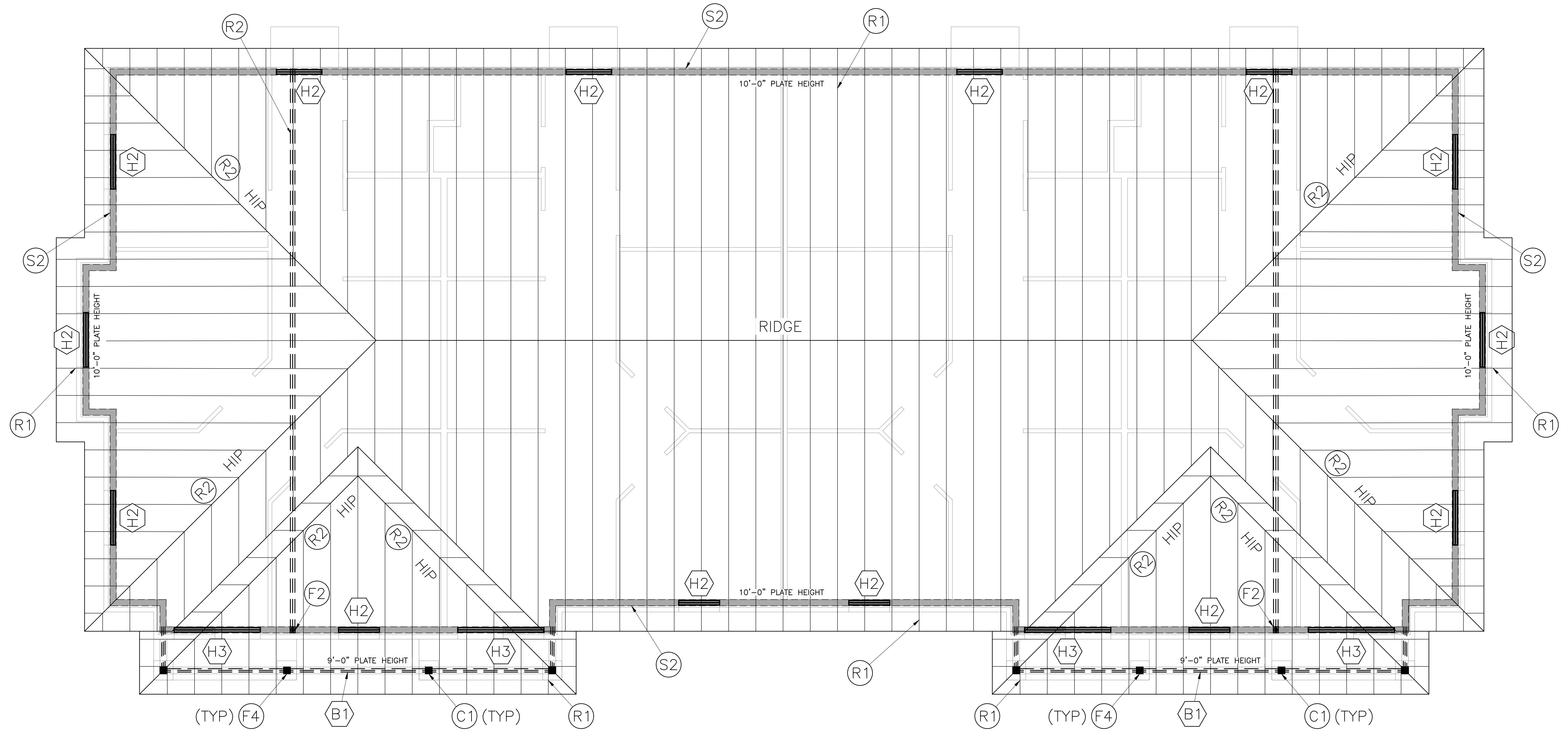
Heatherwide Office Condos
 201 N. Heatherwide Blvd. - Bldg 4
 Pflugerville, Texas 78660

DATE: AUG 15, 2023

SCALE: AS NOTED

PROJECT NO:	106506.0
FILE NAME:	106506.0.dwg
DRAWN BY:	N PHILLIPS
DESIGNED BY:	B WILSON
CHECKED BY:	B WILSON
APPROVED BY:	B WILSON

S3.0



FRAMING PLAN - BUILDING 4
SCALE: NOT TO SCALE

HEADER SCHEDULE - WOOD FRAMING
 1. LOAD BEARING:
 WINDOW/DOOR OPENINGS UP TO 6'-0" - (2)-2x12
 2. NON LOAD BEARING:
 WINDOW/DOOR OPENINGS - (2)-2x6

ID MARK	SIZE (REFER TO SCHEDULE NOTES)	FRAMING TYPE	NOTES
B1	2-PLY LVL 1 1/4"x1 3/4"	BEAM	AT COVERED ENTRANCE
C1	6x6 WOOD	COLUMN	AT COVERED ENTRANCE
H1	(2) 2x6 SYP	HEADER	AT INTERIOR OPENINGS REF SPEC
H2	3-PLY 2x12	HEADER	AT EXTERIOR OPENINGS REF SPEC
H3	2-PLY LVL 1 1/4"x1 3/4"	HEADER	SPAN 8'-0" MAX
R1	METAL PLATE CONNECTED TRUSS	ROOF TRUSS	DESIGN BY SUPPLIER
R2	INTERMEDIATE TRUSS GIRDER	ROOF TRUSS	DESIGN BY SUPPLIER
S1	2x4 @ 1'-4"	WALL STUD INTERIOR	1'-4" SPACING
S2	2x6 @ 1'-4"	WALL STUD EXTERIOR	1'-4" SPACING
F1	(3) 2x4 SYP	WALL COLUMN	INTERIOR BEAM SUPPORT
F2	(3) 2x6 SYP	WALL COLUMN	EXTERIOR BEAM SUPPORT
F3	STEEL SADDLE	SIMPSON STRONG TIE	CCOQ4-SDS2.5 OR SIMILAR
F4	ABU66	SIMPSON STRONG TIE	STEEL BASE PLATE
J1	2x6 @ 2'-0"	CEILING JOIST	15'-0" MAX SPAN
J2	2x8 @ 2'-0"	CEILING JOIST	MECHANICAL MEZZANINE IN ATTIC

NOTES:
 1. LUMBER - SYP OR DF NO.2
 2. LVL - MICROLLAM BY TRUSJOIST OR EQUAL, E=1900 KSI

VERIFY BUILDING DIMENSIONS, STEP LOCATIONS, DOOR POCKETS, MASONRY LEDGES, SHEETING LEDGES, SLAB RECESSES, SLAB OPENINGS AND SLAB PENETRATIONS WITH LATEST REVISION OF THE ARCHITECT PLANS PRIOR TO CONSTRUCTION.

VERIFY BUILDING ELEVATIONS WITH LATEST REVISION OF CIVIL PLANS PRIOR TO CONSTRUCTION.

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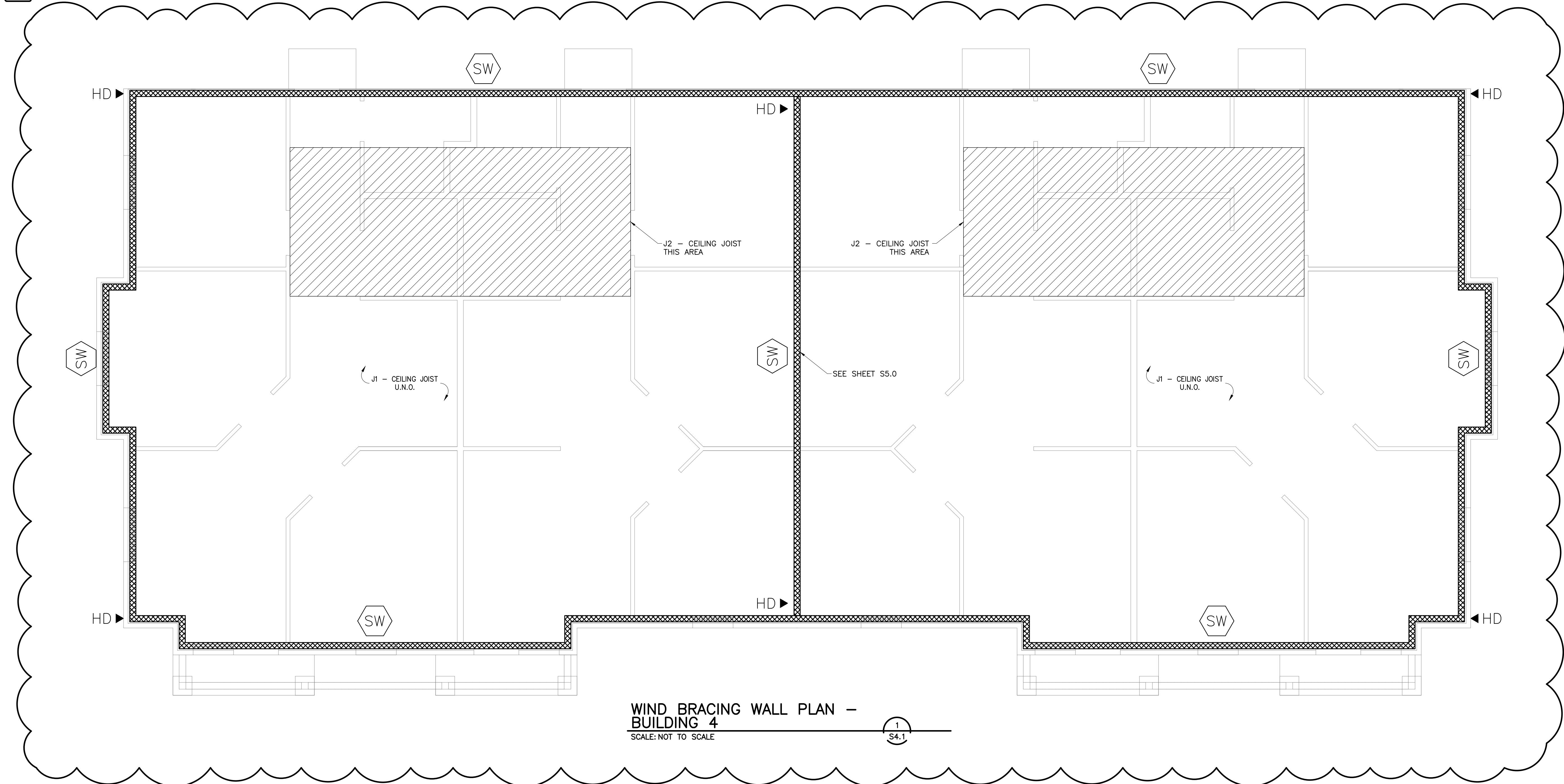
T. Blake Wilson
 67561
 08/15/23

FRAMING PLAN - BUILDING 4
 Heatherwide Office Condos
 201 N. Heatherwide Blvd. - Bldg 4
 Pflugerville, Texas 78660

DATE: AUG 15, 2023
 SCALE: AS NOTED
 PROJECT NO: 106506.0
 FILE NAME: 106506.0.dwg
 DRAWN BY: N PHILLIPS
 DESIGNED BY: B WILSON
 CHECKED BY: B WILSON
 APPROVED BY: B WILSON

S4.0

4



WIND BRACING WALL PLAN - BUILDING 4
SCALE: NOT TO SCALE

1
S4.1

VERIFY BUILDING DIMENSIONS, STEP LOCATIONS, DOOR POCKETS, MASONRY LEDGES, SHEETING LEDGES, SLAB RECESSES, SLAB OPENINGS AND SLAB PENETRATIONS WITH LATEST REVISION OF THE ARCHITECT PLANS PRIOR TO CONSTRUCTION.

VERIFY BUILDING ELEVATIONS WITH LATEST REVISION OF CIVIL PLANS PRIOR TO CONSTRUCTION.

SEE SHEET S5.0 FOR SHEAR WALL DETAILS AND SPECIFICATIONS

MEMBER SCHEDULE			
ID MARK	SIZE (REFER TO SCHEDULE NOTES)	FRAMING TYPE	NOTES
B1	2-PLY LVL 1 1/2"x1 3/4"	BEAM	AT COVERED ENTRANCE
C1	6x6 WOOD	COLUMN	AT COVERED ENTRANCE
H1	(2) 2x6 SYP	HEADER	AT INTERIOR OPENINGS REF SPEC
H2	3-PLY 2x12	HEADER	AT EXTERIOR OPENINGS REF SPEC
H3	2-PLY LVL 1 1/2"x1 3/4"	HEADER	SPAN 8'-0" MAX
R1	METAL PLATE CONNECTED TRUSS	ROOF TRUSS	DESIGN BY SUPPLIER
R2	INTERMEDIATE TRUSS GIRDER	ROOF TRUSS	DESIGN BY SUPPLIER
S1	2x4 @ 1'-4"	WALL STUD INTERIOR	1'-4" SPACING
S2	2x6 @ 1'-4"	WALL STUD EXTERIOR	1'-4" SPACING
F1	(3) 2x4 SYP	WALL COLUMN	INTERIOR BEAM SUPPORT
F2	(3) 2x6 SYP	WALL COLUMN	EXTERIOR BEAM SUPPORT
F3	STEEL SADDLE	SIMPSON STRONG TIE	CCOQ4-SDS2.5 OR SIMILAR
F4	ABU66	SIMPSON STRONG TIE	STEEL BASE PLATE
J1	2x6 @ 2'-0"	CEILING JOIST	15'-0" MAX SPAN
J2	2x8 @ 2'-0"	CEILING JOIST	MECHANICAL MEZZANINE IN ATTIC

1

NOTES:
1. LUMBER - SYP OR DF NO.2
2. LVL - MICROLAM BY TRUSJOIST OR EQUAL, E=1900 KSI

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WIND BRACING PLAN - BUILDING 4
Heatherwide Office Condos
201 N. Heatherwide Blvd. - Bldg 4
 Pflugerville, Texas 78660

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 DRAWN BY: N PHILLIPS
 DESIGNED BY: B WILSON
 CHECKED BY: B WILSON
 APPROVED BY: B WILSON

S4.1

GENERAL NOTES FOR WOOD FRAMING

(THESE NOTES SHALL CONTROL UNLESS NOTED OTHERWISE ON PLANS AND DETAILS.)

TIMBER GRADES

ROOF RAFTERS: NO. 2 SOUTHERN YELLOW PINE (SYP) OR EQUAL
FLOOR JOISTS: NO. 2 SOUTHERN YELLOW PINE (SYP), KD, S4S.
CEILING JOISTS: NO. 2 SOUTHERN YELLOW PINE (SYP), KD, S4S.
BEAMS & HEADERS: NO. 2 SOUTHERN YELLOW PINE (SYP), KD, S4S.
STUDS: STD GRADE, SYP, KD, S4S.
WOOD POSTS: NO. 2 SYP, SURFACE GREEN.

JOISTS

- 1. JOIST BLOCKING
A) JOISTS SHALL BE Laterally supported at each end and at each support by solid blocking...
B) PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS...
C) PROVIDE DOUBLE JOISTS UNDER ALL BEARING WALLS...
2. JOIST BRIDGING
3. JOIST HOLES AND NOTCHES

BEAMS AND HEADERS

- 1. AT BEAMS MADE UP OF A NUMBER OF 2x JOISTS...
2. ALL BEAMS MADE UP OF A NUMBER OF 2x JOISTS...
3. ALL DOOR AND WINDOW HEADERS...
4. MINIMUM BEARING OF ANY BEAM OR HEADER...

STUD WALLS

- 1. STUDS SHALL BE AS FOLLOWS:
2. PROVIDE A MINIMUM OF TWO (2) STUDS AT EACH SIDE...
3. MAXIMUM STUD WALL HEIGHT SHALL BE AS FOLLOWS:
4. BLOCKING & LATERAL BRACING

ROOF DECK:

- 1. MINIMUM THICKNESS SHALL BE 1/2" THICK...
2. ORIENTED STRAND BOARD (OSB) MAY BE USED...
3. MINIMUM NAILING SHALL BE AS REQUIRED...
4. PLYWOOD CLIPS SHALL BE INSTALLED...

CONNECTORS

- 1. CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY...
2. CONNECTORS SHALL BE THE MANUFACTURER-DESIGNATED SIZE...
3. ALL NAIL & BOLT HOLES SHALL BE ENGAGED...
4. CONNECTORS SHALL BE INSTALLED AT THE ENDS...
5. THE FOLLOWING CONNECTORS SHALL BE PROVIDED...

FASTENERS

- 1. BOLTS
A. USE ASTM A-307 BOLTS...
B. PROVIDE 1/2"x0-10" LONG ANCHOR BOLTS...
C. ALL BOLTS, NUTS, AND WASHERS...
2. ADHESIVE ANCHORS
3. POWDER-ACTUATED PINS

HURRICANE CLIPS:

PROVIDE HURRICANE CLIPS @ EVERY OTHER ROOF TRUSS OR RAFTER.

MISCELLANEOUS:

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED LUMBER.

TYPICAL NAILING SCHEDULE

NAILING SCHEDULE (FLOOR & ROOF DECK)

Table with columns: DECK TYPE & THICKNESS, NAIL SIZE, NUMBER OR NAILING PATTERN. Rows include Plywood or OSB, 1/2" or less, 1 3/32" thru 3/4", 7/8" thru 1" (FLR.), and 1 1/8" thru 1 1/4" (FLR.).

NAILING SCHEDULE (FRAMING MEMBERS)

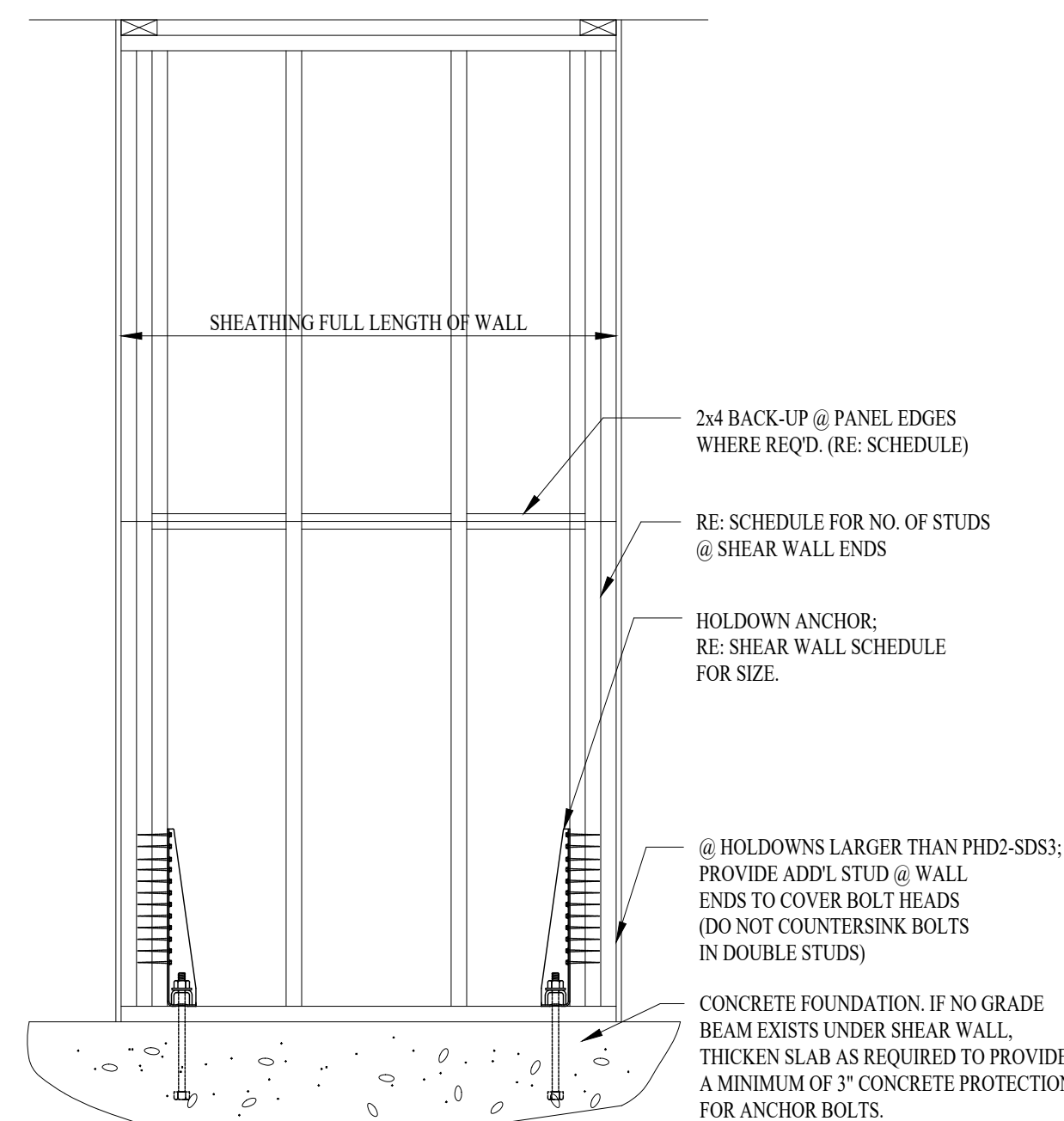
Table with columns: CONNECTED MEMBERS, NAIL SIZE, NUMBER OR NAILING PATTERN. Rows include Bridging to joist, Sole plate to joist or blocking, Top plate to stud, Stud to sole plate, Double studs, Doubled top plates, Top plates, laps & intersections, Continuous header, two piece, Ceiling joists to plate, Continuous header to stud, Ceiling joists, laps over partitions, Ceiling joists to parallel rafters, Rafter to plate, 1" brace to each stud & plate, Built up corner studs, Continuous header, 3 or more piece & built up girders or beams.

NAILING SCHEDULE (WALL SHEATHING AND SIDING)

Table with columns: SHEATHING TYPE & THICKNESS, FASTNER SIZE & TYPE, NAILING PATTERN. Rows include Plywood & OSB, Fiberboard, Gypsum Sheathing, Gypsum Wallboard, and Panel Siding (to framing).

NOTES ON "NAILING-WALL SHEATHING & SIDING"

- 1. CORROSION-RESISTANT SIDING OR CASING NAILS...
2. CORROSION-RESISTANT ROOFING NAILS...
3. CORROSION-RESISTANT STAPLES...
4. CORROSION-RESISTANT, LARGE HEAD.



