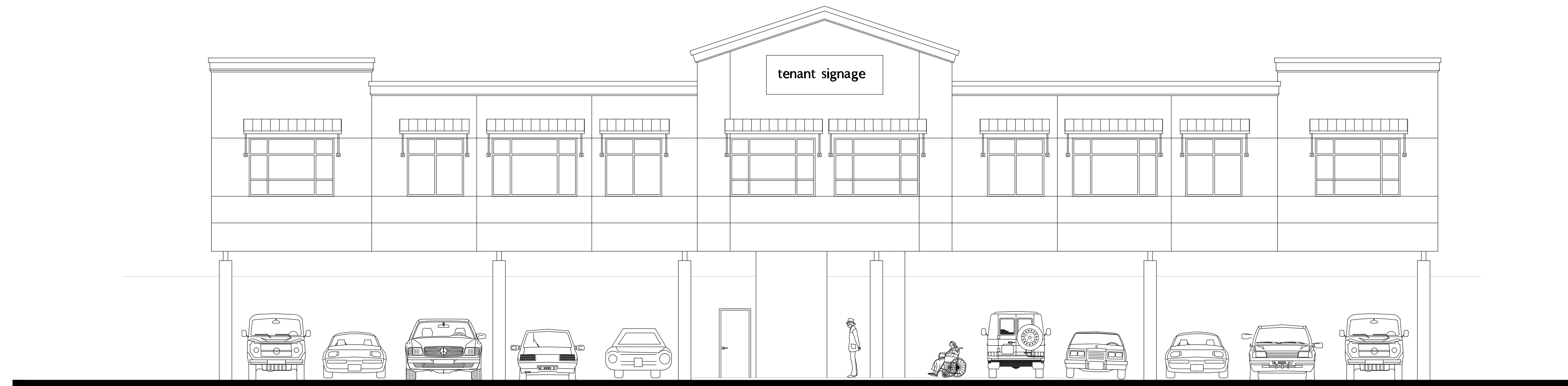


# ROLLINGWOOD OFFICE BUILDING

## 3012 BEE CAVES ROAD

### AUSTIN TEXAS 78746



## PROJECT TEAM

OWNER	ARCHITECT	STRUCTURAL ENGINEER	MEP ENGINEER
MPH CAPITAL MANAGEMENT 6201 GUADALUPE AUSTIN, TX 78752  CLAY MORGAN (512) 458-5263	EUWER & ASSOCIATES 205 BARRACUDA BAYOU VISTA, TX 77563 512/923-2975	TIM ZHANG, P.E., LEED AP GREENEARTH ENGINEERING, INC. CONSULTING STRUCTURAL ENGINEERS 2500 W. WILLIAM CANNON DR, #201 AUSTIN, TX 78745 Ph: (512) 289-8086	FLEMING ENGINEERS 305 NIXON DRIVE AUSTIN, TEXAS 78746 512/328-7312

### GENERAL NOTES

- \* BUILDING IS TO BE 100% SPRINKLED
- \* ALL MATERIAL AND COLOR SELECTIONS SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- \* CONTRACTOR SHALL INCLUDE FEES FOR ALL PERMITS AND CONNECTIONS IN HIS BID.
- \* ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF GYP. BD.
- \* ALL PLANS ARE DRAWN TO SCALE AS MUCH AS POSSIBLE BUT ARE NOT INTENDED TO BE AND SHOULD NOT BE SCALED. REFER TO DRAWING NOTES AND DIMENSIONS.
- \* CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES. PROCEEDING WITH WORK SHALL CONSTITUTE ACCEPTANCE OF THE CONTRACTOR THAT CONDITIONS ARE CORRECT AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.
- \* PROVIDE MINI BLINDS ON ALL WINDOWS. COLOR TO MATCH BUILDING STANDARD
- \* COORDINATE FINAL BUILDING DETAILING WITH SHEETS TAS-1 AND TAS-2
- \* ALL BUILDING SYSTEMS INCLUDING BUT NOT LIMITED TO EPIS, WINDOWS, ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS STANDARD DETAILS AND SPECIFICATIONS
- \* VERIFY FINAL AMOUNT AND LOCATION OF FIRE EXTINGUISHERS WITH GOVERNING FIRE MARSHALL.
- \* PROVIDE H.C. GRAPHICS TO R.R. DOORS PER ADA REGULATIONS AND TEXAS DEPT. OF LICENSING AND REGULATION.
- \* INDIVIDUAL GLASS PANELS WITHIN AN INGRESS / EGRESS DOOR OR WITHIN 24 INCHES OF DOOR OPENING SHALL BE SAFETY GLAZED IN ACCORDANCE WITH THE UNIFORM BUILDING CODE.

### SHEET INDEX

#### ARCHITECTURAL

- AI.0 PROJECT COVER
- TAS1 TEXAS ACCESSIBILITY STANDARD DETAILS
- TAS2 TEXAS ACCESSIBILITY STANDARD DETAILS
- A2.1 FIRST FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 ROOF PLAN
- A2.4 ENLARGED PLANS
- A3.1 REFLECTED CEILING PLAN 1ST FLOOR
- A3.2 REFLECTED CEILING PLAN 2ND FLOOR
- A4.1 EXTERIOR ELEVATIONS
- A5.1 BUILDING SECTIONS
- A6.1 WALL SECTIONS
- A6.2 WALL SECTIONS
- A6.3 WALL SECTIONS
- A6.4 ENTRY SECTION
- A6.5 ENTRY SECTIONS
- AT.1 PARTITION / WINDOW TYPES AND DETAILS
- AT.2 DETAILS

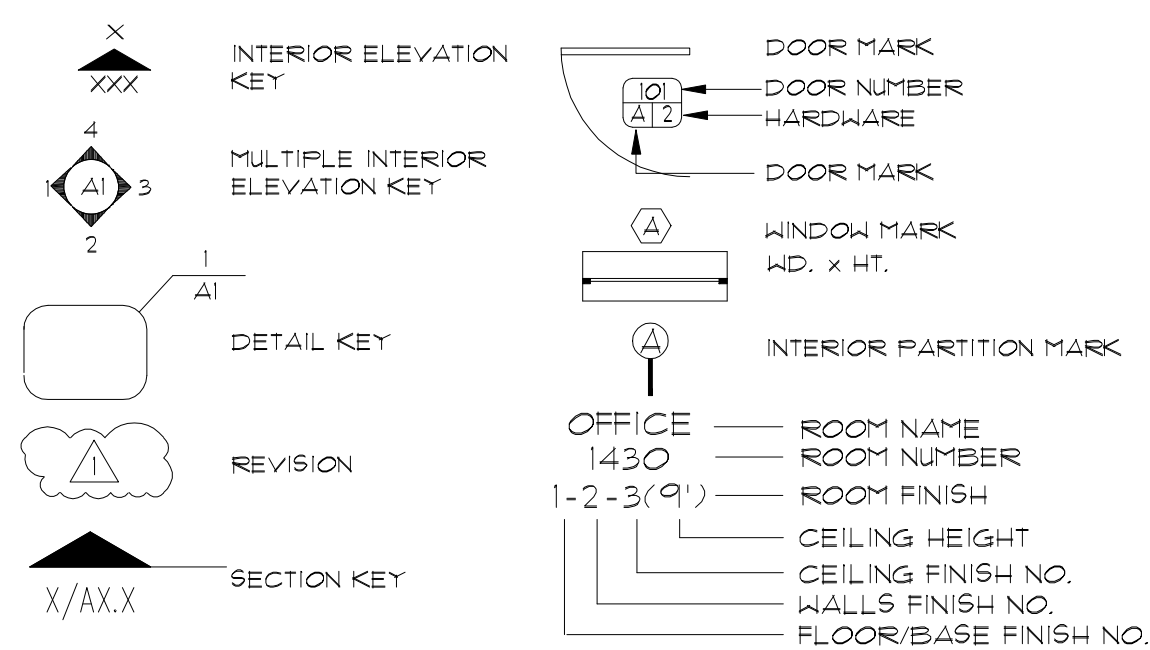
#### STRUCTURAL

- S1 FOUNDATION PLAN
- S2 FRAMING PLANS
- S3.1 FOUNDATION DETAILS
- S3.2 FOUNDATION DETAILS
- S4.1 FRAMING DETAILS
- S5 STRUCTURAL NOTES

#### MECH, ELEC, PLUMBING

- MEP-1 UTILITY SITE PLAN
- MEP-2 ROOF PLAN-ELECTRICAL-PLUMBING SPECIFICATIONS
- MEP-3
- I-1 SITE PHOTOMETRICS
- PM-1 FIRST FLOOR PLUMBING & HVAC
- P-1 SECOND FLOOR PLUMBING
- P-2 LIFT STATION DETAIL
- E-1 FIRST FLOOR ELECTRICAL PLAN
- E-2 ELECTRICAL SECOND FLOOR
- E-3 ELECTRICAL RISER AND SCHEDULES

### PLAN SYMBOLS AND LEGEND



### BUILDING DATA

BUILDING USE OFFICE  
 IBC OCCUPANCY B  
 CONSTRUCTION TYPE TYPE 5  
  
 ARCHITECTURAL BARRIERS  
 PROJECT REGISTRATION TABS2019003839  
 NUMBER OF STORIES 2  
 HEIGHT 39'-4"  
 FOUNDATION TYPE DRILLED PIERS  
  
 EXTERIOR MASONRY COVERAGE 100%

GROSS PHYSICAL AREA  
 FIRST FLOOR GROSS AREA 351 S.F.  
 SECOND FLOOR GROSS AREA 5,912 S.F.  
 TOTAL GROSS AREA 6,323 S.F.

IMPERVIOUS BUILDING COVERAGE 5,912 S.F.

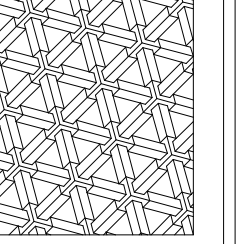
PARKING CALCULATED AREA  
 FIRST FLOOR OCCUPIABLE AREA 0 S.F.  
 SECOND FLOOR OCCUPIABLE AREA 5,683 S.F.  
 TOTAL OCCUPIABLE AREA 5,683 S.F.

### BUILDING CODES

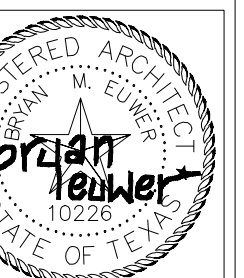
2012 INTERNATIONAL BUILDING CODE  
 2012 INTERNATIONAL FIRE CODE  
 2015 INTERNATIONAL ENERGY CODE  
 2012 INTERNATIONAL PLUMBING CODE  
 2012 INTERNATIONAL MECHANICAL CODE  
 2014 ELECTRIC CODE  
 TEXAS ARCHITECTURAL BARRIERS CODE  
 AMERICAN WITH DISABILITIES ACT  
 2011 BUDA UDC

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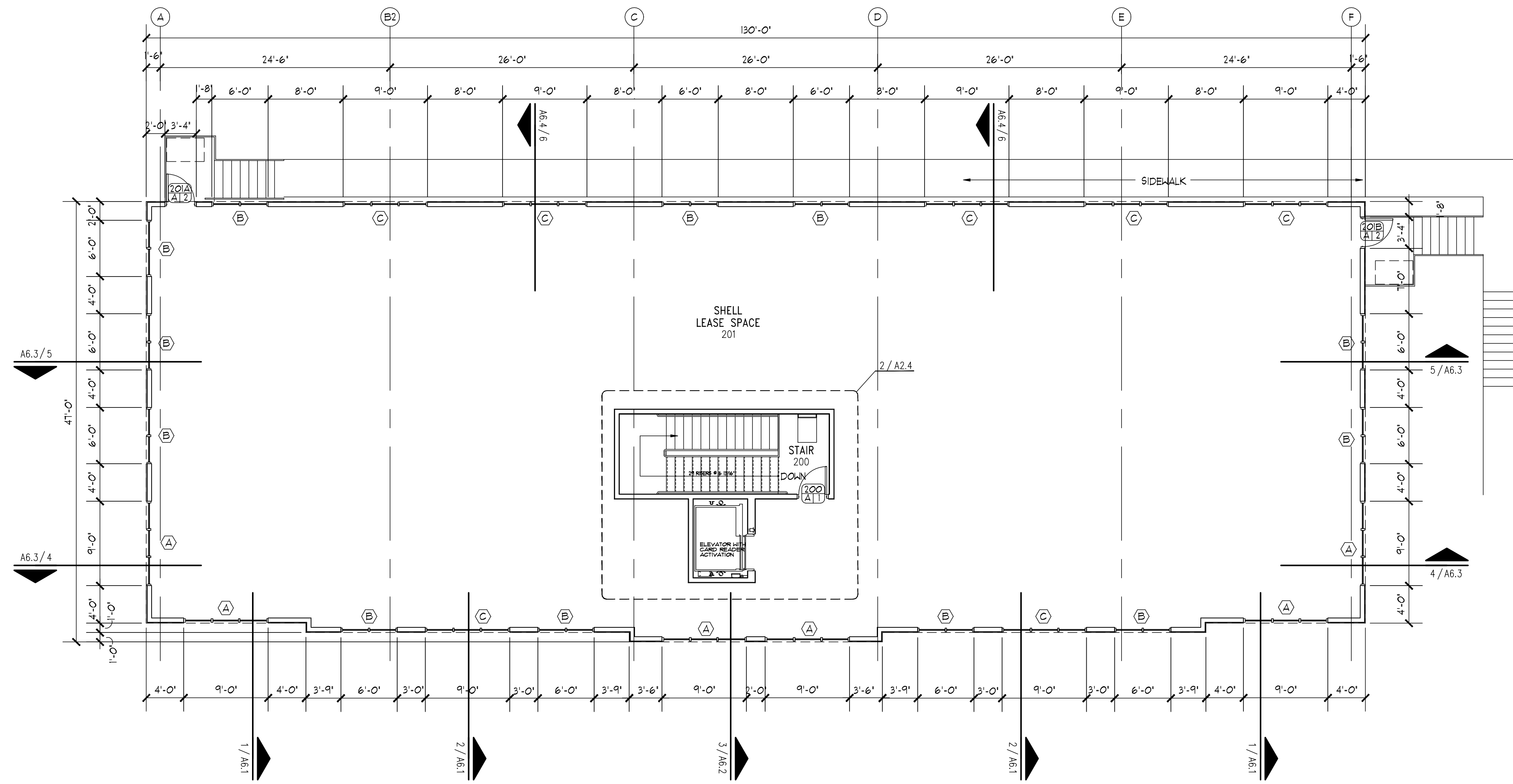
**A1.0**

COVER SHEET









**1 SECOND FLOOR PLAN**  
1/8"=1'-0"

DOOR SCHEDULE										
MARK	ELEV.	FRAME TYPE	PAIR	SIZE	OPERATION	MATERIAL	FINISH			
A	1	RACO		3'-0" x 1'-0"	HINGED	1/2" GLASS	PAINT			
B	1	HM		3'-0" x 1'-0"	POCKET	1/2" GLASS	PAINT			

DOOR ELEVATIONS	
1	1

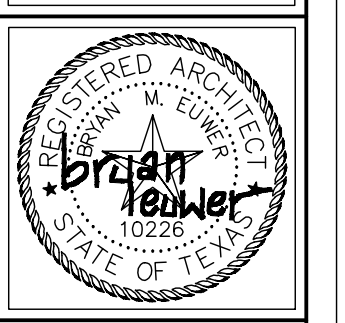
HARDWARE SETS			ADJUST HARDWARE FOR DOOR PAIRS
1	PASSAGE SET DOOR STOP HINGES SMOKE SEAL CLOSER	2	DEAD BOLT LEVER PASSAGE SET THERMAL SEAL CLOSER THRESHOLD
3	PANIC SET THERMAL SEAL CLOSER THRESHOLD		

ROOM FINISH SCHEDULE	
NO.	FLOOR/BASE
1	EXPOSED CONCRETE
2	
3	
4	
NO.	WALLS/FINISH
1	PAINT COLOR *(EGGSHELL)
2	
3	
4	
NO.	CEILING FINISH (A+ 9'-0" A.F.F.)
1	2x2 LAY IN CEILING, 9/16" GRID, TEGULAR TILE, FINE TEXTURE
2	
3	
4	NO FINISH

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**SECOND FLOOR PLAN**

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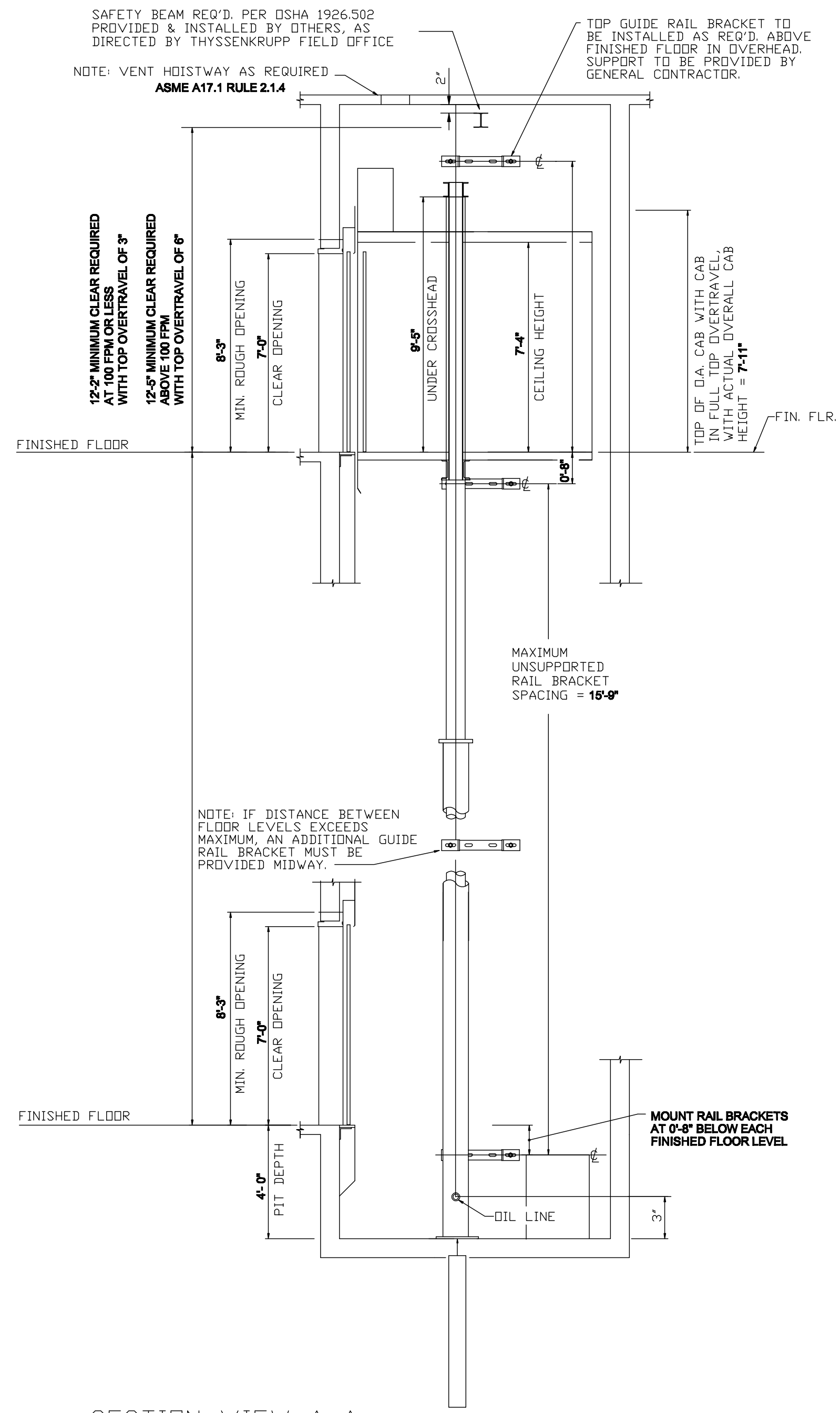
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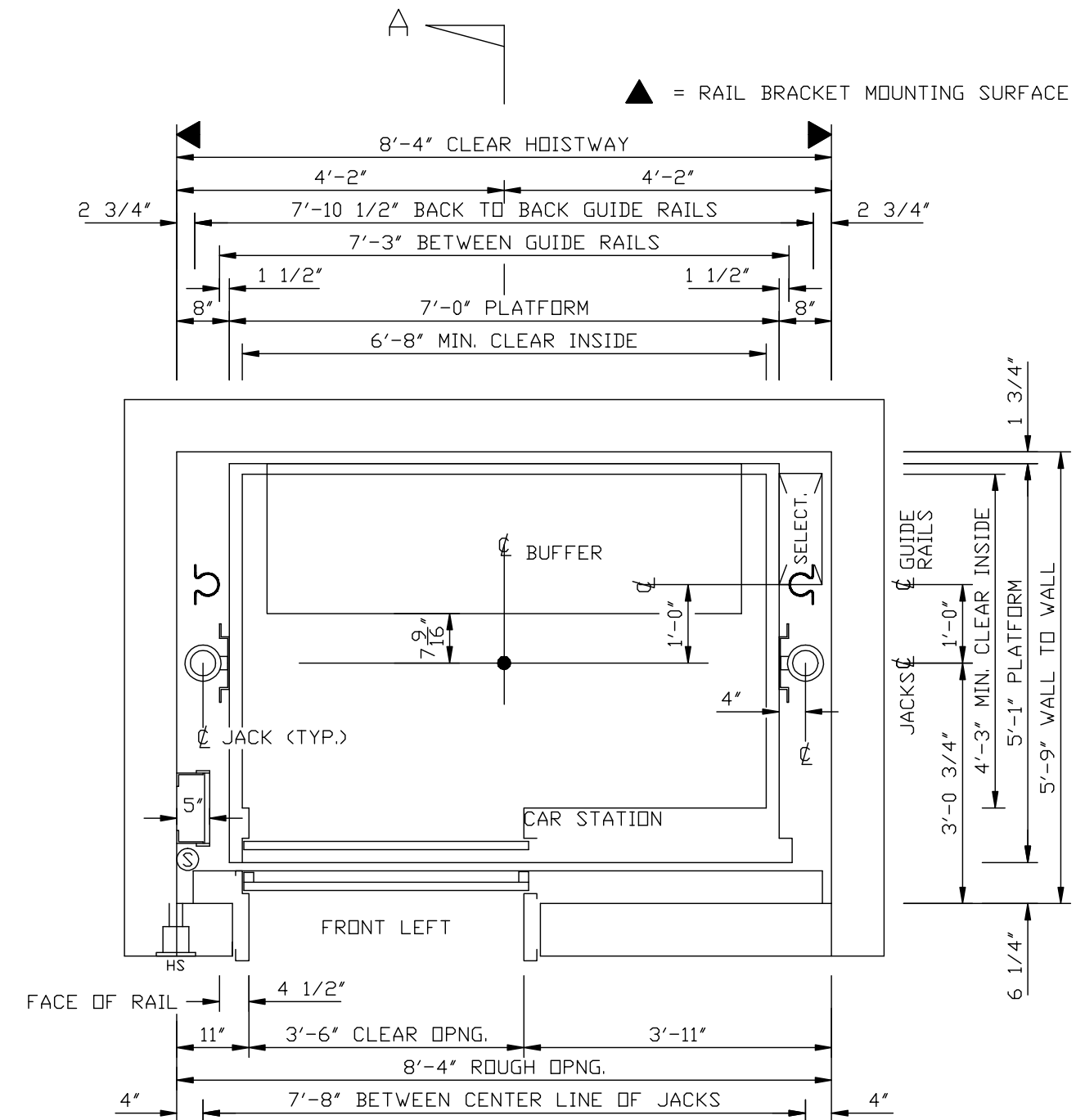
SHEET NO. **A2.2**





SECTION VIEW A-A  
NOT TO SCALE

**3** ELEVATOR SHAFT AND INSTALLATION NOTES  
NO SCALE



**HYDRAULIC ELEVATOR CONTRACT DATA**

TYPE: endura HMR	CAPACITY: 2500
SPEED: FPM UP MAX 150 FPM DOWN MAX.	
OPERATION:	
DOOR TYPE: ONE SPEED - LEFT HAND	
PLATFORM THK: 3 3/8"	
BOTTOM CAR RUNBY: 6"	
BETWEEN FIT FLR. 4 CAR BOLSTER ON COMPRESSED BUFFER: 2'-3 1/8"	

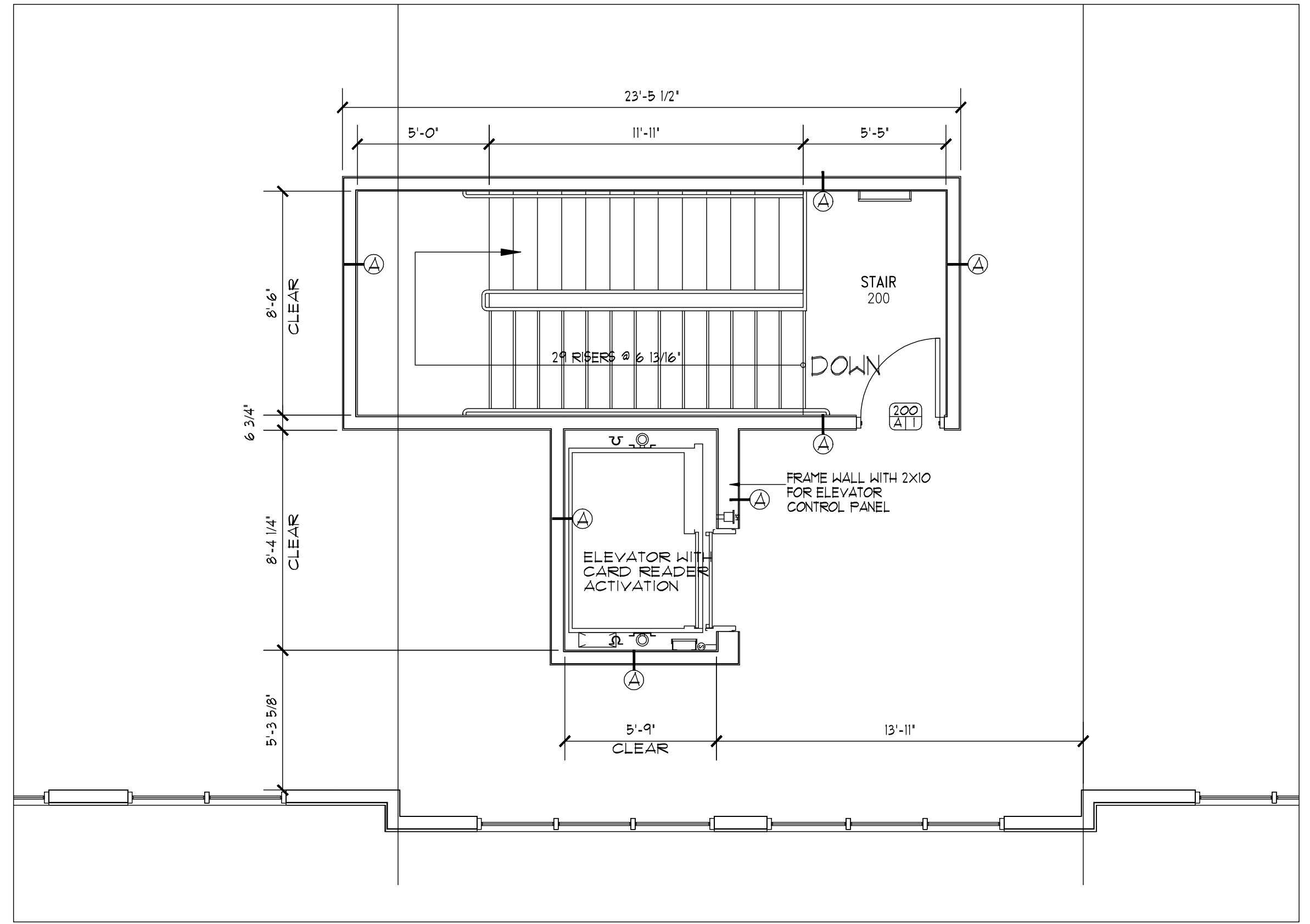
THE FOLLOWING CONDITIONS MUST BE MET BEFORE INSTALLATION IS COMPLETED, AND ARE NOT INCLUDED IN THE ELEVATOR CONTRACT:

- A PLUMB, PROPERLY VENTILATED HOISTWAY (ACCORDING TO CODE AND SIZES SHOWN).
- ADEQUATE SUPPORT FOR JACK GUIDE RAIL BRACKETS, AND BUFFERS (FOR REACTIONS SHOWN).
- HOISTWAY BARRICADES AND ALL CUTTING AND PATCHING TO INSTALL HOISTWAY ENTRANCES, SILLS, HALL FIXTURES, OIL AND ELECTRIC LINES.
- FIT LIGHTS AND SWITCH, CONVENIENCE OUTLETS WITH GFCI PROTECTION PER NEC, PIT LADDER PER CAR (ACCORDING TO CODE); NOTE: MUST BE CLEAR OF ALL ELEVATOR EQUIPMENT.
- DEDICATED 120 VOLT, 15 AMP. SERVICE, ALONG WITH TELEPHONE CIRCUIT WHEN REQUIRED, TO TERMINALS OF EACH REQUIRED CONTROLLER (AS LOCATED ON PLAN VIEW) FOR THE FOLLOWING:
  - CAR LIGHT AND ALARM CIRCUIT WITH GFCI PROTECTION PER NEC
  - GROUP CONTROL WHEN REQUIRED
 NOTE: IF STANDBY POWER IS SUPPLIED TO ELEVATOR, CAR LIGHT AND ALARM CIRCUIT AND GROUP CONTROL SERVICE MUST BE STANDBY POWER BACKED.
- BRANCH-CIRCUIT CONDUCTOR SIZING, MATERIALS, AND INSULATION (INCLUDING BRANCH-CIRCUIT OVERCURRENT PROTECTIVE DEVICE) TO COMPLY WITH ALL LOCAL ELECTRICAL CODES (SEE "ELECTRICAL POWER REQUIREMENTS").
  - NOTE: ALSO, A FOURTH WIRE TO BE SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE IS REQUIRED FOR GROUNDING PURPOSES TO MINIMIZE ELECTRICAL NOISE INTERFERENCE.
  - NOTE: IF STANDBY POWER IS REQUIRED, SEE "ELEVATOR STANDBY POWER OPERATION".
- A PROPERLY VENTED HOISTWAY AND MAINTAINED BETWEEN 32% (10°F) AND 104% (40°F) WITH NON-CONDENSING HUMIDITY OF 10-95%.
- LEAVE OFF ENTIRE FRONT WALL AT ALL FLOORS WHERE ENTRANCE IS INCLUDED. SEE INSTALLATION PROCEDURES FOR FRAME-TO-WALL INTERFACE DETAILS TO ENSURE CONFORMANCE WITH LABELED ENTRANCE INTERFACE CONSTRUCTION. AT CONTROLLER FLOOR, LEAVE OUT ENTIRE WALL. SEE ENTRANCE DRAWING FOR DETAILS.
- POCKETS IN CORRIDOR HALL (PER FIXTURE DRAWINGS) FOR HALL FIXTURES. NOTE: MUST BE LOCATED AS DIRECTED BY ELEVATOR CONTRACTOR.
- SMOKE SENSORS (AS REQUIRED).
- CONDUIT AND WIRING FROM HOISTWAY TO ELEVATOR MONITORING PANELS (FOR SECURITY, LIFE, SAFETY, OR FIRE REQUIREMENTS).