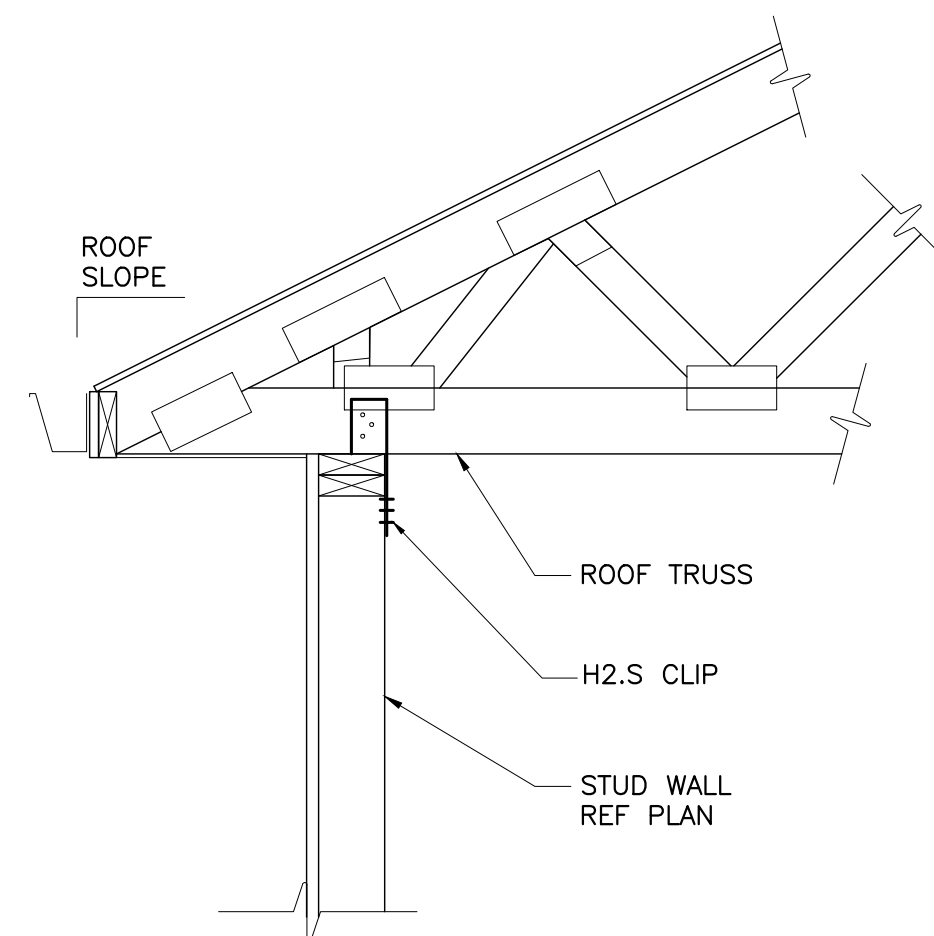
TYPICAL SHEAR WALL ELEVATION

SHEAR WALL SCHEDULE

Table with columns: MARK, SHEATHING MATERIAL, BLOCKING, NAILING PATTERN, STUD POST EACH END, HOLD-DOWN MARK. Row: SW, 7/16" PLYWOOD C-C, YES, WALL BOUNDRY - TOP, BOT AND ENDS: 8D COMMON @ 4" SHEETING EDGES: 8D COMMON @ 6".

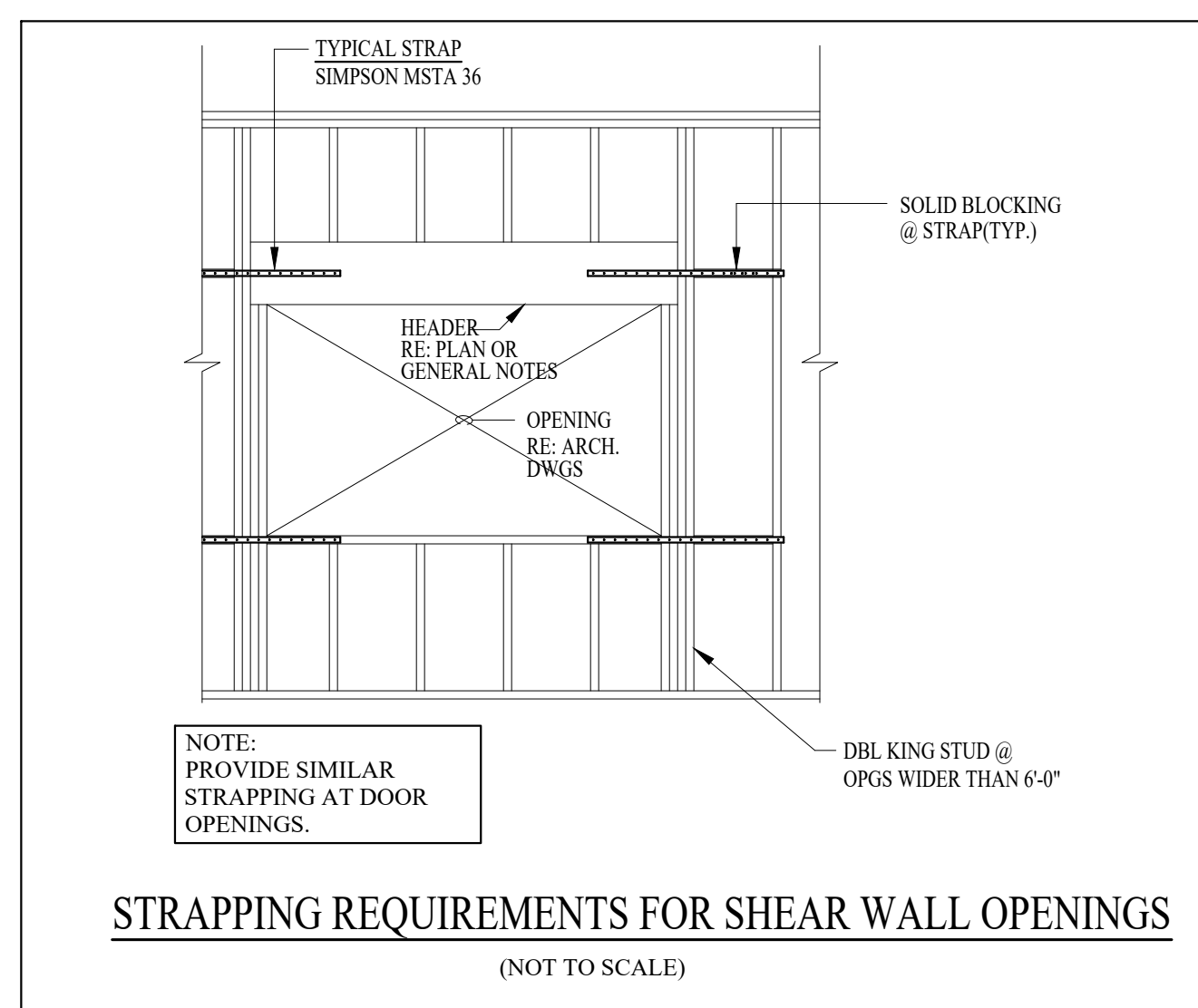
SHEAR WALL NOTES:

- 1. WHERE "BLOCKING" IS INDICATED, PROVIDE 2x4 BACK-UP AT ALL GYPBOARD OR PLYWOOD PANEL EDGES.
2. NAILING PATTERN APPLIES AT ALL PANEL EDGES...
3. SHEATHING MATERIAL AND NAILING PATTERN APPLY TO ONE SIDE...
4. WHERE A SHEAR WALL IS CALLED OUT ON A PLAN...
5. PROVIDE SCHEDULED STUDS AT EACH END...
6. HOLD-DOWN CONNECTORS:
A) CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY...
B) HOLD-DOWN SHALL BE FASTENED TO FOUNDATION WITH 5/8 INCH EPOXY BOLD EMBEDDED AT LEAST 5 INCHES INTO CONCRETE.

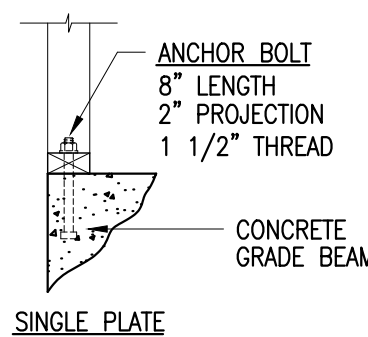
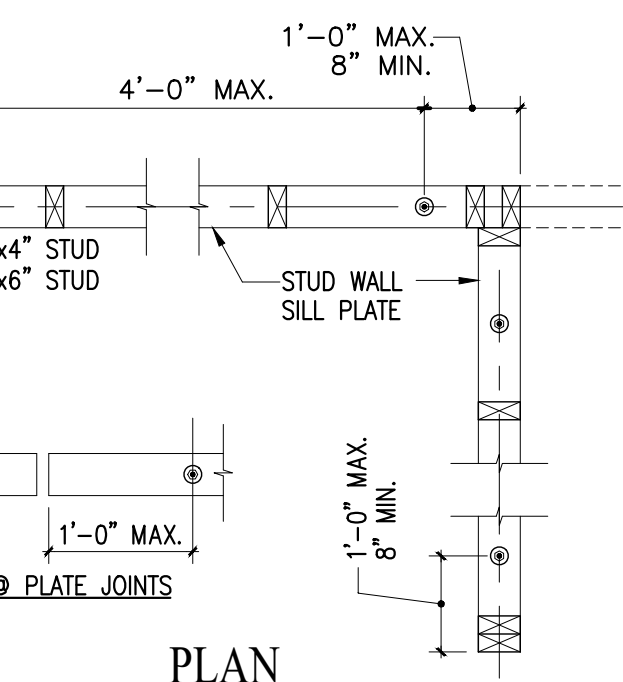


FRAMING DETAIL

SCALE: NOT TO SCALE



STRAPPING REQUIREMENTS FOR SHEAR WALL OPENINGS



ANCHOR BOLT AND TIE SCHEDULE

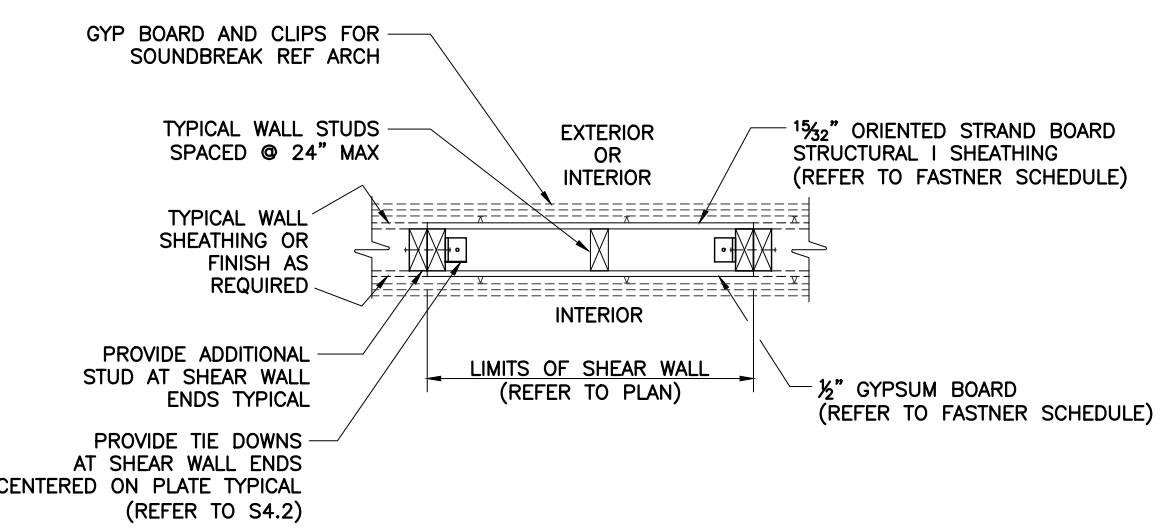
Table with columns: DESCR, TYPE, SPACING AND LOCATION. Rows include HD = HOLD DOWN, SILL TO FOUNDATION, SILL TO STUD AND STUD TO TOP PLATE, and RAFTER TO TOP PLATE.

TYPICAL ANCHOR BOLT PLACEMENT DETAIL

SCALE: NOT TO SCALE

- NOTES:
1. ALL BOLTS ARE 1/2" HEADED, CONFORMING TO ASTM A-307.
2. ALTERNATIVE BOLT: 1/2" EXPANSION BOLT EMBED 4" MIN.
3. PROVIDE STANDARD WASHERS @ ALL BOLTS.

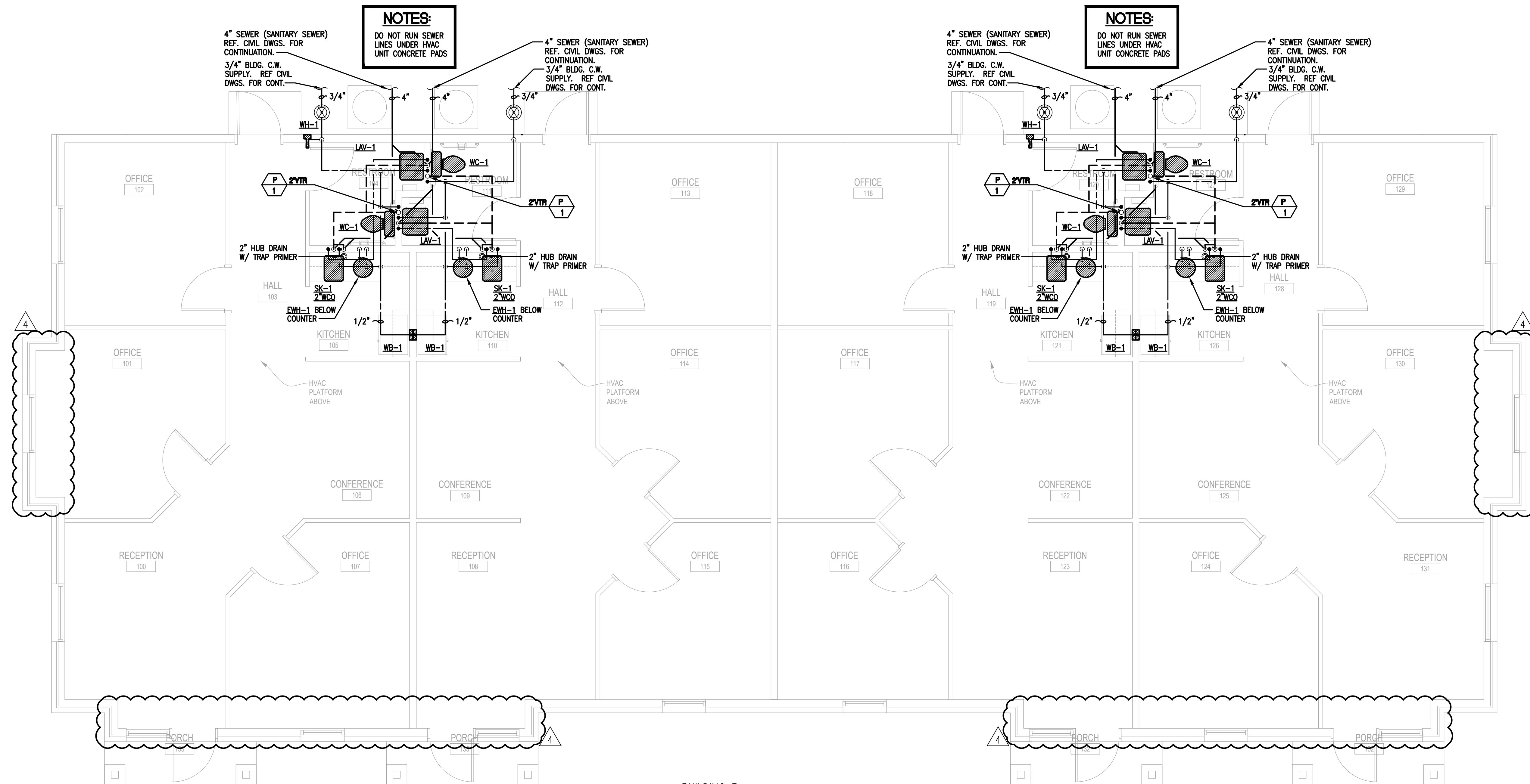
- IMPORTANT NOTES:
1. PRIOR TO CONCRETE PLACEMENT, CONTRACTOR SHALL: PREDETERMINE ANCHOR BOLT LAYOUT CONSISTANT W/ WALL GEOMETRY & THESE DETAILS OF INSTALLATION.
2. PROVIDE CLEAR MARKINGS ON FORM BOARD TO DESIGNATE BOLT LOCATIONS, FOR EASE OF INSTALLATION.



SHEAR WALL DETAIL

SCALE: NOT TO SCALE

Vertical column containing project information: DATE: AUG 15, 2023; SCALE: AS NOTED; SHEET NUMBER: S5.0; PROJECT NO: 106506.0; FILE NAME: 106506.0.dwg; DRAWN BY: N. PHILLIPS; DESIGNED BY: B. WILSON; CHECKED BY: B. WILSON; APPROVED BY: B. WILSON; WOOD FRAMING DETAILS; Heatherwide Office Condos; 201 N. Heatherwide Blvd. - Bldg 4; Pflugerville, Texas 78660; Blake Wilson Engineering, PLLC; Phone (817) 268-2345; 1848 Norwood Plaza #114; Hurst, Texas 76054; Texas Firm Reg. No. F-3843; Blake Wilson, T. Blake Wilson, T. Geneville (seal), 67561, 08/15/23.

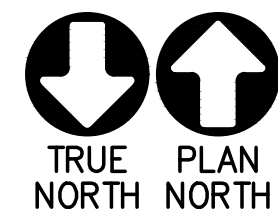


NOTES:
DO NOT RUN SEWER LINES UNDER HVAC UNIT CONCRETE PADS

NOTES:
DO NOT RUN SEWER LINES UNDER HVAC UNIT CONCRETE PADS

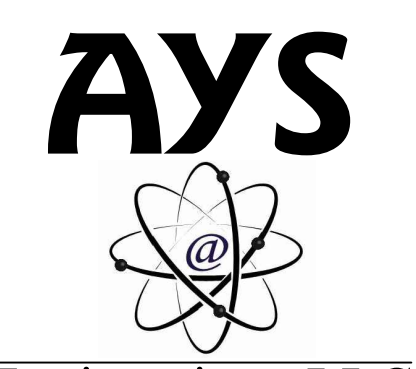
GENERAL PLUMBING NOTES:

- FOR CONTINUATION OF WATER AND SANITARY SEWER SERVICES, REFER TO CIVIL DRAWINGS.
- WATER LINES SHALL BE RUN ABOVE CEILING AND SANITARY SEWER LINES UNDER FLOOR UNLESS NOTED OTHERWISE. CONFORM TO ALL STRUCTURAL AND FINISH CONDITIONS OF BUILDING. COORDINATE WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
- CONTRACTOR TO CHANGE LOCATION OF NEW PIPING, AS SHOWN, TO MEET FIELD CONDITIONS.
- CONTRACTOR SHALL NOT SCALE DRAWINGS.
- ANY PENETRATIONS OF THE CLG. WALLS OR FLOORS SHALL BE RESTORED TO THE ORIGINAL FIRE RATINGS, OPENING CUTS, AND CEILING SHALL BE PATCHED SLEEVE, SEALED, AND ESCUTCHEONED.
- CONTRACTOR SHALL LAYOUT HIS WORK FROM ACTUAL FIELD MEASUREMENTS AND ACTUAL DIMENSIONS OF EQUIPMENT INSTALLED. ALL PIPING AND EQUIPMENT OF ALL TRADES SHALL BE PROPERLY COORDINATED AND SET TO MAINTAIN REQUIRED CLEARANCES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL LOCATIONS SUBJECT TO APPROVAL OF ARCHITECT.
- LOCATE EQUIPMENT AND FIXTURES APPROXIMATELY AS SHOWN CONFORMING TO ALL ARCHITECTURAL AND STRUCTURAL ITEMS. PROVIDE ALL SUPPORTS, HANGERS AND OPENINGS AS REQUIRED FOR A COMPLETE INSTALLATION. CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR CLEARANCES, AND EXACT LOCATIONS OF EQUIPMENT. ALL EQUIPMENT AND FIXTURES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND IN FULL COMPLIANCE WITH ALL APPLICABLE CODES HAVING JURISDICTION.
- ROUTE ALL PIPING CONCEALED, HIDDEN FROM VIEW AND AS HIGH AS POSSIBLE ABOVE CEILING LEVELS.
- WATER LINES LOCATED IN EXTERIOR WALL SHALL BE INSTALLED BETWEEN INSULATION AND INTERIOR OF WALL. WATER PIPING INDICATED UNDER THIS SLAB SHALL BE SEAMLESS COPPER WITH NO JOINTS AND LONG RADIUS CURVES FOR TURNS, PROTECTED USING ARMAFLEX INSULATION. INSULATE COPPER LINES FROM CONTACT WITH CONCRETE, REINFORCING STEEL, OR OTHER PIPING AND CONDUIT.
- PLUMBING VENTS AND FLUES THRU ROOF SHALL BE LOCATED 10'-0" FROM ALL OUTSIDE AIR INTAKES AND 2'-0" FROM ALL VERTICAL STRUCTURES. TERMINATIONS ARE TO BE 12" MINIMUM ABOVE ROOF. IF WITH 10'-0" OF A PARAPET, TERMINATIONS SHALL BE AT TOP OF PARAPET. REFER TO ARCHITECTURAL DRAWINGS FOR PARAPET HEIGHT.
- INSULATE ALL DOMESTIC WATER SUPPLY (HOT AND COLD) PIPING WITH 1-INCH THICK FIBERGLASS PIPE INSULATION. FIBERGLASS PIPE INSULATION SHALL HAVE AN ALL SERVICE JACKET (ASJ) WITH SELF-SEALING LAPS (OWENS CORNING SSL-11 OR EQUAL). ALL PIPING INSULATION USED ON THE PROJECT SHALL HAVE A FLAME SPREAD RATING NOT EXCEEDING 25 AND A SMOKE DEVELOPED RATING NOT EXCEEDING 50 AS DETERMINED BY TEST PROCEDURES ASTM E 84 NFPA 225 AND U.L. 723. THESE RATINGS MUST BE AS TESTED ON THE COMPOSITE OF INSULATION JACKET OR FACING AND ADHESIVE. COMPONENTS SUCH AS ADHESIVES MASTIC AND CEMENTS SHALL MEET THE SAME INDIVIDUAL RATINGS AS THE MINIMUM REQUIREMENTS.
- SUPPORT INSULATION AT HANGERS AND SUPPORTS WITH A SHIELD OF GALVANIZED METAL EXTENDING NOT LESS THAN 4-INCHES ON EITHER SIDE OF THE SUPPORT BEARING AREA COVERING AT LEAST HALF OF THE PIPE CIRCUMFERENCE.
- PERFORM WORK IN ACCORDANCE WITH APPLICABLE STATUTES, ORDINANCES, CODES, AND REGULATIONS OF GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS. REMOVE AND REPLACE EXISTING CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW
- PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL A.D.A. APPROVED INSULATION KITS TO ALL LAVATORIES IN ALL TOILET ROOMS.



BUILDING 3 FLOOR PLAN - PLUMBING

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



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STRUCTURAL ENGINEER:

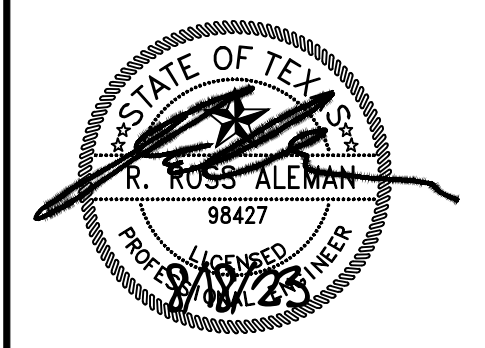
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DATE: MAR 15, 2023

CONSTRUCTION DOCUMENTS
HEATHERWILDE OFFICE CONDOS BLDG 3

201 N. HEATHERWILDE BLVD.
PFLUGERVILLE, TX 78660

PROJECT NO: 17003

REVISIONS:

1	City Comments	4-21-2023
3	City Comments	5-9-2023
4	Site Development	
	Revision	8-18-2023

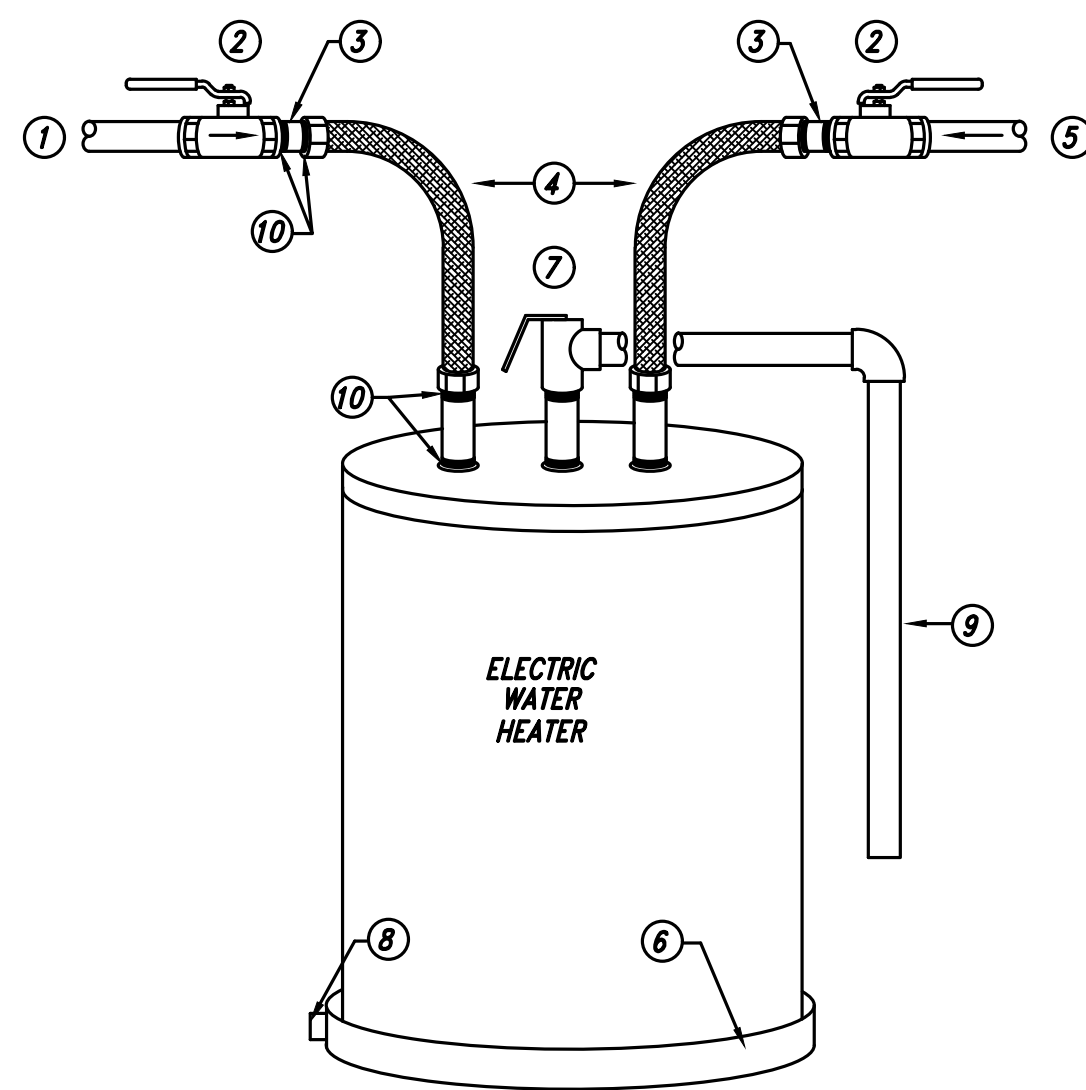
DRAWN BY: ET
REVIEWED BY: SL

BUILDINGS 3 - FLOOR PLAN - PLUMBING

P2.0

ELECTRIC WATER HEATER SCHEDULE					
MARK	RECOVERY GPH AT 100°F RISE	KW	VOLTS/PH CYCLES	STORAGE CAPACITY (GALLONS)	REMARKS
EWH-1	11	3	240/1/60	6	STATE #ES6 6 SOMS-K

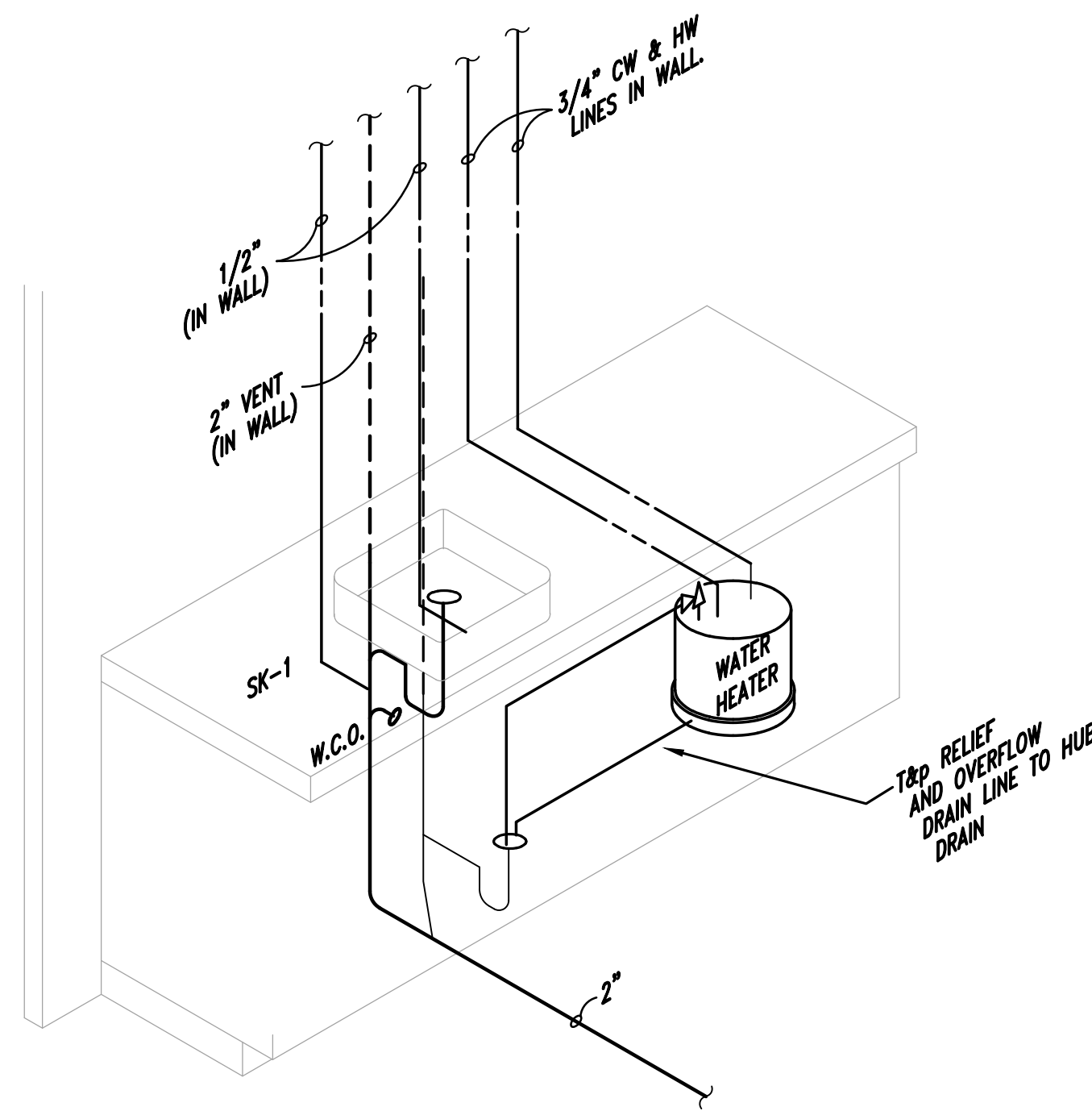
PROVIDE WITH FACTORY HEAT TRAPS



- ① HOT WATER SUPPLY OUT
- ② WATTS No. B-6000, 3/4" BALL VALVE.
- ③ 3" BRASS MALE THREADED NIPPLE.
- ④ BRASSCRAFT No. BWBO POLYMERE BRAID FLEXIBLE WATER HEATER CONNECTOR.
- ⑤ COLD WATER SUPPLY IN
- ⑥ WATER-TITE, PLASTIC WATER HEATER DRAIN PAN.
- ⑦ WATTS No. T & P RELIEF VALVE.
- ⑧ DRAIN PAN AUXILIARY DRAIN OUTLET, ROUTE FULL SIZE TO OUTSIDE
- ⑨ 3/4" COPPER T & P RELIEF DRAIN, ROUTE FULL SIZE TO OUTSIDE
- ⑩ PROVIDE TEFLON OR PLUMBING PUTTY TYPICAL AT ALL NON-SWEAT CONNECTION.

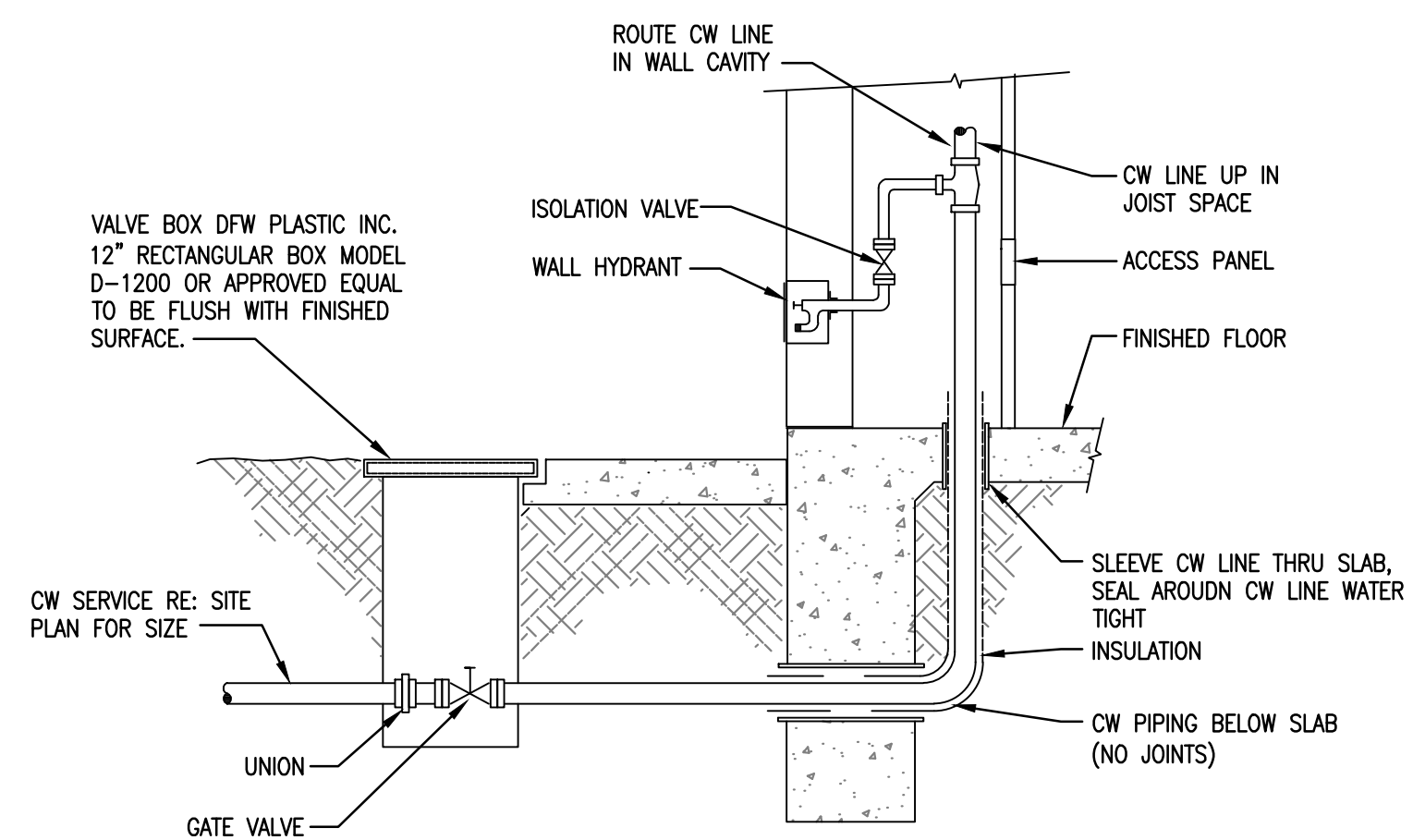
1 DOMESTIC WATER HEATER DETAIL

SCALE: NTS



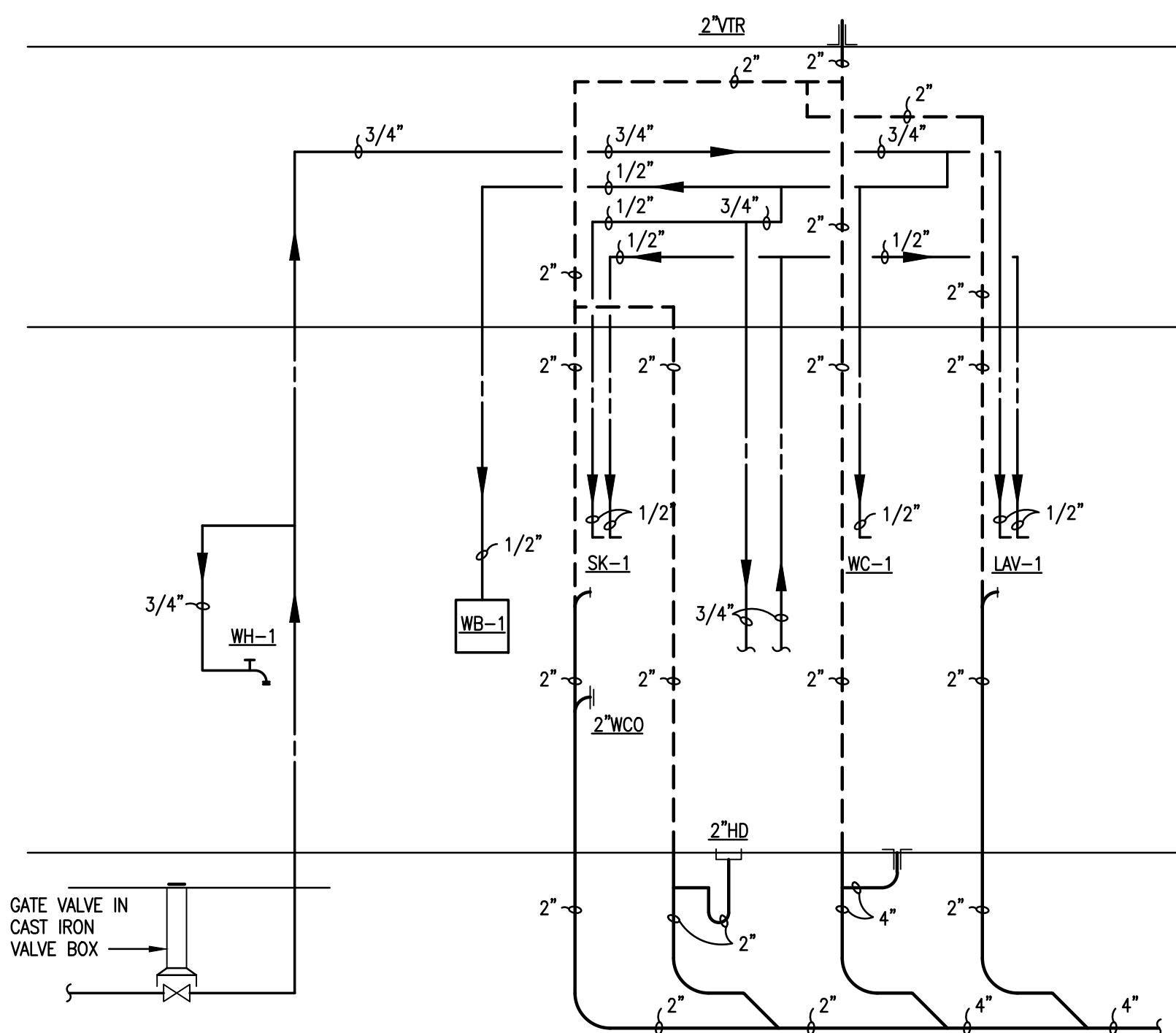
2 WATER HEATER AND HUB DRAIN BELOW COUNTER INSTALLATION

SCALE: NTS



3 DOMESTIC WATER ENTRY DETAIL

SCALE: NOT TO SCALE



4 TYPICAL UNIT RISER DIAGRAM

SCALE: NTS



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STRUCTURAL ENGINEER:

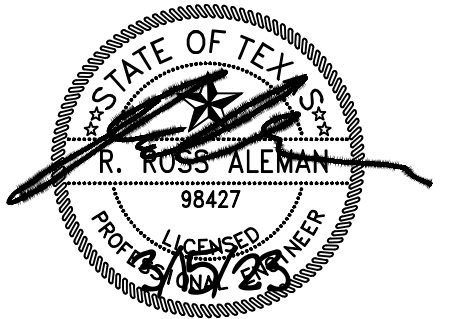
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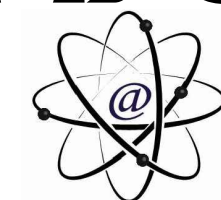
PROJECT NO: 17003

REVISIONS:

DRAWN BY: ET
REVIEWED BY: SL

PLUMBING DETAILS

AYS

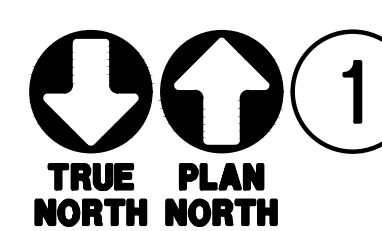
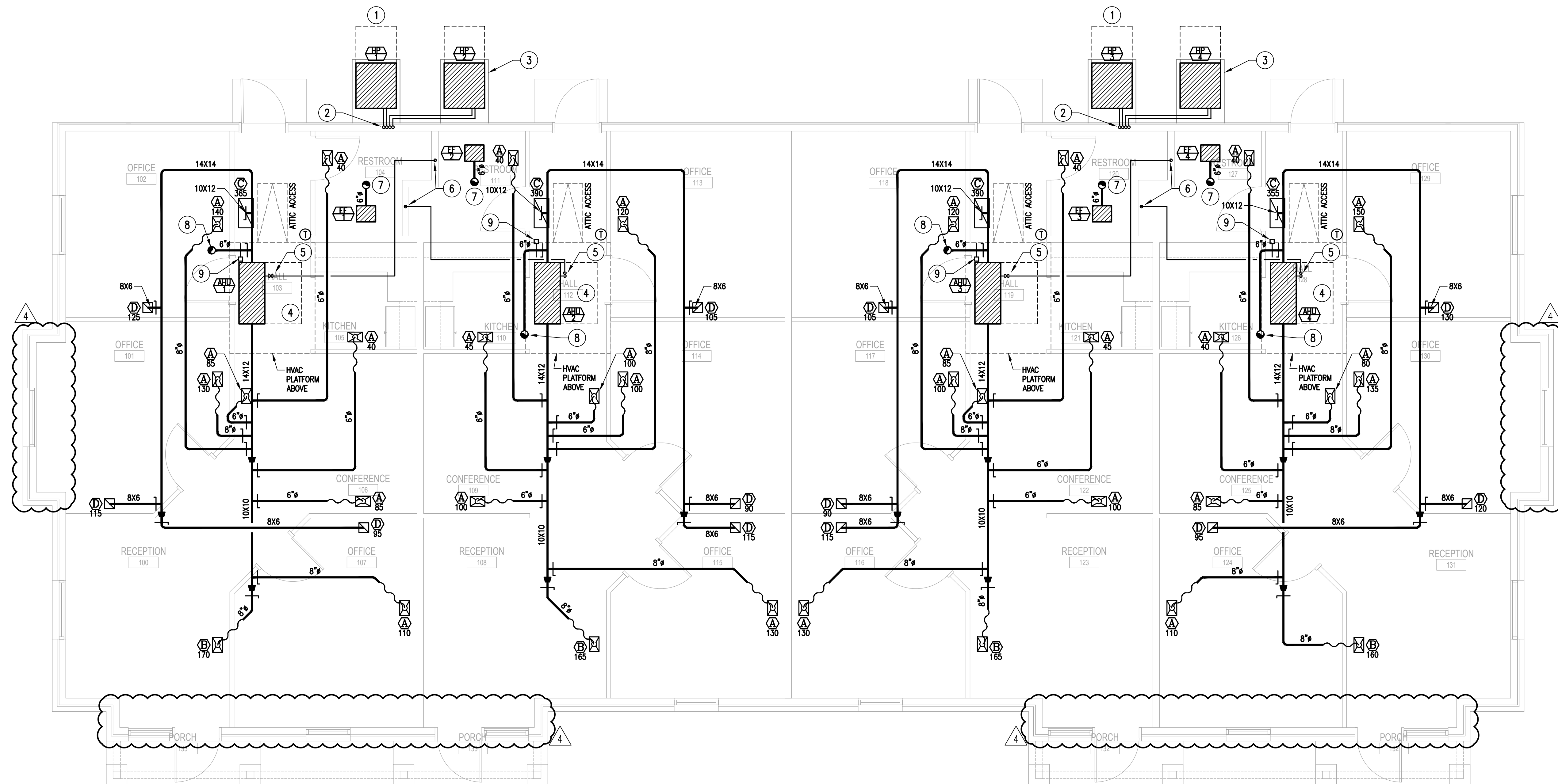


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P3.0

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**BUILDING 3
FLOOR PLAN - MECHANICAL**
SCALE: 1/4" = 1'-0"

ATTIC EQUIPMENT NOTE

CONTRACTOR TO REVIEW AND ADHERE TO ALL CODE REQUIREMENTS FOR EQUIPMENT INSTALLATION IN ATTIC SPACE INCLUDING, BUT NOT LIMITED TO THE FOLLOWING ITEMS BEFORE ORDER/INSTALL:

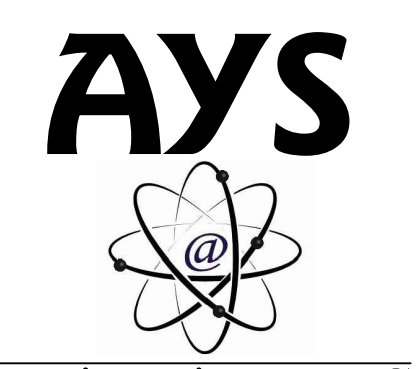
- ACCESS TO ATTIC EQUIPMENT SHALL BE PROVIDED THROUGH AN OPENING NOT LESS THAN THE LARGEST COMPONENT, AND NOT LESS THAN 22"x30".
- LENGTH OF THE PASSAGE WAY FROM ACCESS OPENING TO EQUIPMENT SHALL NOT EXCEED 20 FEET. WIDTH OF PASSAGE WAY SHALL BE A MINIMUM OF 24".
- A LEVEL WORKING PLATFORM NOT LESS THAN 30"x30" SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE EQUIPMENT.
- A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE EQUIPMENT. THE LIGHTING SWITCH FOR THE FIXTURE SHALL BE LOCATED AT THE PASSAGEWAY ENTRANCE.