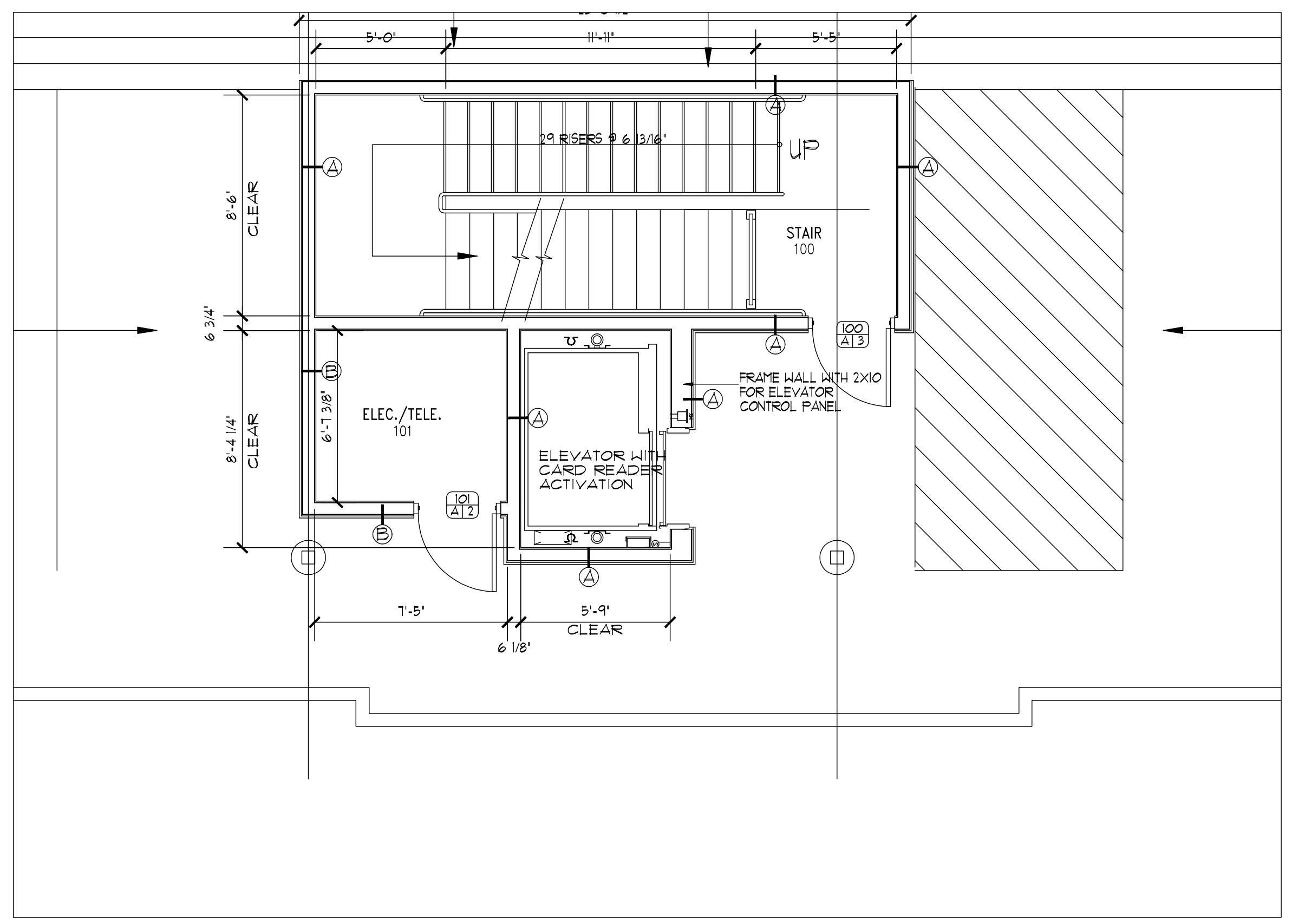
POWER UNIT INFORMATION			
LENGTH	WIDTH	HEIGHT	WEIGHT
8'-0 1/2"	1'-10 15/16"	2'-9"	1850

RAIL FORCES		
OMEGA RAILS	F1	F2
	405 LBS.	231 LBS.

NOTE A: OIL PIPE LINES AND FITTINGS SHALL BE PROPERLY SUPPORTED TO RELIEVE STRAIN.  
NOTE B: ALL REACTIONS INCLUDE ALLOWANCE FOR IMPACT.  
NOTE C: THYSSENKRUPP ELEVATOR TO BE NOTIFIED OF ANY CHANGE TO ELEVATOR HOISTWAY OR MACHINE ROOM DESIGN.



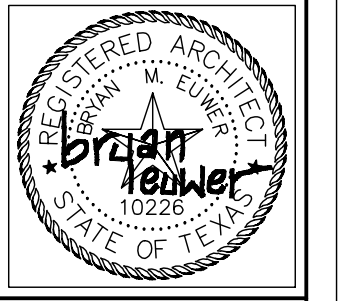
**2** SECOND FLOOR  
1/4"=1'-0"



**1** FIRST FLOOR  
1/4"=1'-0"

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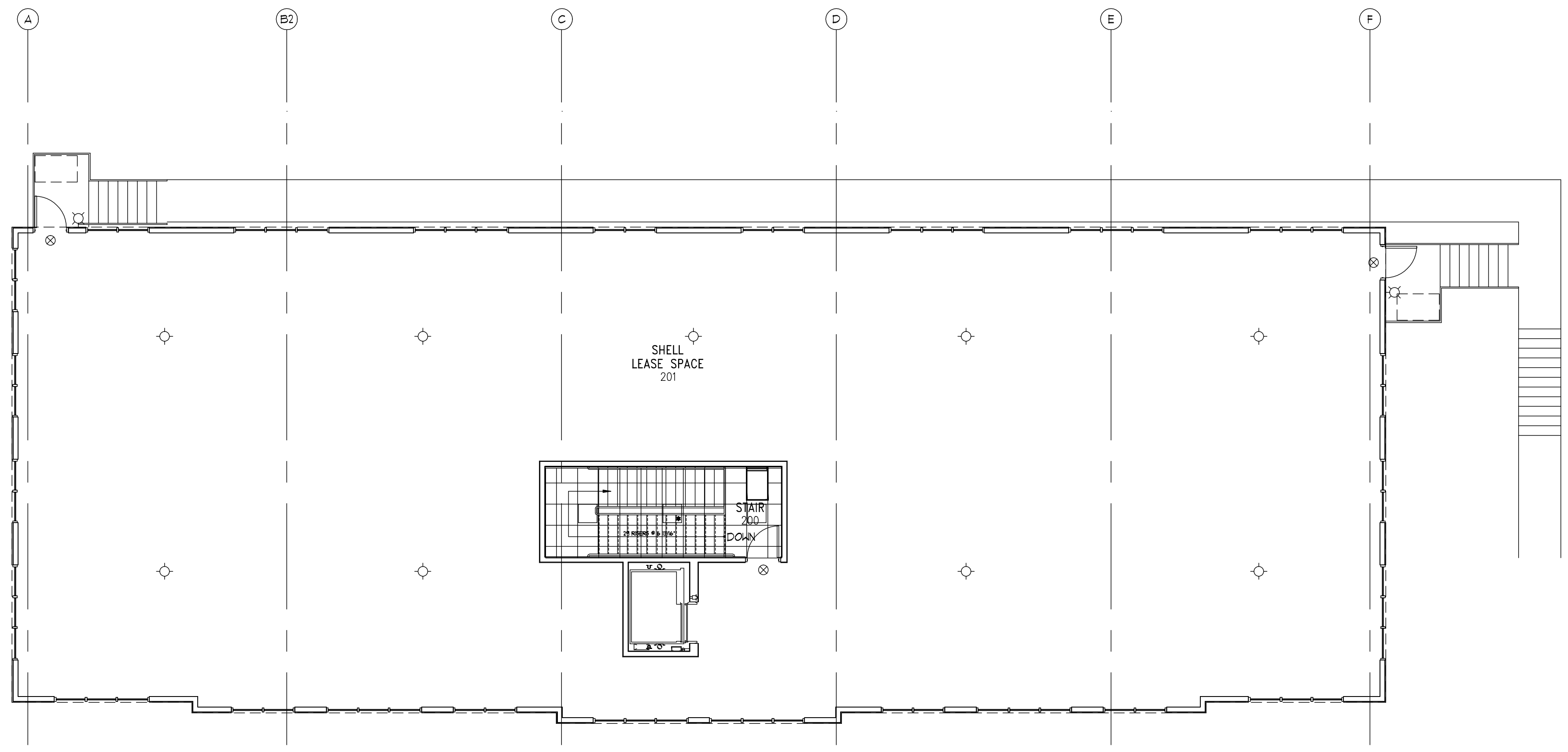
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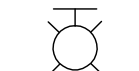
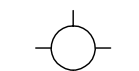

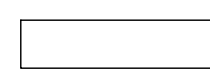



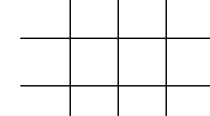
ENLARGED PLANS





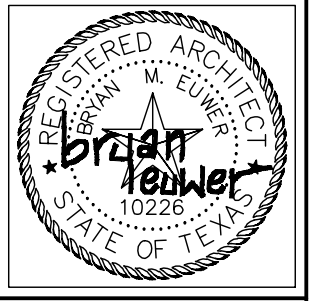
**1** REFLECTED CEILING  
SECOND FLOOR PLAN  
1/8"=1'-0"

**ELECTRICAL CEILING PLAN SYMBOLS**

-  WALL MOUNTED LIGHT
-  CEILING MOUNTED UTILITY LIGHT
-  EMERGENCY BATTERY PACK WITH TWIN LIGHT HEADS, MOUNT 8'-0" AFF.
-  4' FLOURESCENT HUNG FROM STRUCTURE
-  2X2 RECESSED LIGHT
-  SPECIAL LETTER DESIGNATIONS  
\* BATTERY BACKUP
-  EXIT LIGHT
-  LAY IN CEILING GRID

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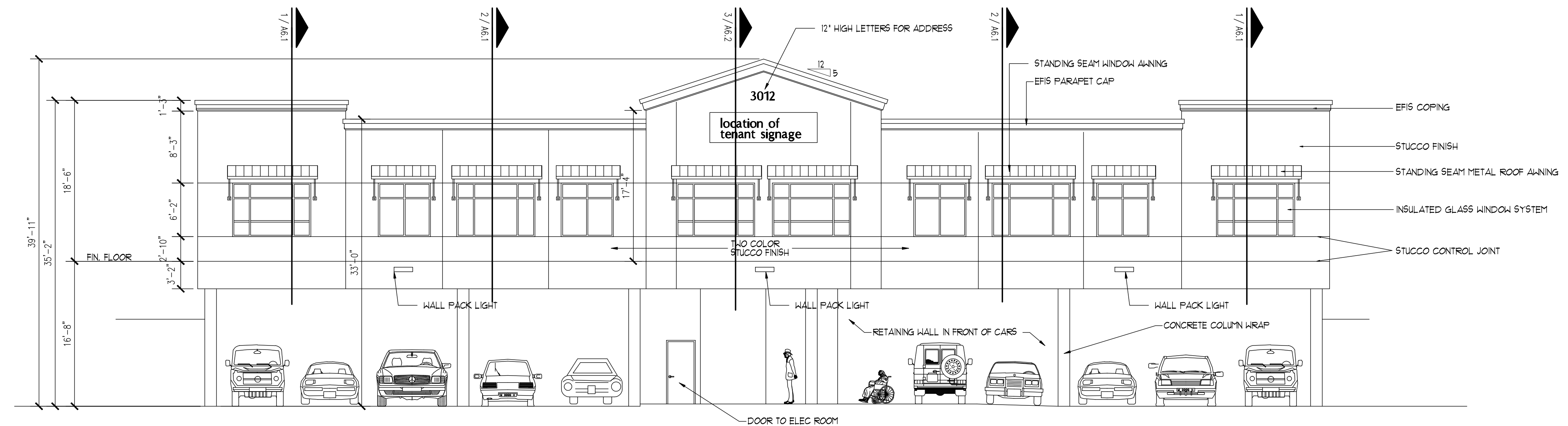
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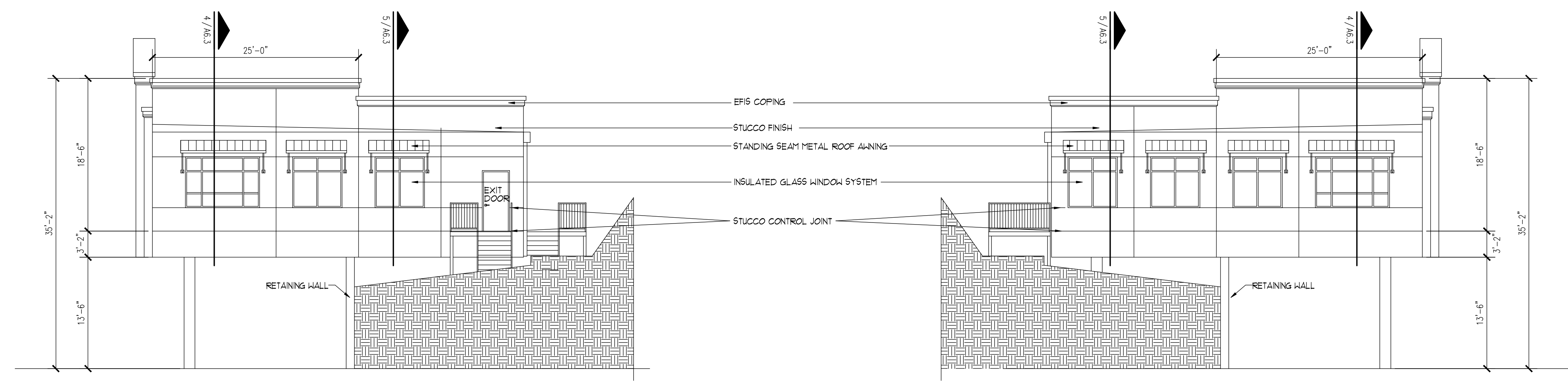
**A3.2**

SECOND FLOOR PLAN

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**1 FRONT ELEVATION**  
1/8"=1'-0"



**2 RIGHT SIDE ELEVATION**  
1/8"=1'-0"

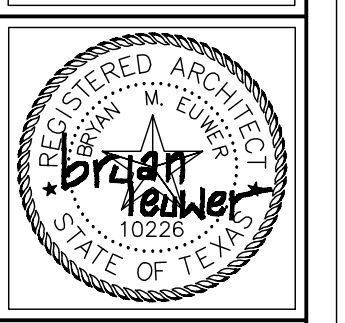
**4 LEFT SIDE ELEVATION**  
1/8"=1'-0"



**3 REAR ELEVATION**  
1/8"=1'-0"

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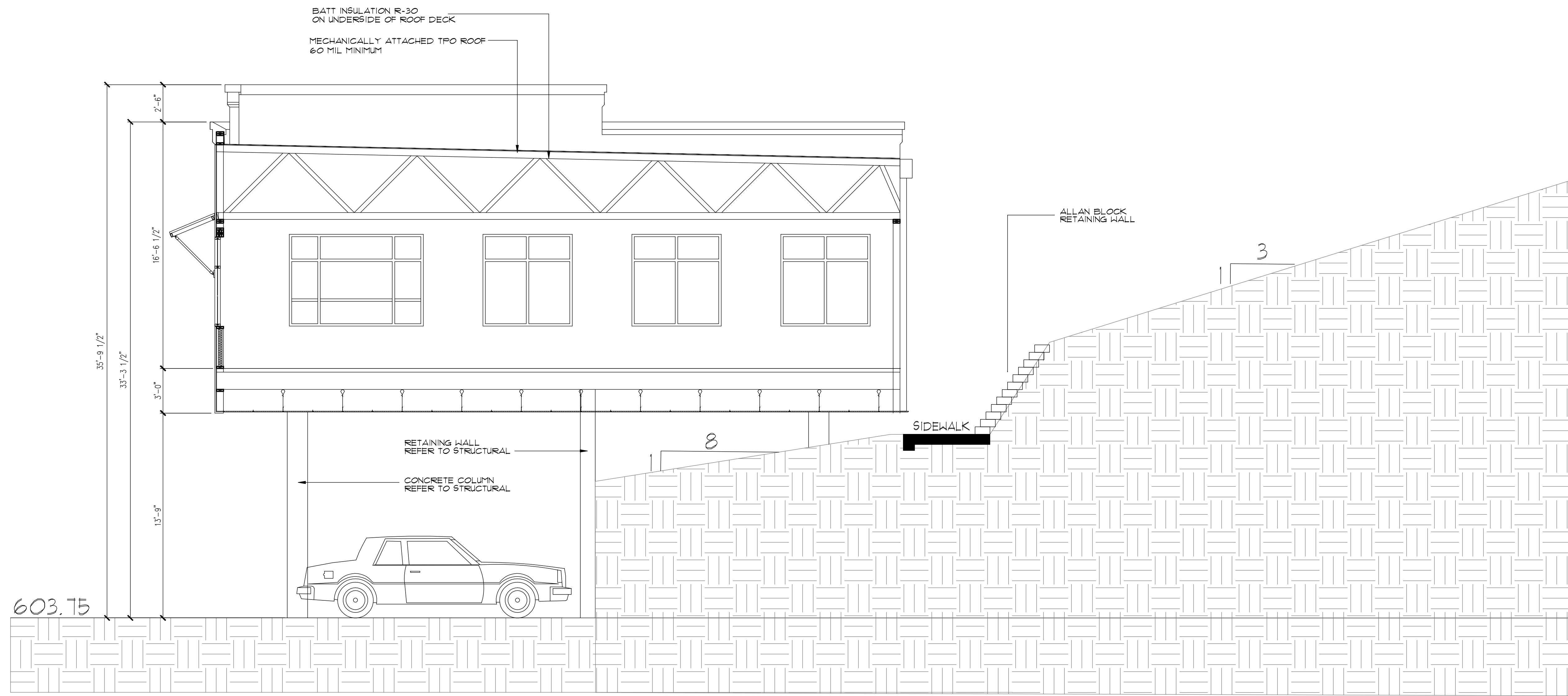
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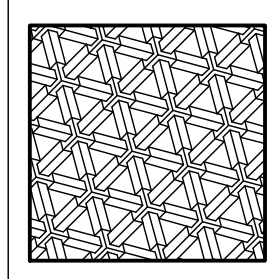
EXTERIOR ELEVATIONS



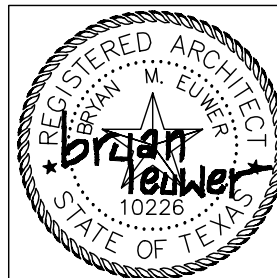
**1** SCHEMATIC BUILDING SECTION  
 1/4"=1'-0"

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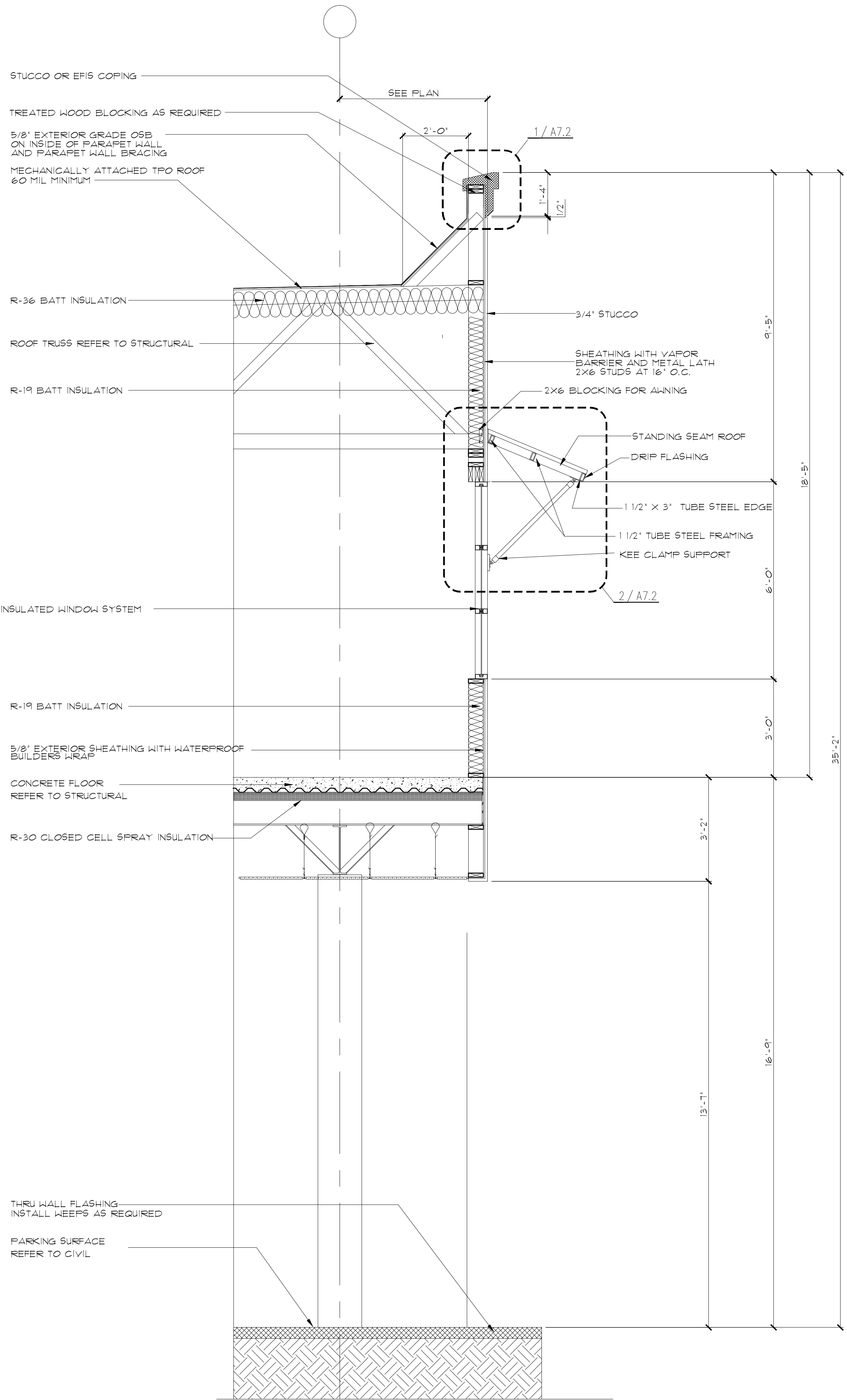
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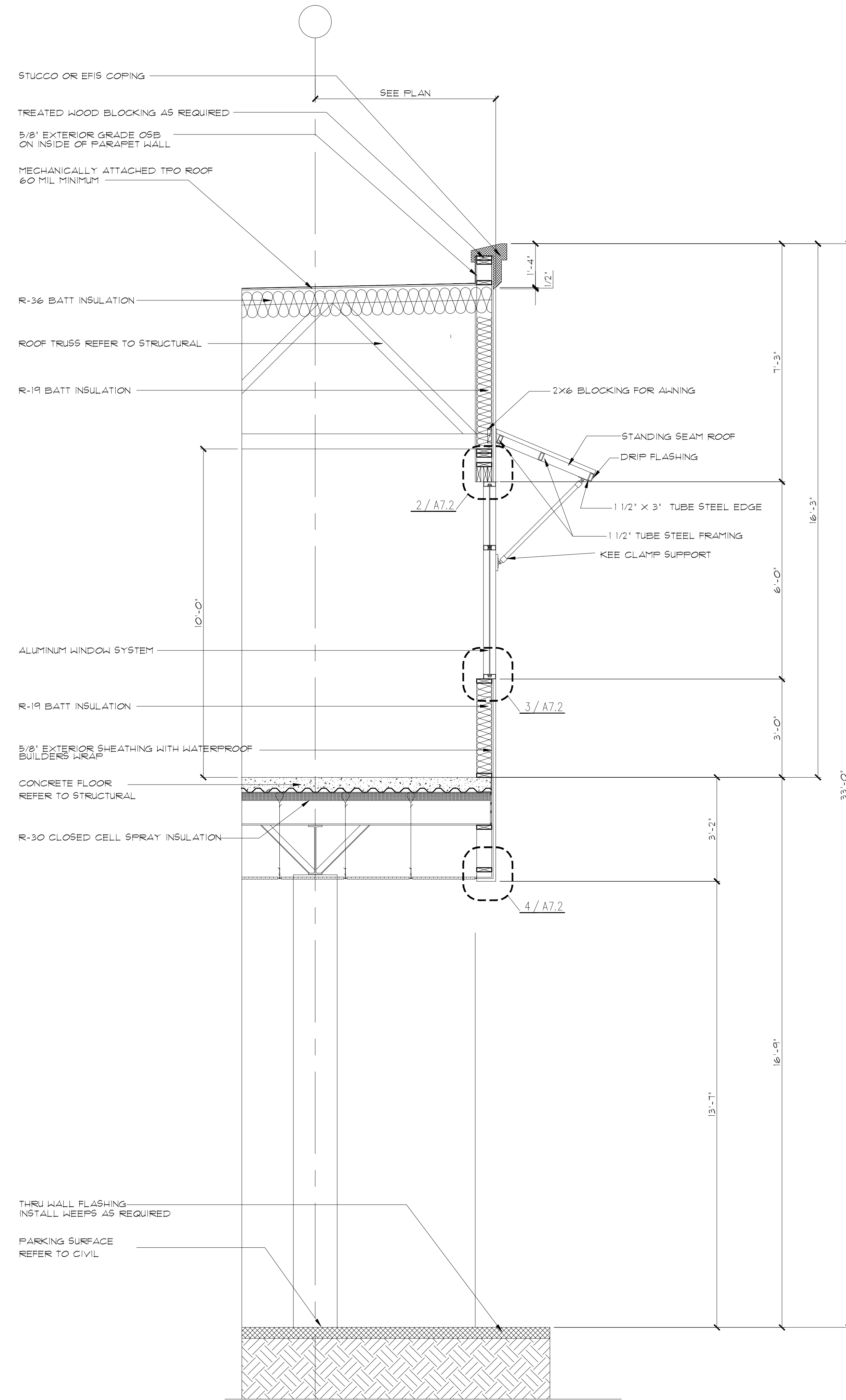
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**A5.1**

BUILDING SECTIONS



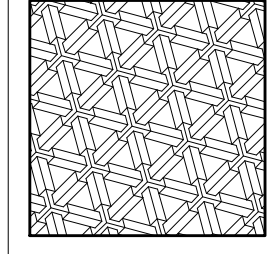
**1** WALL SECTION  
1/2"=1'-0"



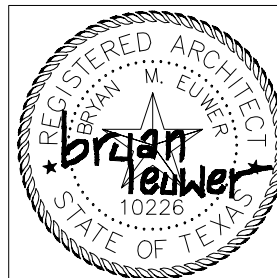
**2** WALL SECTION  
1/2"=1'-0"

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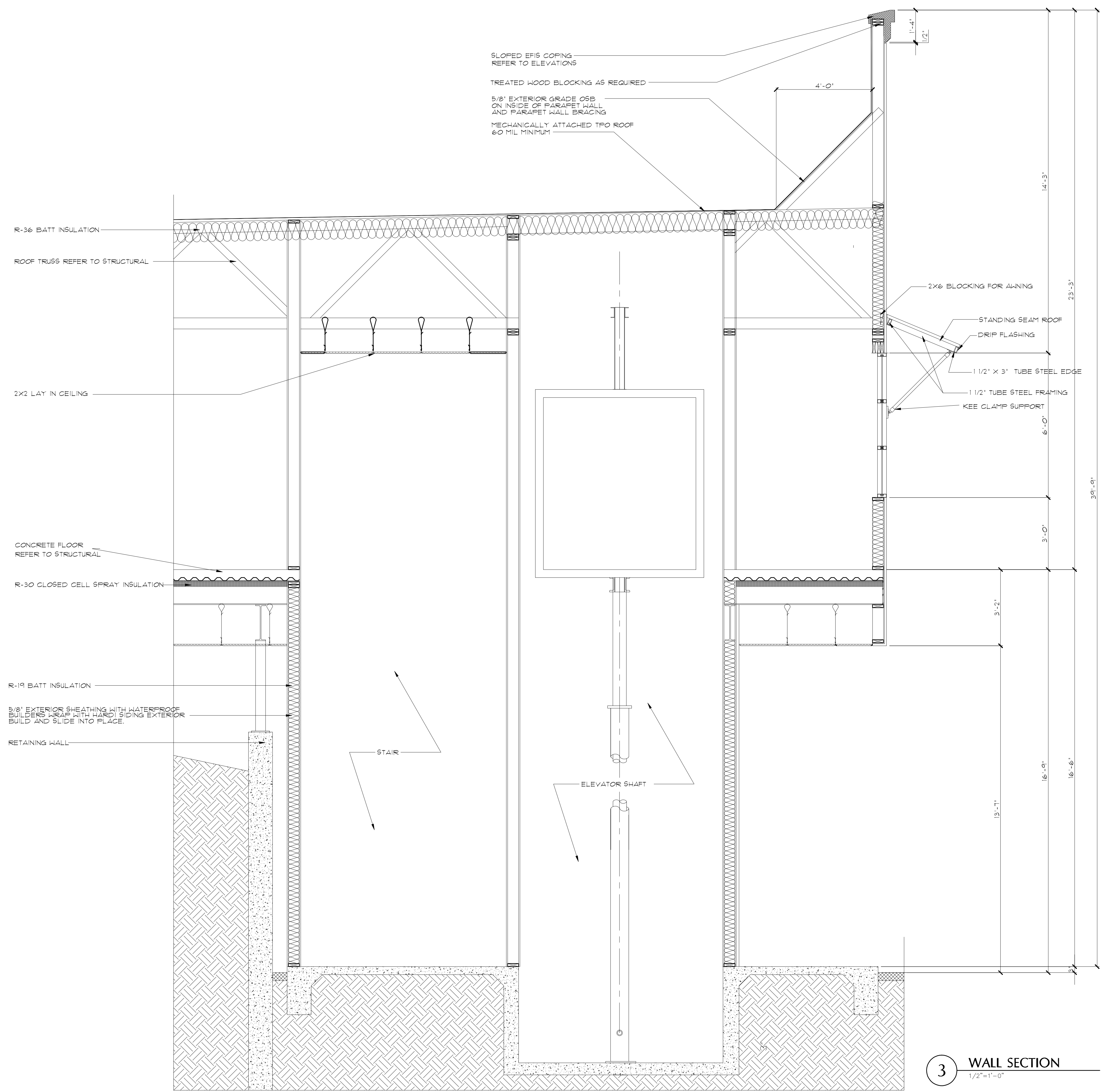
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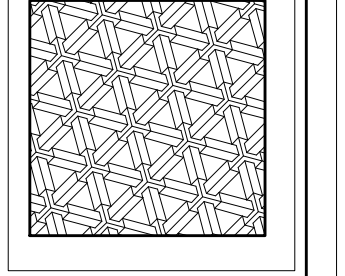
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WALL SECTIONS

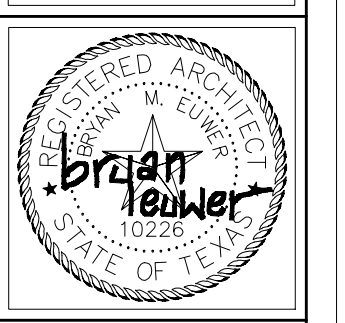


3 WALL SECTION  
1/2"=1'-0"

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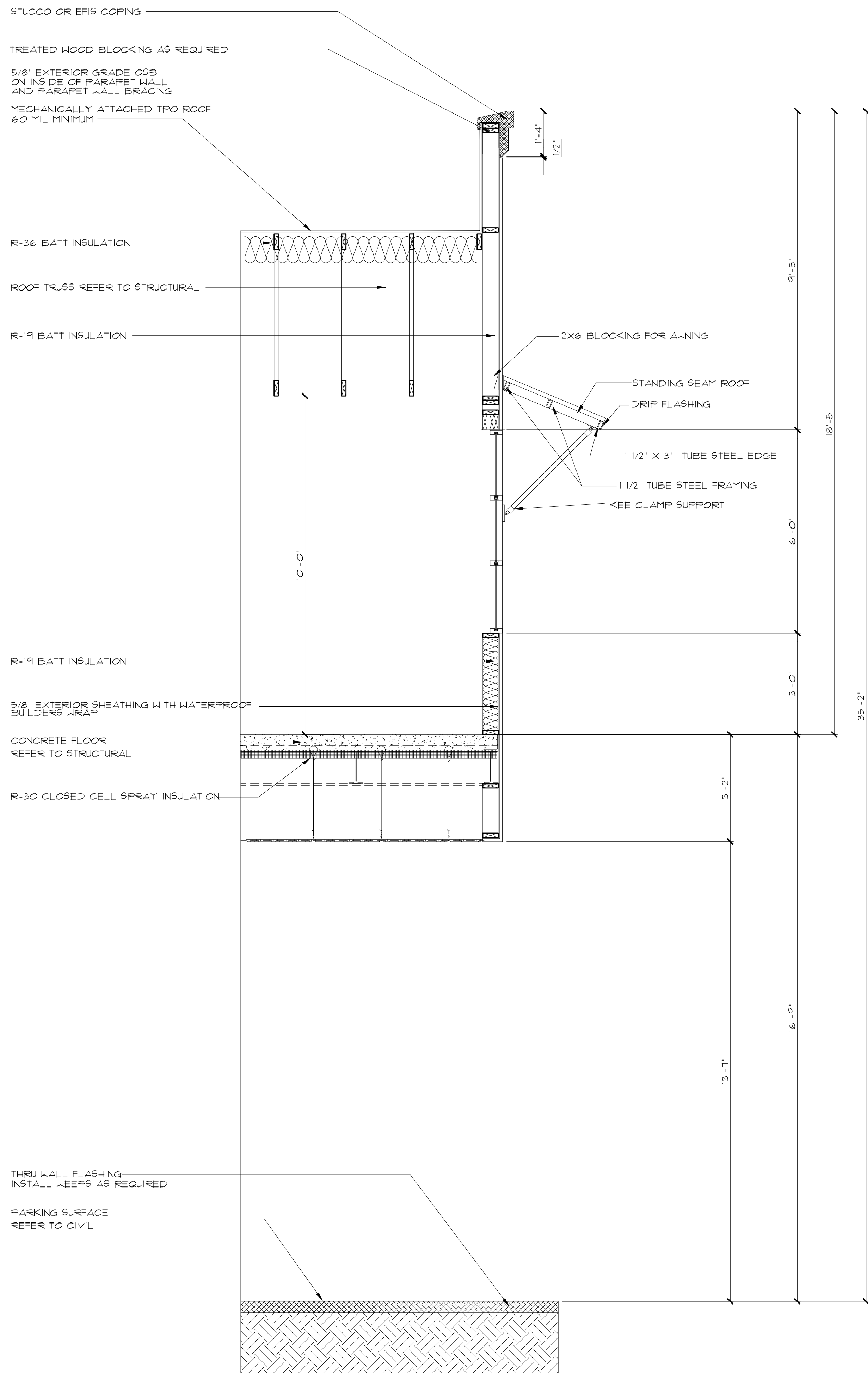
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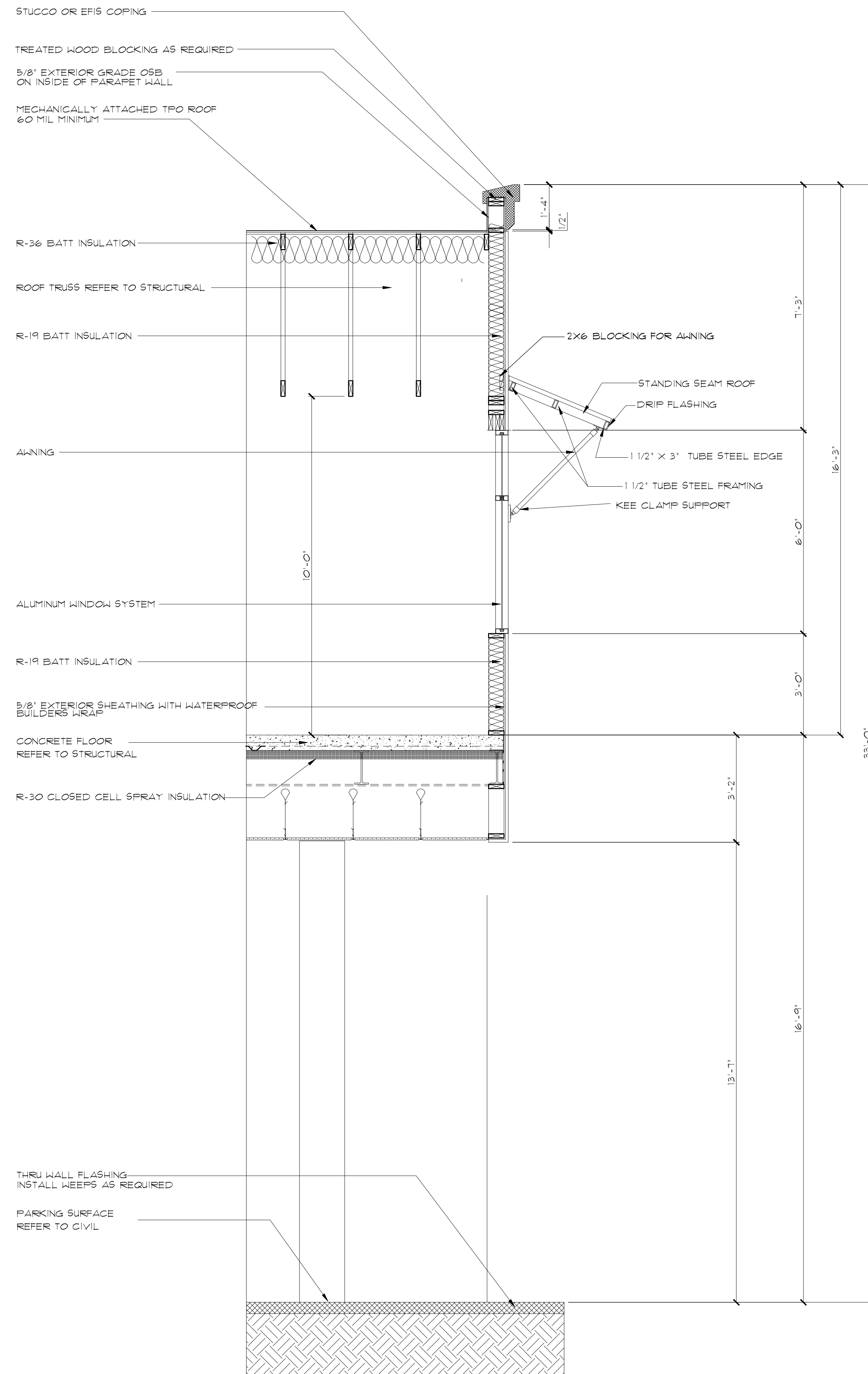
SHEET NO.

**A6.2**

WALL SECTIONS



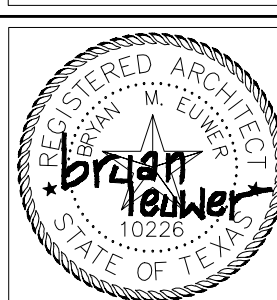
**4** WALL SECTION  
1/2"=1'-0"



**5** WALL SECTION  
1/2"=1'-0"

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**A6.3**

WALL SECTIONS

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MECHANICALLY ATTACHED TPO ROOF  
60 MIL MINIMUM  
5/8" FLTWOOD DECKING

R-36 BATT INSULATION

ROOF TRUSS REFER TO STRUCTURAL

R-19 BATT INSULATION

ALUMINUM WINDOW SYSTEM

R-19 BATT INSULATION

5/8" EXTERIOR SHEATHING WITH WATERPROOF BUILDERS WRAP

CONCRETE FLOOR  
REFER TO STRUCTURAL

R-30 CLOSED CELL SPRAY INSULATION

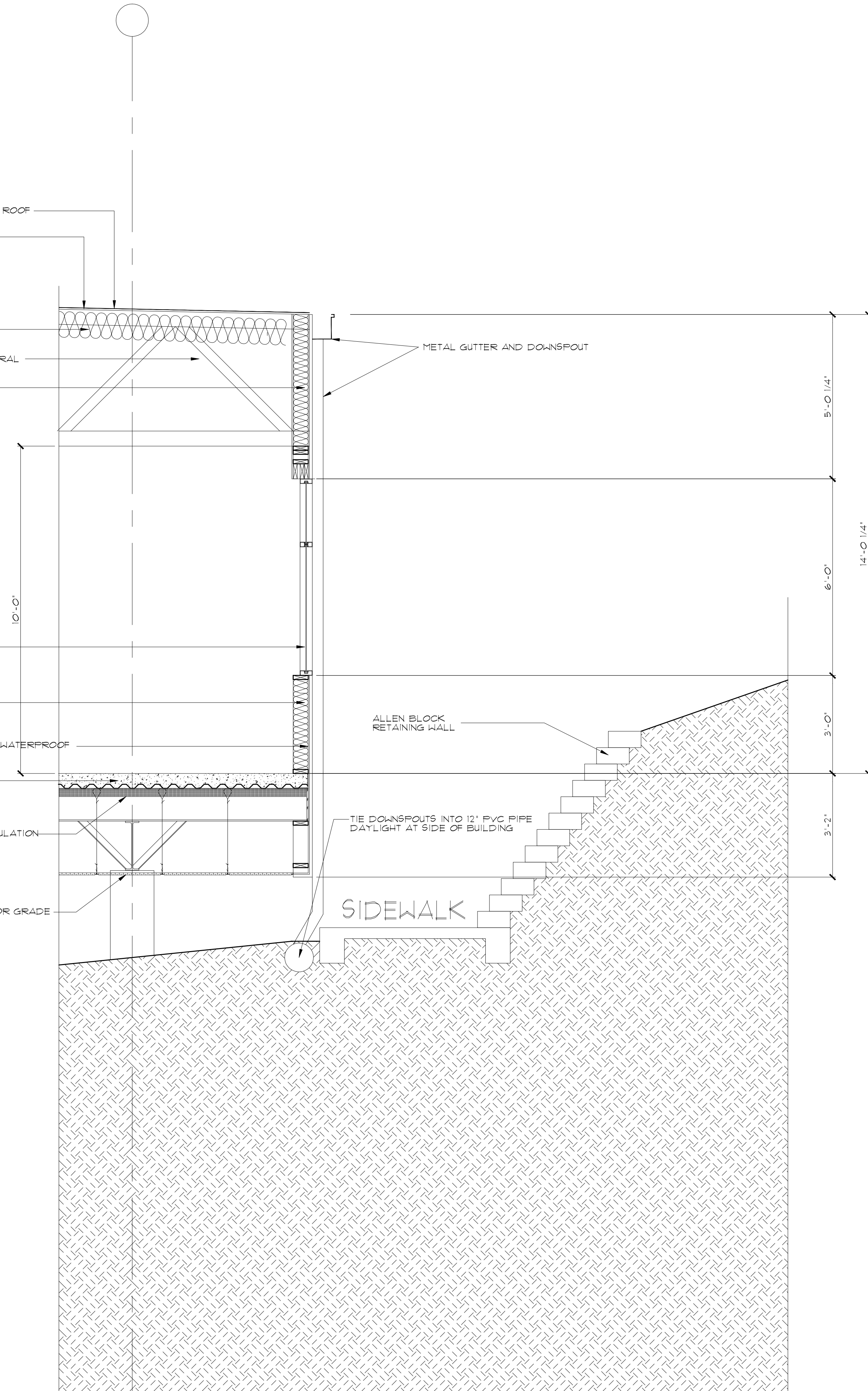
2X2 CEILING GRID WITH EXTERIOR GRADE CEILING TILES

METAL GUTTER AND DOWNSPOUT

ALLEN BLOCK  
RETAINING WALL

TIE DOWNSPOUTS INTO 12" PVC PIPE  
DAYLIGHT AT SIDE OF BUILDING

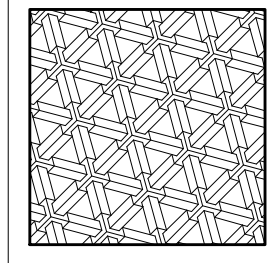
SIDEWALK



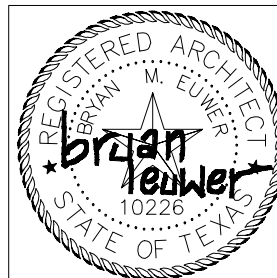
6 WALL SECTION  
1/2"=1'-0"

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ROLLINGWOOD OFFICE  
3012 BEE CAVES ROAD  
AUSTIN TX. 78746



DATE ISSUED  
1/31/2019

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NO.	DATE	BY
1	8/18/2016	

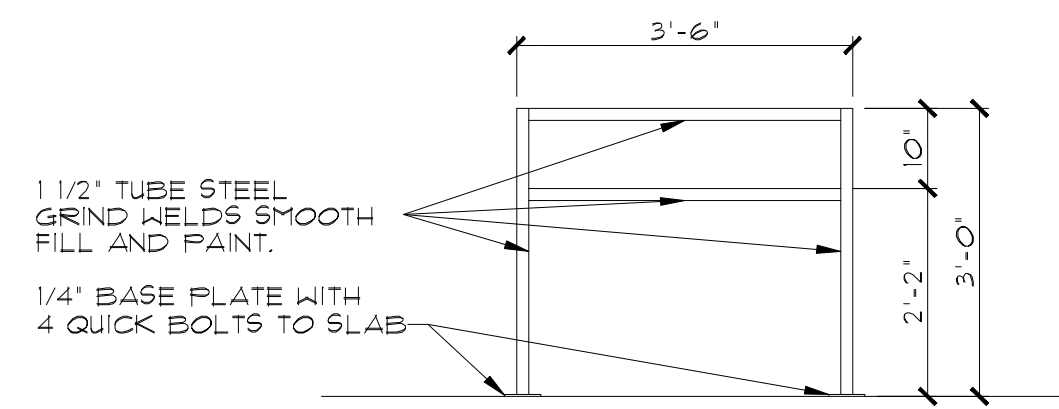
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FILE NAME

SHEET NO.

A6.4

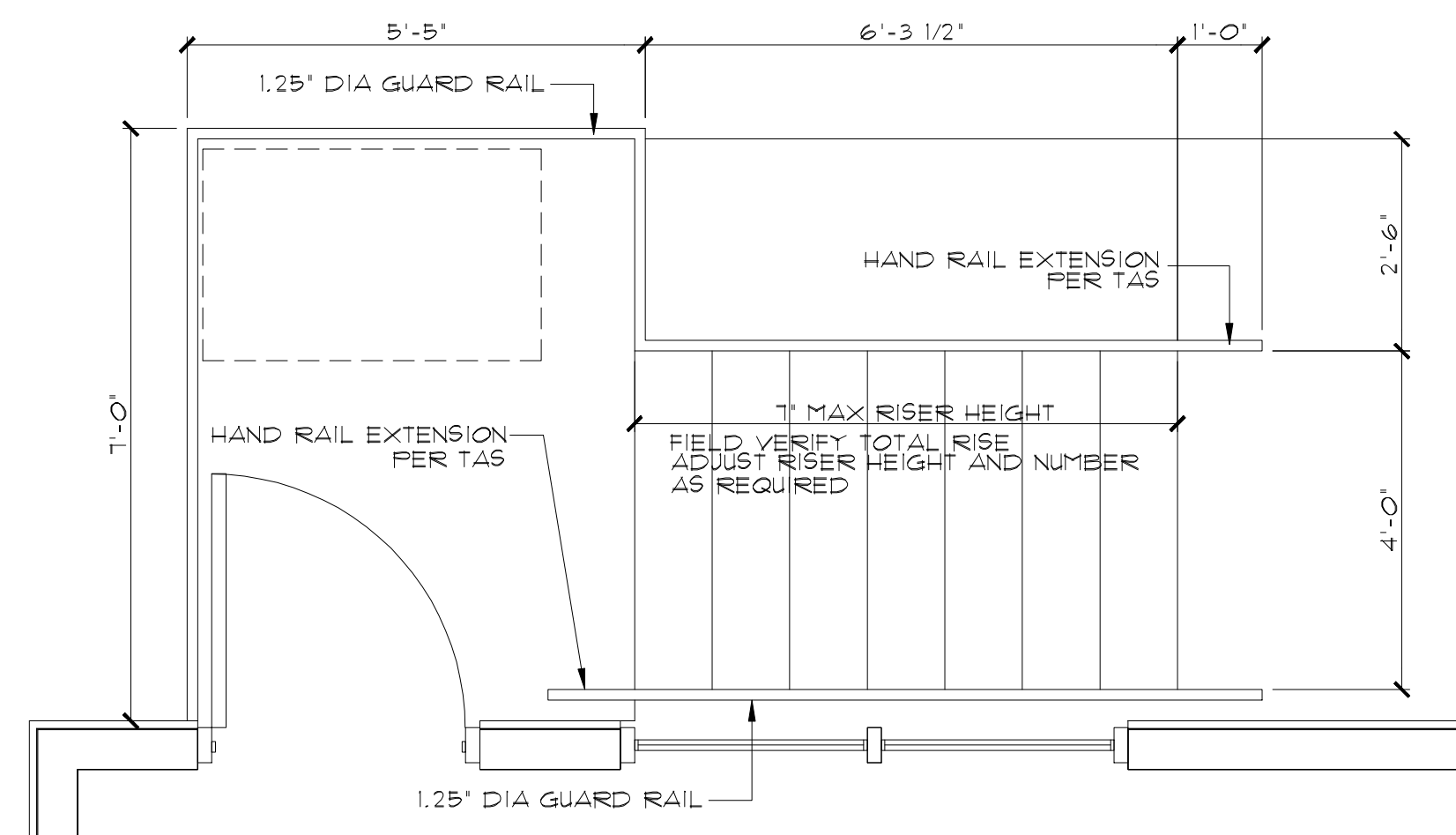
WALL SECTIONS



TO BE INSTALLED AT THE FIRST FLOOR OF BOTH STAIR WELLS.

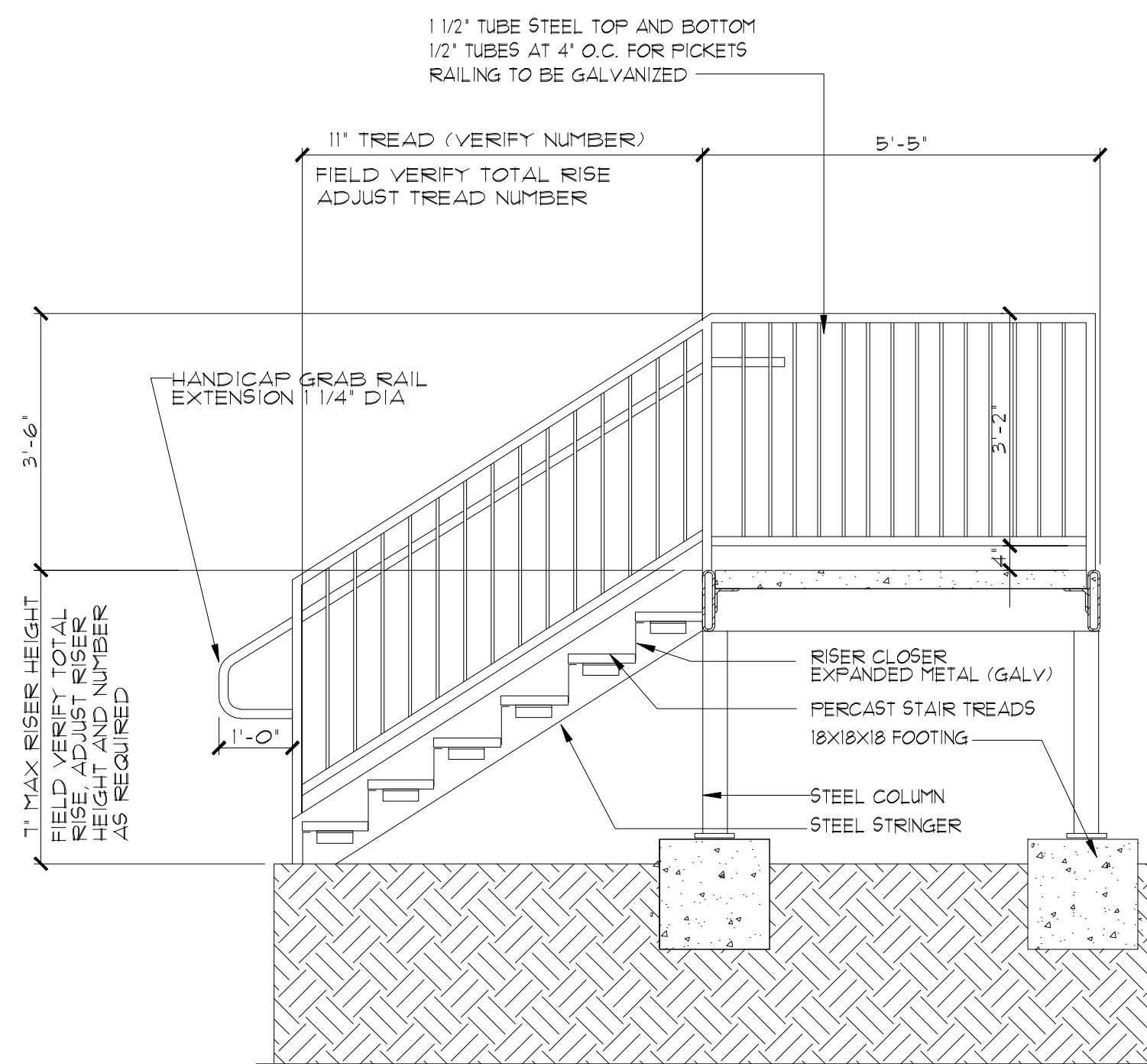
**4 STAIR WELL CANE PROTECTION**

1/2" = 1'-0"



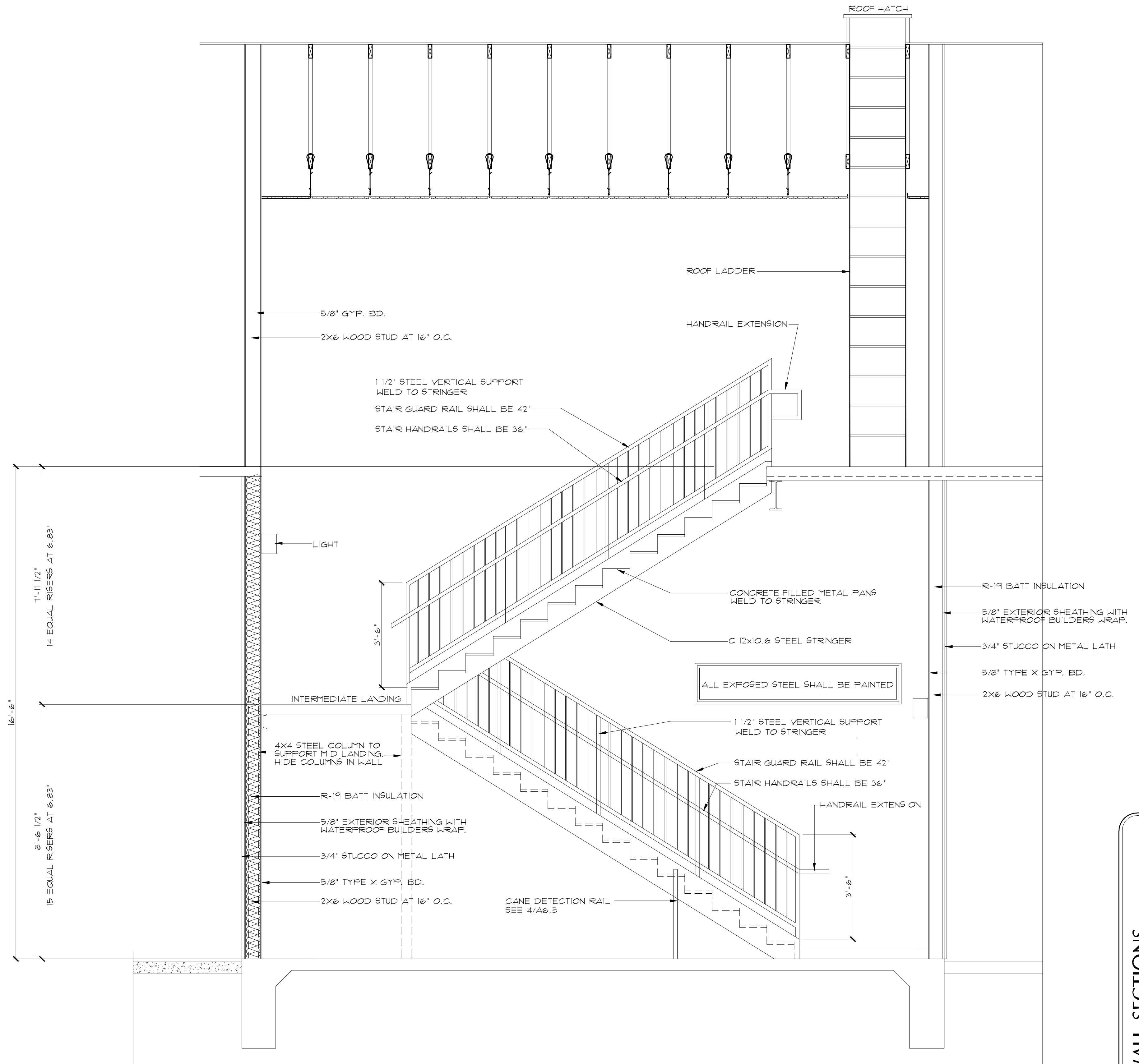
**3 TRUCK DOCK STAIR PLAN**

1/2" = 1'-0"



**2 SECTION AT LOADING DOCK STAIR**

1/2" = 1'-0"