GENERAL NOTES

- MECHANICAL CONTRACTOR TO COORDINATE WITH EXISTING SYSTEMS AND ALL OTHER TRADES PRIOR TO INSTALLING NEW SYSTEMS.
- THESE PLANS ARE DIAGRAMMATIC IN NATURE. CONTRACTORS SHALL INCLUDE APPROPRIATE ALLOWANCES FOR OFFSETS, TRANSITIONS, FITTINGS, ETC. AS REQUIRED TO ACCOMMODATE VERTICAL AND HORIZONTAL VARIATIONS IN THE LOCATIONS AND ELEVATIONS OF DUCTWORK, PIPING AND EXISTING AND/OR OTHER TRADES CONDITIONS.
- PENETRATIONS OF WALLS OR FLOORS FOR THE PASSAGE OF PIPING, DUCTWORK, OR OTHER EQUIPMENT SHALL BE PROPERLY SEALED AFTER INSTALLATION OF EQUIPMENT. FIELD VERIFY EXISTING WALL PENETRATIONS AND PROPERLY SEAL AS REQUIRED TO MAINTAIN WALL OR FLOOR RATING.
- PROVIDE CODE AND MANUFACTURER-REQUIRED ACCESS TO ALL CONCEALED EQUIPMENT. COORDINATE LOCATION OF ACCESS PANELS WITH ARCHITECT.
- PROVIDE RECTANGULAR TO ROUND DUCT TRANSITIONS AS REQUIRED.
- ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- MECHANICAL CONTRACTOR TO COORDINATE WITH LIGHTING LAYOUT ON ELECTRICAL AND ARCHITECTURAL PLANS.
- ALL SUPPLY TAPS TO DIFFUSERS SHALL INCLUDE VOLUME DAMPERS IN DUCTWORK UNLESS OTHERWISE NOTED.
- ALL DUCT SIZES SHALL BE FIELD VERIFIED AND COORDINATED WITH OTHER TRADES (EG ELECTRICIAN, FIRE PROTECTION, STRUCTURAL, ETC) PRIOR TO ANY FABRICATION OR INSTALLATION OF DUCTWORK. CONTRACTOR MAY ALTER SIZES TO EQUIVALENT SIZES AND DENOTE ON AS-BUILT PLANS.
- EXISTING SYSTEMS INFORMATION SHOWN IS TAKEN FROM EXISTING DRAWINGS AND/OR FIELD OBSERVATIONS. THESE ARE NOT INTENDED TO REPRESENT EXACT EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY PRIOR TO ANY WORK DONE OR EQUIPMENT ORDERED.

KEYED NOTES

- DASHED LINES REPRESENT SERVICE, ACCESS, AND MANUFACTURERS CLEARANCES. ELECTRICAL SERVICE CLEARANCE IS 30" PER NEC. CONTRACTOR TO CONFIRM AND MAINTAIN CLEARANCES WITH ACTUAL MANUFACTURER INTENDED FOR INSTALLATION PRIOR TO INSTALLING.
- ROUTE REFRIGERANT LINES FROM OUTDOOR CONDENSING UP IN EXTERIOR WALL TO ABOVE CEILING AND ROUTE TO MATCHING INDOOR UNIT. SEAL EXTERIOR WALL PENETRATION WATER AND AIR TIGHT.
- PROVIDE 4" CONCRETE PAD FOR CONDENSING UNITS. PAD TO EXTEND FROM BUILDING AND TO EXTEND BEYOND UNIT DIMENSIONS BY 3". CONTRACTOR TO COORDINATE WITH MANUFACTURER DIMENSIONS PRIOR TO POURING CONCRETE.
- DASHED LINES INDICATES 30" CLEARANCE FOR ACCESS AND MAINTENANCE. CONTRACTOR TO COORDINATE WITH ALL OTHER TRADES PRIOR TO INSTALL OR FABRICATION TO ENSURE AREA DENOTED IS CLEAR OF SYSTEMS AND CODE CLEARANCE IS MAINTAINED. IN ADDITION, CONTRACTOR TO MAINTAIN ANY OTHER MANUFACTURER RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
- ROUTE 3/4" CONDENSATE LINE FROM COOLING COIL OF EACH AIR HANDLING UNIT TO LOCATION SHOWN. PROVIDE P-TRAP DIRECTLY ADJACENT TO UNIT AND POSITION AS NOT TO OBSTRUCT REQUIRED ACCESS TO EQUIPMENT COMPONENTS.
- ROUTE 3/4" CONDENSATE DOWN IN WALL AND STUB OUT IN CONCEALED FASHION AND CONNECT TO LAVATORY TAILPIECE.
- PROVIDE ROOF CAP WITH INTEGRAL BACKDRAFT DAMPER AND BIRD SCREEN FOR EXHAUST. INSTALL A MINIMUM OF 10'-0" FROM ALL INTAKE VENTS.
- PROVIDE ROOF CAP WITH BIRD SCREEN FOR OUTSIDE AIR DUCT. INSTALL A MINIMUM OF 10'-0" FROM ALL EXHAUST VENTS.
- PROVIDE MOTORIZED VOLUME DAMPER (MVD) IN OUTSIDE AIR DUCT. MVD TO INTERLOCK WITH ASSOCIATED AIR HANDLER SUCH THAT MVD IS 100% OPEN WHEN FAN IS ENERGIZED AND MVD IS 100% CLOSED WHEN FAN IS DE-ENERGIZED.



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STRUCTURAL ENGINEER:

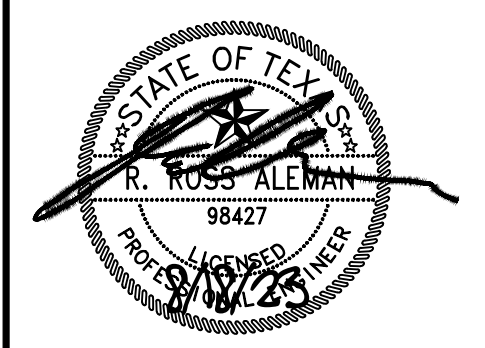
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201 N. HEATHERWILDE BLVD.
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PROJECT NO: 17003

REVISIONS:

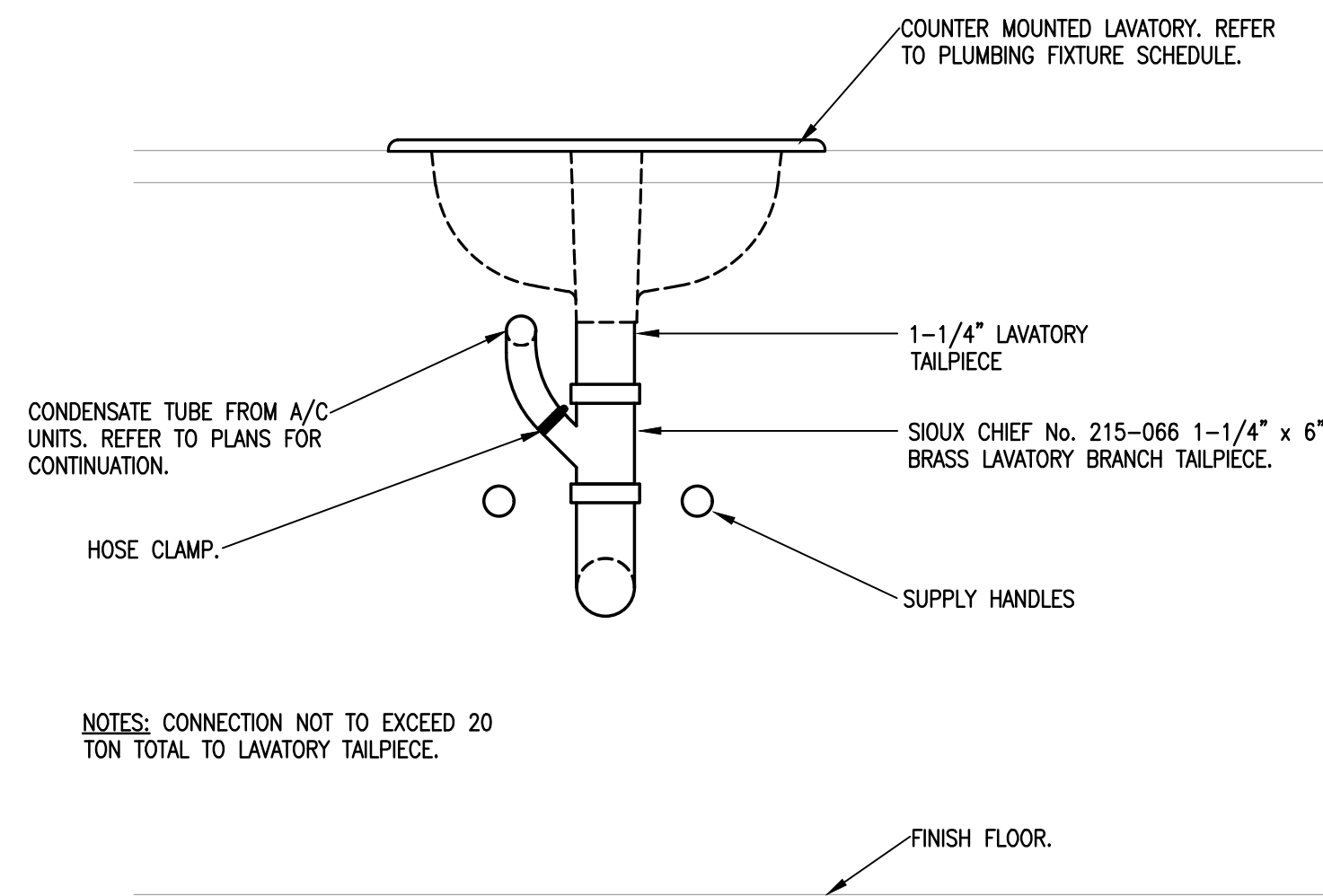
- 1 City Comments 4-21-2023
- 3 City Comments 5-9-2023
- 4 Site Development
- Revision 8-18-2023

DRAWN BY: MF
REVIEWED BY: PR

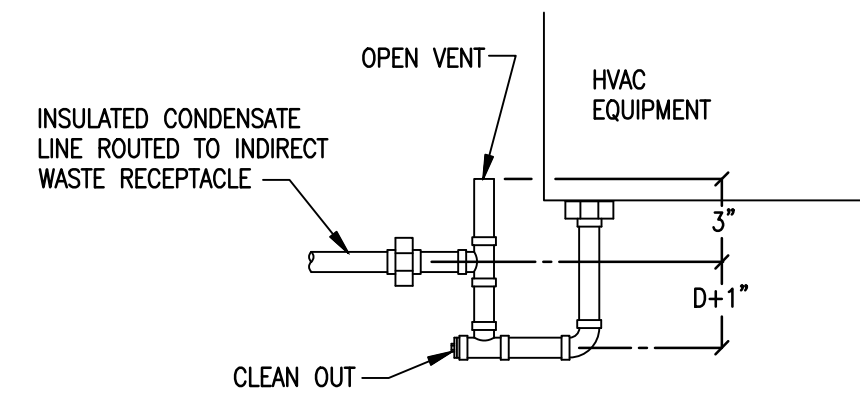
BUILDINGS 3 -
FLOOR PLAN -
MECHANICAL

M2.0

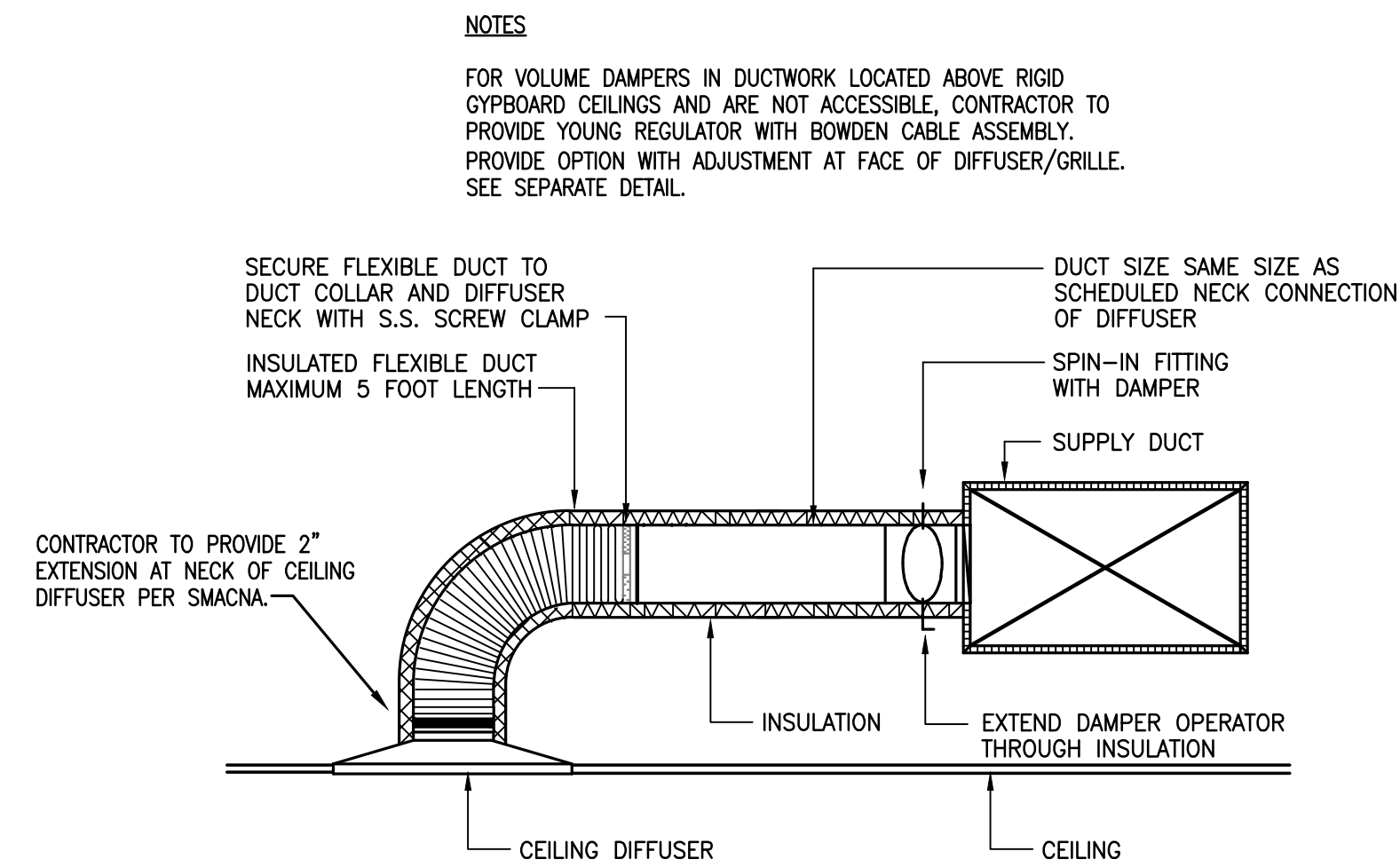
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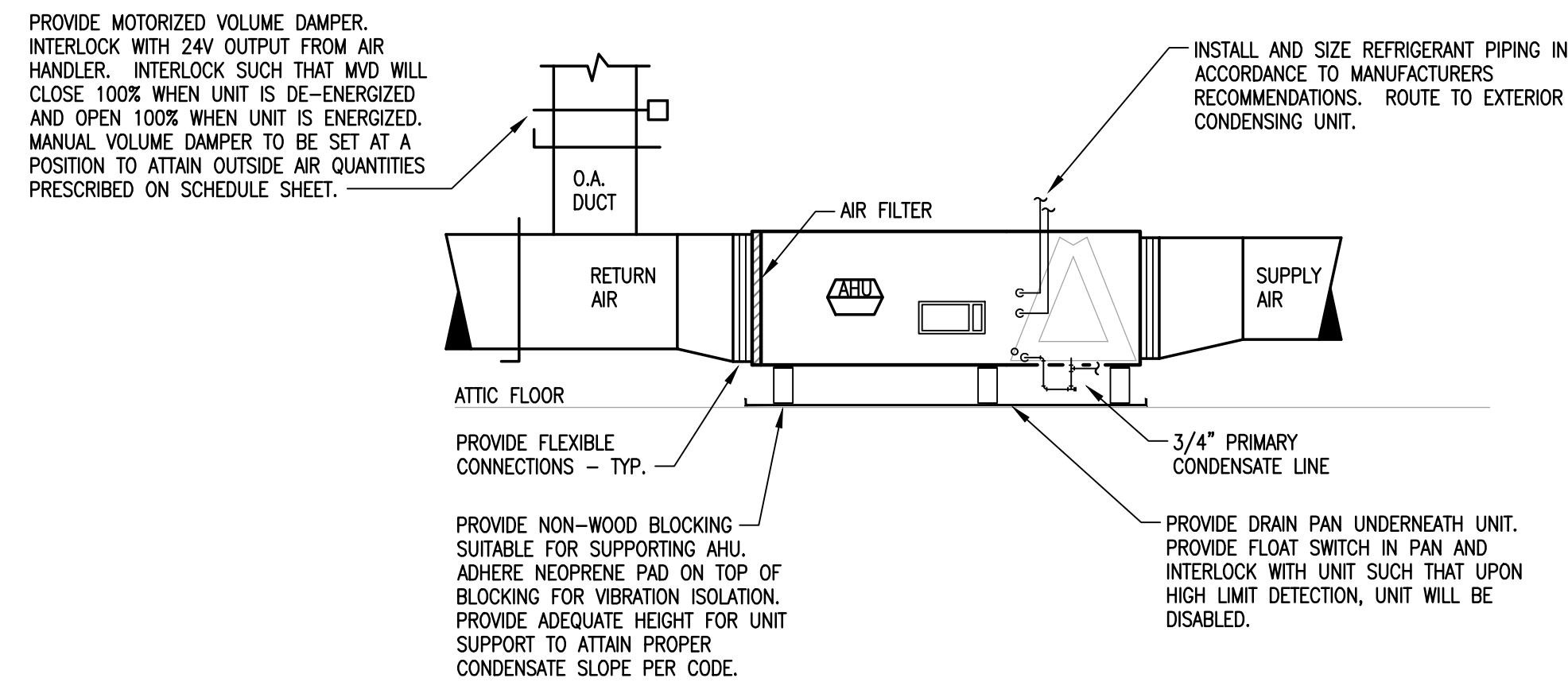
1 CONDENSATE CONNECTION DETAIL
SCALE: NOT TO SCALE



2 CONDENSATE TRAP DETAIL
SCALE: NOT TO SCALE



3 DIFFUSER CONNECTION DETAIL
SCALE: NOT TO SCALE



4 TYPICAL HORIZONTAL AHU DETAIL
SCALE: NOT TO SCALE

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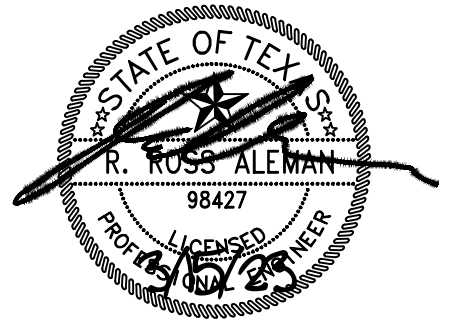
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201 N. HEATHERWILDE BLVD.
PFLUGERVILLE, TX 78660

PROJECT NO: 17003

REVISIONS:

DRAWN BY: MF
REVIEWED BY: PR

MECHANICAL DETAILS

M3.0

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D. DUCT SIZES SHOWN ARE AIRSTREAM DIMENSIONS.

SHEETMETAL – SUPPLY, RETURN, OUTSIDE AIR AND EXHAUST

A. DUCTWORK SHALL BE SHEET METAL CONSTRUCTED AND SEALED ACCORDING TO SMACNA STANDARDS FOR 2.5" W.C. POSITIVE AND NEGATIVE PRESSURE. FLEXIBLE DUCT MAY BE USED ONLY AS DETAILED ON THE DRAWINGS. REFER TO DUCTWORK LEGEND AND DUCT DETAILS ON DRAWINGS FOR DUCTWORK, FITTINGS, VANES, DAMPERS, ETC.

FLEXIBLE DUCTWORK

A. FLEXIBLE DUCT SHALL HAVE 1" THICK INSULATION WITH FOIL JACKET AND VAPOR BARRIER LINER. DUCT SHALL MEET CLASS I, UL-181, AND 25/50 FIRE RATING REQUIREMENTS.

B. USE OF FLEXIBLE DUCT IS LIMITED TO A MAXIMUM OF 5 FEET IN LENGTH AND ONLY IN AREAS DETAILED ON THE MECHANICAL DRAWINGS.

DUCTWORK ACCESSORIES

A. SPLITTERS: PROVIDE ADJUSTABLE, GALVANIZED SPLITTER DAMPERS PIVOTED AT THE DOWNSTREAM END WITH APPROPRIATE CONTROL DEVICE AT EACH SUPPLY DUCT SPLIT, IN ACCORDANCE WITH SMACNA DUCT MANUAL. PROVIDE A SPLITTER FOR EACH DUCT BRANCH TO TWO OR MORE OUTLETS.

B. EXTRACTORS: PROVIDE TITUS AC225 OR EQUAL EXTRACTORS WITH AN APPROPRIATE CONTROL DEVICE AT EACH RECTANGULAR ZONE OR BRANCH SUPPLY DUCT CONNECTION IN ACCORDANCE WITH SMACNA DUCT MANUAL.

C. VOLUME DAMPERS: PROVIDE OPPOSED BLADE VOLUME DAMPERS WITH AN APPROPRIATE CONTROL DEVICE IN EACH RETURN AIR, OUTSIDE AIR AND EXHAUST BRANCH DUCT, IN EXHAUST CONNECTIONS TO HOODS OR EQUIPMENT, IN EACH ZONE AT MULTIZONE UNIT DISCHARGE, AND WHERE OTHERWISE INDICATED, IN ACCORDANCE WITH SMACNA DUCT MANUAL. MANUAL BALANCING DAMPER TO BE 16-GAUGE GALVANIZED STEEL REINFORCED BLADES, 20-GAUGE FRAME, MANUAL HAND QUADRANT WITH STANDOFF FOR EXTERNALLY INSULATED DUCTWORK, SYNTHETIC SLEEVE. DAMPERS SUITABLE FOR SERVICE TO 4" W.C. FOR 12" WIDTH, 3" W.C. FOR 24" WIDTH, 2" W.C. FOR 36" WIDTH, 2" W.C. FOR 48" WIDTH AND RATED FOR 2000 FPM.

D. MANUAL LOW-LEAKAGE VOLUME DAMPERS SHALL BE ULTRA LOW-LEAKAGE DAMPER, RATED FOR 6 CFM PER S.F. AT 4" W.C. AND RATED FOR UP TO 4000 FPM AND UP TO 8" W.C. FRAME TO BE 16-GAUGE GALVANIZED, BLADES TO BE 14-GAUGE AIRFOIL. SEALS TO BE SILICONE-RUBBER FOR BLADES AND FLEXIBLE METAL COMPRESSION JAMB SEALS. BEARINGS TO BE SYNTHETIC TYPE. MAXIMUM BLADE HEIGHT IS 6". PROVIDE WITH MANUAL HAND QUADRANT WITH 1 1/2" STANDOFF.

DUCT SUPPORTS

A. HORIZONTAL DUCTS UP TO 40 INCH. SUPPORT HORIZONTAL DUCTS UP TO AND INCLUDING 40 INCHES IN THEIR GREATER DIMENSION BY MEANS OF NO. 22 U.S. GAGE BAND IRON HANGERS ATTACHED TO THE DUCTS BY MEANS OF SCREWS, RIVETS OR CLAMPS, AND FASTENED TO INSERTS WITH TOGGLE BOLTS, BEAM CLAMPS OR OTHER APPROVED MEANS. PLACE SUPPORTS ON AT LEAST 8'-0" CENTERS. USE CLAMPS TO FASTEN HANGERS TO REINFORCING ON SEALED DUCTS.