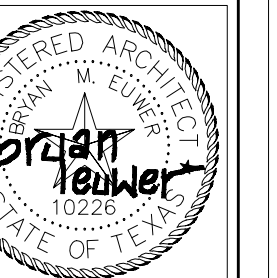


**1 STAIR SECTION**

1/2" = 1'-0"

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WALL SECTIONS

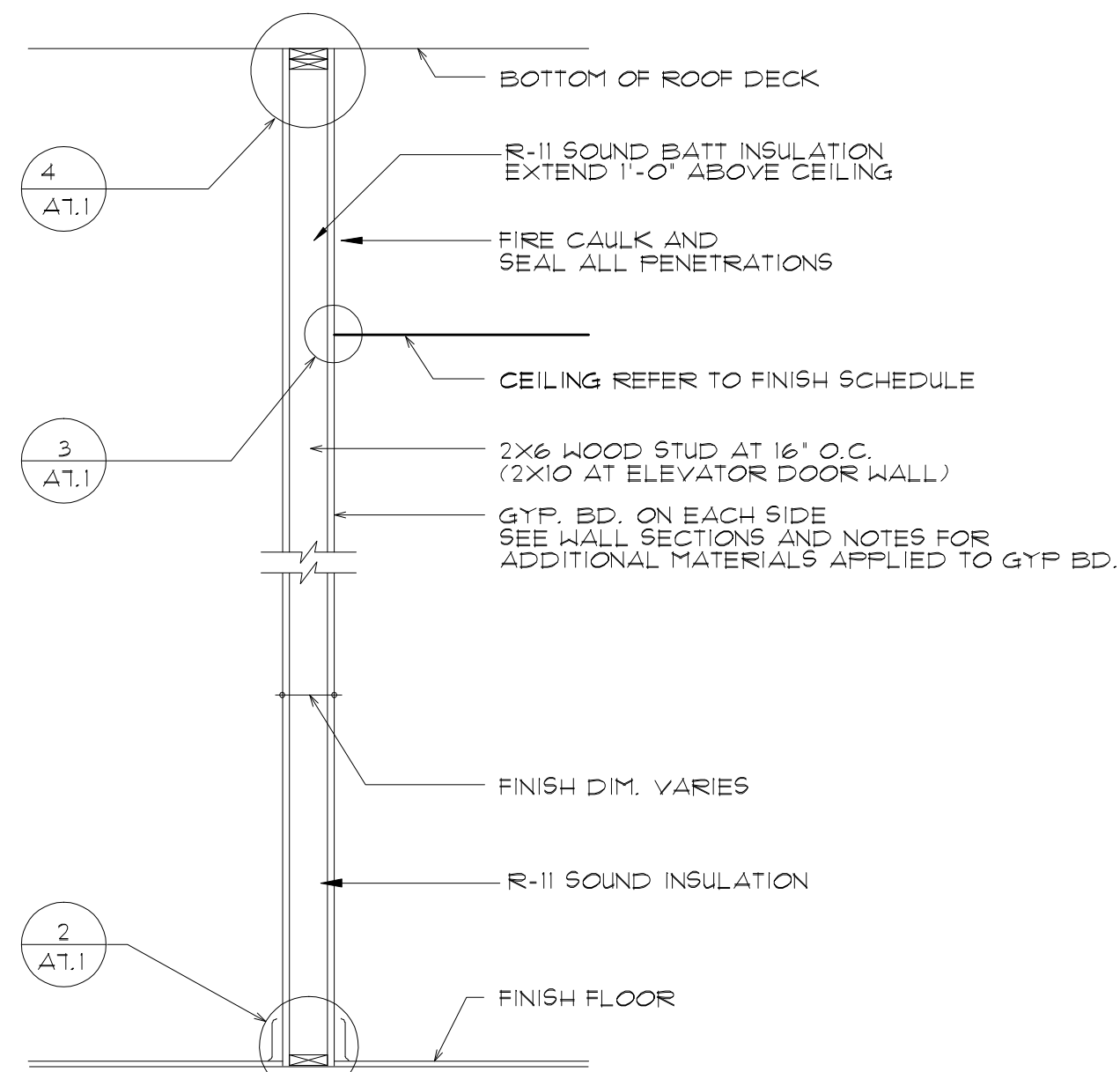
DATE ISSUED  
12/16/2018

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FILE NAME

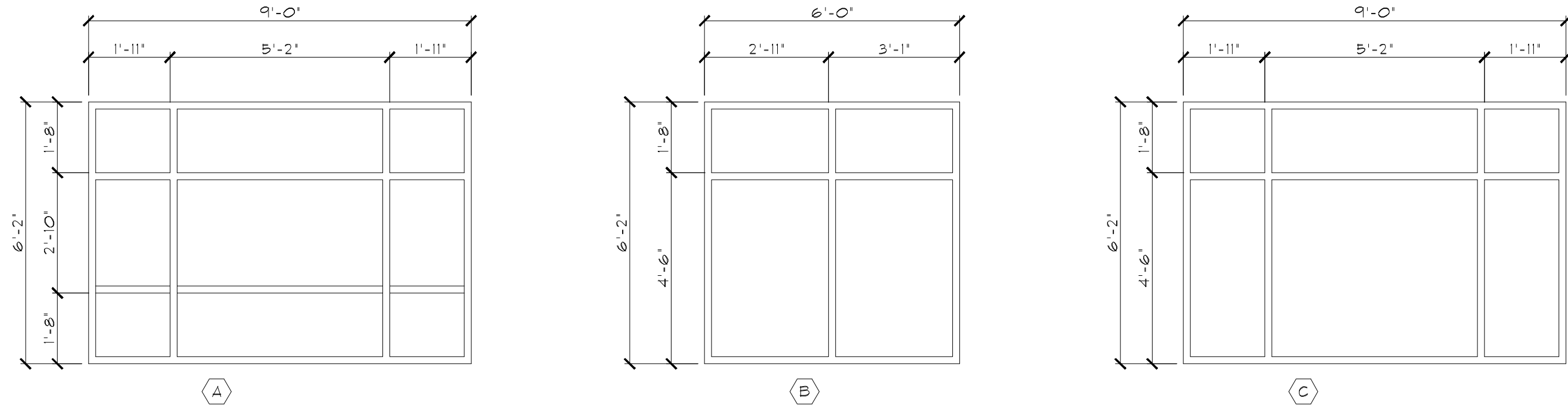
SHEET NO.

**A6.5**



- A** GYPSUM BOARD 1 HOUR FIRE WALL U-465
- B** SAME AS ABOVE NO FIRE RATING REQUIRED

**PARTITION TYPES**

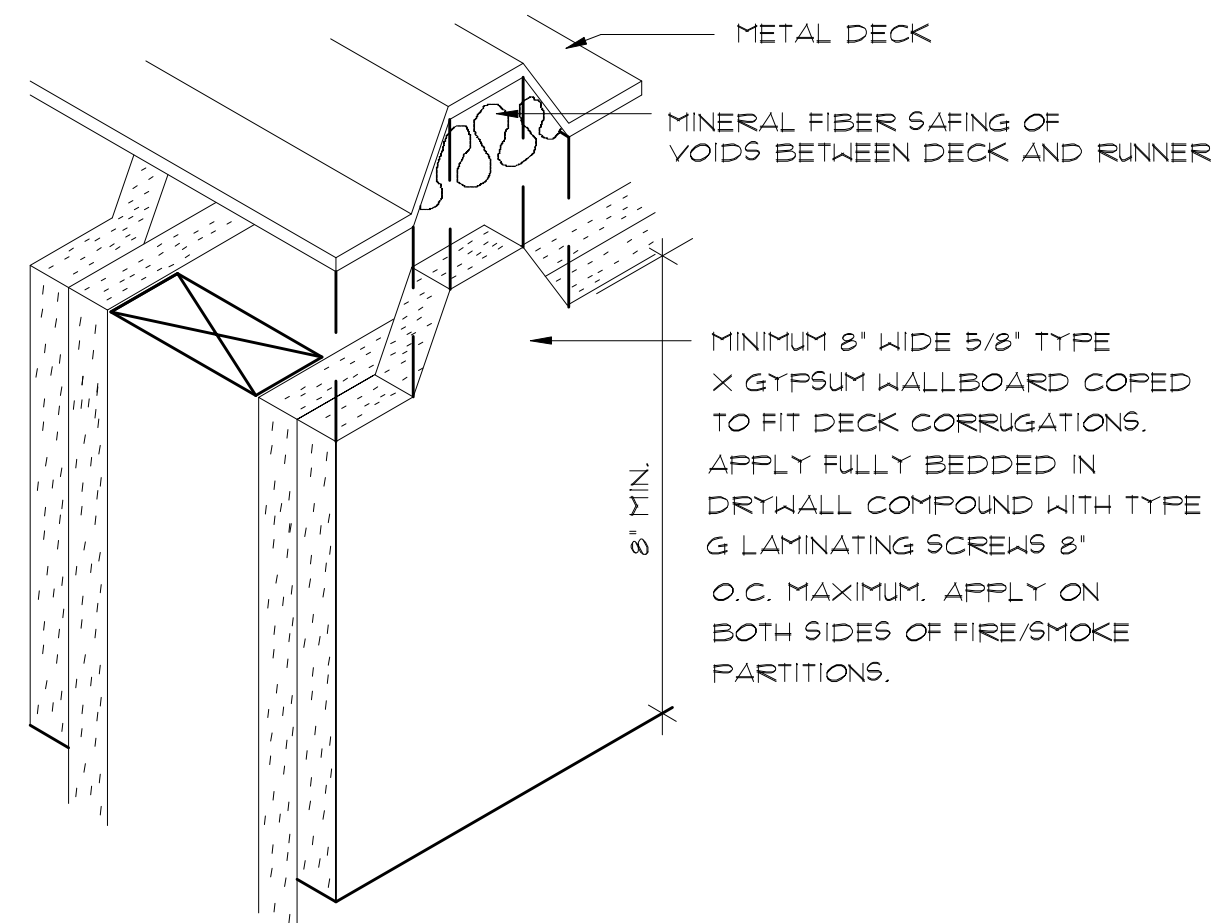


WINDOW SYSTEM SHALL BE KAWNEER TRIFAB 451 OR EQUAL FRAMES SHALL BE BRONZE ANODIZED ALUMINUM. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE.

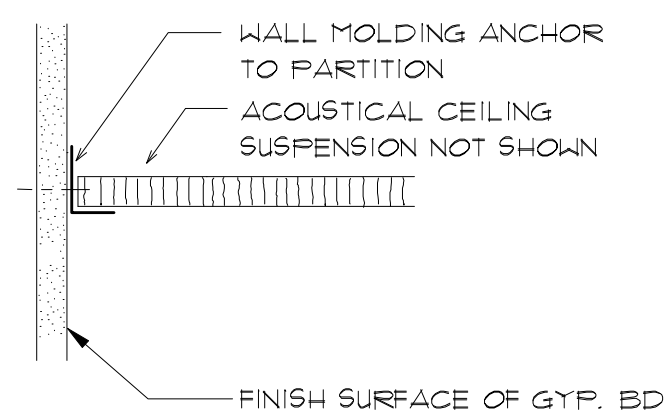
GLAZING SHALL HAVE THE FOLLOWING PERFORMANCE NUMBERS OR BETTER.

MAKE UP: 0B LITE: 1/4\"/>

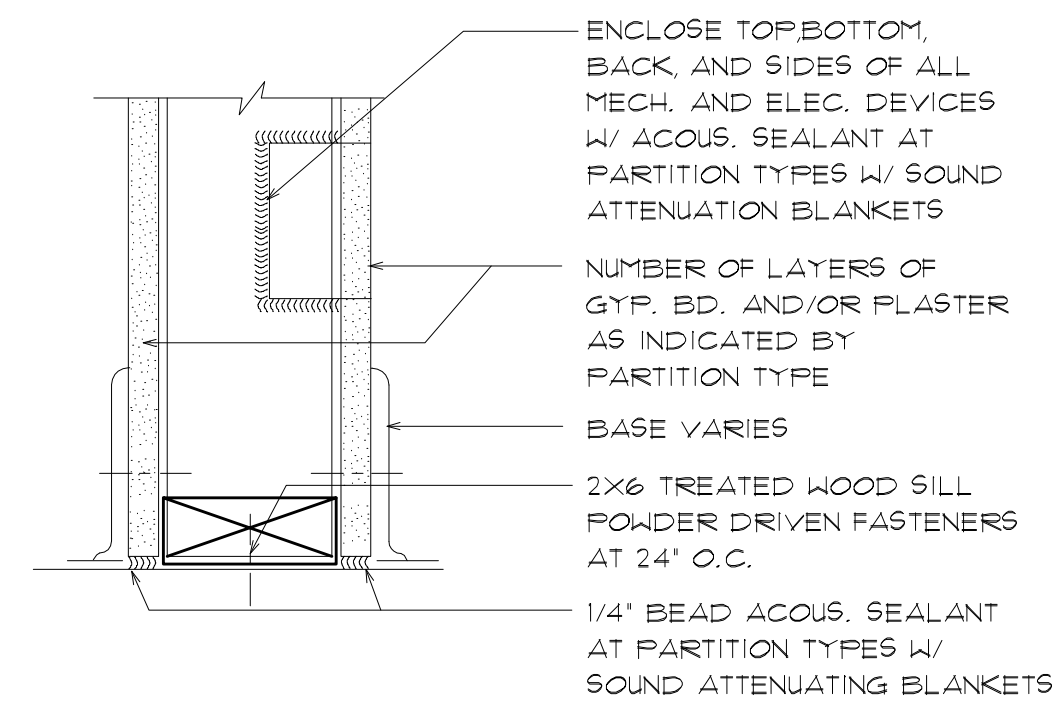
**WINDOW TYPES**



**4** FIRE / SMOKE PARTITION SAFING DETAIL  
N.T.S.



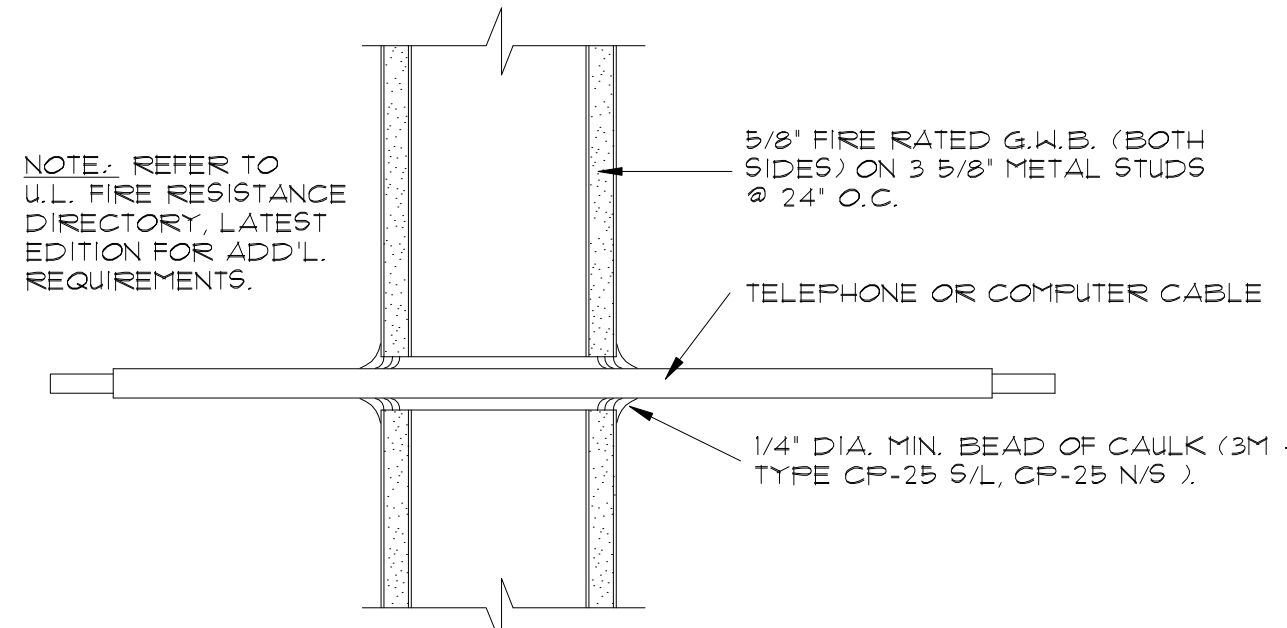
**3** CEILING GRID DETAIL  
3\"/>



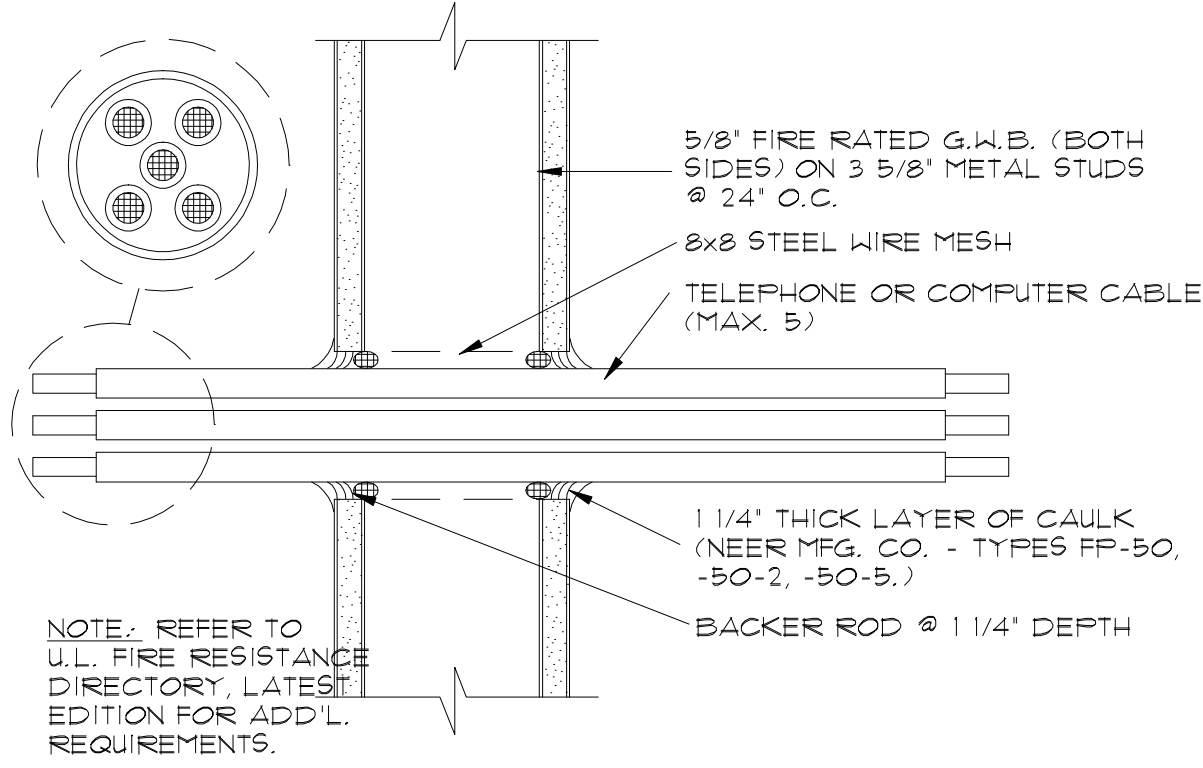
**2** FLOOR ANCHORAGE OF PARTITION  
3\"/>

**PARTITION NOTES**

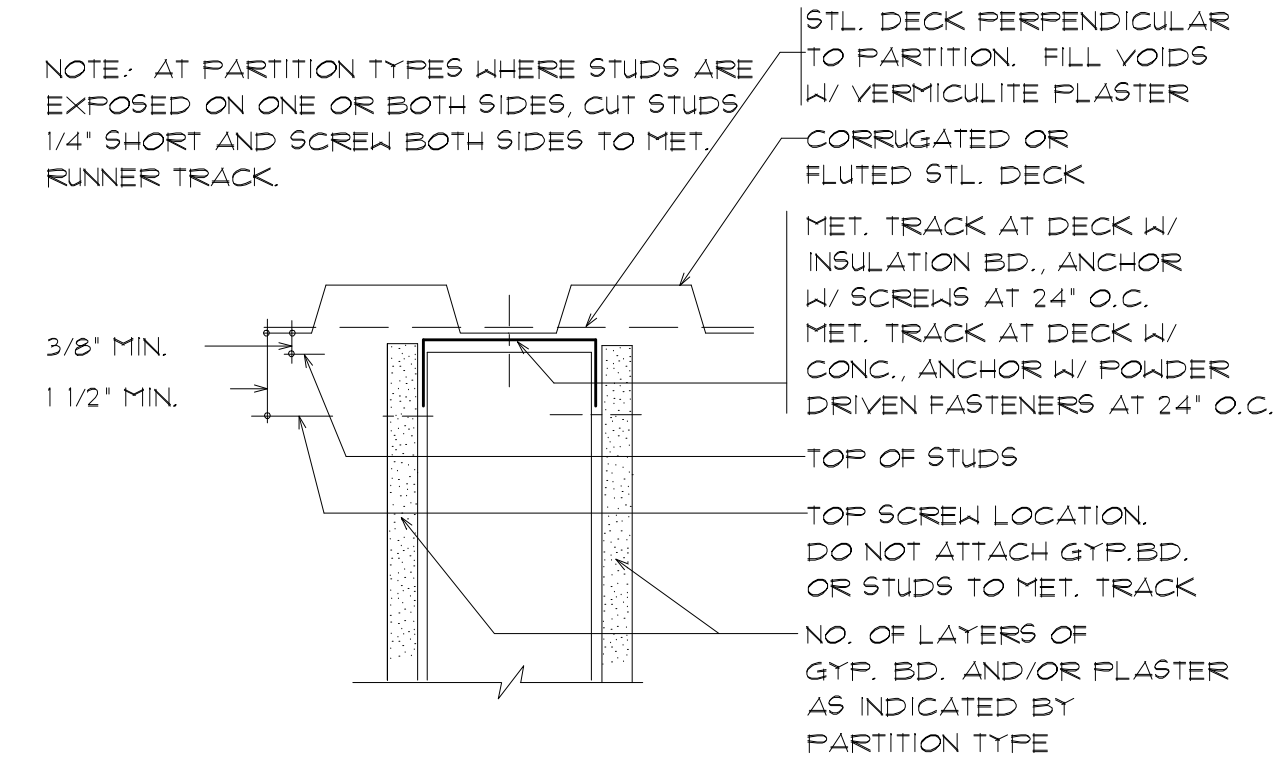
- \* UNLESS INDICATED OTHERWISE, METAL STUDS ARE 3 5/8\"/>
- \* METAL STUDS SPACED AT 16\"/>
- \* ALL PARTITIONS THAT EXTEND FROM FLOOR TO THE UNDERSIDE OF STRUCTURE ABOVE SHALL HAVE THEIR PERIMETER AND ALL PENETRATIONS SEALED SMOKE/TIGHT WITH ACOUSTICAL SEALANT OR FIRESTOPPING SEALANT, AS APPLICABLE.
- \* ALL FIRE, SMOKE OR FIRE/SMOKE PARTITIONS SHALL HAVE ALL CONTROL JOINTS AND EXPANSION JOINTS IN PARTITIONS CONSTRUCTED IN A MANNER SO AS TO NOT VIOLATE THE RATING, USING CONTINUOUS FIRESTOPPING MAT'L WITHIN THE JOINT. OTHER UNRATED PARTITIONS SHALL HAVE ALL CONTROL JOINTS AND EXP. JOINTS IN PARTITIONS CONSTRUCTED IN A MANNER TO RESIST SOUND TRANSMISSION USING FIRE RESISTANT SOUND ATTENUATION BLANKET MAT'L WITHIN THE JOINT.
- \* UNLESS INDICATED OTHERWISE, ALL GYPSUM BOARD IS TO BE 5/8\"/>
- \* PARTITION TYPE REFERENCES ARE INDICATED ON THE FLOOR PLANS.
- \* PARTITION TYPE REFERENCES DO NOT INCLUDE APPLIED FINISHES INDICATED BY THE ROOM FINISH REFERENCE AND ROOM FINISH SCHED.
- \* REFER TO PARTITION DETAILS, DOOR INFORMATION, AND DOOR DETAIL FOR FRAMING AND ANCHORAGE AT DOORS.
- \* WHERE ITEMS ARE RECESSED IN THE WALLS OF FIRE RATED PARTITIONS, PROVIDE ADDITIONAL GYPSUM BOARD, FIREPROOFING, OR FIRESTOPPING AROUND THE RECESSED PORTION OF ITEM, IN THICKNESSES AND CONSTRUCTION AS REQUIRED TO NOT VIOLATE THE FIRE RATING OF THE PARTITION.
- \* ALL JOINTS IN GYPSUM BOARD SURFACES TO BE TAPED AND FLOATED INCLUDING RATED PARTITIONS UNRATED PARTITIONS EXPOSED SURFACES, CONCEALED SURFACES, AND SURFACES ABOVE THE CEILINGS.
- \* UNLESS NOTED OTHERWISE, ALL FIRE RESISTANT SOUND ATTENUATION BLANKET BLANKETS SHALL BE CONTINUOUS FOR FULL HEIGHT OF PARTITION AND 2 1/2\"/>



**8** FIRE STOP DETAIL U.L. SYSTEM 149  
3\"/>

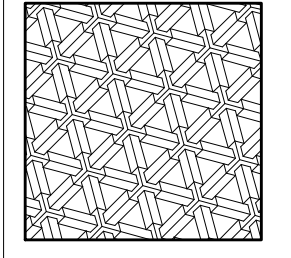


**7** FIRE STOP DETAIL U.L. SYSTEM 256  
3\"/>

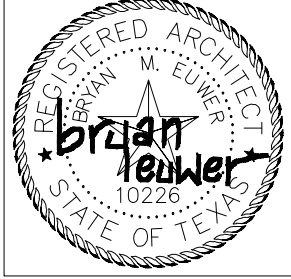


**6** TOP ANCHORAGE OF PARTITION TO METAL DECK  
N.T.S.

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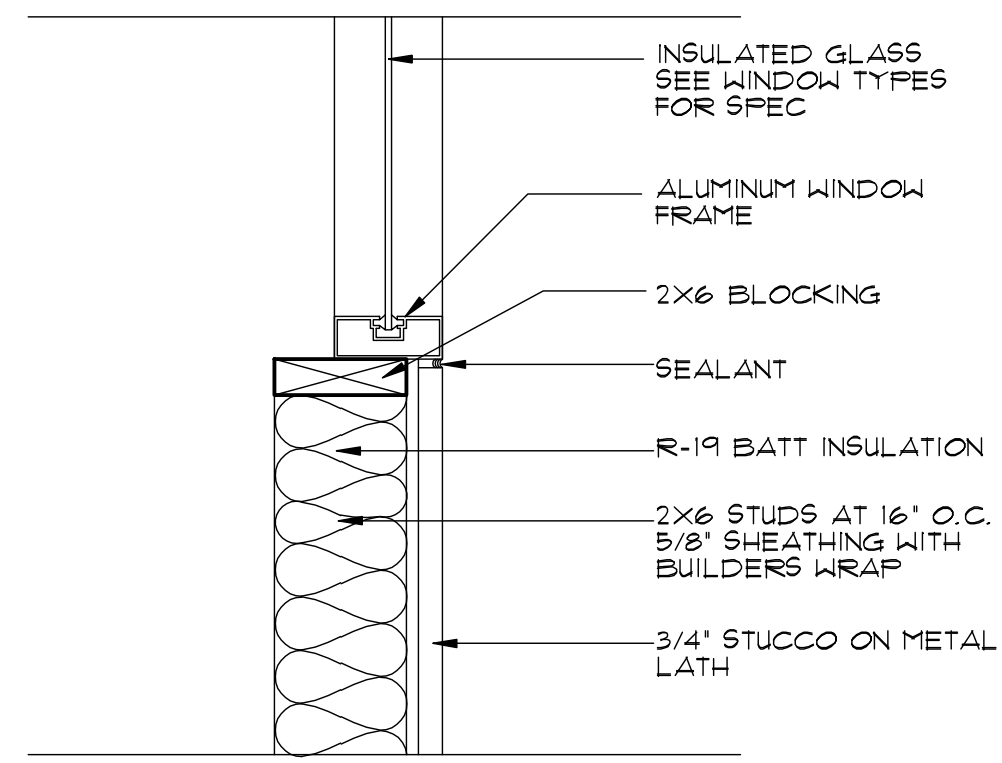


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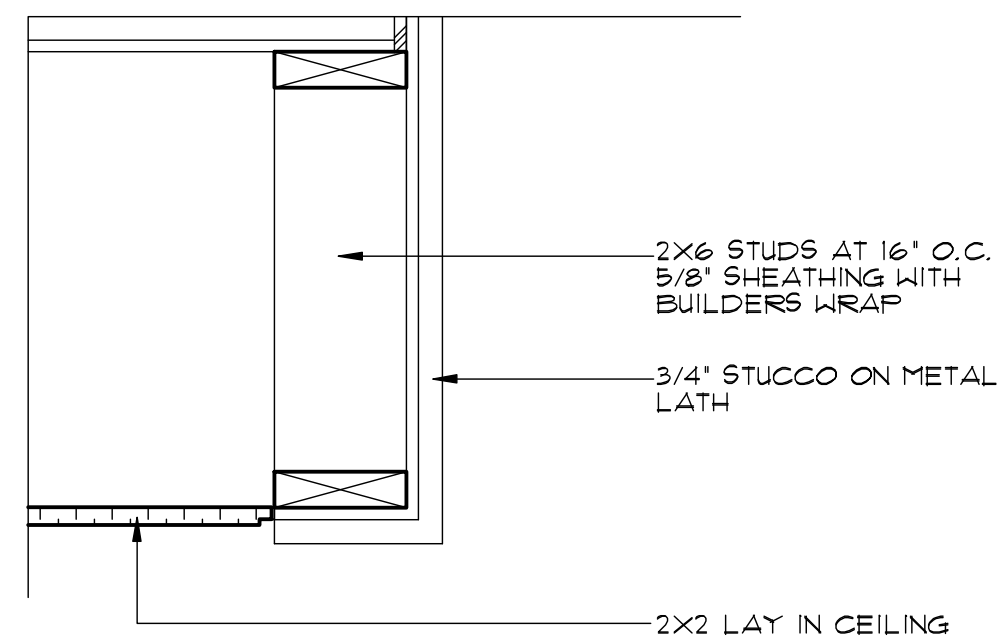


<b>DATE ISSUED</b>		
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SHEET NO.		
<b>A7.1</b>		

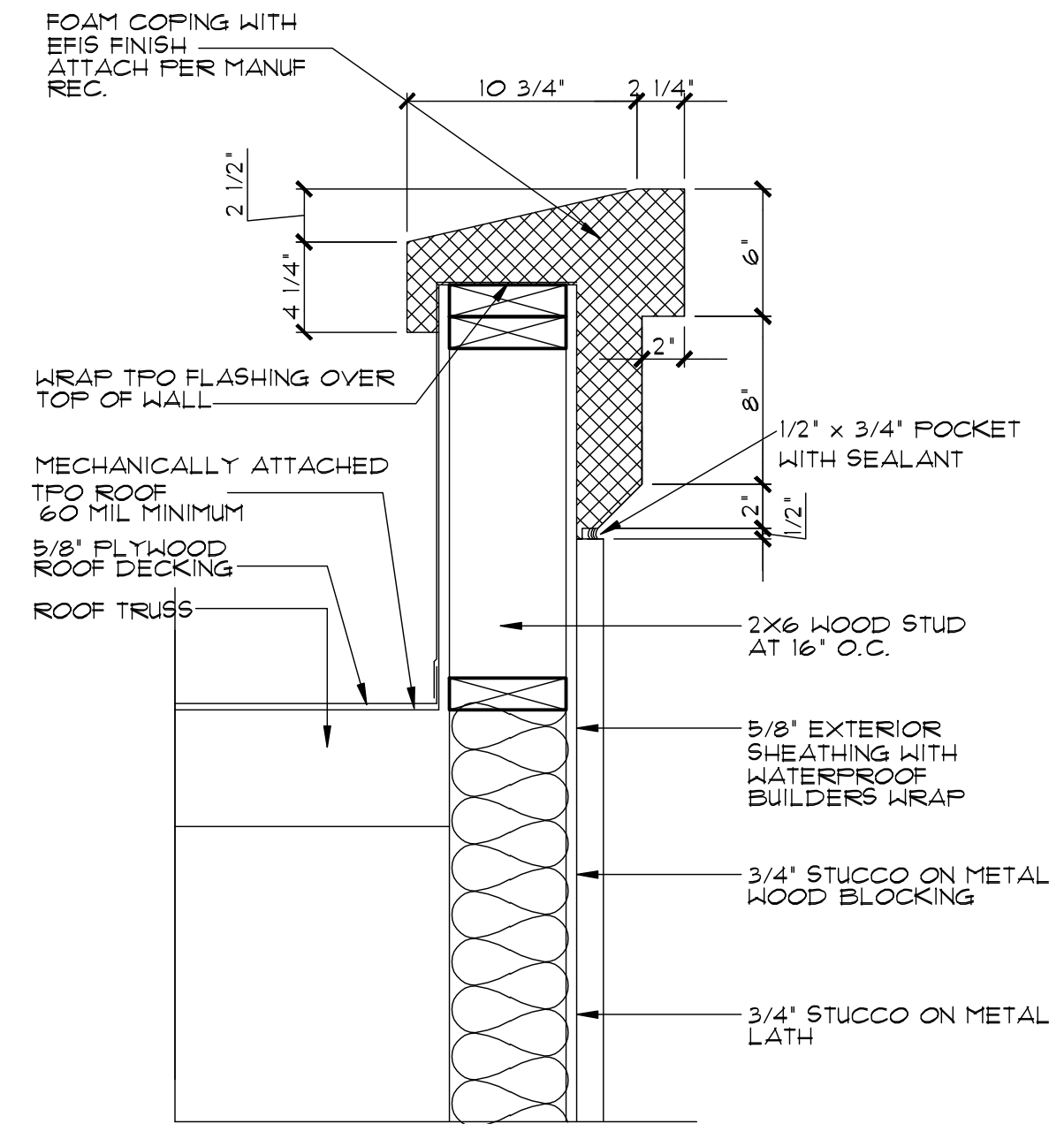
**PARTITIONS & DETAILS**



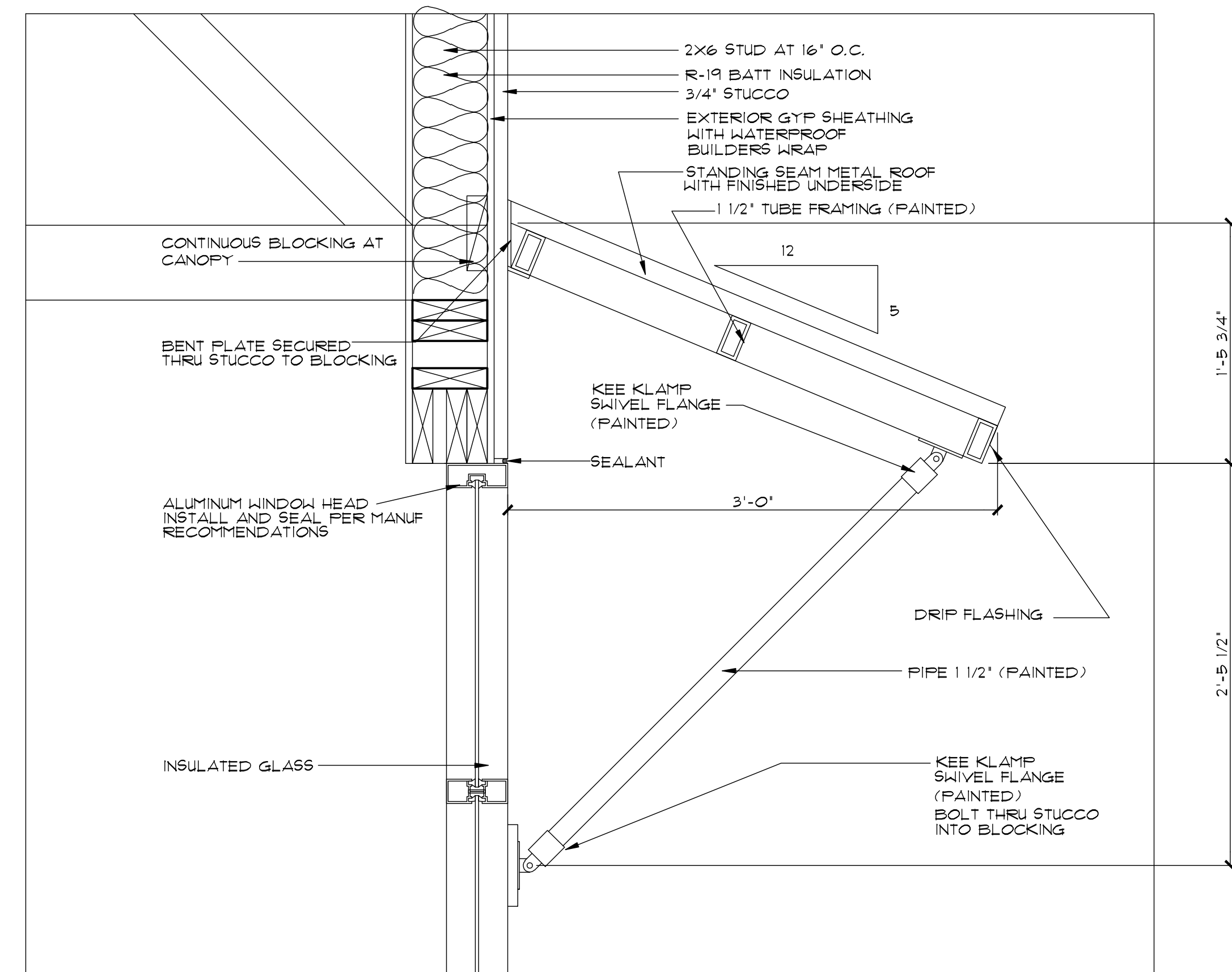
**3 WINDOW SILL JAMB SIMILAR**  
1 1/2"=1'-0"



**4 SOFFIT AT PARKING**  
1 1/2"=1'-0"

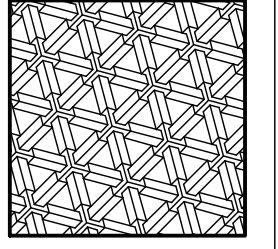


**1 PARAPET CAP DETAIL**  
1 1/2"=1'-0"

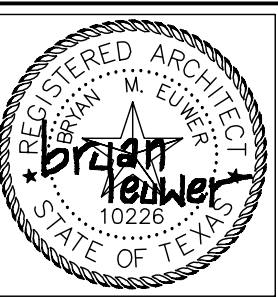


**2 SUN SCREEN / WINDOW DETAIL**  
1 1/2"=1'-0"

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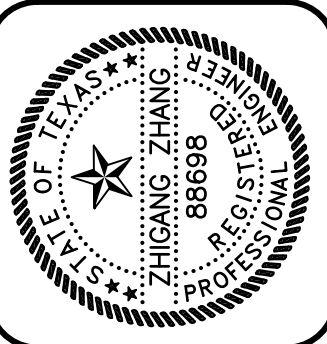
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FILE NAME

SHEET NO.

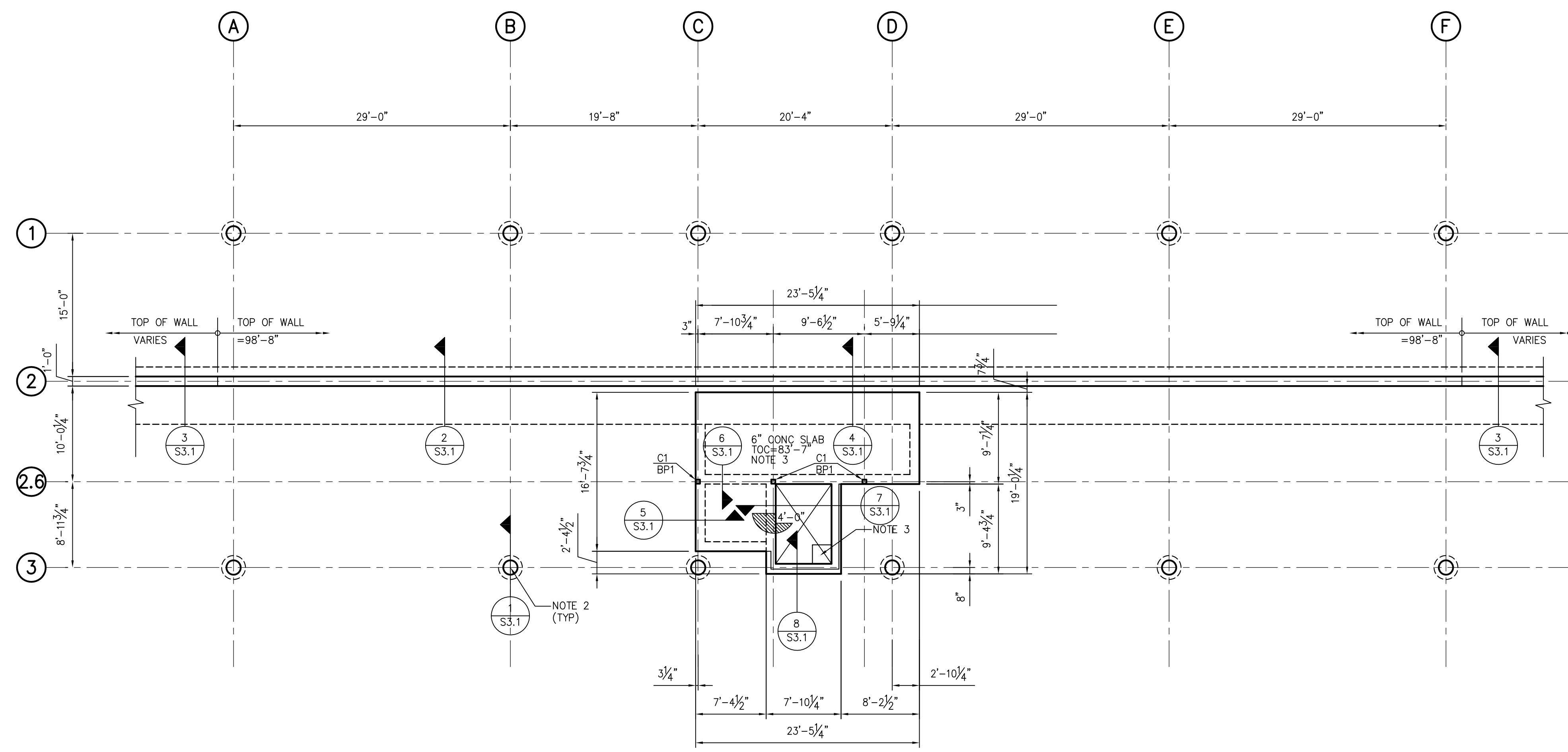
**A7.2**

DETAILS



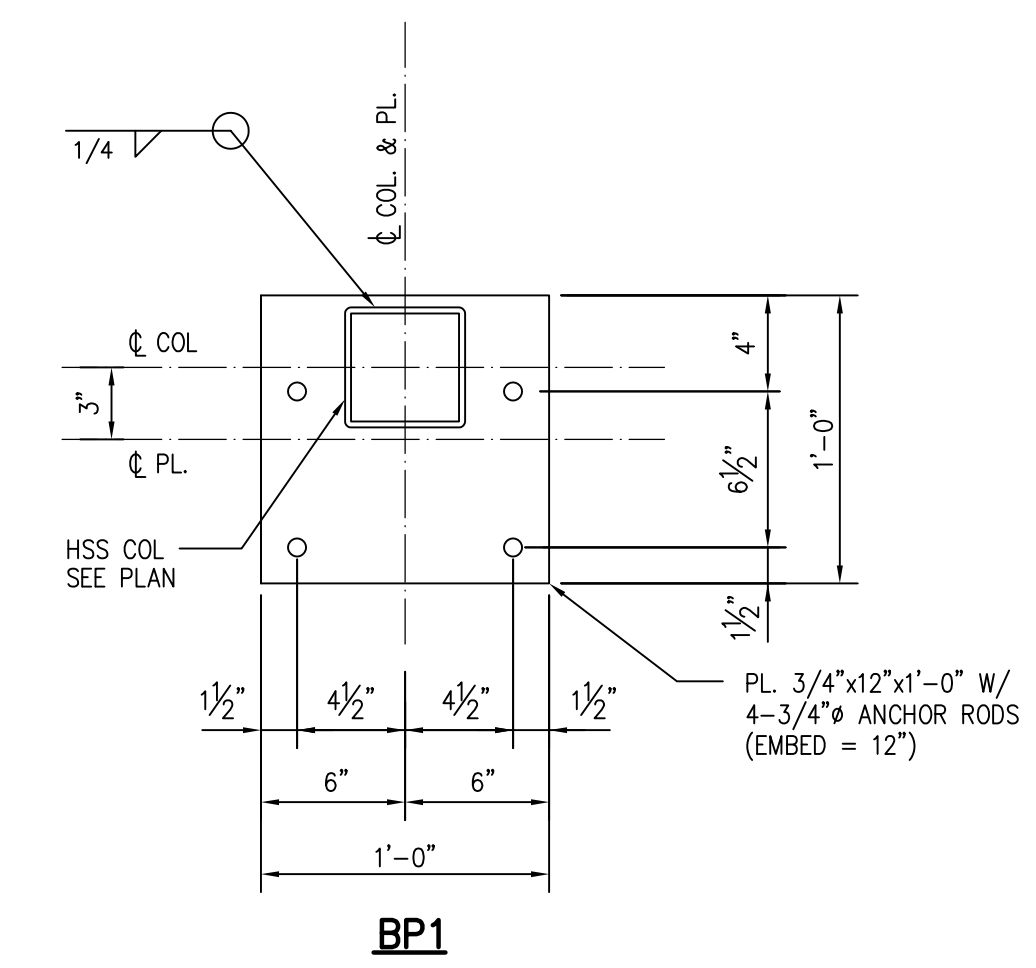
**GREENEARTH ENGINEERING, INC.**  
STRUCTURAL CONSULTING ENGINEERS  
2500 W. William Cannon Dr., #201 Austin, TX 78745  
PHONE (512) 299-8866 FAX (512) 381-8339  
GE JOB NO.: 18325

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AUSTIN, TEXAS



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

- PLAN NOTES:**
1. VERIFY ALL DIMENSIONS AND SLAB DROPS WITH ARCH'L DRAWINGS BEFORE STARTING WORK.
  2. ALL PIERS ARE 30"Ø DRILLED PIERS. SEE ?? FOR TYPICAL PIER DETAIL. ALL CONCRETE COLUMNS ARE 18"Ø.
  3. 6" CONCRETE SLAB OVER VAPOR RETARDER OVER UNDISTURBED NATURAL SOIL. REINFORCE SLAB WITH #4 @ 12" O.C.E.W. AT MID DEPTH.
  4. SUMP PIT - VERIFY ELEVATOR DRAWINGS FOR EXACT LOCATION.
  5. HSS5X5X1/4 COLUMN. BP = BASE PLATE - SEE DETAIL IN THIS SHEET



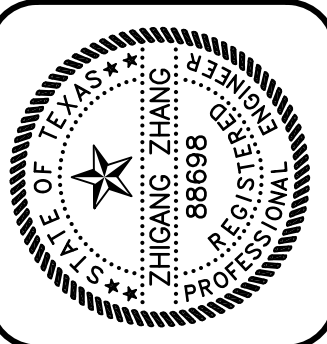
- NOTES:**
1. ALL BASE PLATES SHALL BE SET ON 1" HIGH-STRENGTH, NON-SHRINK, NON-METALLIC GROUT. PRE-GROUTING OF BASE PLATE SHALL NOT BE PERMITTED.

**BASE PLATE DETAIL**  
1 1/2" = 1'-0"

REV.	DATE

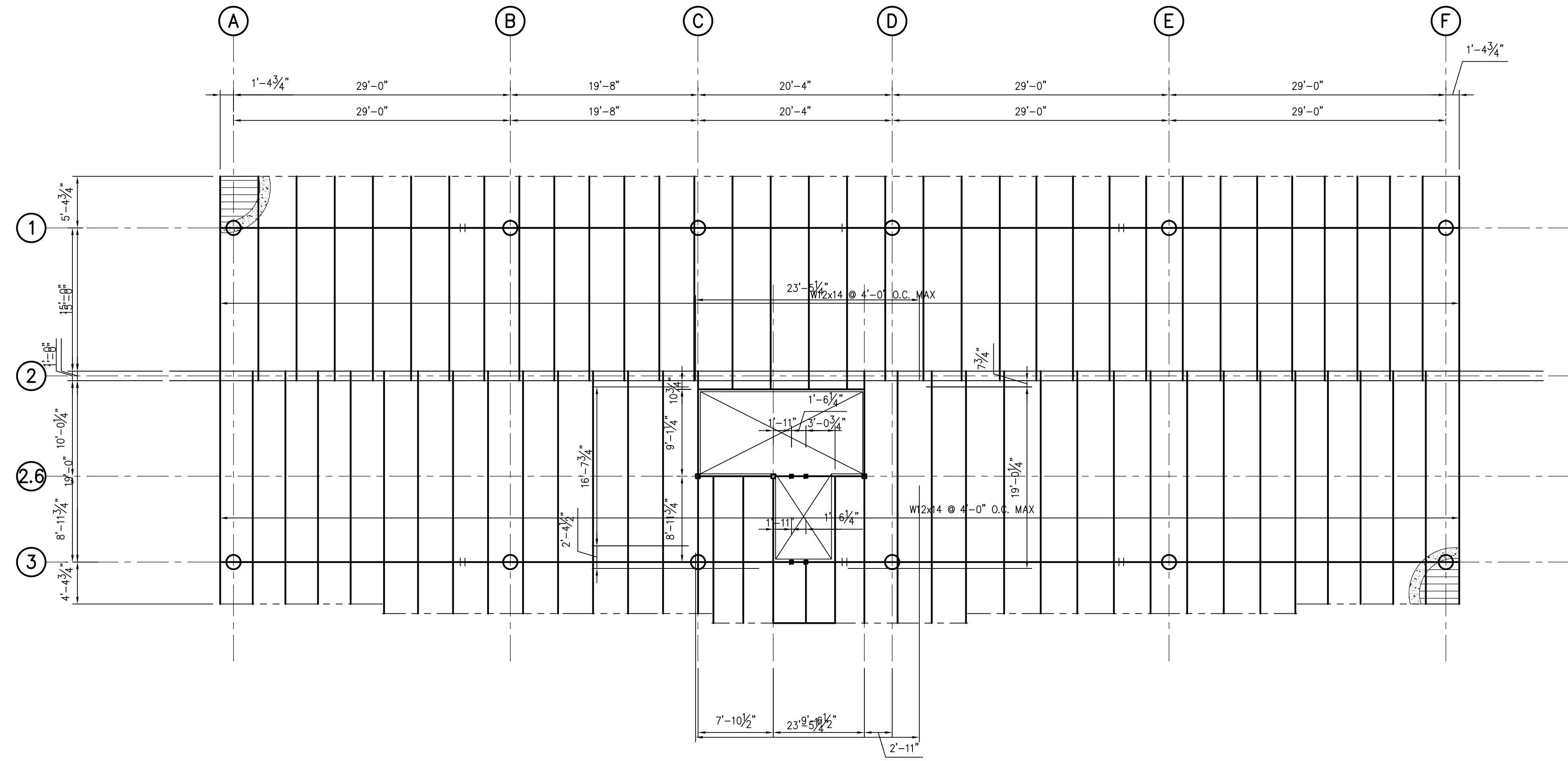
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DRWN. BY: TZ  
DATE: 12/14/2018

SHEET NO.  
**S1**  
OF

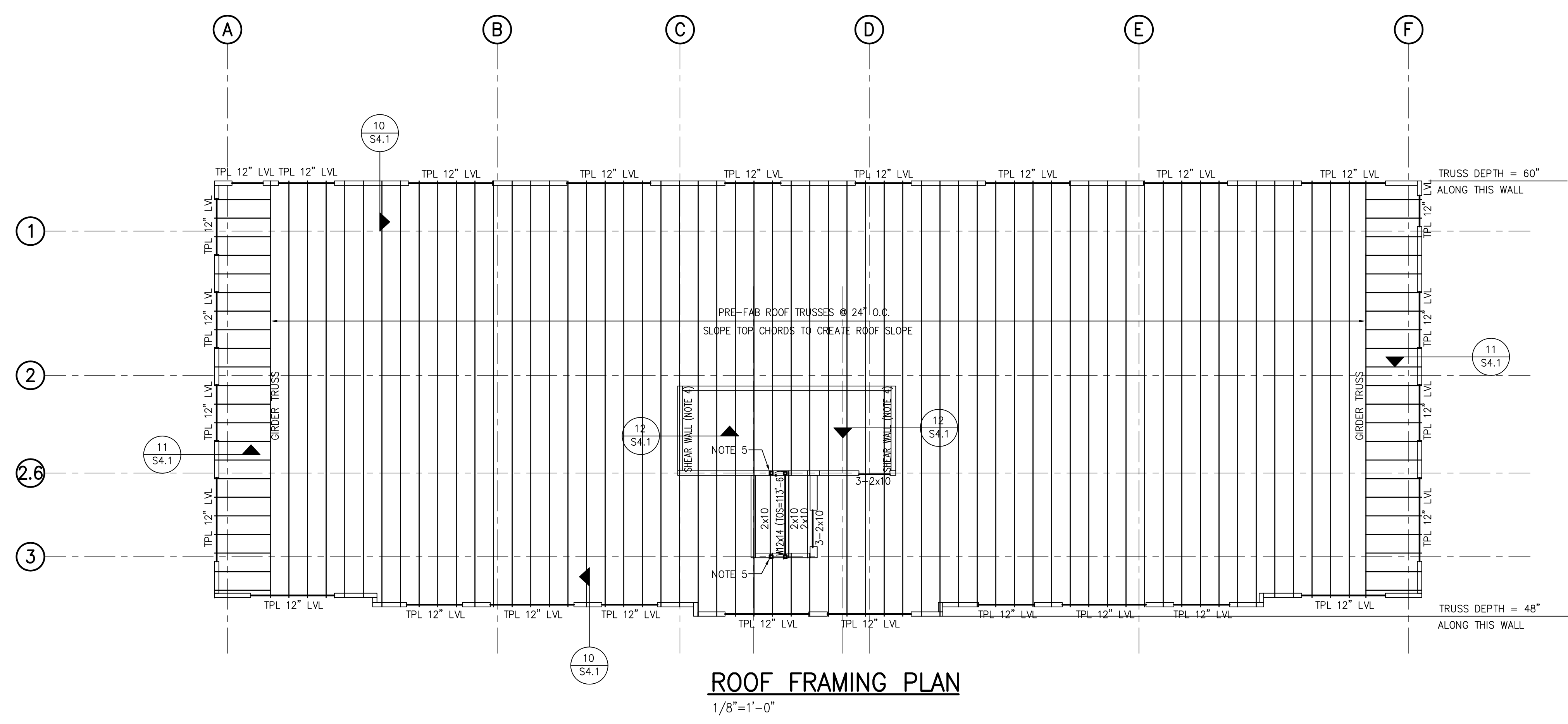


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**2ND FLOOR FRAMING PLAN**  
1/8"=1'-0"



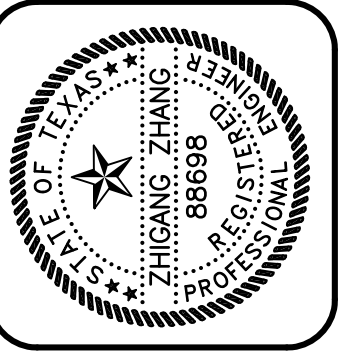
BUILT-UP COLUMN SCHEDULE	
BEAM SIZE	BUILT-UP STUD COLUMN
2- 1 3/4"x14" LVL & UP	4- STUD COLUMN
2- 1 3/4"x12" LVL	3- STUD COLUMN
3- 2 x 12	3- STUD COLUMN
2- 2 x 12	3- STUD COLUMN
2- 2 x 10 OR SMALLER	2- STUD COLUMN

- PLAN NOTES:**
- ALL WALLS ARE 2x6 @ 16" LOAD BEARING WALLS UNLESS NOTED OTHERWISE IN THIS PLAN.
  - BEAMS AND HEADERS SHALL BE SUPPORTED BY BUILT-UP COLUMNS & BLOCKED SOLID TO FOUNDATION. SEE SCHEDULE IN THIS SHEET FOR BUILT-UP COLUMN SIZES.
  - APPLY 1/2" OSB SHEATHING TO THE ENTIRE EXTERIOR WALL FRAMING. TYPICAL SHEAR WALL NAILING PATTERN:  
EDGE NAILING: 8d COMMON NAILS @ 6" ON CENTER  
INTERMEDIATE (FIELD) NAILING: 8d COMMON NAILS @ 12" ON CENTER
  - THE NOTED INTERIOR SHEAR WALL SHALL BE SHEATHED BOTH FACES W/ 1/2" OSB SHEATHING. SEE NOTE 3 FOR NAILING PATTERN. PROVIDE 1/2" EPOXY ANCHOR BOLTS @ 32" O.C AT SILL PLATE (EMBED=4")
  - SEE 9/S4.1 FOR HSS COLUMN TO TOP PLATE CONNECTION.