B. EXPOSED HORIZONTAL SPIRAL SUPPLY DUCTS. SUPPORT BY MEANS OF 1-INCH NO. 8 GAUGE STEEL BAND AROUND DUCT AT 6 FEET ON CENTER. BAND TO BE ATTACHED WITH ALL THREAD ROD AND CONNECTED TO BEAMS ABOVE WITH A BEAM-CLAMP. ALL DEVICES SIMILAR TO PRODUCTS BY SPIRAL MANUFACTURING, INC.

DUCTWORK INSULATION

	EXTERNAL WRAP	LINER
SUPPLY, RETURN, OUTSIDE AIR . . .	X (A)	

A. EXTERNAL DUCT WRAP SHALL BE 2" FOIL FACED EXTERNAL INSULATION (INSTALLED R VALUE = 6.0) SEAL ALL EXTERNAL WRAP INSULATION SEAMS VAPOR TIGHT WITH FOIL TAPE OR MASTIC.

BALANCING

A. QUALIFICATIONS: THE AIR BALANCING SHALL BE DONE BY AN INDEPENDENT AABC OR NEBB CERTIFIED FIRM AT THE COST OF THE GENERAL CONTRACTOR.

B. FLOW BALANCING OF ALL SYSTEMS PROVIDED SHALL BE INCLUDED UNDER THIS CONTRACT. BALANCE AIR FLOW AT ALL AIR DEVICES TO +/- 10% OF VALUE SHOWN ON DRAWINGS. PROVIDE WRITTEN BALANCE REPORT SHOWING INDIVIDUAL GRILLE FLOWS AND SYSTEM FAN PERFORMANCE FOR VOLTAGE, AMPERAGE DRAW AND EXTERNAL STATIC PRESSURE.

C. EXECUTION.

- PRIOR TO COMMENCING WITH THE BALANCING WORK THE BALANCING SUBCONTRACTOR SHALL INSPECT THE DUCTWORK INSTALLATION TO DETERMINE IF ALL REQUIRED BALANCING DAMPERS AND ACCESS DOORS/PANELS HAVE BEEN INSTALLED. DO NOT USE OUTLET OBD FOR BALANCING.
- BALANCE ALL FANS TO WITHIN +10%/-5% OF DESIGN. REPLACE FAN DRIVE IF REQUIRED TO OBTAIN THE DESIGN CAPACITY. BALANCE OUTLETS AS FOLLOWS: SMALL AREAS WITH 1 OR 2 OUTLETS: +/-5% OF DESIGN LARGE AREAS WITH 3 OR MORE OUTLETS: +/-10% OF DESIGN. REPORT IN WRITING ALL DEFICIENCIES AND PROBLEMS DISCOVERED TO THE FOLLOWING PRIOR TO COMPLETING THE BALANCING WORK.

- ENGINEER
- GENERAL CONTRACTOR
- THE HVAC SUBCONTRACTOR

D. THIS REPORT SHOULD INCLUDE THE "CAUSE" AND "SUGGESTED SOLUTION", IF KNOWN. THE AIR CONDITIONING UNITS SHALL BE BALANCED IN THE MINIMUM OUTSIDE AIR MODE. THE OUTSIDE AIR DAMPER "% MINIMUM OPEN POSITION" AND THE "METHOD" USED SHALL BE INCLUDED IN THE BALANCING REPORT.

PIPING

A. CONDENSATE DRAINAGE PIPING SHALL BE TYPE "M" WITH WROUGHT FITTINGS JOINED WITH SOLDER. PVC MAY BE USED (EXCEPT IN RETURN AIR PLENUMS) WHERE LOCAL CODES PERMIT.

B. REFRIGERANT PIPING:

- INSTALL AND SIZE REFRIGERANT PIPING PER MANUFACTURERS RECOMMENDATIONS.
- REFRIGERANT PIPING SHALL BE COPPER TYPE "L" PIPING WITH WROUGHT COPPER FITTINGS AND BRAZED JOINTS ABOVE GROUND AND WITHIN BUILDING. USE TYPE "K", ANNEALED TEMPERED COPPER TUBING FOR 2" OR SMALLER WITHOUT JOINTS BELOW GROUND AND WITHIN SLABS.
- INSULATE REFRIGERANT SUCTION LINES BETWEEN EVAPORATOR AND COMPRESSOR WITH 1.5" FLEXIBLE UNICELLULAR, ASTM C 534, TYPE 1.

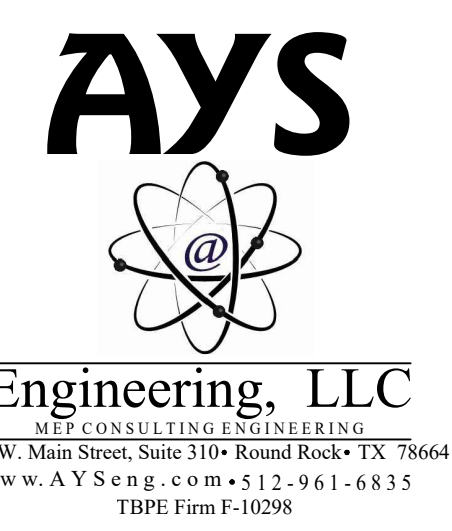
AIR DEVICES

A. PROVIDE AIR DEVICES AS MANUFACTURED BY: PRICE, TITUS, METALAIR OR EQUAL.

B. DIFFUSERS, REGISTERS AND GRILLES SHALL BE AS SCHEDULED OR NOTED AND ALL SHALL BE PROVIDED WITH FRAMES COMPATIBLE WITH EACH CEILING TYPE. CONTRACTOR SHALL COORDINATE ALL DIFFUSER LOCATIONS AND FRAME TYPES WITH FINAL APPROVED REFLECTED CEILING PLAN FOR LIGHT FIXTURE AND ALL OTHER CEILING MOUNTED DEVICE LOCATIONS.

NAMEPLATE

A. PROVIDE ENGRAVED NAMEPLATE ATTACHED WITH SCREWS FOR ALL MAJOR EQUIPMENT PROVIDED. USE NOMENCLATURE FROM EQUIPMENT SCHEDULES.



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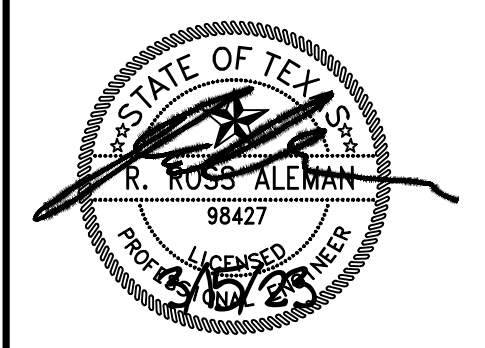
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DATE: MAR 15, 2023

CONSTRUCTION DOCUMENTS
HEATHERWILDE OFFICE CONDOS BLDG 3

201 N. HEATHERWILDE BLVD.
PFLUGERVILLE, TX 78660

PROJECT NO: 17003

REVISIONS:

DRAWN BY: MF
REVIEWED BY: PR

MECHANICAL SPECIFICATIONS

M4.1

ELECTRICAL LEGEND

NOTE: ALL SYMBOLS SHOWN ON LEGEND ARE NOT NECESSARILY USED.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	1X4 LINEAR FIXTURE W/ DESIGNATION	ABBREVIATIONS	
	2X2 LINEAR FIXTURE W/ DESIGNATION	AFc	ABOVE FINISHED CEILING
	2X4 LINEAR FIXTURE W/ DESIGNATION	AFf	ABOVE FINISHED FLOOR
	NIGHT LIGHT FIXTURE	AFg	ABOVE FINISHED GRADE
	LINEAR STRIP OR 6" FIXTURE W/ DESIGNATION	AHJ	AUTHORITY HAVING JURISDICTION
	RECESSED DOWNLIGHT FIXTURE W/ DESIGNATION	AL	ALUMINUM
	SURFACE OR PENDANT DOWNLIGHT FIXTURE W/ DESIGNATION	C	CONDUIT
	WALL WASH FIXTURE W/ DESIGNATION, DIRECTION INDICATED BY TRIANGLE	CKT	CIRCUIT
	WALL MOUNT LINEAR FIXTURE W/ DESIGNATION	CLG	CEILING
	WALL MOUNT FIXTURE W/ DESIGNATION	CT	CURRENT TRANSFORMER
	SPOTLIGHT	EOMH	ELECTRICALLY OPERATED, MECHANICALLY HELD
	CEILING OR WALL MOUNT EXIT SIGN (INSTALL FACE AS INDICATED BY ARROWS)	EM	EMERGENCY
	EMERGENCY BATTERY FIXTURE	EWc	ELECTRIC WATER COOLER
	CEILING FAN	(E)	EXISTING
	20A SIMPLEX RECEPTACLE AT 18" U.N.O.	ETR	EXISTING TO REMAIN
	20A DUPLEX RECEPTACLE AT 18" U.N.O.	ER	EXISTING RELOCATED
	GFCI RECEPTACLE AT 18" U.N.O. (DUPLEX / SIMPLEX)	F/A	FIRE ALARM
	20A QUADRUPLX RECEPTACLE AT 18" U.N.O.	F/S	FIRE/SMOKE DAMPER
	20A DUPLEX RECEPTACLE 8" ABOVE COUNTER U.N.O.	G OR GND	GROUND
	20A DUPLEX RECEPTACLE SPECIAL MOUNT (FLOOR, CLG)	GEC	GROUNDING ELECTRODE CONDUCTOR
	20A ISOLATED GROUND RECEPTACLE	GF	GROUND FAULT CIRCUIT INTERRUPTER
	20A WEATHER-RESISTANT GFCI RECEPTACLE WITH WEATHERPROOF "EXTRA DUTY WHILE IN USE" COVER	IG	ISOLATED GROUND
	DEDICATED DUPLEX RECEPTACLE WITH AMP RATING NOTED	MFR	MANUFACTURER
	20A DUPLEX RECEPTACLE WITH TOP RECEPTACLE CONTROLLED VIA AUTO-ON/OFF OCCUPANCY SENSOR	N1, N3R, N...	NEMA 1, NEMA 3R, NEMA RATING (AS NOTED)
	20A COMBINATION DUAL USB AND DUPLEX RECEPTACLE	NIES	NOT IN ELECTRICAL SECTION
	GFCI BLANK FACE RESET BUTTON	NL	NIGHT LIGHT
	SPECIAL RECEPTACLE AS NOTED	NTS	NOT TO SCALE
	COMBINATION TELEPHONE/DATA (TELE-DATA) OUTLET (18" ON WALL, 8" ABOVE COUNTER, FLOOR)	OH	OVERHEAD
	TELEPHONE OUTLET, DATA OUTLET	SDE	SERVICE DISTRIBUTION ENCLOSURE
	TELEVISION/CABLE OUTLET, CARD READER OUTLET	SPD	SURGE PROTECTIVE DEVICE
	J-BOX (CEILING/WALL, FLOOR)	TT	TELEPHONE TERMINAL
	SECURITY CAMERA	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
	CONDUIT RUN EXPOSED OR CONCEALED	UG	UNDERGROUND
	CONDUIT RUN BELOW FLOOR OR GRADE	UNO	UNLESS NOTED OTHERWISE
	ITEM TO BE REMOVED	WP	WEATHER PROOF
	SWITCHLEG	WR	WEATHER RESISTANT
	CIRCUIT HOMERUN, #12, THWN/THHN & QTY AS REQ'D, W/ GND, 3/4"C., U.N.O.	XFMR	TRANSFORMER
	CIRCUIT HOMERUN CONTAINING 3 HOTS, NEUTRAL, & GROUND	XP	EXPLOSION PROOF
	CONDUIT STUB-UP - CAP & MARK	+18"	MOUNTING HEIGHT TO CENTERLINE OF DEVICE AFF OR AFG
	GROUND	#	SIZE OF WIRE (EX. #3/0 IS SIZE 3/0 AWG WIRE)
	BUILDING STEEL GROUND		
	COLD WATER GROUND		
	CONCRETE ENCASED ELECTRODE GROUND		
FIRE ALARM SYSTEM			
	PANELBOARD OR LOAD CENTER	[FACP]	FIRE ALARM CONTROL PANEL
	TRANSFORMER	[ANNUN]	FIRE ALARM ANNUNCIATOR PANEL
	DISCONNECT SWITCH (NON-FUSED UNLESS NOTED OTHERWISE WITH FUSE SIZE - AF - IN DISCONNECT SWITCH CALLOUT)	[]	MANUAL PULL STATION DOUBLE ACTION
	MAGNETIC MOTOR STARTER	[MMS]	GENERAL ALARM COMBINATION HORN/STROBE (AUDIO/VISUAL) (WALL, CLG)
	COMBINATION DISCONNECT AND STARTER	[VI] [IV]	FIRE ALARM STROBE (VISUAL DEVICE) (WALL, CLG)
	MOTOR	[S] [S-I]	SPEAKER - CEILING MOUNTED, WALL MOUNTED
	EQUIPMENT CONNECTION	[]	SMOKE/IONIZATION DETECTOR
	OCCUPANCY SENSOR (CEILING, WALL) - RATING/COVERAGE, IF SHOWN, IS IN 100'S OF SQ. FT.	[H]	HEAT DETECTOR
	PHOTOELECTRIC CELL	[D]	DUCT DETECTOR
	LIGHTING CONTACTOR	[FS]	SPRINKLER SYSTEM FLOW SWITCH
	TIMECLOCK	[TS]	SPRINKLER SYSTEM TAMPER SWITCH
	LIGHTING CONTROL PANEL	[RTS]	REMOTE TEST SWITCH
	LIGHT SWITCH AT 48" UNLESS NOTED	[]	ELECTRIC DOOR HOLDER
SUBSCRIPTS			
3	3-WAY SWITCH		
4	4-WAY SWITCH		
0	OCCUPANCY SENSOR SWITCH (AUTO OFF, AUTO ON)		
D	DIMMER SWITCH		
K	KEY-OPERATED SWITCH		
T	TIMER SWITCH		

P	SWITCH WITH PILOT LIGHT		
M	MOTOR RATED SWITCH		
V	VACANCY SWITCH (AUTO OFF, MANUAL ON)		
a	LOWER CASE LETTER AT FIXTURES AND SWITCHES (a, b, etc.) INDICATES SWITCHING CONTROL.		

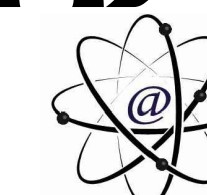
GENERAL ELECTRICAL NOTES:

- DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS ON ARCHITECTURAL DRAWINGS AND IN FIELD PRIOR TO COMMENCEMENT OF WORK.
- BEFORE BEGINNING EXCAVATIONS OF ANY NATURE WHATSOEVER, CONTRACTOR SHALL LOCATE ALL SERVICES AND UTILITIES OCCURRING WITHIN THE BOUNDS OF THE PROJECT. THE CONTRACTOR SHALL THEN PROCEED WITH CAUTION IN HIS WORK SO THAT NO UTILITY OR LINE SERVING AREAS THAT ARE TO REMAIN BE DAMAGED WITH A RESULTANT LOSS OF SERVICE. VERIFY THE SOURCE AND SERVICE OF EACH AND EVERY LINE ENCOUNTERED AND RECORD SERVICE, SIZE AND LOCATION ON RECORD DRAWINGS.
- COORDINATE EACH AND EVERY INTERRUPTION OF SERVICES AND UTILITIES WITH THE OWNER AND UTILITY COMPANIES TO ENSURE MINIMUM SHUT-DOWN TIMES ARE ACCEPTABLE.
- VERIFY EXACT LOCATION OF EQUIPMENT TO BE FURNISHED BY OTHERS PRIOR TO ROUGH-IN.
- IT IS THE INTENT OF THESE DRAWINGS TO CALL FOR FINISHED WORK, I.E., FULLY ADJUSTED, TESTED, AND READY FOR OPERATION. WHERE THE WORD "PROVIDE" IS USED, IT SHALL MEAN, "FURNISH AND INSTALL COMPLETE AND READY FOR USE".
- FOR EACH EQUIPMENT CONNECTION SHOWN, PROVIDE THE DEVICE, OUTLET, DISCONNECT SWITCH, OR JUNCTION BOX REQUIRED TO CONNECT THE EQUIPMENT.
- WHERE 120 VOLT BRANCH CIRCUITS EXCEED 57', PROVIDE MINIMUM #10 AWG CONDUCTORS FROM PANEL TO FIRST DEVICE, FIXTURE, ETC. REF. VOLTAGE DROP TABLE ON THIS SHEET FOR ADDITIONAL VOLTAGE DROP CONDITIONS.
- NO SINGLE CONDUIT SHALL CONTAIN MORE THAN 6 CURRENT CARRYING CONDUCTORS, UNLESS NOTED OTHERWISE AND PROPERLY DERATED. HOMERUN CONDUIT SHALL NOT BE LESS THAN 3/4".
- ALL WIRING SHALL BE IN CONDUIT. ALL CONDUIT SHALL BE 1/2" EMT MINIMUM WITH STEEL TYPE FITTINGS. 1/2" STEEL FLEXIBLE METAL CONDUIT WILL BE ALLOWED IN MAXIMUM LENGTHS OF 6'. 3/8" AND/OR NON-METALLIC FLEXIBLE CONDUIT SHALL NOT BE USED. MC-TYPE CABLE MAY BE USED FOR INTERIOR BRANCH CIRCUIT WIRING IF ALLOWED BY THE AUTHORITY HAVING JURISDICTION. UNDERGROUND CONDUIT SHALL BE RIGID GALVANIZED STEEL (RGS) OR SCHEDULE 40 PVC WITH RGS ELLS AND RGS CONDUIT/FITTINGS WHEN EMERGING FROM GRADE, UNLESS NOTED OTHERWISE. PROVIDE CODE-SIZED GREEN GROUNDING CONDUCTOR IN ALL CONDUIT. INCREASE CONDUIT SIZE AS REQUIRED. ALL WIRING SHALL BE #12 AWG MINIMUM COPPER CONDUCTORS.
- UNLESS OTHERWISE NOTED, CONDUIT SHALL BE CONCEALED, IF POSSIBLE, AND INSTALLED SQUARE TO BUILDING LINES.
- ALL EMPTY RACEWAY SYSTEMS SHALL HAVE A #12 PULLWIRE OR EQUAL, AND SHALL BE IDENTIFIED AT ALL JUNCTION, PULL AND TERMINATION POINTS, USING PERMANENT METALLIC TAGS. TAG SHALL INDICATE INTENDED USE OF CONDUIT ORIGINATOR, AND TERMINATION POINTS OF EACH INDIVIDUAL CONDUIT.
- RECESSED LIGHT FIXTURES INSTALLED IN GYPSUM BOARD OR PLASTER CEILINGS SHALL HAVE PLASTER FRAMES INSTALLED PRIOR TO CEILING MATERIAL.
- WHERE FIXTURES CONTAINING BATTERY PACKS ARE SWITCHED (BY TOGGLE SWITCH, OCCUPANCY SENSOR, TIMECLOCK/LIGHTING CONTROL PANEL, ETC.), SUPPLY TO BATTERY PACKS SHALL BE UNSWITCHED. EXIT LIGHTS SHOWN ON A SWITCHED CIRCUIT SHALL BE POWERED BY AN UNSWITCHED LINE ON THAT CIRCUIT.
- LIGHT SWITCHES SHOWN IN ROOM CONTROL ALL LIGHTS IN THAT ROOM UNLESS NOTED OTHERWISE. WALL SWITCHES SHOWN IN ROOMS WITH CEILING OCCUPANCY SENSOR SWITCHES SHALL OVERRIDE OCCUPANCY SENSOR CONTROL.
- REVIEW ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, PLUMBING, AND OTHER DRAWINGS PRIOR TO BID.
- INSTALL ALL MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATIONS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION PRIOR TO INSTALLATION.
- WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER TO THE SATISFACTION OF THE ARCHITECT.
- JUNCTION AND PULL BOXES OF APPROPRIATE DIMENSIONS FOR CONDUITS AND CONDUCTORS NOTED SHALL BE INSTALLED WHERE SHOWN ON THE DRAWINGS AND IN ADDITION WHERE NECESSARY OR CONVENIENT FOR INSTALLING AND PULLING WIRE.
- SPLICES IN EXTERIOR PULLBOXES SHALL BE MADE WATERPROOF USING "SCOTCHCAST" SPLICE KIT OR APPROVED EQUAL. SEAL ENDS OF CONDUITS AND DUCTS WITH "DUCTSEAL" OR APPROVED EQUAL.
- PROTECT ALL RECEPTACLES SHOWN AS GFCI-PROTECTED IN LOCATIONS THAT ARE NOT "READILY ACCESSIBLE" (PER THE NEC) WITH GFCI-TYPE CIRCUIT BREAKERS OR REMOTE, BLANK-FACE GFCI DEVICE IN LIEU OF GFCI-TYPE RECEPTACLE.
- PROVIDE A PERMANENTLY AFFIXED LABEL TO EACH INDIVIDUAL RECEPTACLE FACE/COVER PLATE, DISCONNECTING MEANS, SWITCH COVER, ETC., INDICATING THE PANEL AND THE CIRCUIT SERVING THE DEVICE. TYPICAL FOR ALL EQUIPMENT, RECEPTACLES, LIGHTING SWITCHES, AND DISCONNECTS.

VOLTAGE DROP TABLE (20A CIRCUITS ONLY, Cu CONDUCTORS, 3% VD)		
	240V, 1Ø	120V, 1Ø
#12 AWG	0 - 114 FT.	0 - 57 FT.
#10 AWG	115 - 181 FT.	58 - 91 FT.
#8 AWG	182 - 289 FT.	92 - 145 FT.
#6 AWG	290 - 458 FT.	146 - 229 FT.
#4 AWG	459 - 731 FT.	230 - 365 FT.

(VERIFY MINIMUM VOLTAGE DROP AND CONDUIT SIZE, PER N.E.C.)

AYS



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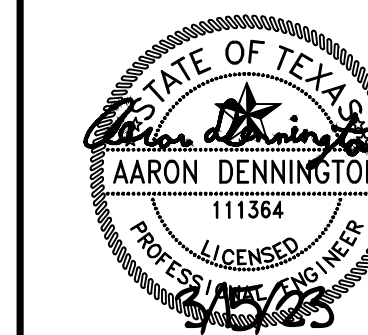
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CONSTRUCTION DOCUMENTS
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PROJECT NO: 17003

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 REVIEWED BY: AD

ELECTRICAL LEGEND AND NOTES

E1.0

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LIGHTING FIXTURE SCHEDULE							
TYPE	MANUFACTURER	CATALOG NUMBER	MOUNTING	LAMPS	VOLTS	DESCRIPTION	LOCATION
				TYPE			
AE	LITHONIA	#DSXW1-10C-350-40K-T3M-MVOLT-PE-EZOWC-VERIFY FINISH	SURFACE	13.4 WATT LED	120	WALL MOUNTED WITH AN EMERGENCY BACK-UP BATTERY AND A BUTTON CELL PHOTOCELL CONTROL.	EXTERIOR, SEE PLANS.
B	KICHLER	#11146INLED-24"	SURFACE	19 WATT LED	120	BATHROOM VANITY SCONCE.	INTERIOR, SEE PLANS.
C	KICHLER	#10784INLED-24"	SURFACE	28.5 WATT LED	120	SURFACE LED FIXTURE.	INTERIOR, SEE PLANS.
DE	LITHONIA	#WL4-30L-MVOLT-EZ1-LP840-EL41L	SURFACE	28.2 WATT LED	MVOLT	4FT LINEAR LED FIXTURE WITH AN EMERGENCY BACK-UP BATTERY.	ATTIC, SEE PLANS.
E	LITHONIA	#ELMRE-LP220L-T	SURFACE	LED INCLUDED	MVOLT	SELF-CONTAINED EMERGENCY LIGHTING UNIT WITH DUAL HEADS.	INTERIOR, SEE PLANS.
F	PROGRESS LIGHTING	#EDGEFIELD P250016-009	STEM	18 WATT LED LIGHT KIT	120	LOW PROFILE CEILING FAN WITH #P2659-20-LED LIGHT KIT.	INTERIOR, SEE PLANS.
X	LITHONIA	#LQHM-LED-R-HO-SD	SURFACE	LED INCLUDED	MVOLT	SINGLE FACE LED EXIT SIGN WITH EMERGENCY BACK-UP BATTERY.	INTERIOR, SEE PLANS.