REV.	DATE

CHK. BY: TZ  
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DATE: 12/14/2018

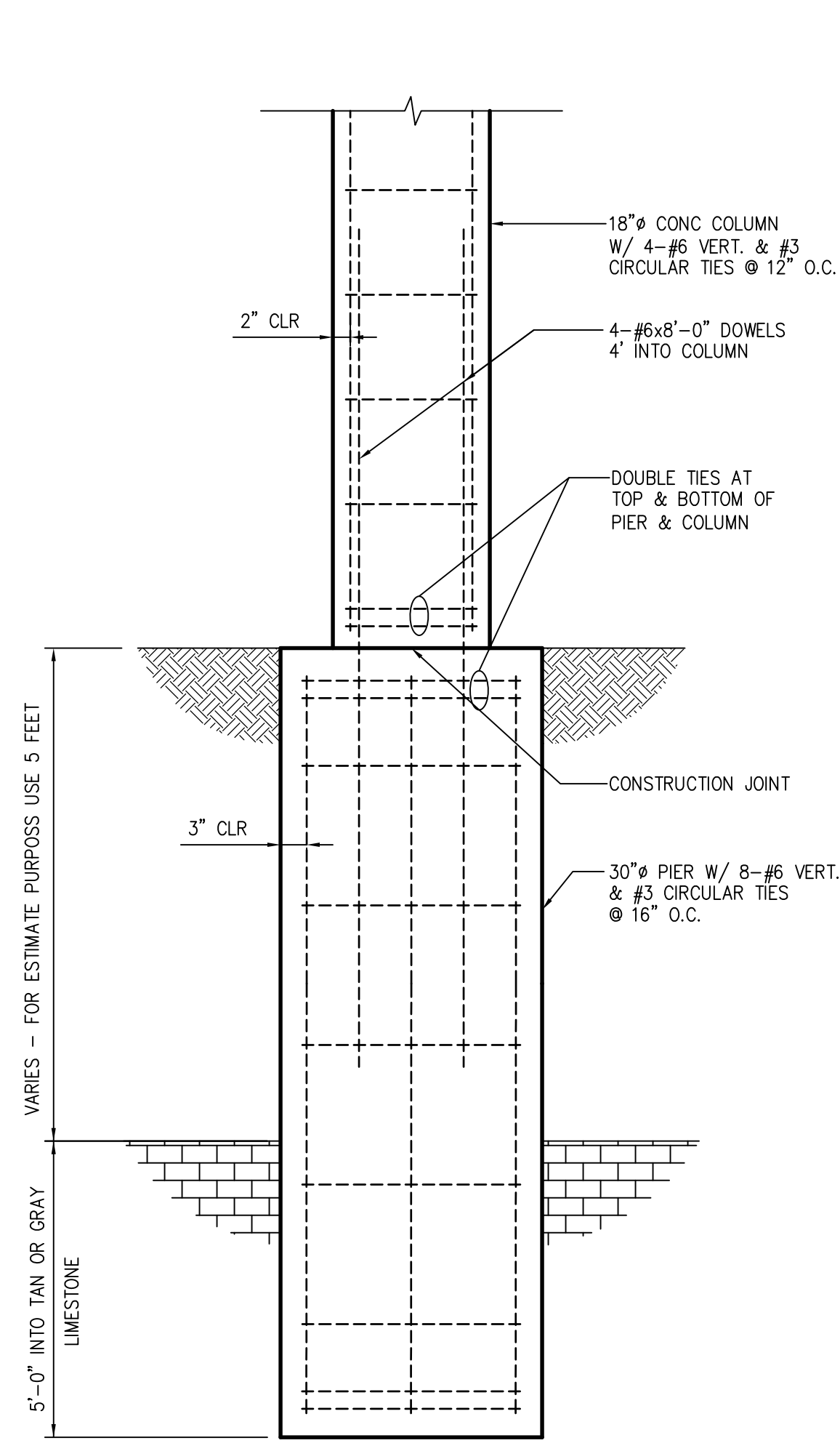
SHEET NO.  
**S2**  
OF



Zhigang Zhang  
12/14/18

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GE JOB NO.: 18325

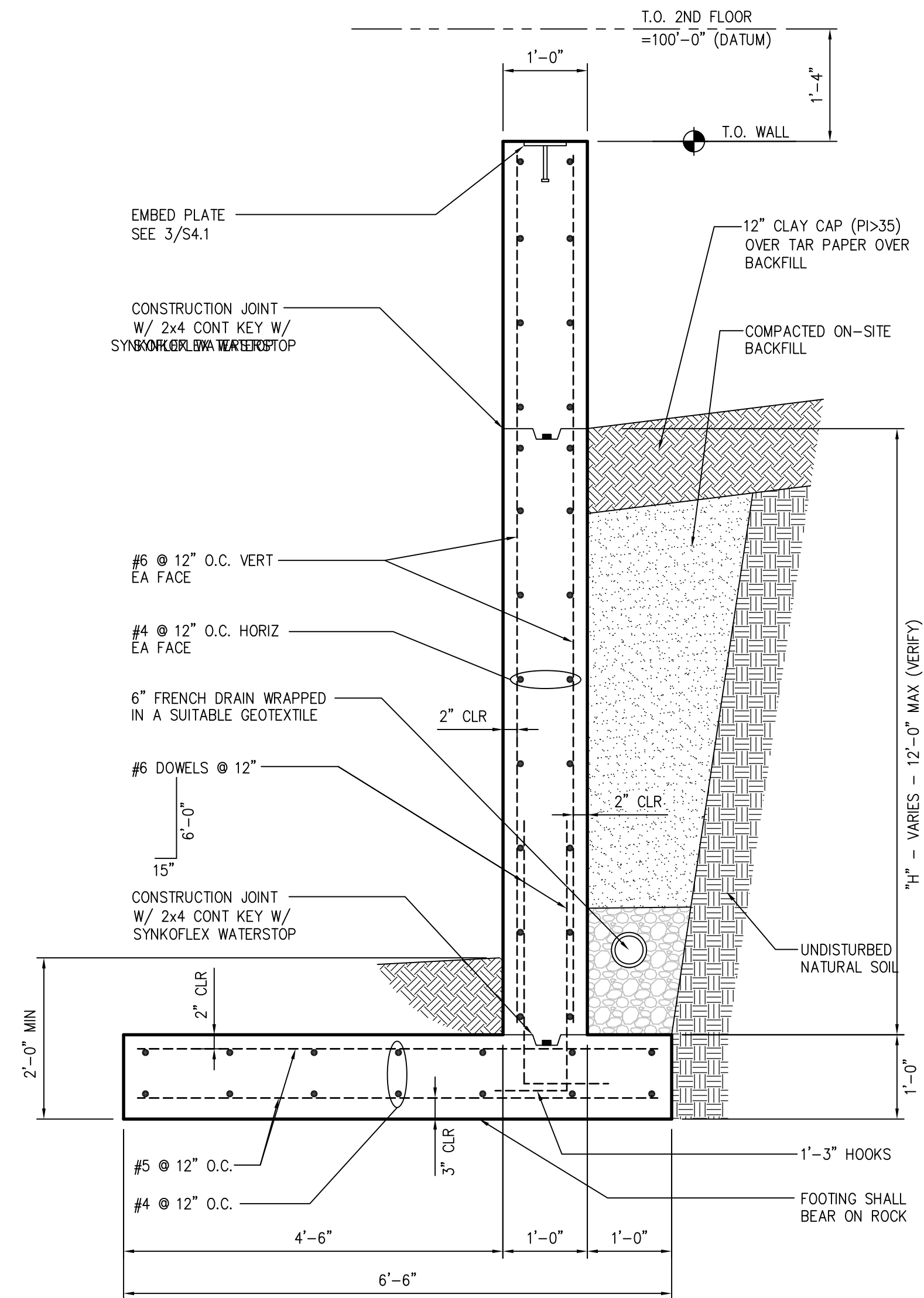
ROLLINGWOOD OFFICE  
AUSTIN, TEXAS



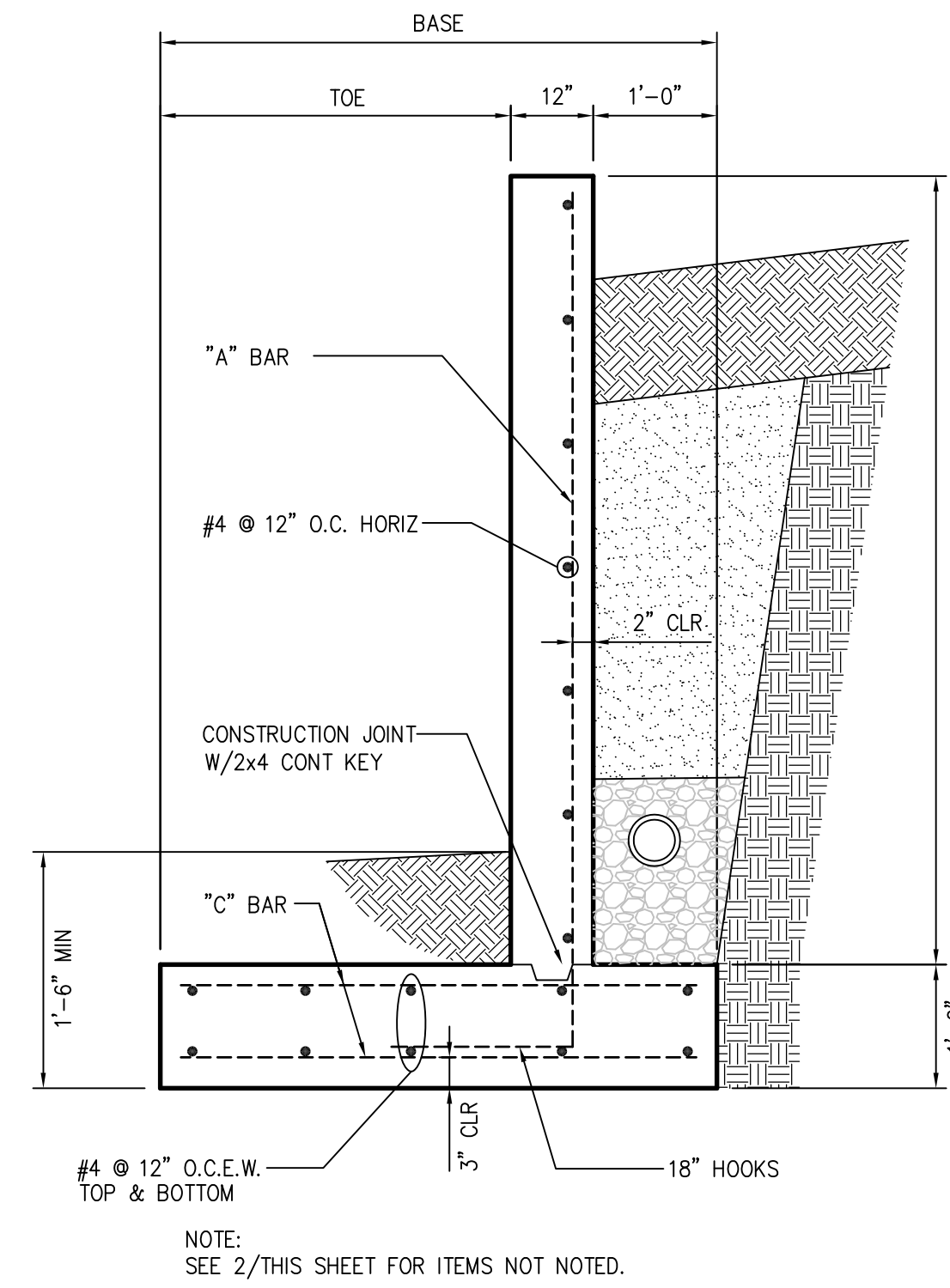
NOTES:

1. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY AFTER THE DRILLING OPERATION IS COMPLETE. IN NO CASE SHALL A PIER BE DRILLED AND CANNOT BE POURED BY THE END WORKING DAY.

1 TYP PIER & CONC COLUMN DETAIL  
SECTION  
3/4" = 1'-0"



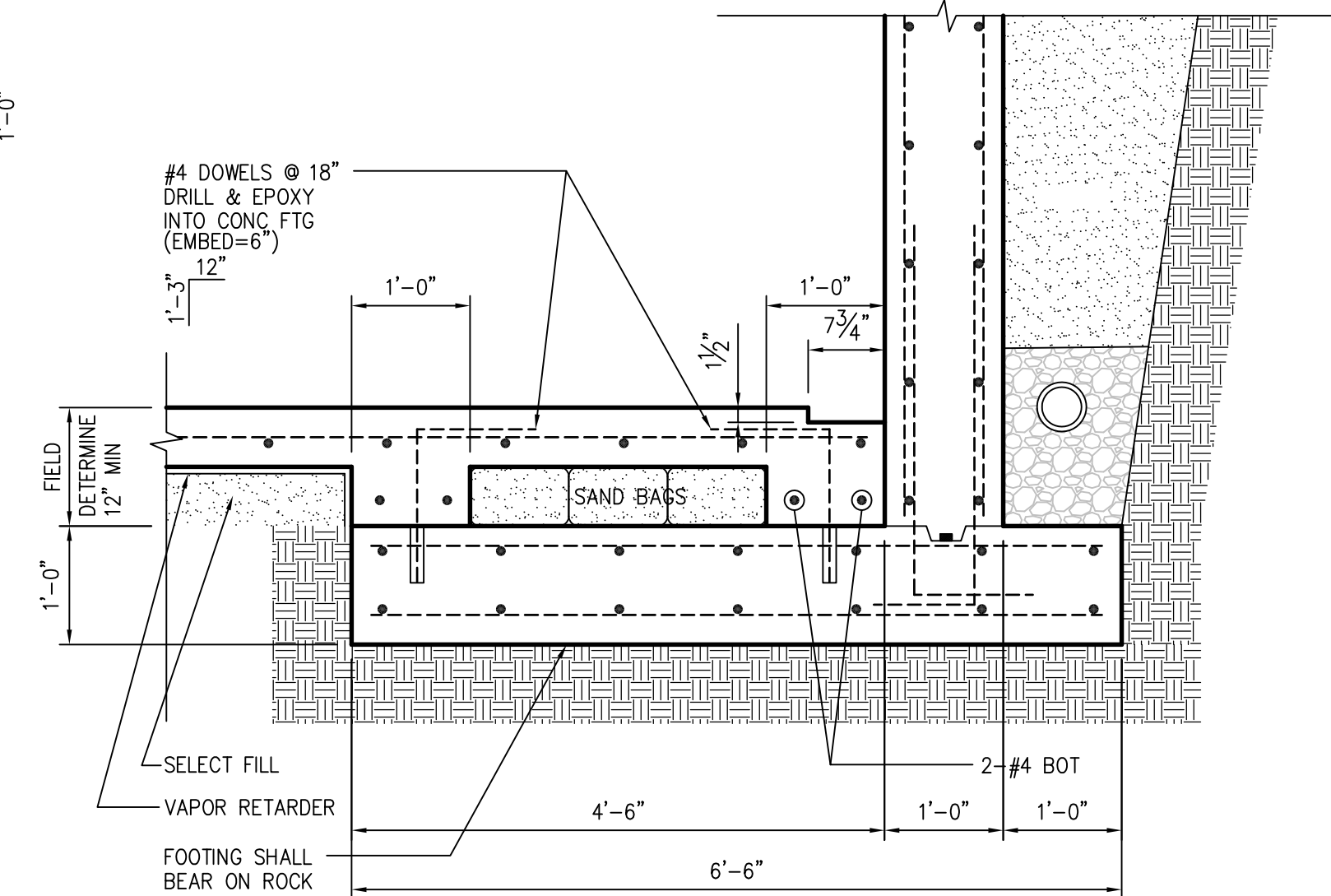
2 SECTION  
NOT TO SCALE



NOTE: SEE 2/THIS SHEET FOR ITEMS NOT NOTED.

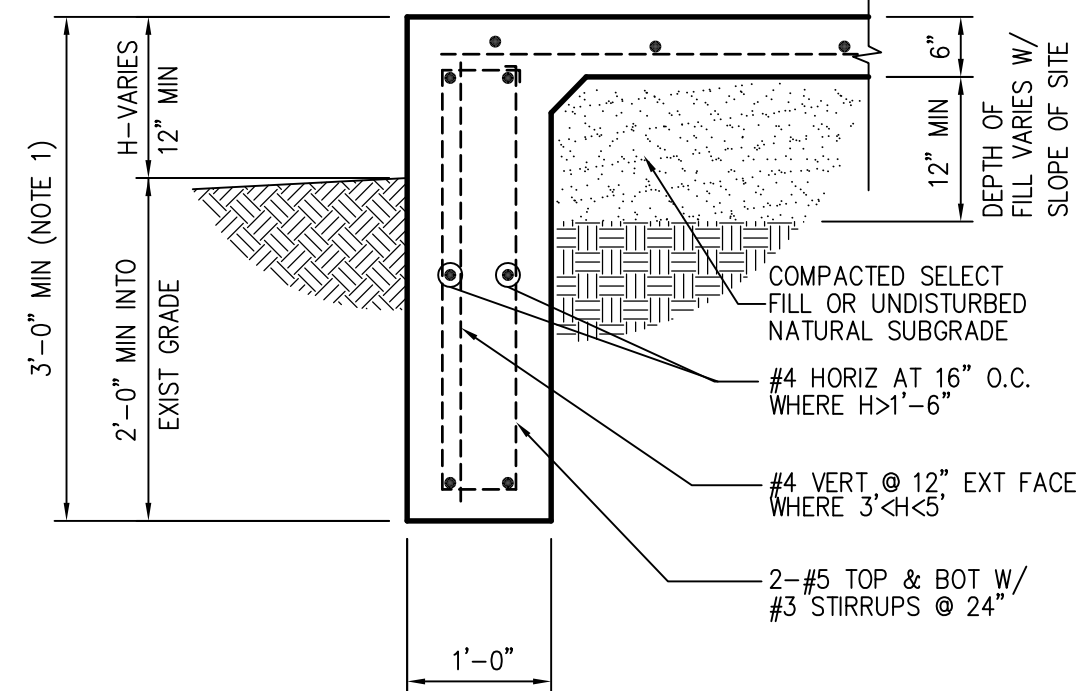
FOOTING DIMENSIONS		REINFORCING STEEL	
MAX H	BASE TOE WALL	"A" BARS (NOTE 1)	"C" BARS
4'	3'-4" 1'-4" 12"	#4@16"	#4@12"
6'	4'-4" 2'-4" 12"	#4@12"	#4@12"
8'	5'-4" 3'-4" 12"	#5@12"	#5@12"
10'	6'-4" 4'-6" 12"	#6@12"	#5@12"
12'	7'-8" 5'-8" 12"	#7@12"	#5@12"

3 RETAINING WALL SECTION  
NOT TO SCALE



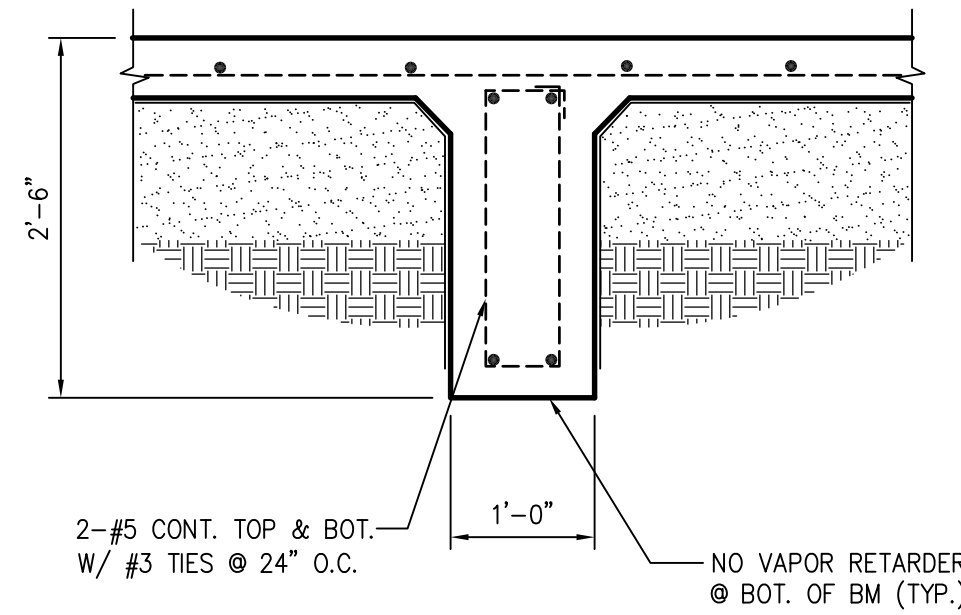
NOTE: SEE 2/THIS SHEET FOR ITEMS NOT NOTED.

4 SECTION  
NOT TO SCALE



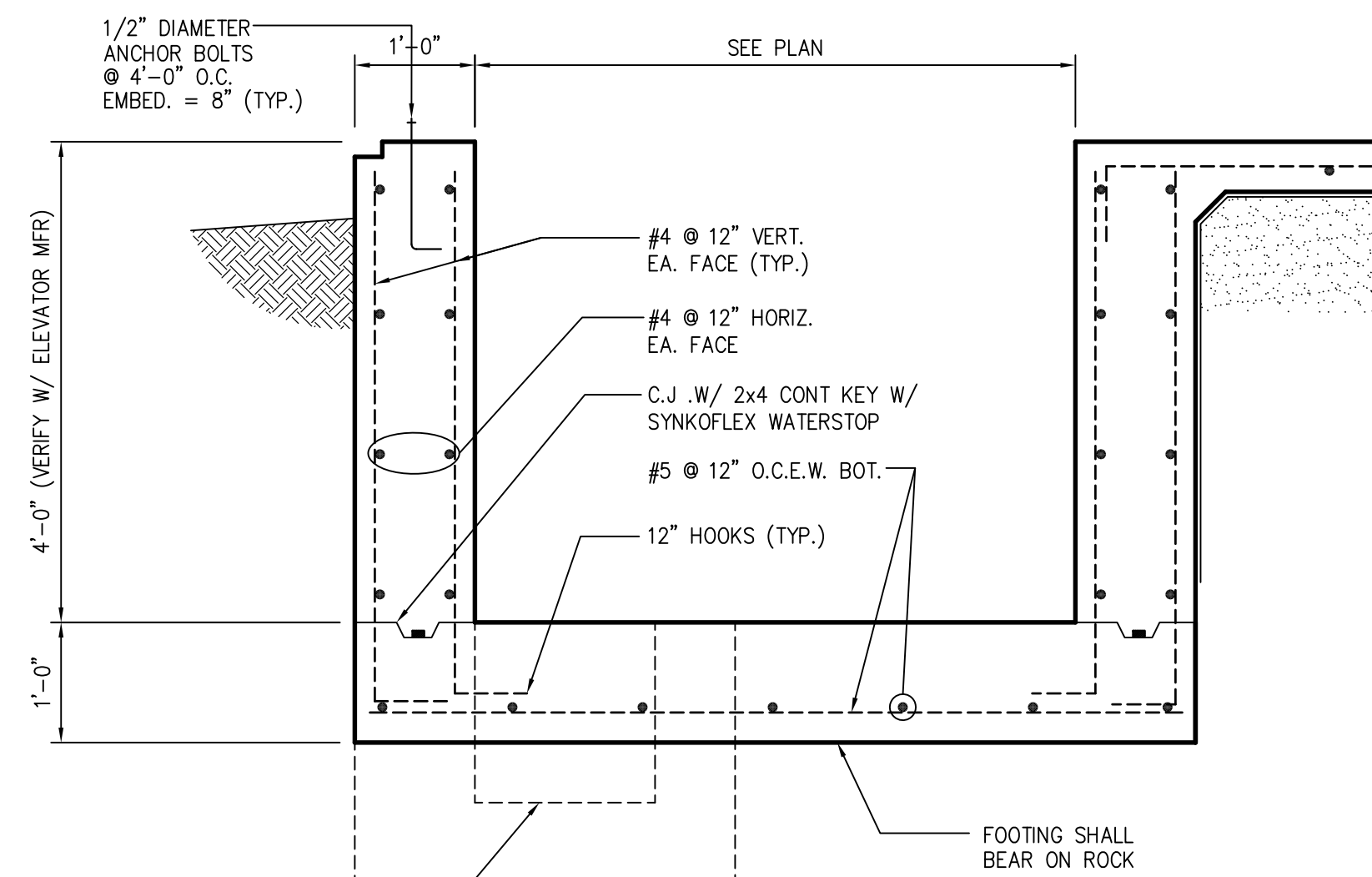
NOTES:  
1. IF SOLID ROCK IS ENCOUNTERED, GRADE BEAM DEPTH CAN BE REDUCED TO 2'-0" - TYPICAL ALL EXTERIOR AND INTERIOR BEAMS.

5 SECTION  
3/4" = 1'-0"



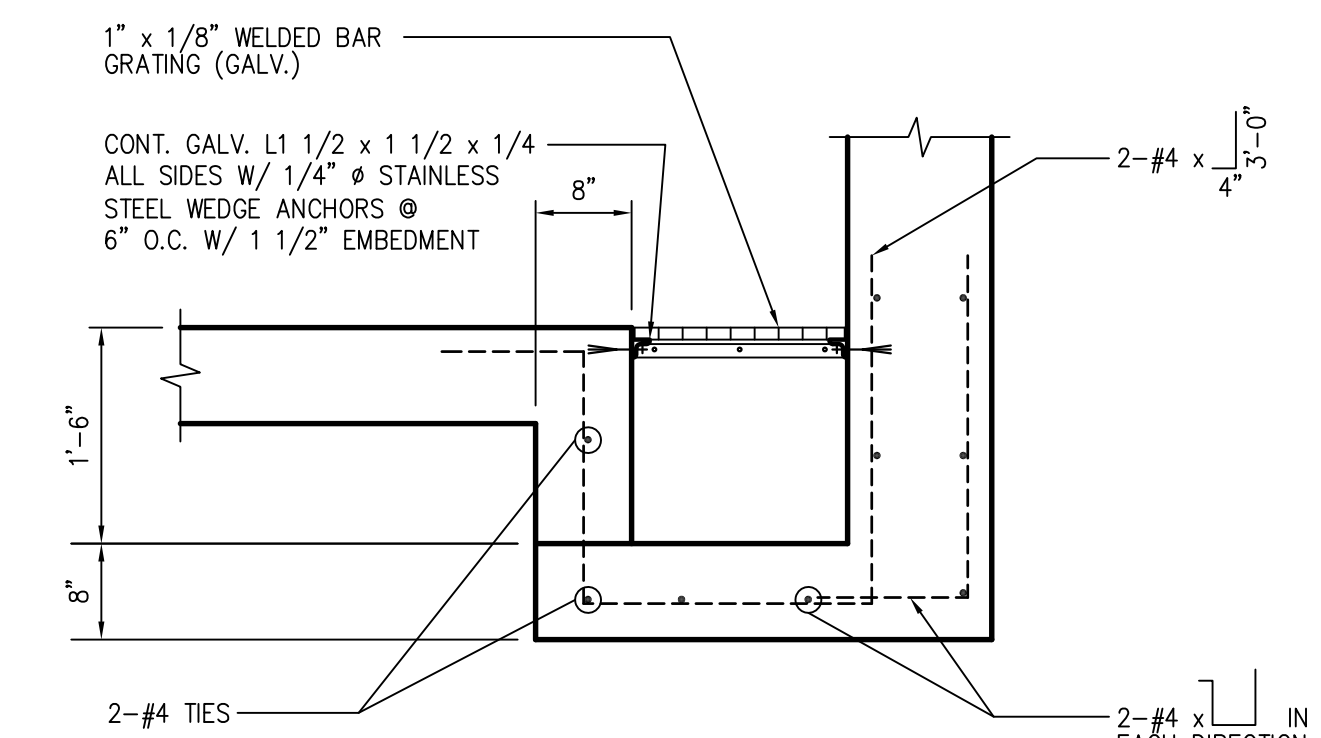
NOTE: SEE 5/THIS SHEET FOR INFORMATION NOT SHOWN.

6 TYP INT BEAM SECTION  
3/4" = 1'-0"



SUMP PIT - SEE 8/THIS SHT. SEE ELEV. MFR FOR LOCATION

7 SECTION  
3/4" = 1'-0"

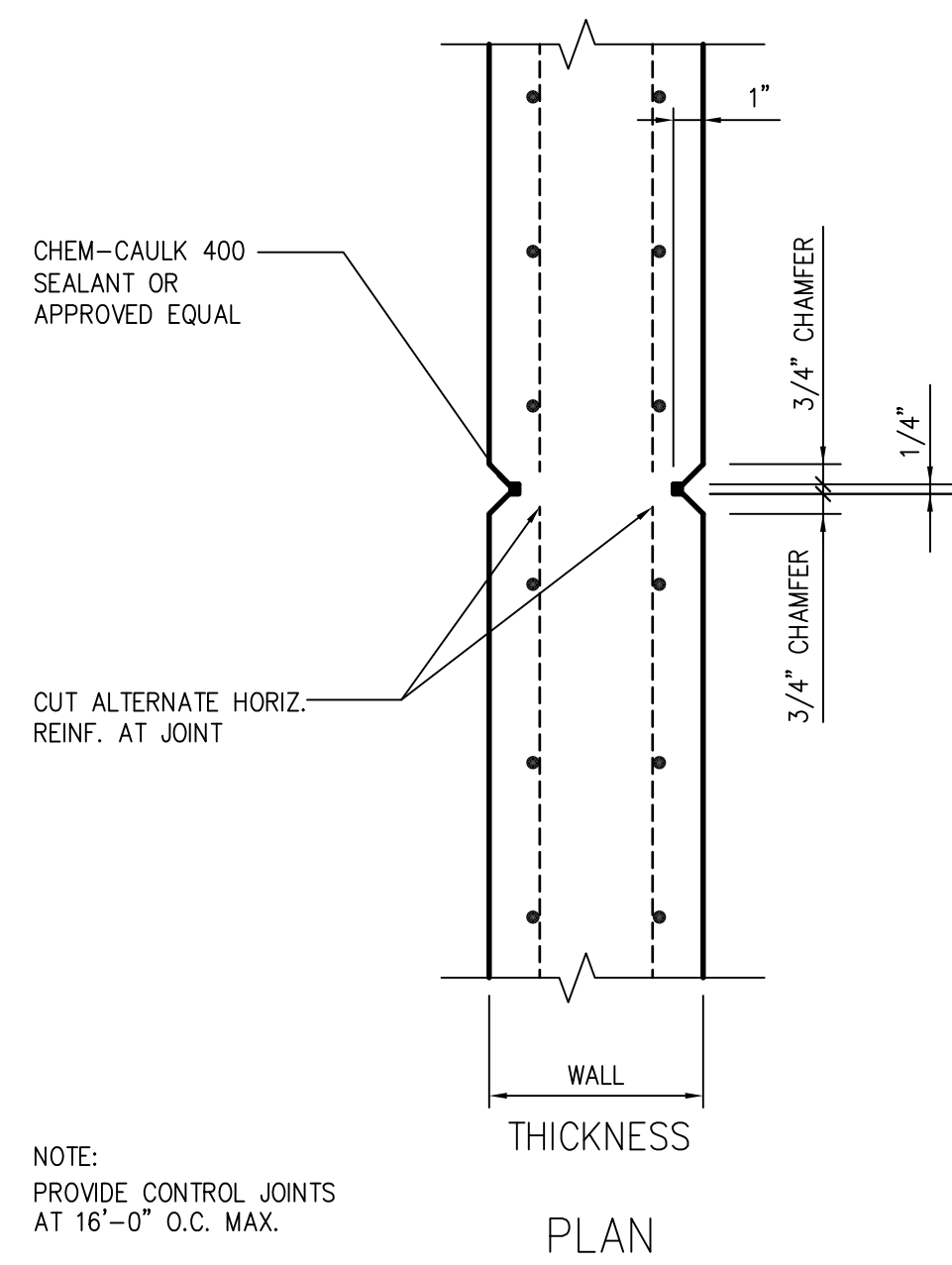


8 AT SUMP PIT TYPICAL DETAIL  
3/4" = 1'-0"

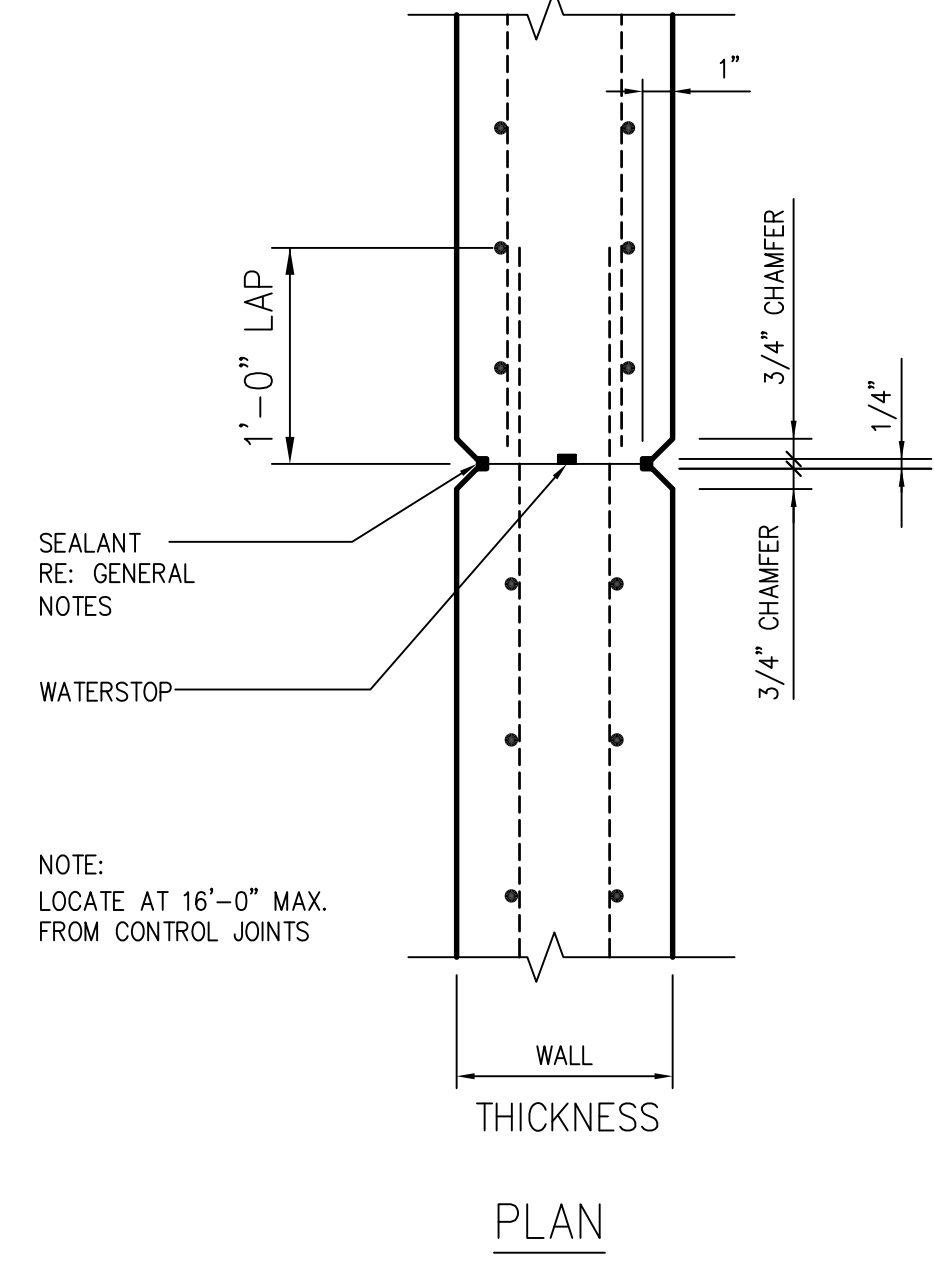
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DRWN. BY: TZ  
DATE: 12/14/2018

SHEET NO.  
S3.1  
OF



1 RETAINING WALL CONTROL JOINT  
TYPICAL DETAIL  
NOT TO SCALE



2 RETAINING WALL CONSTRUCTION JOINT  
TYPICAL DETAIL  
NOT TO SCALE

**BUILDING PAD PREPARATION**

1. Structural fill material shall consist of crushed limestone base material with the gradation as follows:

Retained on 2-1/2" screen	0%
Retained on 1-1/2" screen	0% - 25%
Retained on 3/4" screen	15% - 55%
Retained on 1/4" screen	45% - 75%
Retained on No. 40 mesh sieve	60% - 90%

2. Prior to placing fill material, remove all organic and other deleterious material from the existing subgrade for a distance of 2'-0" beyond building line. All exposed surfaces shall then be recompact to a minimum of 95 percent of the maximum dry density as defined by TxDOT test method TEX 113-E or 114-E at a moisture content within 3 percent of the optimum moisture content.

3. Structural fill shall be placed in 8 inch loose lifts, watered as required and compacted to a minimum of 95 percent of the maximum dry density as defined in TxDOT test method TEX 113-E at a moisture content within 3 percent of the optimum moisture content.

4. Provide a 10 mil polyolefin Stego retarder. Place vapor barrier in accordance with manufacturer's recommendation on top of structural fill.

**CAST IN PLACE CONCRETE**

1. Cast in place concrete shall meet the following requirements:

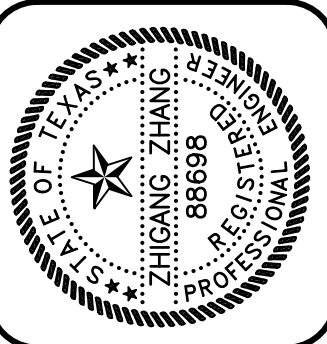
Class	28 Day Strength	Aggregate Type	Aggregate Size	Slump	Use
A	3000 psi	C 33	1" to 4"	4" to 6"	Slab-on-grade & grade beams

The use of fly ash is recommended, but shall not exceed 25% of the total of the cement plus fly ash by weight.

**CONCRETE REINFORCING**

- Reinforcing steel shall be deformed new billet steel bars in accordance with ASTM A615 Grade 60.
- Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual.
- Provide 2-#4 bent bar with 2'-0" legs top and bottom in interior and exterior face of grade beams at corners and top and bottom in exterior face of grade beam at intersections.
- All hooks and bends in reinforcing bars shall conform to ACI detailing standards unless shown otherwise.
- Welding of reinforcing steel will not be permitted.
- Heat shall not be used in the fabrication or installation of reinforcement.
- Reinforcing steel clear cover shall be as follows:
  - Grade beams - 1 1/2" top, 3" bottom, 2" side (formed), 3" side (placed against earth)

Zhiyong Zhang  
12/14/18



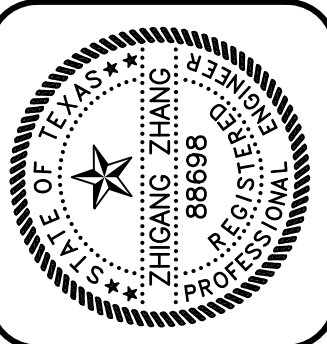
**GREENEARTH ENGINEERING, INC.**  
STRUCTURAL CONSULTING ENGINEERS  
2500 W. William Cannon Dr., #201 Austin, TX 78745  
PHONE (512) 299-8866 FAX (512) 381-8339  
GE JOB NO.: 18325

ROLLINGWOOD OFFICE  
AUSTIN, TEXAS

REV.	DATE

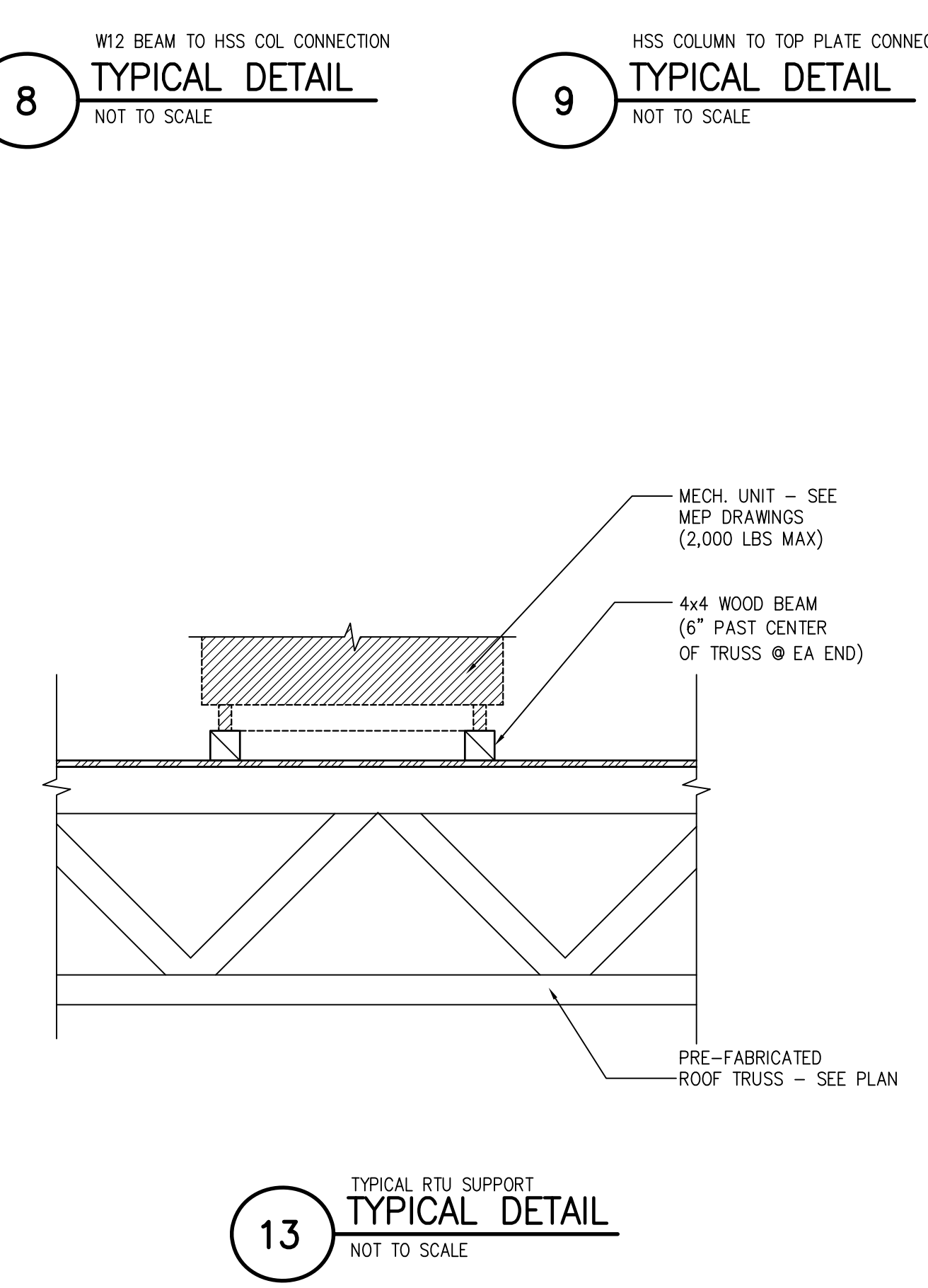
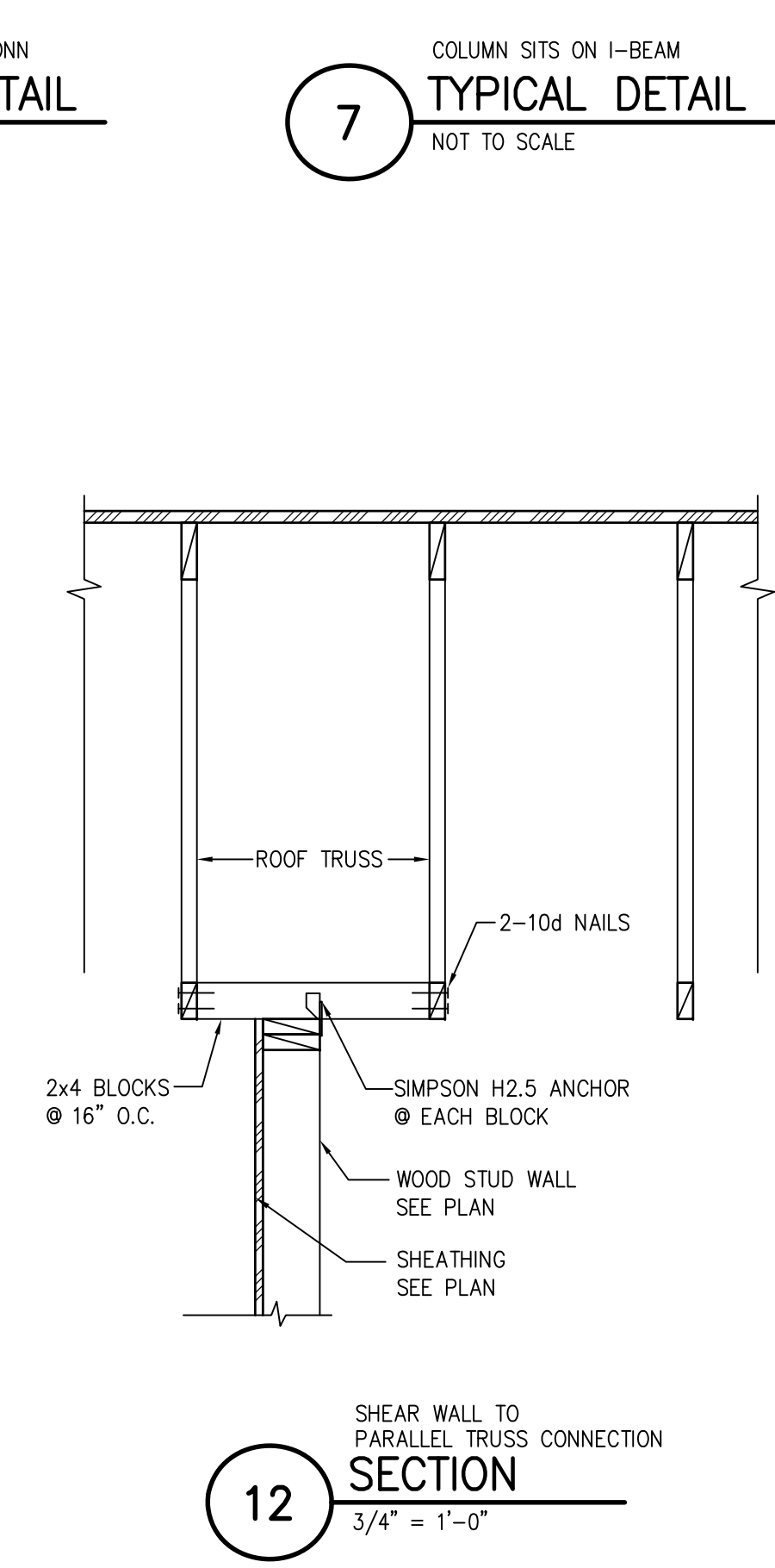
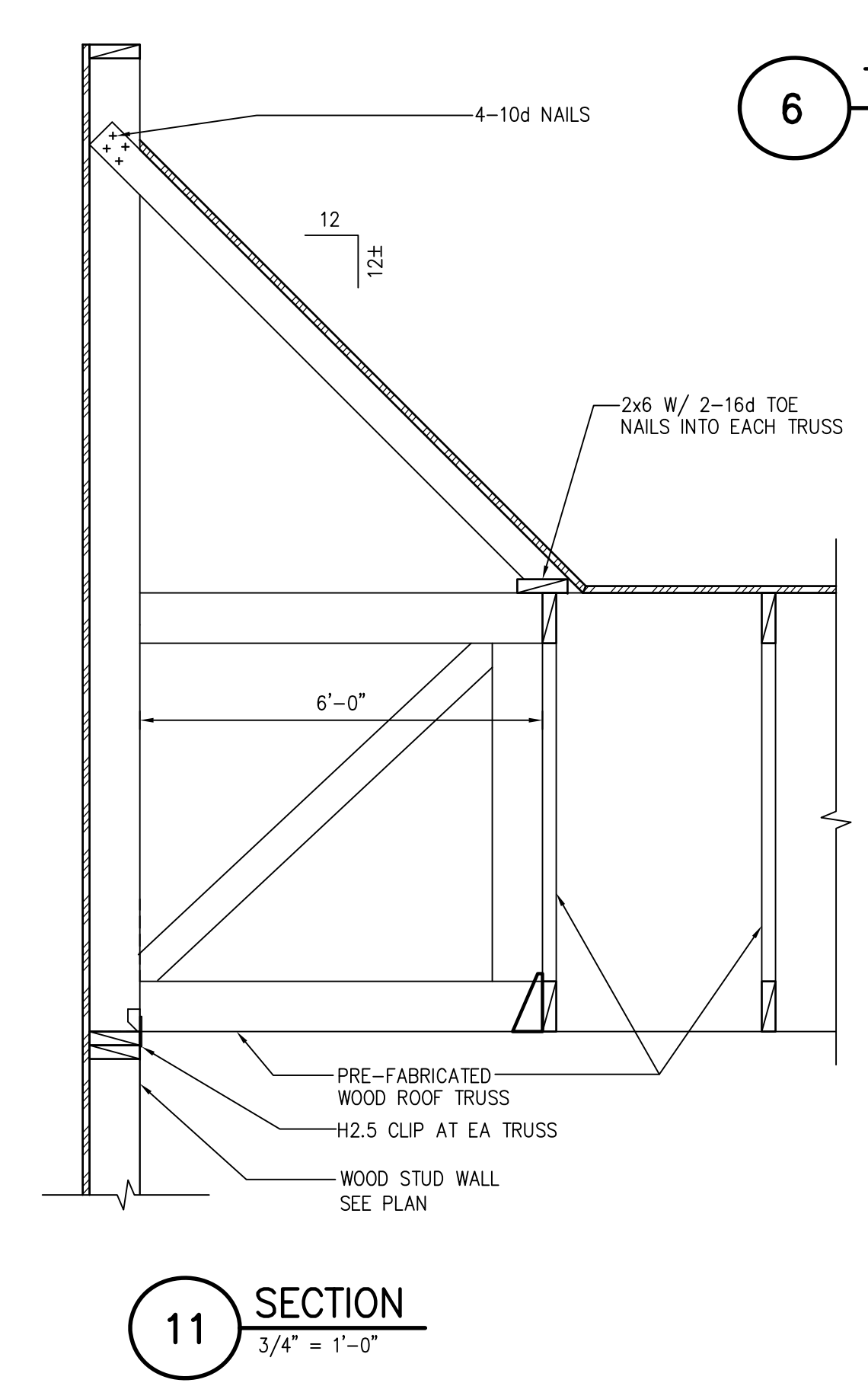
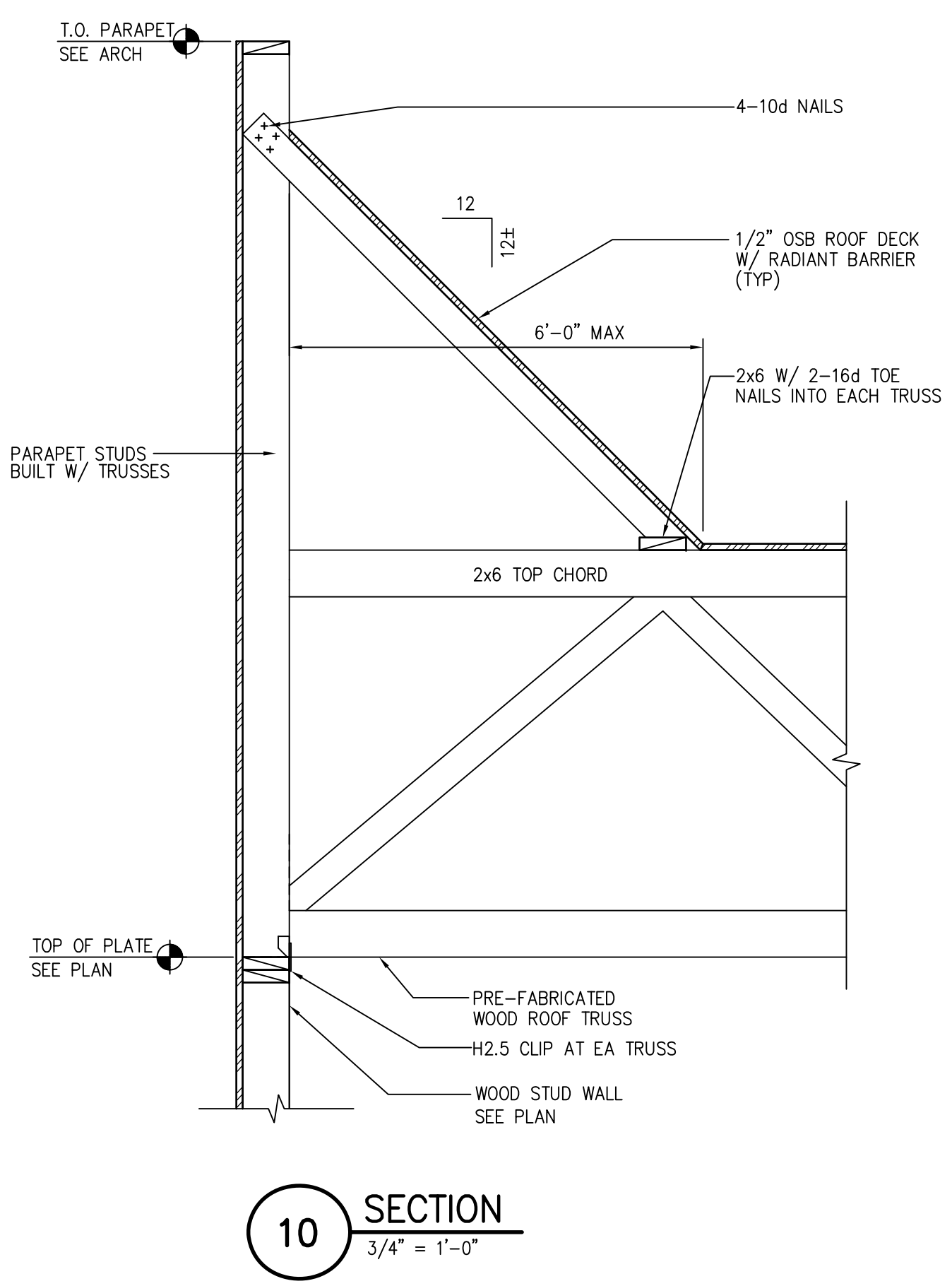
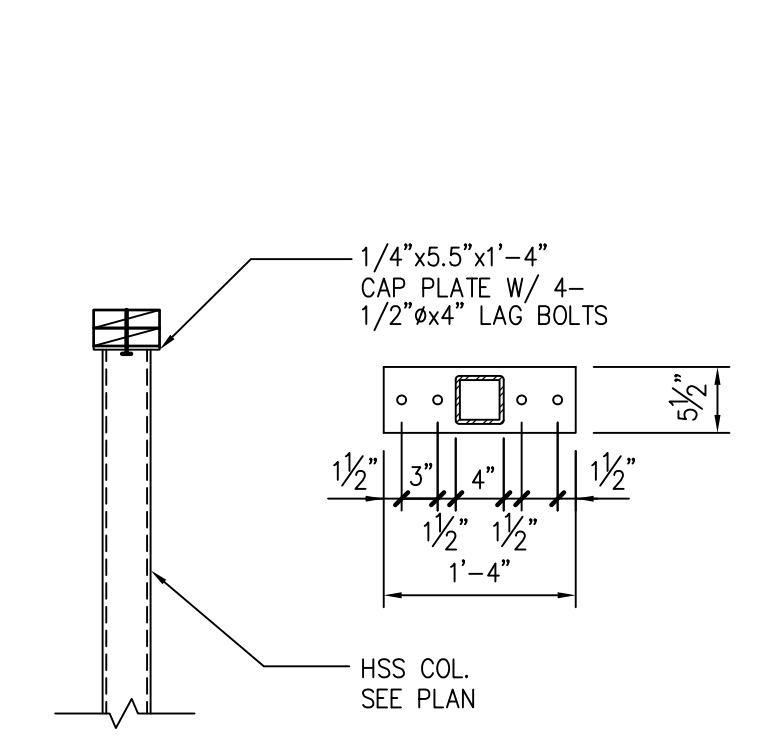
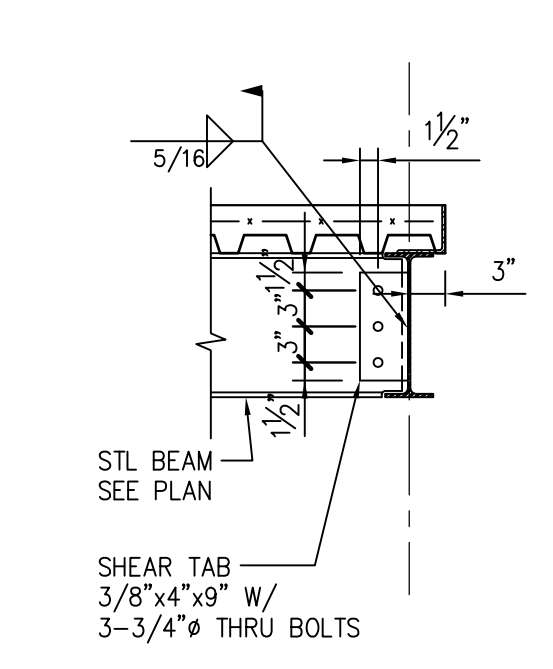
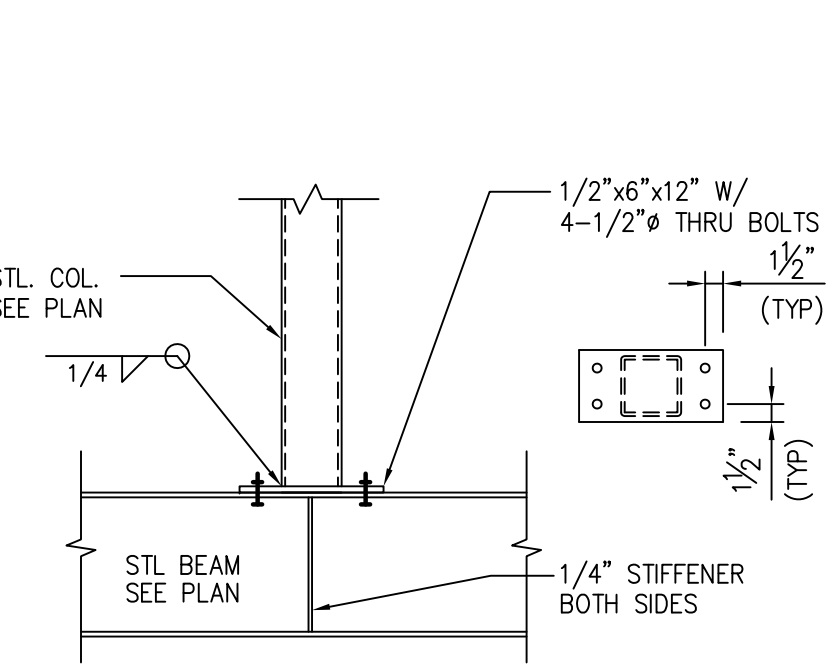
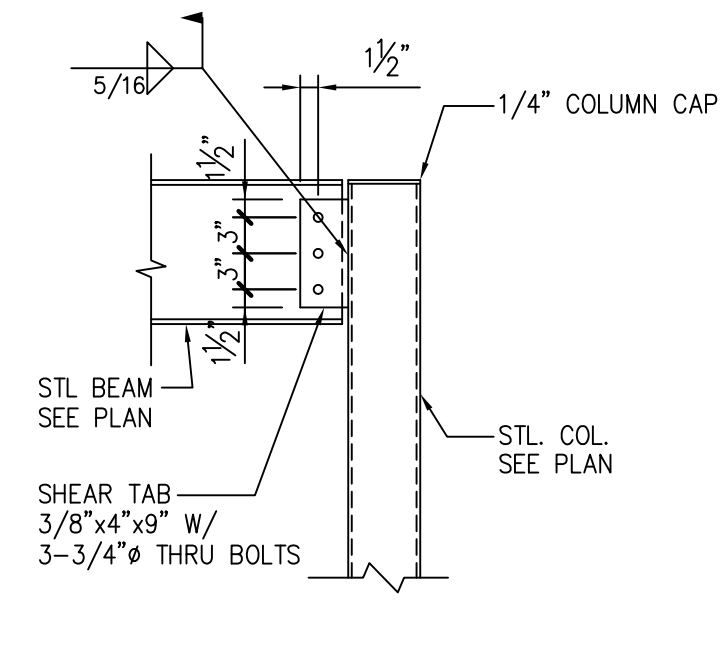
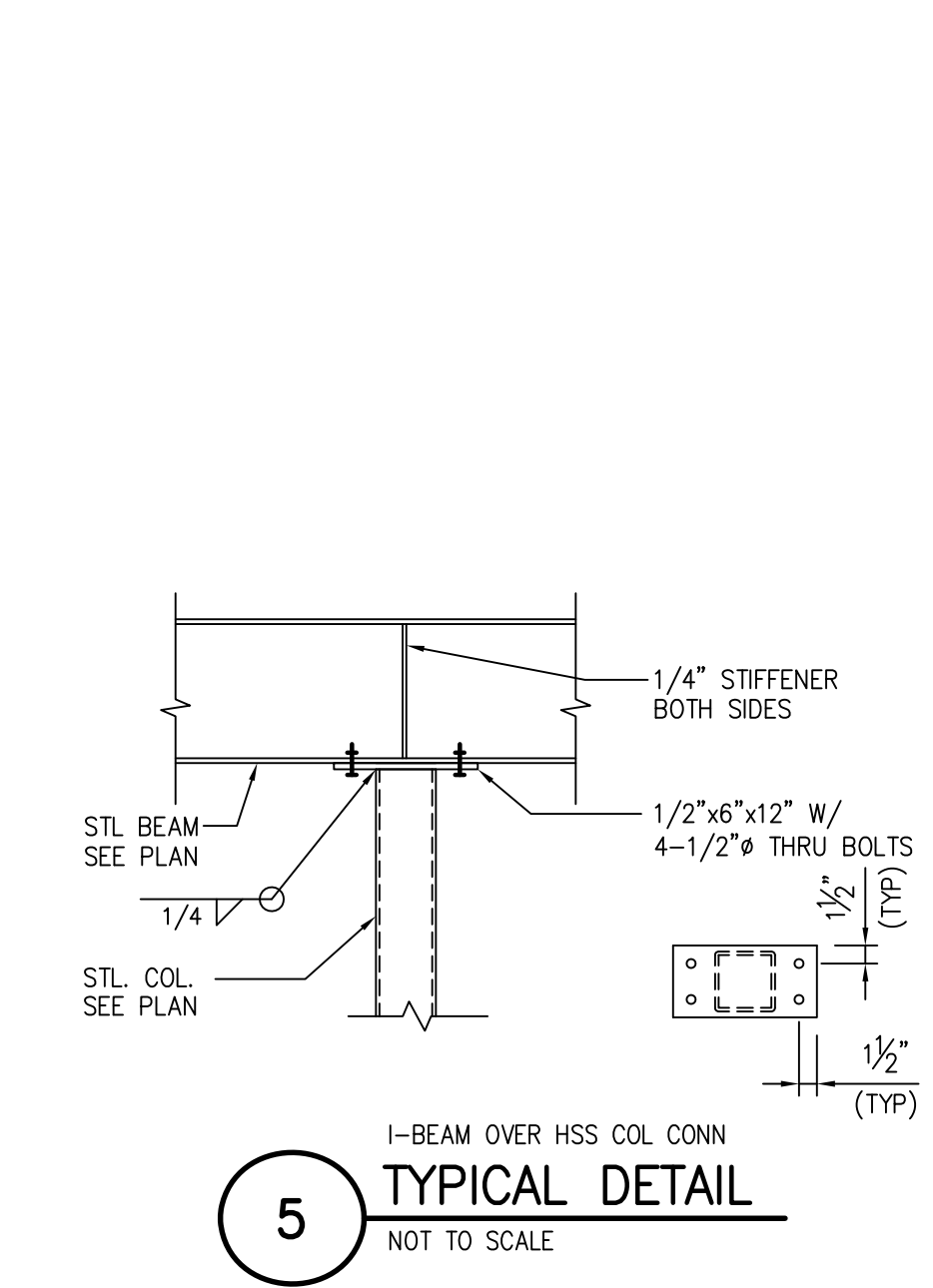
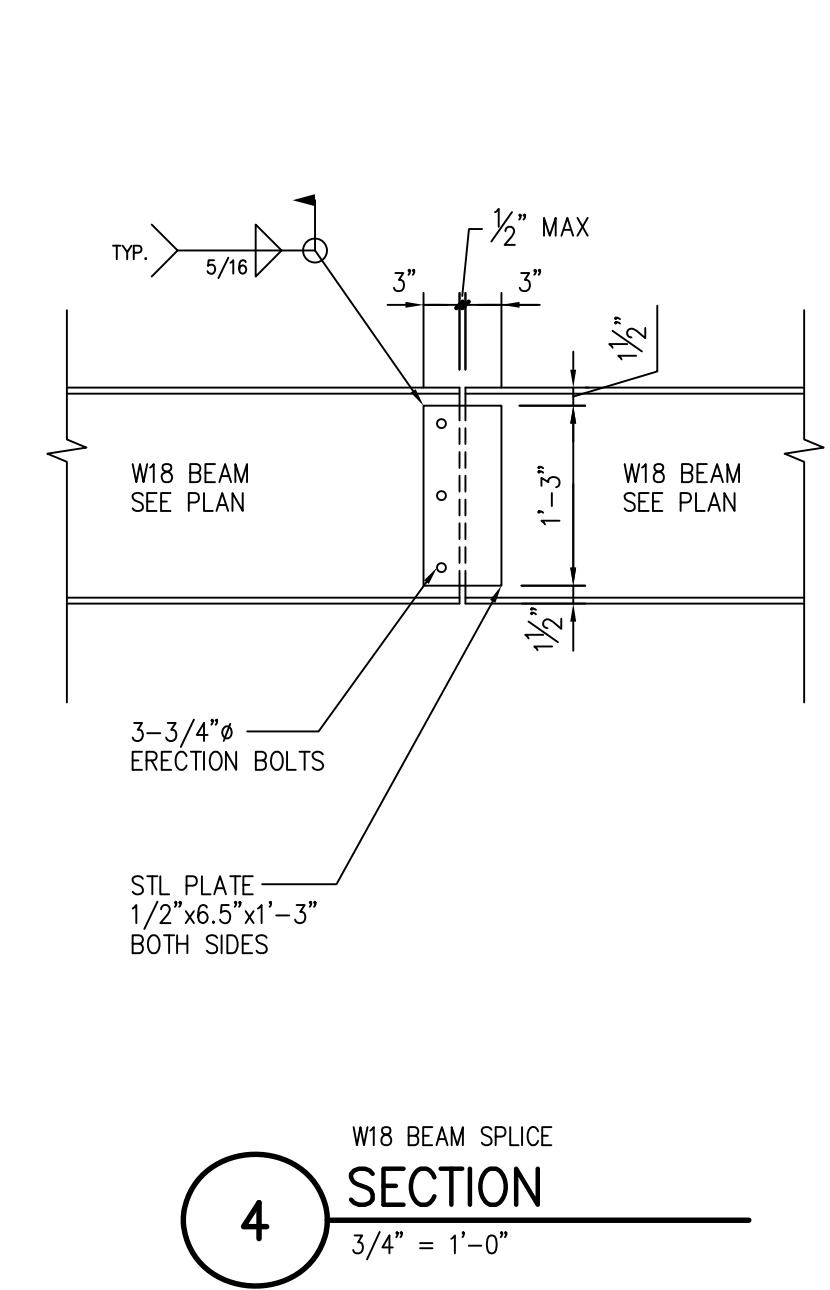
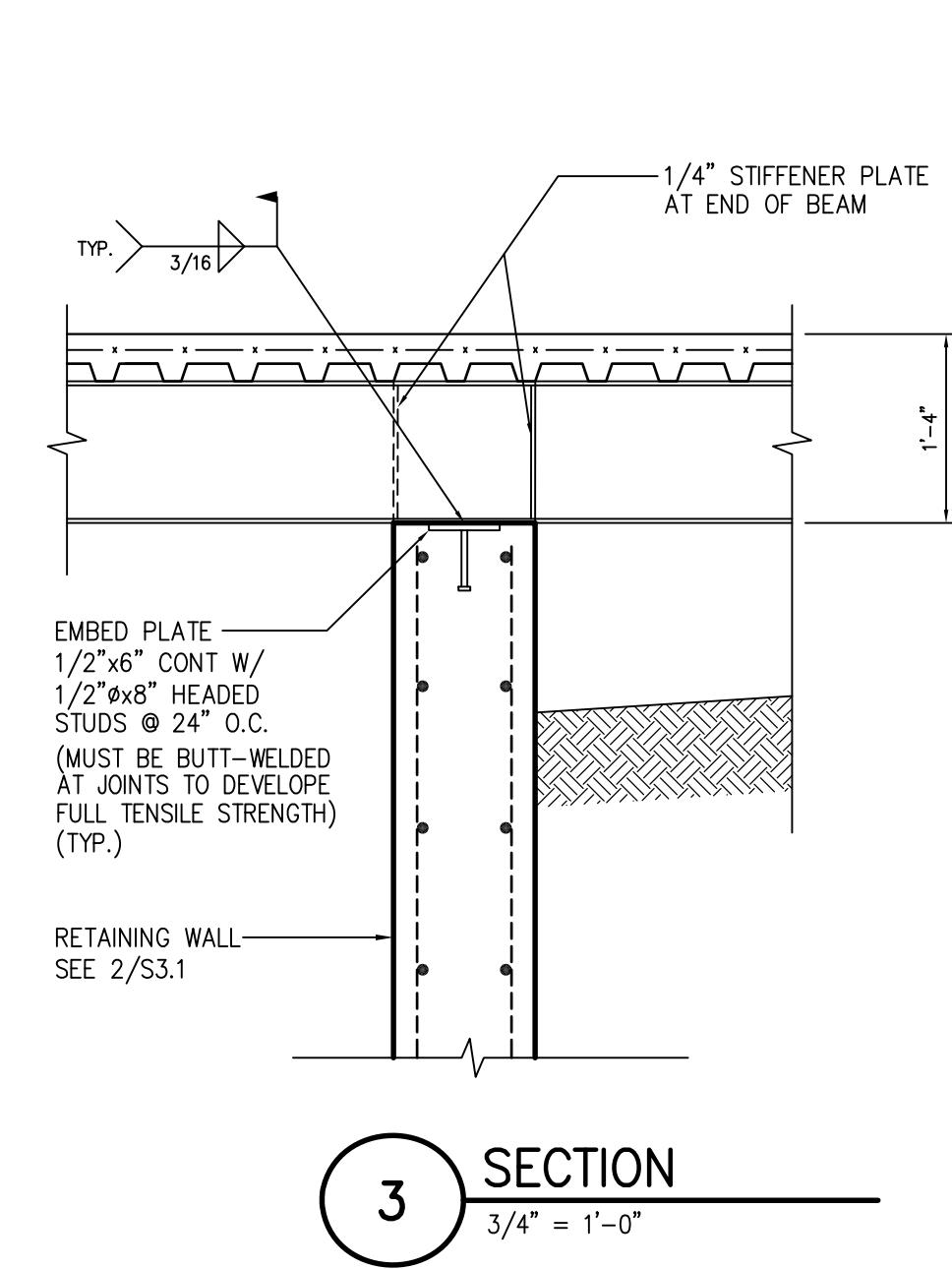
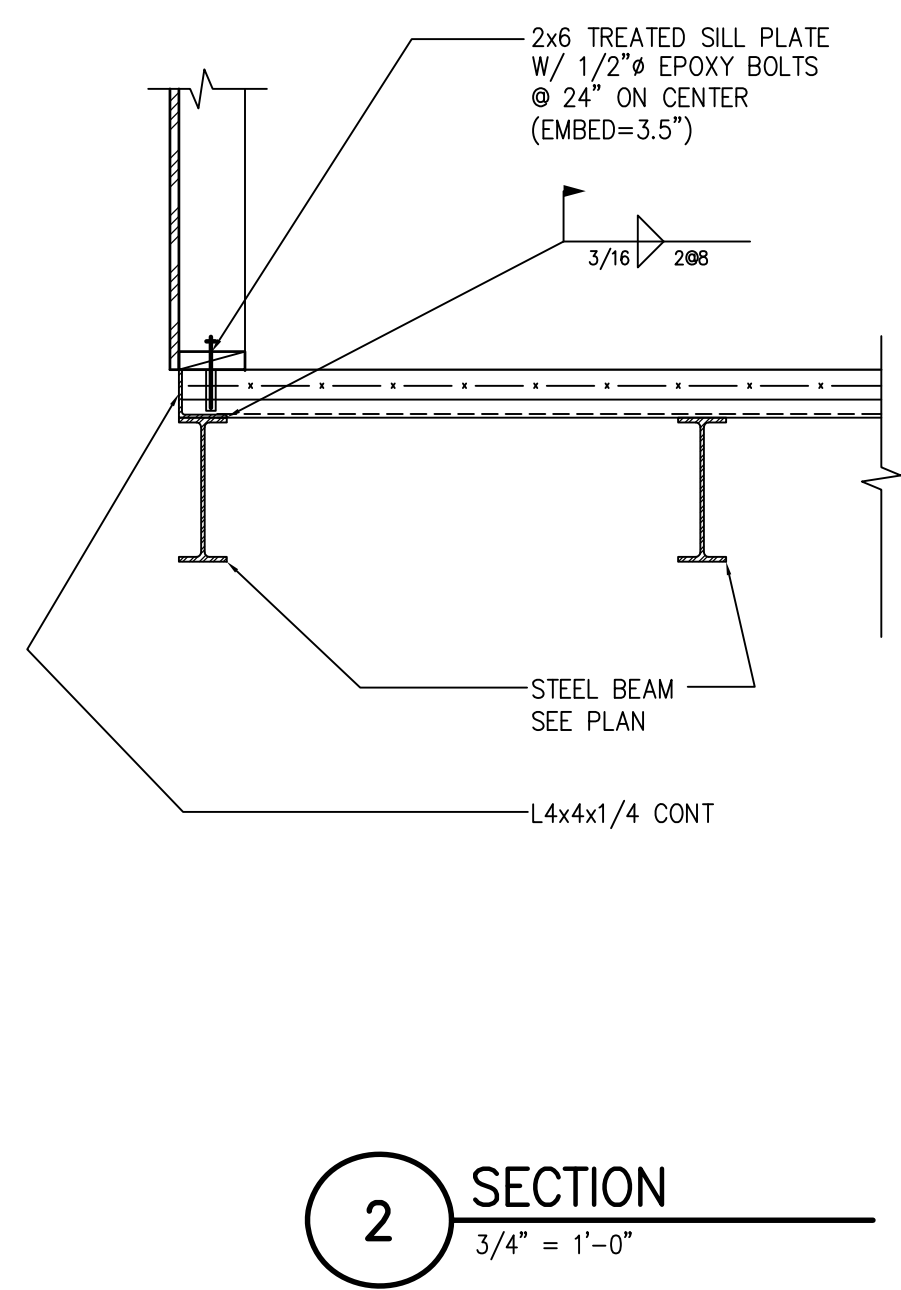
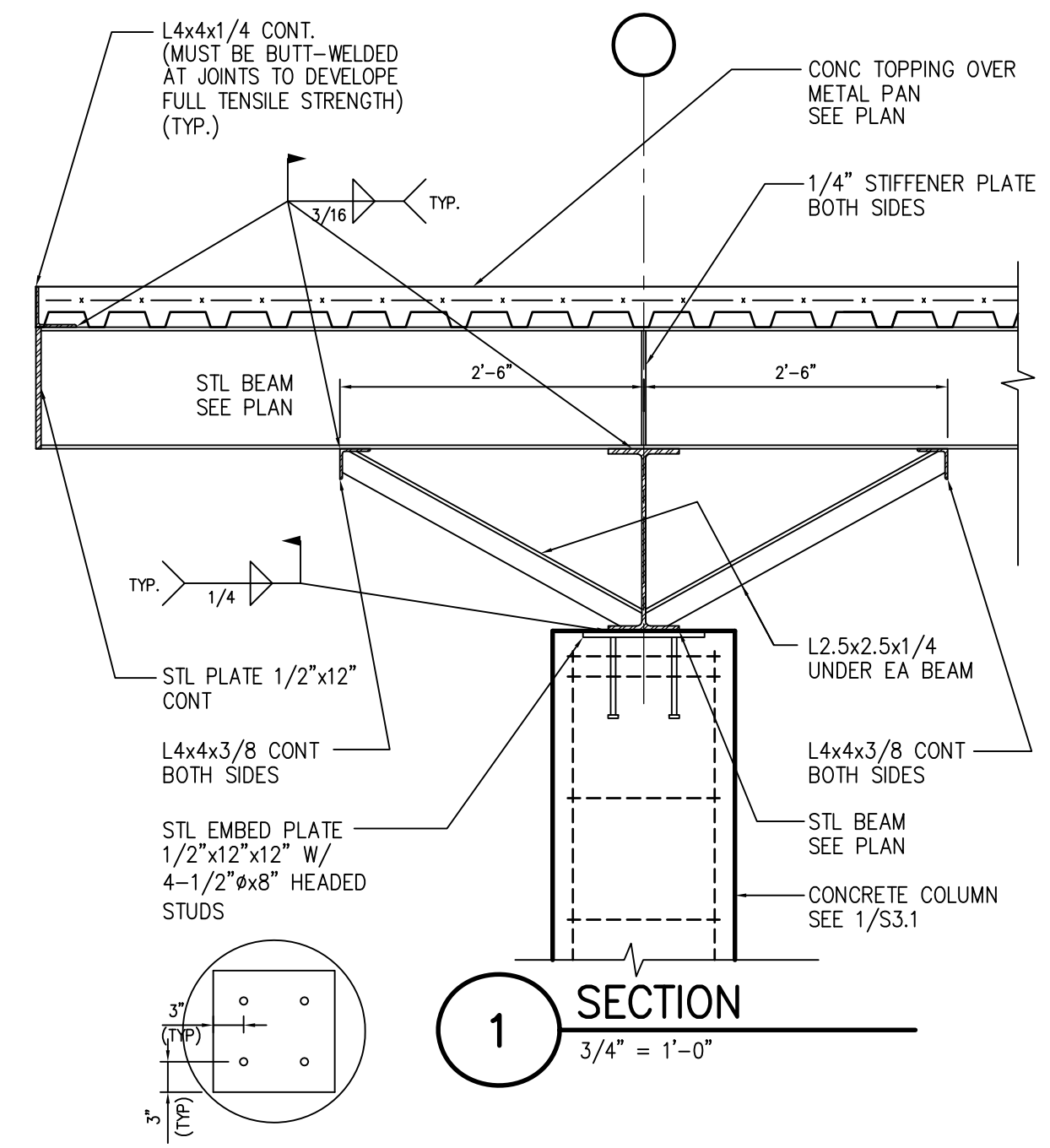
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DRWN. BY: TZ  
DATE: 12/14/2018