NOTES:

- ANY LIGHTING MANUFACTURER(S) SUBSTITUTED NOT AS SPECIFIED IN THE LIGHT FIXTURE SCHEDULE DOES NOT GUARANTEE APPROVAL. SUBSTITUTIONS MUST MEET THE QUALIFICATIONS OF THE IECC (INTERNATIONAL ENERGY CONSERVATION CODE) AND MUST BE SUBMITTED TO AYS ENGINEERING AND PLACE DESIGNERS FOR CONSIDERATION OF APPROVAL. APPROVAL WILL BE DETERMINED BY WRITTEN REQUESTS SUBMITTED TO THE ENGINEER OF RECORD AND PRIOR TO REVIEW OF SHOP DRAWINGS TO DETERMINE IF THE SUBSTITUTED FIXTURE MEETS OR EXCEEDS THE DESIGN STANDARDS AND PERFORMANCE REQUIRED OF THE ACTUAL FIXTURE SPECIFIED IN THE LIGHT FIXTURE SCHEDULE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT A PASSING IECC COMCHECK ALONG WITH ANY SUBSTITUTION LIGHT FIXTURE PACKAGE. SHOP DRAWING DELAYS AS A RESULT OF INAPPROPRIATE SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND AT NO ADDITIONAL COST TO THE OWNER.
- ALL COLORS SPECIFIED FOR FIXTURES SHALL BE COORDINATED WITH ARCHITECT/OWNER PRIOR TO PURCHASING.
- COORDINATE AND CONFIRM ALL MOUNTING HEIGHTS AND LOCATIONS WITH THE ARCHITECT/OWNER PRIOR TO CONSTRUCTION.
- COLOR TEMPERATURE IN DEGREES OF KELVIN SHALL BE CONFIRMED WITH ARCHITECT/OWNER PRIOR TO PURCHASING.
- ALL LIGHTING SYSTEMS TO BE TESTED AND PROGRAMMED/CALIBRATED TO ENSURE WORKING PROPERLY.

LIGHTING CONTROLS LEGEND			
SYMBOL	SENSOR-SWITCH-POWER PACK INFORMATION (SEE IECC C405.2.1.1.3, C405.2.2.1 & C405.2.1.1.2)	SEQUENCE OF OPERATION	MOUNTING HEIGHT
SO	OCCUPANCY - AUTO "ON/OFF" TIMEOUT - 20 MINUTES WALL MOUNTED DIGITAL SWITCH WITH DUAL TECHNOLOGY AND 180° DETECTION.	1. AUTO SWITCH "ON" DRIVERS IN ALL FIXTURES TO 100% AFTER OCCUPANT ENTERS SPACE. 2. TURN OFF ALL FIXTURES WHEN TIMEOUT EXPIRES AFTER OCCUPANT LEAVES SPACE.	MOUNT TO CENTER OF JUNCTION BOX AT +48" A.F.F UNLESS NOTED OTHERWISE.
SV	VACANCY - MANUAL "ON" AUTO "OFF" TIMEOUT - 20 MINUTES WALL MOUNTED DIGITAL SWITCH WITH DUAL TECHNOLOGY AND 180° DETECTION.	1. MANUAL SWITCH "ON" DRIVERS IN ALL FIXTURES TO 100% BY OCCUPANT ENTERING SPACE. 2. TURN OFF ALL FIXTURES WHEN TIMEOUT EXPIRES AFTER OCCUPANT LEAVES SPACE.	MOUNT TO CENTER OF JUNCTION BOX AT +48" A.F.F UNLESS NOTED OTHERWISE.
SVM	VACANCY - MANUAL "ON" AUTO "OFF" TIMEOUT - 20 MINUTES 5-BUTTON SWITCH WITH RAISE/LOWER 0-10V DIMMING, 100%, 50%, OFF WALL MOUNTED DIGITAL SWITCH WITH DUAL TECHNOLOGY AND 180° DETECTION.	1. MANUAL SWITCH "ON" DRIVERS IN ALL FIXTURES TO 100% BY OCCUPANT ENTERING SPACE. 2. TURN OFF ALL FIXTURES WHEN TIMEOUT EXPIRES AFTER OCCUPANT LEAVES SPACE.	MOUNT TO CENTER OF JUNCTION BOX AT +48" A.F.F UNLESS NOTED OTHERWISE.
SOM	OCCUPANCY - AUTO "ON" AUTO "OFF" TIMEOUT - 20 MINUTES 5-BUTTON SWITCH WITH RAISE/LOWER 0-10V DIMMING, 100%, 50%, OFF, AUTO "ON" @50% WALL MOUNTED DIGITAL SWITCH WITH DUAL TECHNOLOGY AND 180° DETECTION.	1. AUTO SWITCH "ON" DRIVERS TO 100% IN ALL FIXTURES BY OCCUPANT ENTERING SPACE. 2. TURN OFF ALL FIXTURES WHEN TIMEOUT EXPIRES AFTER OCCUPANT LEAVES SPACE.	MOUNT TO CENTER OF JUNCTION BOX AT +48" A.F.F UNLESS NOTED OTHERWISE.
SSI	OCCUPANCY - "ON/OFF" TIMEOUT - 20 MINUTES 2-BUTTON WALL MOUNTED DIGITAL SWITCH.	1. AUTO SWITCH "ON" DRIVERS IN ALL FIXTURES TO 100% AFTER OCCUPANT ENTERS SPACE. 2. TURN OFF ALL FIXTURES WHEN TIMEOUT EXPIRES AFTER OCCUPANT LEAVES SPACE.	MOUNT TO CENTER OF JUNCTION BOX AT +48" A.F.F UNLESS NOTED OTHERWISE.
SRL	3-BUTTON WALL MOUNTED DIGITAL SWITCH WITH ON/OFF AND RAISE/LOWER 0-10V DIMMING. COORDINATE DIMMER SWITCH TYPE WITH LIGHT FIXTURE DIMMING CAPABILITY.	1. DIMS SPECIFIED FIXTURES PER SWITCH GROUP, SEE PLANS.	MOUNT TO CENTER OF JUNCTION BOX AT +48" A.F.F UNLESS NOTED OTHERWISE.
⓪ _S	OCCUPANCY - AUTO "ON/OFF" TIMEOUT - 20 MINUTES. CEILING MOUNTED, STANDARD RANGE, DUAL TECHNOLOGY WITH 360° DETECTION, 1500 SQUARE FEET OR LESS.	1. SENSOR TO ACTIVATE POWER PACK WITHIN THE OCCUPIED SPACE, SEE PLANS FOR POWER PACK TYPE.	MOUNT VISIBLE IN CEILING.
⓪ _{EX}	OCCUPANCY - AUTO "ON/OFF" TIMEOUT - 20 MINUTES. CEILING MOUNTED, EXTENDED RANGE, DUAL TECHNOLOGY WITH 360° DETECTION, 2000 SQUARE FEET OR MORE.	1. SENSOR TO ACTIVATE POWER PACK WITHIN THE OCCUPIED SPACE, SEE PLANS FOR POWER PACK TYPE.	MOUNT VISIBLE IN CEILING.
⓪ _S	VACANCY - MANUAL "ON" AUTO "OFF" TIMEOUT - 20 MINUTES. CEILING MOUNTED, STANDARD RANGE, DUAL TECHNOLOGY WITH 360° DETECTION, 1500 SQUARE FEET OR LESS.	1. SENSOR TO ACTIVATE POWER PACK WITHIN THE OCCUPIED SPACE, SEE PLANS FOR POWER PACK TYPE.	MOUNT VISIBLE IN CEILING.
⓪ _{EX}	VACANCY - MANUAL "ON" AUTO "OFF" TIMEOUT - 20 MINUTES. CEILING MOUNTED, EXTENDED RANGE, DUAL TECHNOLOGY WITH 360° DETECTION, 2000 SQUARE FEET OR MORE.	1. SENSOR TO ACTIVATE POWER PACK WITHIN THE OCCUPIED SPACE, SEE PLANS FOR POWER PACK TYPE.	MOUNT VISIBLE IN CEILING.
PO	POWER PACK WITH AUTO "ON". CLASS 2 LOW VOLTAGE WIRING. OCCUPANCY MODE - AUTO "ON/OFF"		ABOVE CEILING IN AN ACCESSIBLE AREA.
PV	POWER PACK WITH MANUAL "ON". CLASS 2 LOW VOLTAGE WIRING. VACANCY MODE - MANUAL "ON" AUTO "OFF"		ABOVE CEILING IN AN ACCESSIBLE AREA.

NOTES:

- DISREGARD ANY SYMBOLS THAT ARE NOT USED ON PLANS.
- APPROVED LIGHTING CONTROLS BY: COOPER GREENGATE, ACUTY LIGHT, HUBBELL, AND LEGRAND WATT STOPPER. FOR AN APPROVED EQUAL, THE CONTRACTOR SHALL SUBMIT TO AYS ENGINEERING PRODUCT DATA ON AN EQUALLY PERFORMING DIGITAL LIGHTING CONTROL SYSTEM AND PROVIDE A LAYOUT DEMONSTRATING DESIGN CONFORMANCE FOR REVIEW AND APPROVAL.



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laurenanderson@pape-dawson.com

STRUCTURAL ENGINEER:

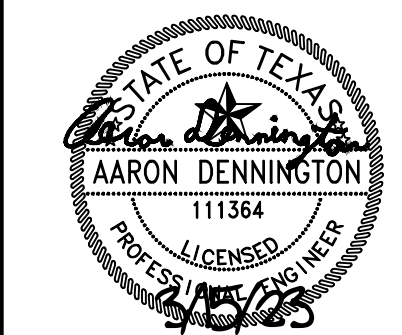
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DATE: MAR 15, 2023

CONSTRUCTION DOCUMENTS
HEATHERWILDE OFFICE CONDOS BLDG 3

201 N. HEATHERWILDE BLVD.
PFLUGERVILLE, TX 78660

PROJECT NO: 17003

REVISIONS:

NO.	DESCRIPTION

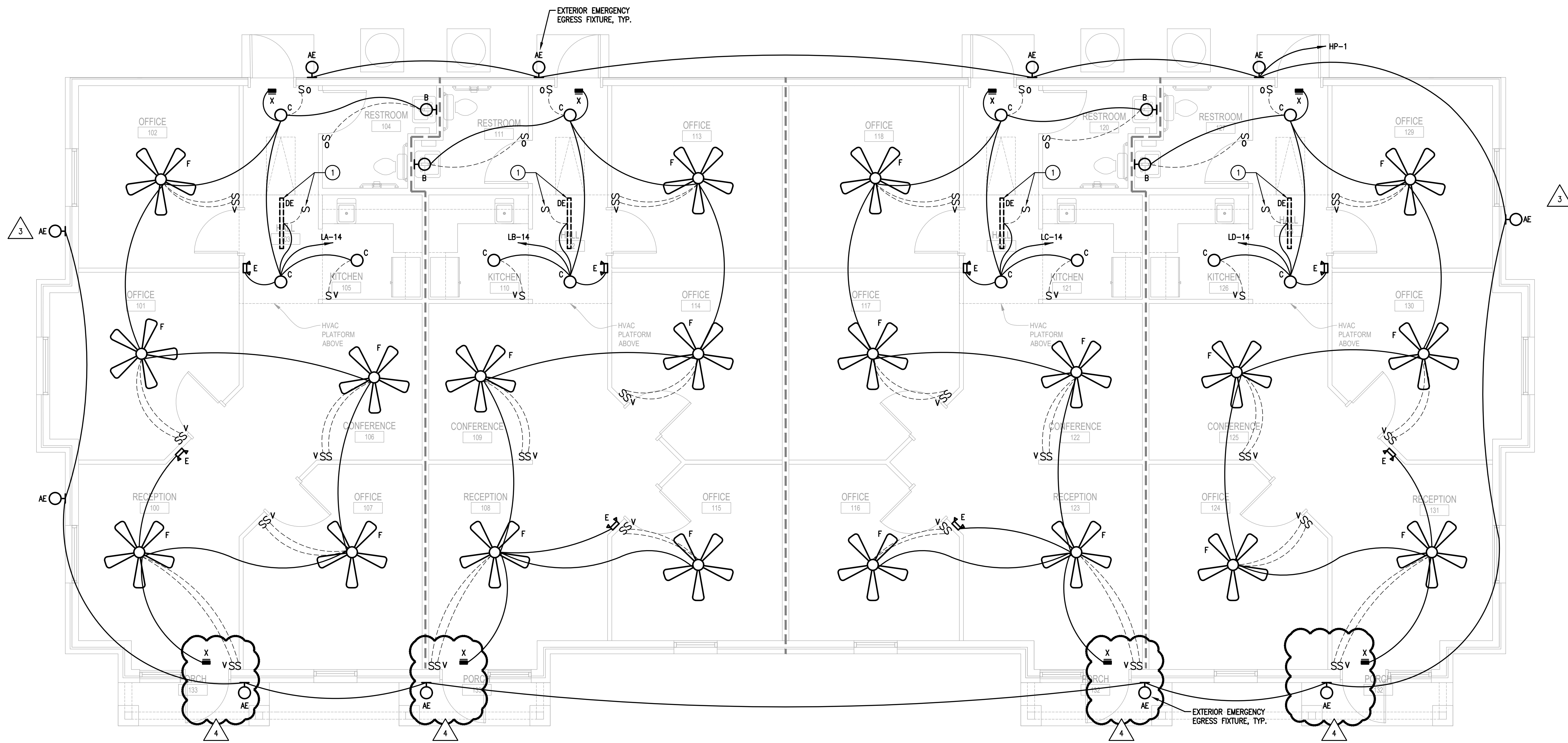
DRAWN BY: GR
REVIEWED BY: AD

ELECTRICAL
LEGEND, NOTES,
AND SCHEDULE

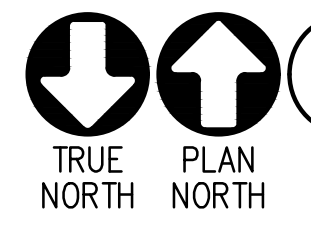
E1.1



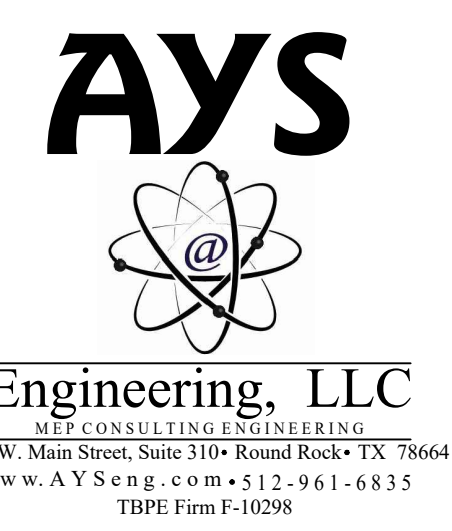
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BUILDINGS 3
FLOOR PLAN - LIGHTING
SCALE: 1/4" = 1'-0"



- KEYED NOTES:**
- GENERAL: REFER ALSO TO GENERAL ELECTRICAL NOTES ON SHEET E1.0.
1. LIGHT FIXTURE MOUNTED IN ATTIC SPACE. LOCATE LIGHT SWITCH IN ACCESSIBLE LOCATION TO ATTIC ACCESS.



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REVISIONS:

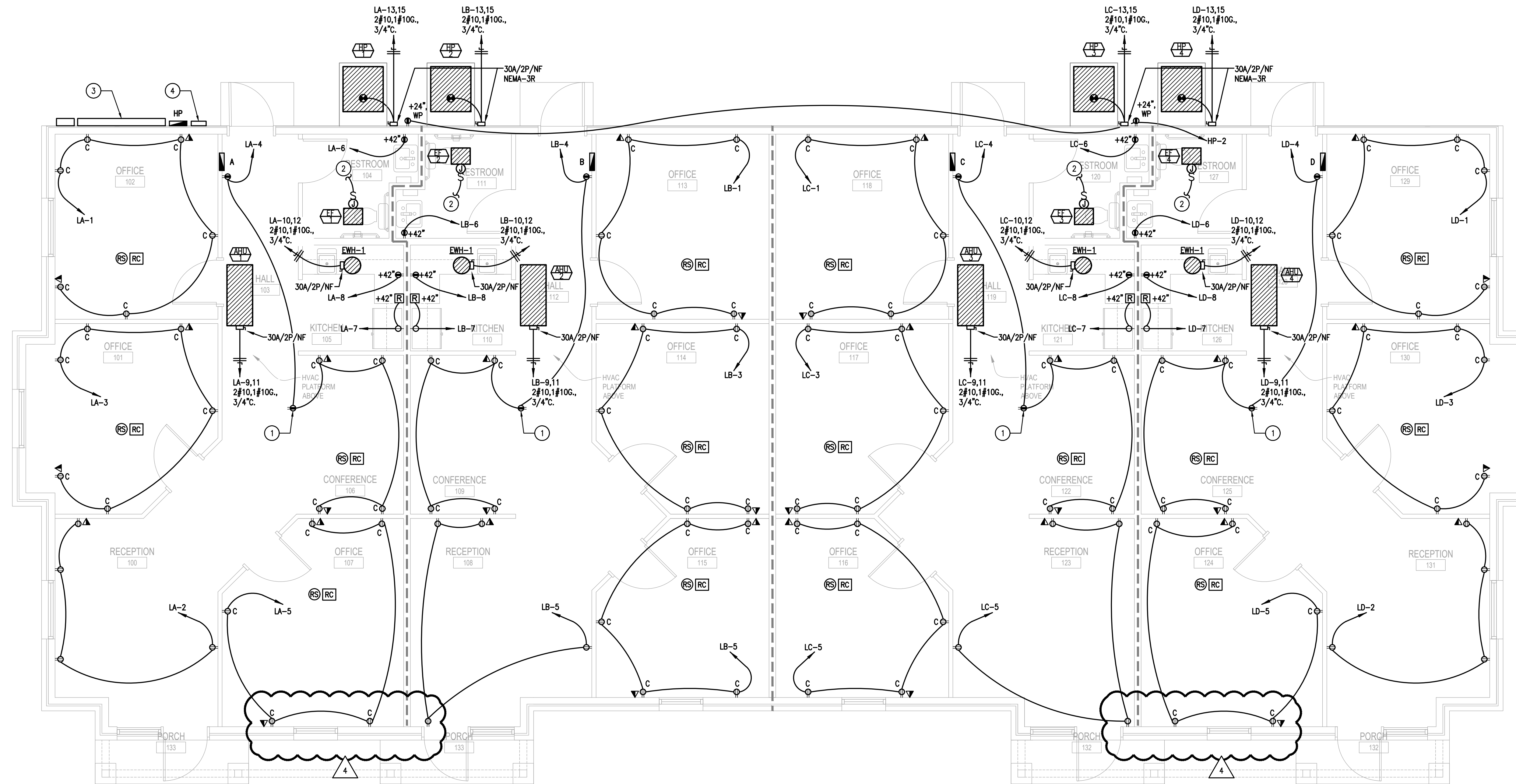
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3	City Comments	5-9-2023
4	Site Development	
	Revision	8-18-2023

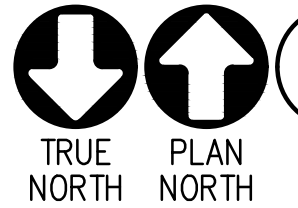
DRAWN BY: GR
REVIEWED BY: AD

BUILDINGS 3 -
FLOOR PLAN -
LIGHTING

E2.0

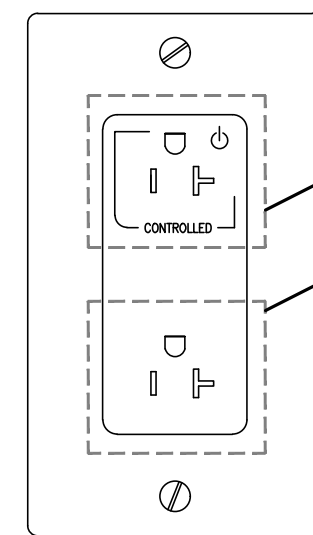
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BUILDING 3

FLOOR PLAN - POWER
 SCALE: 1/4" = 1'-0"

SYMBOLS INDICATED ON PLANS.

- CEILING MOUNTED SENSOR SIMILAR TO LEVITON#OSC-M RS
- SUPER DUTY PLUG LOAD CONTROLLER SIMILAR TO LEVITON #OPP20. RC
- RECEPTACLE (OR WALL PLATE) MARKED AS "CONTROLLED". C



THIS PART OF THE RECEPTACLE CONTROLLED BY CEILING SENSOR.

THIS PART OF THE RECEPTACLE NON-CONTROLLED, KEEPS CONSTANT POWER.

NOTE:
 RECEPTACLES SHALL COMPLY WITH IECC C405.11.1. CONTROLLED PORTION OF THE RECEPTACLE SHALL BE TURNED "ON/OFF" VIA AUTO-ON/OFF CEILING MOUNTED OCCUPANCY SENSOR AND PLUG LOAD POWER PACK.

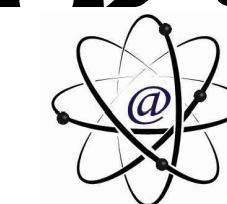
2 CONTROLLED RECEPTACLE
 SCALE: NONE

KEYED NOTES:

GENERAL: REFER ALSO TO GENERAL ELECTRICAL NOTES ON SHEET E1.0.

1. GFCI SERVICE RECEPTACLE LOCATE IN ATTIC SPACE FOR SERVICE OF MECHANICAL GEAR.
2. CIRCUIT FAN ON SAME CIRCUIT SERVING LIGHTING IN THIS RESTROOM, FAN TO RUN WITH OCCUPANCY SENSOR SERVING THIS RESTROOM.
3. REFER TO DRAWING E4.0 FOR RISER DIAGRAM AND ADDITIONAL INFORMATION.
4. TELEPHONE PEDESTAL, COORDINATE WITH TELE/COMM COMPANY.

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CONSTRUCTION DOCUMENTS
HEATHERWILDE OFFICE CONDOS BLDG 3

201 N. HEATHERWILDE BLVD.
 PFLUGERVILLE, TX 78660

PROJECT NO: 17003

REVISIONS:

- | | |
|----------|-------------------------|
| 1 | City Comments 4-21-2023 |
| 3 | City Comments 5-9-2023 |
| 4 | Site Development |
| Revision | 8-18-2023 |

DRAWN BY: GR
 REVIEWED BY: AD

BUILDING 3 - FLOOR PLAN - POWER

E3.0

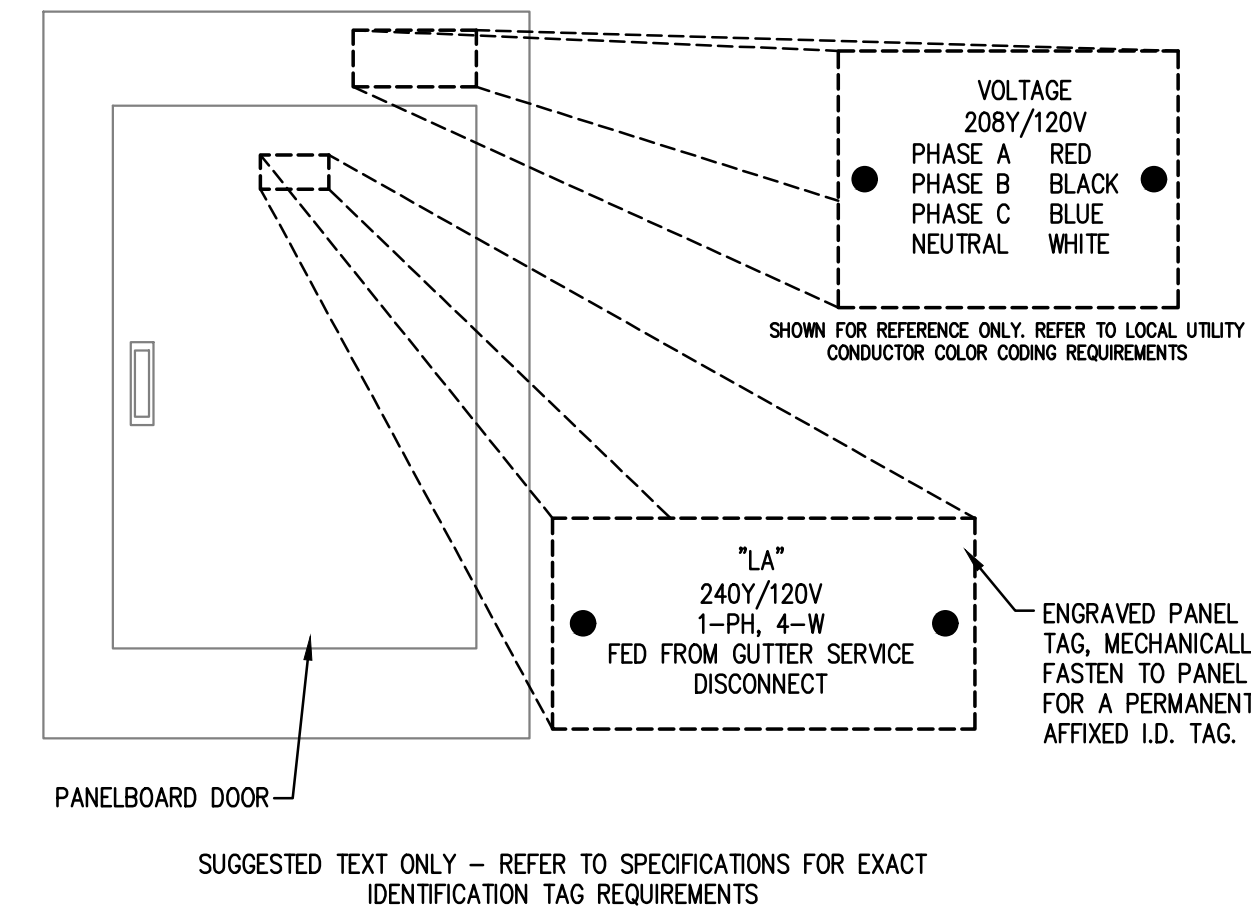
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ELECTRICAL LOAD ANALYSIS TENANT SPACES + HOUSE LOAD	
LOAD DESCRIPTION 120/240V., 1Ø - 3W	LOAD KVA
TENANT PANEL LA =	19.1
TENANT PANEL LB =	19.1
TENANT PANEL LC =	19.1
TENANT PANEL LD =	19.1
HOUSE LOADS	
EXTERIOR LIGHTING =	0.1
RECEPTACLES =	0.3
MISC. =	0.1
TOTAL ESTIMATED CONNECTED LOAD =	76.9
76.9 KVA / 240 = AMPS	320.4 AMPS
BUILDING SERVICE SIZE = 510 AMP GUTTER AT 240V., 1Ø, - 3W SPARE CAPACITY = 189.6 AMPS	

DESIGNATION RANGE (ID)	GROUNDING ELECTRODE CONDUCTOR CU WIRE SIZE FOR:		
	GROUND ROD	CONCRETE-ENCASED ELECTRODE	STRUCTURAL STEEL AND METAL WATER PIPING (IF ANY)
20G-100G	#8	#8	#8
125G-150G	#6	#6	#6
175G-200G	#6	#4	#4
225G-300G	#6	#4	#2
350G-500G	#6	#4	#1/0
600G-800G	#6	#4	#2/0
1000G+	#6	#4	#3/0

NOTES:

- DESIGNATIONS REFER TO AMPERAGE FOLLOWED BY A "G." FOR EXAMPLE, 30G WOULD FALL WITHIN THE 20G-100G RANGE.
- CONDUCTOR CONNECTED TO FIRST ELECTRODE IN SYSTEM SHALL BE SIZED ACCORDING TO THE GROUNDING ELECTRODE REQUIRING THE LARGEST CONDUCTOR. ONLY AVAILABLE GROUNDING ELECTRODES IN SYSTEM SHALL BE CONSIDERED. ALL BONDING BETWEEN REMAINING ELECTRODES SHALL BE SIZED ACCORDING TO VALUE LISTED IN TABLE.
- GROUNDING ELECTRODE SYSTEMS SHALL CONSIST OF ALL AVAILABLE GROUNDING ELECTRODES.
- THIS TABLE IS BASED ON ARTICLE 250.66 OF THE NEC.



2 TYP. PANELBOARD IDENTIFICATION
SCALE: NOT TO SCALE

ELECTRICAL RISER/SERVICE NOTE:

- GENERAL: REFER ALSO TO GENERAL ELECTRICAL NOTES ON SHEET E1.0.
- THE CONTRACTOR SHALL MAKE EVERY FEASIBLE EFFORT TO INSTALL THE REPRESENTED ELECTRICAL SERVICE DESIGN IN AS LITTLE SPACE AS POSSIBLE.
 - IT SHALL NOT BE ACCEPTABLE TO ALTER OR DEViate FROM THE ELECTRICAL RISER DESIGN REPRESENTED. ANY ALTERATIONS OR DESIGN DEVIATIONS SHALL BE SUBMITTED TO AND APPROVED BY AYS ENGINEERING, LLC PRIOR TO ANY ROUGH-IN OR EQUIPMENT PURCHASES.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE ELECTRICAL INSTALLATION, EQUIPMENT, DEVICES, CONDUIT, ENCLOSURES, METERS, ETC., ARE IN ACCORDANCE WITH THE LOCAL UTILITY REQUIREMENTS AND THE LOCAL AHJ REQUIREMENTS.



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STRUCTURAL ENGINEER:

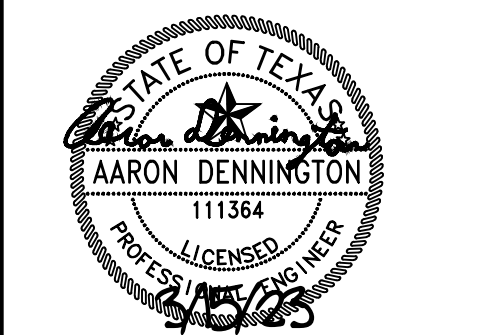
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CONDOS BLDG 3

201 N. HEATHERWILDE BLVD.
PFLUGERVILLE, TX 78660

PROJECT NO: 17003

REVISIONS:
1 City Comments 4-21-2023
3 City Comments 5-9-2023

DRAWN BY: GR
REVIEWED BY: AD

ELECTRICAL RISER AND DIAGRAMS

E4.0

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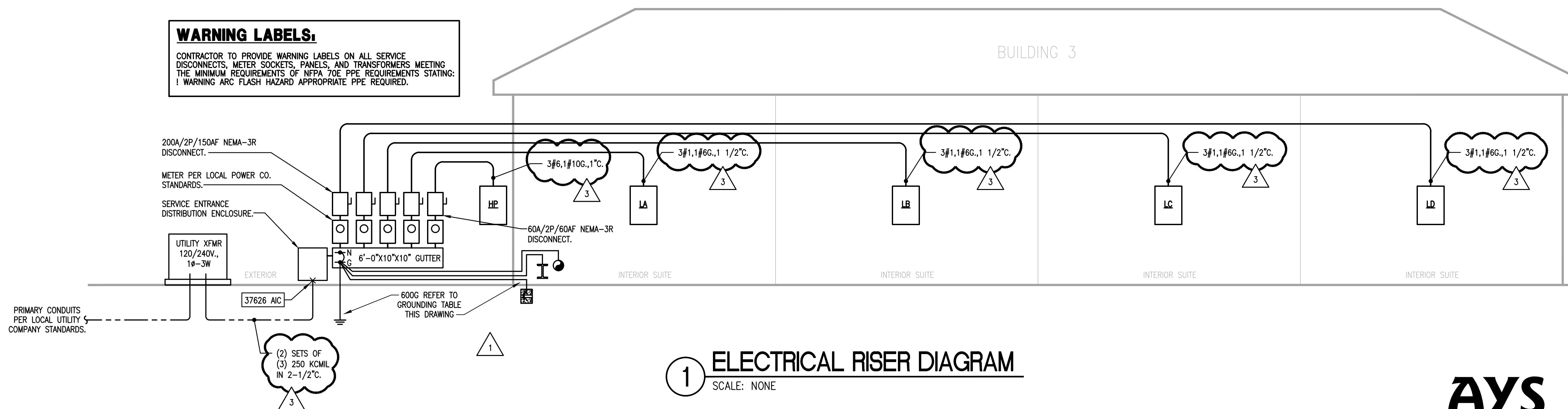
ELECTRICAL LOAD ANALYSIS TENANT SPACE FOR PANEL LA	
(TENANT PANEL LA) LOAD DESCRIPTION 120/240V., 1Ø - 3W	LOAD KVA
LIGHTING CONNECTED LOAD = 0.3 KVA AT 1.25% =	0.4
RECEPTACLES - FIRST 10 KW OF 6.4 KVA AT 100% = N/A	6.4
REMAINDER N/A KVA AT 50% (N.E.C. 220-44) = N/A	
HVAC: AIR HANDLING UNIT AT 100% = *6.7* *HEATING GREATER THAN COOLING*	6.7
CONDENSING UNIT AT 100% = 3.6	-
EXHAUST FANS AT 100% =	0.1
PLUMBING EQUIPMENT AT 100% =	4.5
MISC. EQUIPMENT AT 100% =	1.0
TOTAL ESTIMATED CONNECTED LOAD =	19.1
19.1 KVA / 240 = AMPS	79.5 AMPS
TENANT SERVICE SIZE = 150 AMPS AT 240V., 1Ø, - 3W SPARE CAPACITY = 70.5 AMPS	

ELECTRICAL LOAD ANALYSIS TENANT SPACE FOR PANEL LB	
(TENANT PANEL LB) LOAD DESCRIPTION 120/240V., 1Ø - 3W	LOAD KVA
LIGHTING CONNECTED LOAD = 0.3 KVA AT 1.25% =	0.4
RECEPTACLES - FIRST 10 KW OF 6.4 KVA AT 100% = N/A	6.4
REMAINDER N/A KVA AT 50% (N.E.C. 220-44) = N/A	
HVAC: AIR HANDLING UNIT AT 100% = *6.7* *HEATING GREATER THAN COOLING*	6.7
CONDENSING UNIT AT 100% = 3.6	-
EXHAUST FANS AT 100% =	0.1
PLUMBING EQUIPMENT AT 100% =	4.5
MISC. EQUIPMENT AT 100% =	1.0
TOTAL ESTIMATED CONNECTED LOAD =	19.1
19.1 KVA / 240 = AMPS	79.5 AMPS
TENANT SERVICE SIZE = 150 AMPS AT 240V., 1Ø, - 3W SPARE CAPACITY = 70.5 AMPS	

ELECTRICAL LOAD ANALYSIS TENANT SPACE FOR PANEL LC	
(TENANT PANEL LC) LOAD DESCRIPTION 120/240V., 1Ø - 3W	LOAD KVA
LIGHTING CONNECTED LOAD = 0.3 KVA AT 1.25% =	0.4
RECEPTACLES - FIRST 10 KW OF 6.4 KVA AT 100% = N/A	6.4
REMAINDER N/A KVA AT 50% (N.E.C. 220-44) = N/A	
HVAC: AIR HANDLING UNIT AT 100% = *6.7* *HEATING GREATER THAN COOLING*	6.7
CONDENSING UNIT AT 100% = 3.6	-
EXHAUST FANS AT 100% =	0.1
PLUMBING EQUIPMENT AT 100% =	4.5
MISC. EQUIPMENT AT 100% =	1.0
TOTAL ESTIMATED CONNECTED LOAD =	19.1
19.1 KVA / 240 = AMPS	79.5 AMPS
TENANT SERVICE SIZE = 150 AMPS AT 240V., 1Ø, - 3W SPARE CAPACITY = 70.5 AMPS	

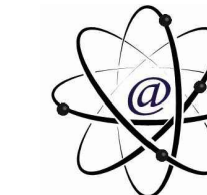
ELECTRICAL LOAD ANALYSIS TENANT SPACE FOR PANEL LD	
(TENANT PANEL LD) LOAD DESCRIPTION 120/240V., 1Ø - 3W	LOAD KVA
LIGHTING CONNECTED LOAD = 0.3 KVA AT 1.25% =	0.4
RECEPTACLES - FIRST 10 KW OF 6.4 KVA AT 100% = N/A	6.4
REMAINDER N/A KVA AT 50% (N.E.C. 220-44) = N/A	
HVAC: AIR HANDLING UNIT AT 100% = *6.7* *HEATING GREATER THAN COOLING*	6.7
CONDENSING UNIT AT 100% = 3.6	-
EXHAUST FANS AT 100% =	0.1
PLUMBING EQUIPMENT AT 100% =	4.5
MISC. EQUIPMENT AT 100% =	1.0
TOTAL ESTIMATED CONNECTED LOAD =	19.1
19.1 KVA / 240 = AMPS	79.5 AMPS
TENANT SERVICE SIZE = 150 AMPS AT 240V., 1Ø, - 3W SPARE CAPACITY = 70.5 AMPS	

WARNING LABELS:
CONTRACTOR TO PROVIDE WARNING LABELS ON ALL SERVICE DISCONNECTS, METER SOCKETS, PANELS, AND TRANSFORMERS MEETING THE MINIMUM REQUIREMENTS OF NFPA 70E PPE REQUIREMENTS STATING: 1 WARNING ARC FLASH HAZARD APPROPRIATE PPE REQUIRED.



1 ELECTRICAL RISER DIAGRAM
SCALE: NONE

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PROJECT NO: 17003

REVISIONS:

DRAWN BY: GR
REVIEWED BY: AD

ELECTRICAL PANEL SCHEDULES

E4.1

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Load Center LA table with columns for Notes, Load (VA), Description, Type, Wire, CB, CKT #, PH, CB, Wire, Type, Description, Load (VA), Notes. Includes subtotals and N.E.C. diversity calculations.

Load Center LB table with columns for Notes, Load (VA), Description, Type, Wire, CB, CKT #, PH, CKT #, CB, Wire, Type, Description, Load (VA), Notes. Includes subtotals and N.E.C. diversity calculations.

Load Center LC table with columns for Notes, Load (VA), Description, Type, Wire, CB, CKT #, PH, CKT #, CB, Wire, Type, Description, Load (VA), Notes. Includes subtotals and N.E.C. diversity calculations.

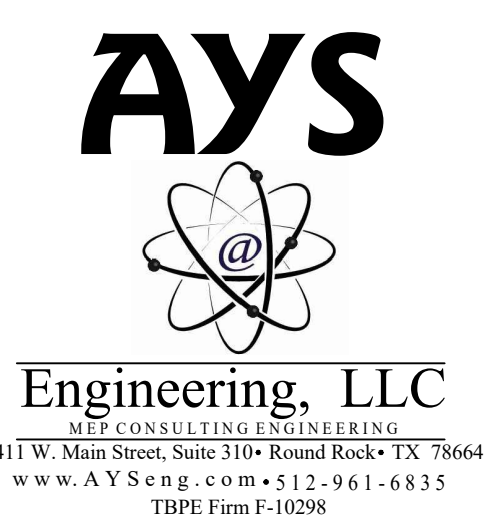
Load Center LD table with columns for Notes, Load (VA), Description, Type, Wire, CB, CKT #, PH, CKT #, CB, Wire, Type, Description, Load (VA), Notes. Includes subtotals and N.E.C. diversity calculations.

Load Center HP table with columns for Notes, Load (VA), Description, Type, Wire, CB, CKT #, PH, CKT #, CB, Wire, Type, Description, Load (VA), Notes. Includes subtotals and N.E.C. diversity calculations.

SHORT CIRCUIT FAULT CURRENT NOTE

THE SHORT CIRCUIT FAULT CALCULATIONS ARE BASED ON ASSUMED POWER COMPANY TRANSFORMER SIZE AND AVAILABLE FAULT CURRENT VALUE. ELECTRICAL FEEDER LENGTHS ARE CALCULATED BASED ON UTILIZING THE SHORTEST DISTANCE BETWEEN ELECTRICAL PANELS, DISCONNECTS, GUTTERS, AND TRANSFORMERS. THE CALCULATIONS ARE STRICTLY REPRESENTED TO DEMONSTRATE A MINIMUM EXPECTATION OF A.I.C. RATINGS FOR EACH PIECE OF ELECTRICAL GEAR. DUE TO MANY UNFORESEEN CONSTRUCTION LIMITATIONS OR OBSTRUCTIONS WITH OTHER TRADES, BUILDING METHODS, AND STRUCTURE, EXACT FEEDER LENGTHS MAY BE INSTALLED WITH SHORTER OR LONGER DISTANCES. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO SUBMIT FEEDER LENGTHS TO THE ELECTRICAL GEAR MANUFACTURER/SUPPLIER (SQUARE D, GE, SIEMENS, ETC.) TO CONFIRM A.I.C. RATINGS PRIOR TO SUBMITTAL REVIEW TO PRESENT TO THE ENGINEER OF RECORD ANY DISCREPANCIES BETWEEN THE ASSUMED A.I.C. RATINGS VERSUS THE INTENDED CONSTRUCTION INSTALLATION.

SHORT CIRCUIT CALCULATIONS table with columns for Equipment Name, Feeder Length (ft), Parallel Sets, Conduit, Wire Type, Wire Size, L-L KVA Voltage, %Z, Load C-Value Served (A), I(SCA), f-Value (M), Multiplier, Calculated Values (A).



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ELECTRICAL SPECIFICATIONS:

PART 1 – GENERAL

- 1.01 SCOPE OF WORK: FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT... ALSO INCLUDED WILL BE ALL OTHER WORK AND MISCELLANEOUS ITEMS... REGULATORY REQUIREMENTS: ALL WORK AND MATERIALS SHALL COMPLY WITH THE LATEST RULES, CODES AND REGULATIONS... DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED AS A WHOLE... CONDITIONS AT SITE: THE ELECTRICAL CONTRACTOR SHALL HAVE EXAMINED THE SITE... WORKMANSHIP AND CONTRACTOR'S QUALIFICATIONS: ONLY QUALITY WORKMANSHIP WILL BE ACCEPTED... SHOP DRAWINGS AND MATERIALS LIST: SUBMIT TO OWNER IN A SINGLE PACKAGE SIX (6) COPIES... SUBSTITUTIONS: ONE OR MORE MAKES OF MATERIALS OR METHODS MAY HAVE BEEN SPECIFIED TO ESTABLISH THE STANDARD OF QUALITY... COORDINATION: COORDINATE WORK WITH OTHER TRADES TO AVOID CONFLICT AND TO PROVIDE CORRECT ROUGH-IN AND CONNECTION FOR EQUIPMENT... VERIFY EQUIPMENT DIMENSIONS AND REQUIREMENTS WITH PROVISIONS SPECIFIED UNDER THIS SECTION...

- 1.11 ROUTINGS: ALL CONDUIT ROUTINGS, INCLUDING MC CABLE, SHALL BE PARALLEL AND PERPENDICULAR TO THE BUILDING STRUCTURE AND LINES... 1.12 CUTTING AND PATCHING: ALL CUTTING AND PATCHING REQUIRED FOR WORK OF THIS DIVISION IS INCLUDED HEREIN... 1.13 ACCEPTANCE DEMONSTRATION: UPON COMPLETION OF THE WORK, AT A TIME TO BE DESIGNATED BY THE OWNER... 1.14 RECORD DRAWINGS, EQUIPMENT DATA: MAINTAIN ONE SET OF CLEAN WORKING DRAWINGS AT THE JOB SITE... 1.15 CLEAN-UP: RID THE PREMISES OF SCRAP MATERIALS, TRASH AND DEBRIS... 1.16 TEMPORARY SERVICES: PROVIDE ADEQUATE AND SAFE TEMPORARY ELECTRICAL POWER AND LIGHTING... 1.17 WARRANTY: THE CONTRACTOR SHALL UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR...

- 1.18 INSULATION TYPE: a. #12 TO #1 AWG THIN FOR WET OR UNDERGROUND AND THIN FOR DRY LOCATIONS. b. #1/0 THROUGH #4/0 AWG: XHHW (55 MILS). c. #250 KCMIL AND LARGER: XHHW (65 MILS). d. GROUNDING WIRE: TW. B. FOR SIGNAL AND COMMUNICATIONS CIRCUIT: 1. CONDUCTORS FOR GENERAL USE SHALL BE STRANDED COPPER CONDUCTOR, #16 AWG MINIMUM, WITH THIN INSULATION FOR UNDERGROUND OR WET LOCATIONS... 2.05 WIRING DEVICES AND PLATES SHALL BE HUBBELL, ARROW HART, LEVITON, GE OR P&S WITH HUBBELL NUMBERS USED TO SPECIFY TYPE USED. A. STANDARD DESIGN: 1. SWITCH AND RECEPTACLE DEVICES SHALL BE AS SPECIFIED BY ARCHITECT. 2. WALL PLATES SHALL BE AS SPECIFIED BY ARCHITECT. 3. SWITCHES SHALL BE 20 AMP, 120/277 VOLT A.C. RATED: SINGLE POLE SWITCHES SHALL BE #1221, (HUBBELL NUMBERS). 4. RECEPTACLES SHALL BE GROUNDING TYPE #5362 (HUBBELL NUMBER). 5. WALL-SWITCH OCCUPANCY/VACANCY SENSORS SHALL BE DUAL-RELAY, MULTI-TECHNOLOGY WALL-SWITCH TYPE, 120/277V, ADJUSTABLE TIME DELAY UP TO 30 MINUTES, 180-DEGREE FIELD OF VIEW, EQUAL TO WATSTOPPER LSW-10X. LUTRON OR NIGHT PRODUCTS ARE ALSO ACCEPTABLE. 6. CEILING OR WALL MOUNT AREA OCCUPANCY OR VACANCY SENSORS SHALL BE MULTI-TECHNOLOGY, 360-DEGREE, SELF-ADJUSTING, ADJUSTABLE TIME DELAY UP TO 20 MINUTES, COMMERCIAL GRADE, EQUAL TO WATSTOPPER. NOTATIONS OF 5, 10, AND 20 SHOWN ON DRAWINGS REPRESENT SENSORS EQUAL TO WATSTOPPER DT-200, DT-300, AND UT-300, RESPECTIVELY. UTILIZE POWER PACKS EQUAL TO WATSTOPPER BZ-250. LUTRON OR NIGHT PRODUCTS ARE ALSO ACCEPTABLE.

PART 2 – PRODUCTS

- 2.01 MATERIAL APPROVAL: ALL MATERIALS MUST BE NEW AND BEAR UNDERWRITER'S LABORATORIES LABEL. MATERIALS THAT ARE NOT COVERED BY UL TESTING STANDARDS SHALL BE TESTED AND APPROVED BY AN INDEPENDENT TESTING LABORATORY OR A GOVERNMENTAL AGENCY. 2.02 CONDUITS AND OTHER RACEWAYS: A. RIGID STEEL: HOT-DIPPED GALVANIZED. B. INTERMEDIATE METAL CONDUIT (IMC): HOT-DIPPED GALVANIZED. C. ELECTRICAL METALLIC TUBING (EMT): ELECTRO-GALVANIZED. D. WIREWAY: CODE GAUGE STEEL, WITH KNOCKOUTS AND HINGED COVER, CORROSION RESISTANT, GRAY BAKED ENAMEL FINISH. E. PROVIDE FITTINGS AND ACCESSORIES APPROVED FOR THE PURPOSE EQUAL IN ALL RESPECTS TO THE CONDUIT OR RACEWAY. EMT CONNECTORS AND COUPLINGS SHALL BE STEEL SETSCREW TYPE INDOORS AND STEEL COMPRESSION TYPE IN WET LOCATIONS AND OUTDOORS. 2.03 WIRES AND CABLES: A. FOR POWER AND LIGHTING SYSTEM 600V OR LESS: 1. CONDUCTOR: MINIMUM SIZE #12 AWG. a. #12 AND #10 AWG SOLID COPPER. b. #8 AWG AND LARGER SHALL BE STRANDED COPPER FOR BRANCH CIRCUITS, ALUMINUM FOR SERVICE AND FEEDERS.

- 2.04 OUTLET BOXES, JUNCTION AND PULL BOXES: A. OUTLET BOXES: 4" SQUARE X 1-1/2" DEEP (OR LARGER) GALVANIZED SHEET STEEL, NO-TYPE WITH PLASTER RING AND COVER FOR GENERAL INTERIOR USE AND CAST METAL TYPE FS OR FD WITH WATCHDOG SCREW COVERS FOR EXTERIOR AND EXPOSED INTERIOR LOCATIONS (GASKETED IN DAMP OR WET LOCATIONS). B. JUNCTION BOXES SHALL BE SAME AS OUTLET BOXES UP TO 42 CU. IN. AND CODE-GAUGE STEEL IN LARGER SIZES WITH SURFACE OR FLUSH-TYPE SCREW-MOUNTED TRIM COVERS, BOTH BOXES AND COVERS INHIBITOR-PRIMED AND PAINTED INSIDE OUT. C. PULL BOXES SHALL BE SAME AS JUNCTION BOXES UNLESS INDICATED OTHERWISE ON THE DRAWINGS, WITH COVERS. D. TELEDATA OUTLET BOXES SHALL BE THE TYPE AND SIZE REQUIRED BY THE SERVING TELEDATA COMPANY BUT NOT SMALLER THAN 4-11/16" SQUARE X 2-1/8" DEEP WITH SINGLE-GANG RING AND FACE PLATE AS DICTATED BY TELEDATA COMPANY. E. ALL BOXES AND ASSOCIATED COMPONENTS SHALL BE STEEL CITY 663 SERIES, WITH P60-38 COVERPLATE OR EQUAL. 2.09 INDIVIDUALLY MOUNTED MOTOR CONTROLLERS: A. STARTERS FOR FRACTIONAL HORSEPOWER 120V MOTORS SHALL BE MANUAL TYPE UNLESS SHOWN OTHERWISE, EQUIPPED WITH BUILT-IN OVERLOAD PROTECTION. B. ACCEPTABLE MANUFACTURERS: GENERAL ELECTRIC, EATON, SIEMENS, SQUARE D, AND ALLEN BRADLEY. 2.10 MISCELLANEOUS MATERIALS: A. SAFETY SWITCHES: HEAVY DUTY TYPE, 600V, HORSEPOWER RATED FOR MOTORS, FUSED OR NON-FUSED AS REQUIRED. MOUNT IN ENCLOSURE WITH NEMA RATING AS REQUIRED FOR THE SPECIFIC APPLICATION. GENERAL ELECTRIC, SQUARE D, EATON OR SIEMENS-ITS. 2.11 LIGHTING: A. LIGHTING TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR AS INDICATED ON THE DRAWINGS. SUBCONTRACTORS TO INSTALL ALL FIXTURES COMPLETE, INCLUDING LAMPS AND BALLASTS, READY FOR SERVICE. B. SUPPORTS: PROPER SUPPORTS AND MOUNTING ACCESSORIES, SUCH AS HANGERS, STEMS, YOKES, PLASTER FRAMES, ETC. SHALL BE PROVIDED AS REQUIRED BY THE TYPE OF CEILING INSTALLED. FIXTURES SHALL HANG PLUMB REGARDLESS OF CEILING SLOPE. C. FIXTURE DESIGNATION: FIXTURE TYPES ARE DESIGNATED ON DRAWINGS. FOR EXACT FIXTURE COUNT AND LOCATION, REFER TO REFLECTED CEILING PLAN.

PART 3 – EXECUTION

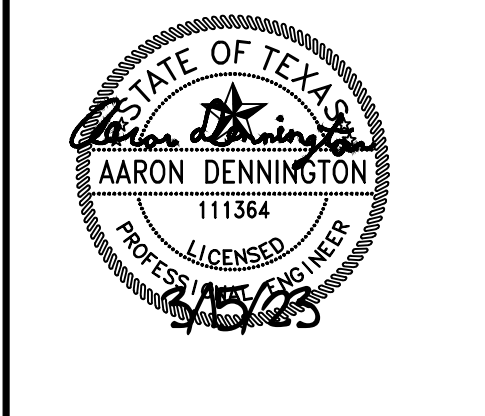
- 3.01 GENERAL: A. ELECTRIC SYSTEM LAYOUTS INDICATED ON THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONSTRUCTION AND WORK OF OTHER TRADES WILL PERMIT. GOVERN EXACT ROUTING OF CABLE AND WIRING AND THE LOCATIONS OF OUTLETS BY THE STRUCTURE AND EQUIPMENT SERVED. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS. B. CONSULT ALL OTHER DRAWINGS, VERIFY SCALES AND REPORT ANY DIMENSIONAL DISCREPANCIES OR OTHER CONFLICTS WITH THE ARCHITECT BEFORE SUBMITTING BID. C. ALL HOME RUNS TO PANELBOARDS ARE INDICATED AS STARTING FROM THE OUTLET NEAREST THE PANEL AND CONTINUING IN THE GENERAL DIRECTION OF THAT PANEL. CONTINUE SUCH CIRCUITS TO THE PANEL AS THOUGH THE ROUTES WERE COMPLETELY INDICATED. TERMINATE HOMERUNS OF SIGNAL, ALARM, AND COMMUNICATION SYSTEMS IN A SIMILAR MANNER. D. AVOID CUTTING AND BORING HOLES THROUGH STRUCTURE OR STRUCTURE MEMBERS WHEREVER POSSIBLE. OBTAIN PRIOR APPROVAL OF OWNER AND CONFORM TO ALL STRUCTURAL REQUIREMENTS WHEN CUTTING OR BORING THE STRUCTURE IS NECESSARY AND PERMITTED. E. FURNISH AND INSTALL ALL NECESSARY HARDWARE, HANGERS, BLOCKING, BRACKETS, BRACING, RUNNERS, ETC. REQUIRED FOR EQUIPMENT SPECIFIED UNDER THIS SECTION. F. PROVIDE NECESSARY BACKING REQUIRED TO INSURE RIGID MOUNTING OF OUTLET BOXES. 3.02 WIRING METHODS: A. NO "ROMEX" OR ARMORED CABLE WIRING IS PERMITTED - ALL ELECTRICAL WIRING MUST BE IN CONDUIT. B. CONDUIT SHALL BE RIGID STEEL, IMC, EMT, METAL CLAD (MC) CABLE, OR SCHEDULE 40 PVC AS FOLLOWS: 1. ABOVE GROUND: USE RIGID STEEL, IMC, MC, OR EMT. MC CABLE SHALL BE INSTALLED ONLY WHERE PERMITTED BY CODE AND THE AUTHORITY HAVING JURISDICTION. a. WET LOCATIONS: RIGID STEEL OR IMC ONLY. b. LOCATIONS SUBJECT TO MECHANICAL DEFORMATION: RIGID STEEL OR IMC ONLY. c. DRY INTERIOR LOCATIONS FOR BRANCH CIRCUIT WIRING AND NOT SUBJECT TO MECHANICAL DEFORMATION: EMT, IMC, MC, OR RIGID STEEL CONDUIT. d. DRY INTERIOR LOCATIONS FOR OTHER THAN BRANCH CIRCUIT WIRING AND NOT SUBJECT TO MECHANICAL DEFORMATION: EMT, IMC, OR RIGID STEEL CONDUIT. 2. UNDERGROUND: USE RIGID STEEL OR SCHEDULE 40 PVC WITH RIGID STEEL ELLS AND RIGID STEEL CONDUIT/FITTINGS WHEN EMERGING FROM GRADE, UNLESS NOTED OTHERWISE. C. USE FLEXIBLE CONDUITS IN THE FOLLOWING APPLICATIONS (MAX 6-FT): 1. RECESSED LIGHTING FIXTURES. 2. MOTOR CONNECTIONS. 3. AT WET LOCATIONS, FLEXIBLE CONDUIT SHALL BE LIQUIDTIGHT TYPE. D. LIGHT FIXTURES INSTALLED IN GYP BOARD CEILINGS MAY BE WIRED FROM FIXTURE TO FIXTURE USING MC CABLE UNLESS PROHIBITED BY THE AHJ. VERIFY THAT LIGHT FIXTURES ARE PROVIDED WITH JUNCTION BOXES APPROVED FOR THIS PURPOSE. MC TYPE CABLE TO MEET ANSI/NFPA 70 REQUIREMENTS. CABLE ARMOR TO BE INTERLOCKED STEEL METAL TAPE, MC TYPE CABLE MANUFACTURED BY AFC CABLE SYSTEMS, PIRELLI CABLE CORPORATION AND SOUTHWIRE COMPANY ARE APPROVED. MC CABLE SHALL NOT BE USED TO WIRE LIGHT FIXTURES INSTALLED IN EXPOSED CEILINGS FROM FIXTURE TO FIXTURE (6-FT LIGHT FIXTURE WHIPS ARE PERMITTED). E. ALL WIRING SHALL BE IN CONDUIT. F. ALL CONDUIT AND MC CABLE SHALL BE SUPPORTED AS REQUIRED BY THE NEC. 3.03 INSTALLATION OF CONDUITS: A. GENERAL: 1. RUN ALL CONDUIT CONCEALED, IF POSSIBLE, UNLESS NOTED OTHERWISE ON THE PLANS.

MINIMUM 1/4" HIGH LETTERS. EACH PANEL SHALL CONTAIN A METAL-FRAMED CIRCUIT DIRECTORY INSIDE COVER, WITH PLASTIC PROTECTOR. F. COMPLETE SHOP DRAWINGS ARE REQUIRED. SEE ARTICLE 1.08.

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DATE: MAR 15, 2023 CONSTRUCTION DOCUMENTS HEATHERWILDE OFFICE CONDOS BLDG 3 201 N. HEATHERWILDE BLVD. PFLUGERVILLE, TX 78660 PROJECT NO: 17003

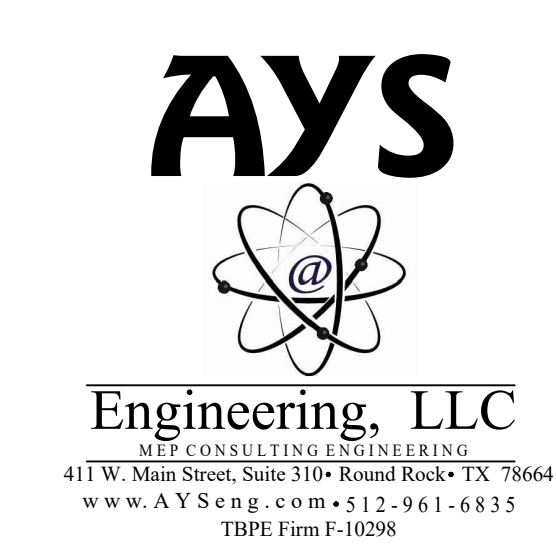
Table with 2 columns: REVISIONS, and empty rows for recording changes.

DRAWN BY: GR REVIEWED BY: AD ELECTRICAL SPECIFICATIONS E5.0

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ELECTRICAL SPECIFICATIONS:

- 2. RUN ALL CONDUIT PARALLEL TO OR AT RIGHT ANGLES TO CENTER LINES OF COLUMNS AND BEAMS.
 - 3. CONDUITS ABOVE CEILINGS SHALL NOT OBSTRUCT REMOVAL OF CEILING TILES, LIGHTING FIXTURES, AIR DIFFUSERS, ETC.
 - 4. CONDUITS SHALL NOT CROSS ANY DUCT SHAFT OR AREA DESIGNATED AS FUTURE DUCT SHAFT HORIZONTALLY. CONDUIT RISERS WHEN ALLOWED IN DUCT SHAFT, MUST BE COORDINATED WITH MECHANICAL WORK TO AVOID ANY CONFLICT.
 - 5. INSTALL NO MORE THAN THE EQUIVALENT OF THREE 90-DEGREE BENDS IN ANY CONDUIT RUN EXCEPT FOR COMMUNICATIONS CONDUITS, FOR WHICH ONLY TWO BENDS ARE ALLOWED. PROVIDE J-BOXES AS NEEDED WHERE MORE BENDS ARE NEEDED.
- B. CONDUIT SUPPORTS:
- 1. SUPPORT CONDUITS WITH UNDERWRITER'S LABORATORIES LISTED STEEL CONDUIT SUPPORTS AT INTERVALS REQUIRED BY THE NATIONAL ELECTRIC CODE. WIRES OR SHEET METAL STRIPS ARE NOT ACCEPTABLE FOR CONDUIT SUPPORT. USE CONDUIT HANGERS FOR ALL CONDUITS NOT DIRECTLY FASTENED TO STRUCTURE AND FOR ALL MULTIPLE CONDUIT RUNS. DO NOT ATTACH ANY CONDUIT TO MECHANICAL DUCTS OR PIPES.
 - 2. AVOID ATTACHING CONDUIT TO AIR MOVING SYSTEM. WHEN IT IS NECESSARY TO SUPPORT CONDUIT FROM AIR MOVING SYSTEM, PROVIDE A LENGTH OF FLEXIBLE CONDUIT BETWEEN PORTION ATTACHED TO AIR MOVING SYSTEM AND PORTION ATTACHED TO THE BUILDING TO MINIMIZE TRANSMISSION OF VIBRATION TO THE BUILDING STRUCTURE.
 - 3. AN NFPA 251 TESTED AND APPROVED CEILING SYSTEM CAN BE USED TO SUPPORT BRANCH CIRCUIT CABLING WHERE APPROVED BY THE AHJ.
- C. CONDUIT PENETRATION:
- 1. PENETRATING FIRE RATED FLOOR, CEILING OR WALL: INSTALL CONDUIT IN CONDUIT SLEEVE OR FRAMED OPENING. SEAL PENETRATION WITH FIRE RETARDANT SEALANT.
 - 2. PENETRATING ROOF OR EXTERIOR WALL: AVOID PENETRATING ROOF OR EXTERIOR WALL WHERE POSSIBLE. WHERE PENETRATIONS ARE NECESSARY, BUILDING WEATHERPROOF INTEGRITY MUST BE PRESERVED. CONDUITS PENETRATING THROUGH ROOF SHALL HAVE ROOF FLASHING WITH CAULK TYPE COUNTERFLASHING SLEEVE.
 - 3. PENETRATING NON-FIRE RATED DRY WALL: CONDUIT SLEEVES ARE NOT REQUIRED. PENETRATIONS MUST BE SEALED WITH PLASTER PRIOR TO PAINTING. PENETRATIONS MADE AFTER WALL FINISH IS APPLIED MUST BE AS SMALL AS POSSIBLE AND PROVIDED WITH ESCUTCHEONS, ONE ON EACH SIDE OF WALL.
 - 4. PENETRATING SUSPENDED CEILING: CUT HOLE AS SMALL AS POSSIBLE TO PERMIT CONDUIT PENETRATION. PROVIDE ESCUTCHEON FOR EACH CONDUIT BELOW CEILING.
- 3.04 CONNECTIONS TO EQUIPMENT:
- A. GENERAL:
- 1. FURNISH AND INSTALL REQUIRED POWER SUPPLY CONDUIT AND WIRING TO ALL EQUIPMENT. SEE BELOW FOR OTHER WIRING REQUIRED.
 - 2. FURNISH AND INSTALL A DISCONNECT SWITCH IMMEDIATELY AHEAD OF AND ADJACENT TO EACH MAGNETIC MOTOR STARTER OR APPLIANCE UNLESS THE MOTOR APPLIANCE IS LOCATED ADJACENT AND WITHIN SIGHT OF THE SERVING PANELBOARD, CIRCUIT BREAKER OR SWITCH. VERIFY ALL EQUIPMENT NAMEPLATE CURRENT RATINGS PRIOR TO INSTALLATION.
 - 3. INSTALL ALL ROUGH-IN WORK FOR EQUIPMENT FROM APPROVED SHOP DRAWINGS TO SUIT THE SPECIFIC REQUIREMENTS OF THE EQUIPMENT.
 - 4. FURNISH AND INSTALL MANUAL THERMAL PROTECTION FOR ALL MOTORS NOT INTEGRALLY EQUIPPED WITH THERMAL PROTECTION.
 - 5. FURNISH 120 VOLT POWER TO EACH CONTROL PANEL AND TIME SWITCH REQUIRING A SOURCE OF POWER TO OPERATE.
- 3.05 INSTALLATION OF CONDUCTORS:
- A. PULL NO WIRE INTO ANY PORTION OF THE CONDUIT SYSTEM UNTIL ALL CONSTRUCTION WORK WHICH MIGHT DAMAGE THE WIRE HAS BEEN COMPLETED.
 - B. INSTALL ALL WIRE CONTINUOUS FROM OUTLET TO OUTLET OR TERMINAL TO TERMINAL. SPLICES IN CABLES WHEN REQUIRED SHALL BE MADE IN HAND HOLES, PULL BOXES OR JUNCTION BOXES. MAKE BRANCH CIRCUIT SPLICES IN OUTLET BOXES WITH 8" OF CORRECTLY COLOR-CODED TAILS LEFT IN THE BOX.
 - C. SPLICES IN WIRES AND CABLES SHALL BE MADE UTILIZING MATERIALS AND METHODS DESCRIBED HEREIN BEFORE.
 - D. MAKE ALL GROUND, NEUTRAL AND LINE CONNECTIONS TO RECEPTACLE AND WIRING DEVICE TERMINALS AS RECOMMENDED BY MANUFACTURER.
 - E. PROVIDE BRADY WIRE MARKERS WHERE NUMBER OF CONDUCTORS IN A BOX EXCEEDS FOUR.
 - F. MEGGER AND RECORD INSULATING RESISTANCE OF ALL 600 VOLT INSULATED CONDUCTORS SIZE #4/0 AND LARGER USING 500 VOLT MEGGER FOR ONE MINUTE. MAKE TESTS WITH CIRCUITS ISOLATED FROM SOURCE AND LOAD. VERIFY THAT RESULTS ARE WITHIN THE MANUFACTURER'S RESISTANCE SPECIFICATIONS. SUBMIT ALL RESULTS TO ENGINEER.
- 3.06 WIRE COLOR CODE:
- COLOR CODING SHALL BE CONTINUOUS FOR WIRE #12 THROUGH #10 AWG. PHASE CONDUCTORS #8 AND LARGER AND CONDUCTORS OF ANY SIZE IN CABLE ASSEMBLIES MAY HAVE COLORED PHASING TAPE AT TERMINATIONS. COLOR CODE WIRES AS FOLLOWS:
- | VOLTAGE | PHASE A | PHASE C | NEUTRAL | CND |
|----------|---------|---------|---------|-------|
| 120/240V | RED | BLUE | WHITE | GREEN |
- 3.07 IDENTIFICATION:
- A. PROVIDE NAMEPLATES FOR PANELBOARDS, AND ALL SIMILAR DEVICES. NAMEPLATES SHALL BE SCREWED (NO ADHESIVES) ENGRAVED BAKELITE OR PHOTO-ETCHED METALLIC NAMEPLATE IDENTIFICATION SHOWING PANEL DESIGNATION, VOLTAGE AND PHASE IN MINIMUM 1/4" HIGH LETTERS.
- B. EACH PANELBOARD SHALL CONTAIN A METAL-FRAMED CIRCUIT DIRECTORY INSIDE COVER, WITH PLASTIC PROTECTOR.
 - C. PANELBOARD SCHEDULE: AFTER COMPLETION OF WORK, PROVIDE TYPEWRITTEN UPDATED PANELBOARD SCHEDULES FOR ALL PANELBOARDS. INCLUDE ROOM/EQUIPMENT DESIGNATIONS TO IDENTIFY ROOM/EQUIPMENT SERVED BY CIRCUIT.
- 3.08 GROUNDING:
- A. ELECTRICAL SERVICE AND ALTERNATING CURRENT SYSTEMS SHALL BE GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250.3 TO 250.30, INCLUSIVE.
 - B. GROUND NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL ENCLOSURES, FRAMES, OR CONDUCTOR RACEWAYS TO PROVIDE A LOW IMPEDANCE PATH FOR LINE-TO-GROUND FAULT CURRENT AND TO BOND ALL NON-CURRENT CARRYING METAL PARTS TOGETHER. PROVIDE GROUND CONDUCTOR IN EACH RACEWAY SYSTEM, WHETHER GROUND WIRE IS SPECIFICALLY LISTED OR NOT. EQUIPMENT GROUND CONDUCTOR SHALL BE ELECTRICALLY AND MECHANICALLY CONTINUOUS FROM THE ELECTRICAL CIRCUIT SOURCE TO THE EQUIPMENT TO BE GROUNDED. SIZE GROUND CONDUCTORS PER NEC ARTICLE 250.122 UNLESS LARGER CONDUCTORS ARE SHOWN ON DRAWINGS.
 - C. GROUNDING CONDUCTORS SHALL BE IDENTIFIED WITH GREEN INSULATION. WHERE GREEN INSULATION IS NOT AVAILABLE ON LARGER SIZES, BLACK INSULATION SHALL BE USED AND SUITABLY IDENTIFIED WITH GREEN TAPE AT EACH JUNCTION BOX OR DEVICE ENCLOSURE.



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PROJECT NO: 17003

REVISIONS:

DRAWN BY: GR
REVIEWED BY: AD

ELECTRICAL SPECIFICATIONS

E5.1