SHEET NO.  
**S3.2**  
OF



**GREENEARTH ENGINEERING, INC.**  
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GE JOB NO.: 18325

**ROLLINGWOOD OFFICE**  
AUSTIN, TEXAS



REV.	DATE

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DRWN. BY: TZ  
DATE: 12/14/2018

SHEET NO.  
**S4.1**  
OF

**STRUCTURAL GENERAL NOTES**

**COORDINATION**

- The General Contractor shall compare the Architectural, Structural Mechanical, Electrical, Plumbing, and other series drawings and report any discrepancies between each set of drawings and within each set of drawings prior to fabrication and installation of any structural members.
- Only larger sleeve openings and framed openings in structural framing component members are indicated on the Structural Drawings. However, all sleeves, inserts and openings, including frames and/or sleeves shall be provided for passage, provision and/or incorporation of the work of the contract, including but not limited to Mechanical, Electrical and Plumbing work. This work shall include the coordination of sizes, alignment, dimensions, position, locations, elevations and grades as required to serve the intended purpose. Openings not indicated on the Structural Drawings, but required as noted above, shall be submitted to the Engineer for review.
- Refer to Architectural, Mechanical, Electrical and Plumbing drawings for floor elevations, slopes, drains and location of depressed and elevated floor areas.
- Compatibility of the structure and provisions for building equipment supported on or from structural components shall be verified as to size, dimensions, clearances, accessibility, weights and reaction with the equipment for which the structure has been designed prior to submission of shop drawings and data for each piece of equipment and for structural components. Differences shall be noted on the submittals.
- Shop drawings shall be prepared for all structural items and submitted for review by the Engineer. Contract Drawings shall not be reproduced and used as shop drawings. All items deviating from the Contract Drawings or from previously submitted shop drawings shall be clouded.
- The details designated as "Typical Details" apply generally to the Drawings in all areas where conditions are similar to those described in the details.
- All dimensions and conditions of existing construction shall be verified at the job site prior to the preparation of shop drawings. Differences between existing construction and the Drawings shall be referred to the Architect. Differences shall also be clouded on the shop drawings.
- The design and provision of all temporary supports such as guys, braces, falsework, supports and anchors for safety lines, cribbing, or any other temporary elements required for the execution of the contract are not included in these drawings and shall be the responsibility of the Contractor. Temporary supports shall not result in the overstress or damage of the elements to be braced nor any elements used as brace supports.

**CODES**

- Building Code: International Building Code 2015
- Structural Concrete: Building Code Requirements for Reinforced Concrete, American Concrete Institute, ACI 318-11.
- Structural Steel: Manual of Steel Construction, Allowable Stress Design, American Institute of Steel Construction, Ninth Edition.

**DESIGN LOADS**

- Live Loads
  - Roof 20 psf
  - Floor 70 psf
- Wind Lateral Load on Structural Frame is based on the following:
  - Basic Wind Speed 115 mph
  - Exposure C
  - Importance Factor 1.0
- Net uplift wind load 10 psf
- Dead Loads include the self weight of the structural elements and the following superimposed loads:
  - Ceiling and Mechanical at roof 10 psf
  - Roofing and rigid insulation 15 psf

**DRILLED PIERS**

- Pier design is based on the information in the soil report by.

**CAST IN PLACE CONCRETE**

- Cast in place concrete shall meet the following requirements:

Class	28 Day Strength	Aggregate Type	Size	Slump	Use
A	3000 psi	C 33	1" to 1/2"	6" to 8"	Drilled Piers
B	3000 psi	C 33	1/2" to 3/4"	4" to 6"	Concrete over metal pan
C	3000 psi	C 33	1/2" to 3/4"	4" to 6"	Concrete wall and footing
D	4000 psi	C 33	1/2" to 3/4"	4" to 6"	Concrete Column

The use of fly ash in concrete is encouraged, but shall not exceed 25% of the total weight of the cement plus flyash.

**CONCRETE REINFORCING**

- Reinforcing steel shall be deformed new billet steel bars in accordance with ASTM A615 Grade 60.
- Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual.
- Provide 1-#4 bent bar with 2'-0" legs top and bottom in interior and exterior face of grade beams at corners and top and bottom in exterior face of grade beam at intersections.
- All hooks and bends in reinforcing bars shall conform to ACI detailing standards unless shown otherwise.
- Welding of reinforcing steel will not be permitted.
- Heat shall not be used in the fabrication or installation of reinforcement.
- Reinforcing steel clear cover shall be as follows:
  - Grade beams - 1 1/2" top, 3" bottom, 2" side (formed), 3" side (placed against earth)

**STRUCTURAL STEEL**

- Structural Steel W-shapes shall conform to ASTM A992. Steel plates, angles, and channels may be ASTM A572, grade 50 or ASTM A36. Steel pipe shall conform to ASTM A501 or ASTM A53, Type E or S, grade B. Steel tube shall conform to ASTM A500, grade B, Fy 46 ksi.
- Column base plates shall be grouted with a nonshrink, high strength nonmetallic grout. Pre-grouting of column base plates will NOT be permitted.
- Splicing of structural steel members is prohibited without prior approval of the Engineer as to location and type of splice to be made. Any member having splice not shown and detailed on shop drawings will be rejected.
- Shop painting: Paint structural steel with one coat of manufacturer's standard red oxide primer applied at a rate to provide a uniform dry film thickness of 2.5 mils.

- Examine the structural drawings for all items required to be hot-dip galvanized after fabrication. Field welds or damage to galvanizing shall be painted with zinc rich coating, such as ZRC galvanizing compound or galvalite.
- Submittal: Provide drawings showing details for fabrication and shop assembly of members, erection plans and details. Include details of connections, camber, weld profiles and sizes and spacing. Shop and erection drawings shall not be made using reproductions of the contract drawings.

**STRUCTURAL STEEL CONNECTIONS**

- Welding shall conform to ANSI/AWS D1.1, latest edition.
- Bolts shall conform to ASTM A325. Bolts shall be designed using values for bearing type bolts with thread allowed in the shear plane.
  - Bolts shall be "snug tight", u.n.o..
- Roof edge angles shall be continuous and shall be spliced only at supports. Splices shall be butt welded to develop full capacity of the member.
- Fillet welds with no size specified shall be 3/16" or minimum size required by AISC, whichever is larger.

**TIMBER FRAMING**

- Unless otherwise noted, all structural framing lumber shall be clearly marked no. 2 southern yellow pine or douglas fir, except that non-loadbearing interior walls may be stud grade southern yellow pine, douglas fir, or spruce-pine-fir.
- All wood headers, beams, and top plates shall be no. 2 Southern Yellow Pine or Douglas Fir.
- All load bearing walls shall have solid 2x blocking at 4'-0" o.c. maximum vertically. End nail with 2-16d nails or side toe nail with 2-16d nails.
- Provide double studs at all wall corners and on each side of all openings, unless noted or detailed otherwise.
- The entire exterior wall framing shall be braced by a 4'-0" wide x 1/2" panel of APA rated sheathing with an exposure 1 rating extending from the top plate to the sill plate. Where wall is taller than 8'-0", provide multiple panels as required to extend from sill plate to top plate. Provide 2x blocking as required to support all panel edges. Nail with 8d common nails at 6" on center at supported edges and 12" on center at intermediate supports.
- Solid 2x blocking or bandboard shall be provided at supports and cantilever ends of all wood joists, and between supports in rows not exceeding 8'-0" apart.
- All framing members framing into the side of a header, hip, valley, ridge, truss or any other beams shall be attached using metal joist hangers manufactured by the Simpson Company or equal. The hanger shall be sized and installed in accordance with the manufacturers recommendations for the size of joist supported.
- Nailing and attachment of all framing members and sheathing shall be as specified in the International Building Code Nailing Schedule (Table 2304.10.1) unless noted otherwise in the drawings. Common wire nails or spikes, or galvanized box nails shall be used for all framing unless noted otherwise.
- Place a single plate at the bottom and a double plate at the top of all stud walls. Exterior sill plates shall be bolted to the foundation with 1/2" anchor bolts with a minimum embedment of 8" spaced at 4'-0" on center. Provide a minimum of two bolts per plate segment. Sill plates in contact with concrete or masonry shall be pressure treated with a preservative.
- Provide double joists under all interior partition walls oriented parallel to the joists.
- Provide triple studs (or cripples) at each end of any header, beam, ridge, valley, or hip spanning over 10'-0" unless noted otherwise. Provide double studs (or cripples) at each end of any header, beam, ridge, valley, or hip spanning 5'-0" to 10'-0" unless noted otherwise.
- The new generation of pressure treated lumber products are highly corrosive to metal connectors and fasteners. All fasteners and metal connectors used in conjunction with the new generation of pressure treated lumber shall be hot-dip galvanized or stainless steel. These locations include, but are not limited to the following:
  - Anchor bolts at sole plate to foundation.
  - Nails from sole plate to wall studs.
  - Nails at exterior plywood sheathing to sole plate.
  - Bolts at ledger to concrete.
  - Joist to treated ledger connections.
  - All hangers on treated joists.
  - Wood posts to concrete.
  - Deck board to treated joists.

**PREFABRICATED METAL PLATE CONNECTED WOOD TRUSSES**

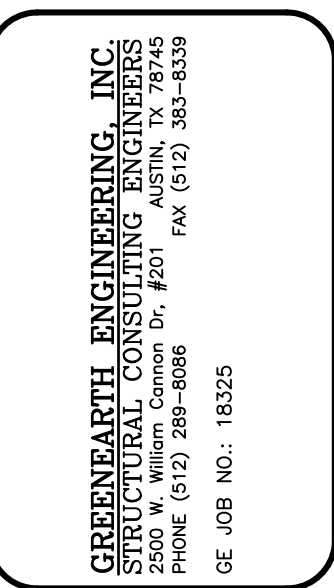
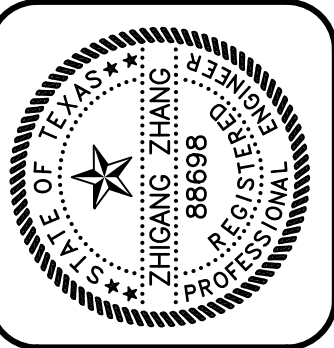
- Trusses shall be designed by the Contractor in accordance with the Truss Plate Institute "Design Standard for Metal Plate Connected Wood Truss Construction" (ANSI/TPI 1-95).
- Truss members shall be clamped in a mechanical or hydraulic jig with sufficient pressure to bring members into reasonable contact at all joints during application of connector plates.
- Provide adequate erection bracing in accordance with Truss Plate Institute publication HIB-91.
- Truss Manufacturer shall provide permanent bracing as required by the design of the trusses. Erection bracing may remain in place as permanent bracing where it does not interfere with the architectural finishes.
- All timber truss members shall be Southern Yellow Pine with a maximum moisture content of 19%. Chord members shall be no. 2 or better and web members shall be no. 3 or better.
- Connection plates shall be manufactured by a WTCA member plate manufacturer. Plates shall be 20 gauge minimum, ASTM A446 grade A steel, with a G60 galvanized coating.
- Trusses shall be designed in accordance with the following requirements:
  - Top chords shall be designed to resist the local bending induced by the floor or roof uniform load on the top chord.
  - Limit live load deflection of floor trusses to L/480. Total load deflections shall be limited to L/360.

**COMPOSITE WOOD MEMBERS**

- Where noted on the drawings, joists shall be TJI "SP" series engineered wood joists, and beams shall be "Micro-Lam" or "Parallam" beams as manufactured by the Trus Joist Macmillan Corporation.
- Do not notch joists or beams. Drill holes through webs of engineered wood members for mechanical, electrical or plumbing services in accordance with the recommendations of the engineered wood product manufacturer.

- Multiple wood beams up to three members thick shall be nailed together with three rows of 16d nails at 12" on center. Four or more multiple wood beams and any multiple wood beams utilizing beams thicker than 1 3/4" shall be bolted together with 1/2" diameter bolts top and bottom at supports and ends of the beam, then at 24" on center, staggered top and bottom for the full length of the beam.
- Where multiples of two 1 3/4" Micro-Lam beams are noted on the drawings, contractor may provide single 3 1/2" beams in lieu of double 1 3/4" beams.
- Provide web stiffeners where required by the manufacturer for the specified support condition.

Zhiqiang Zhang  
12/14/18

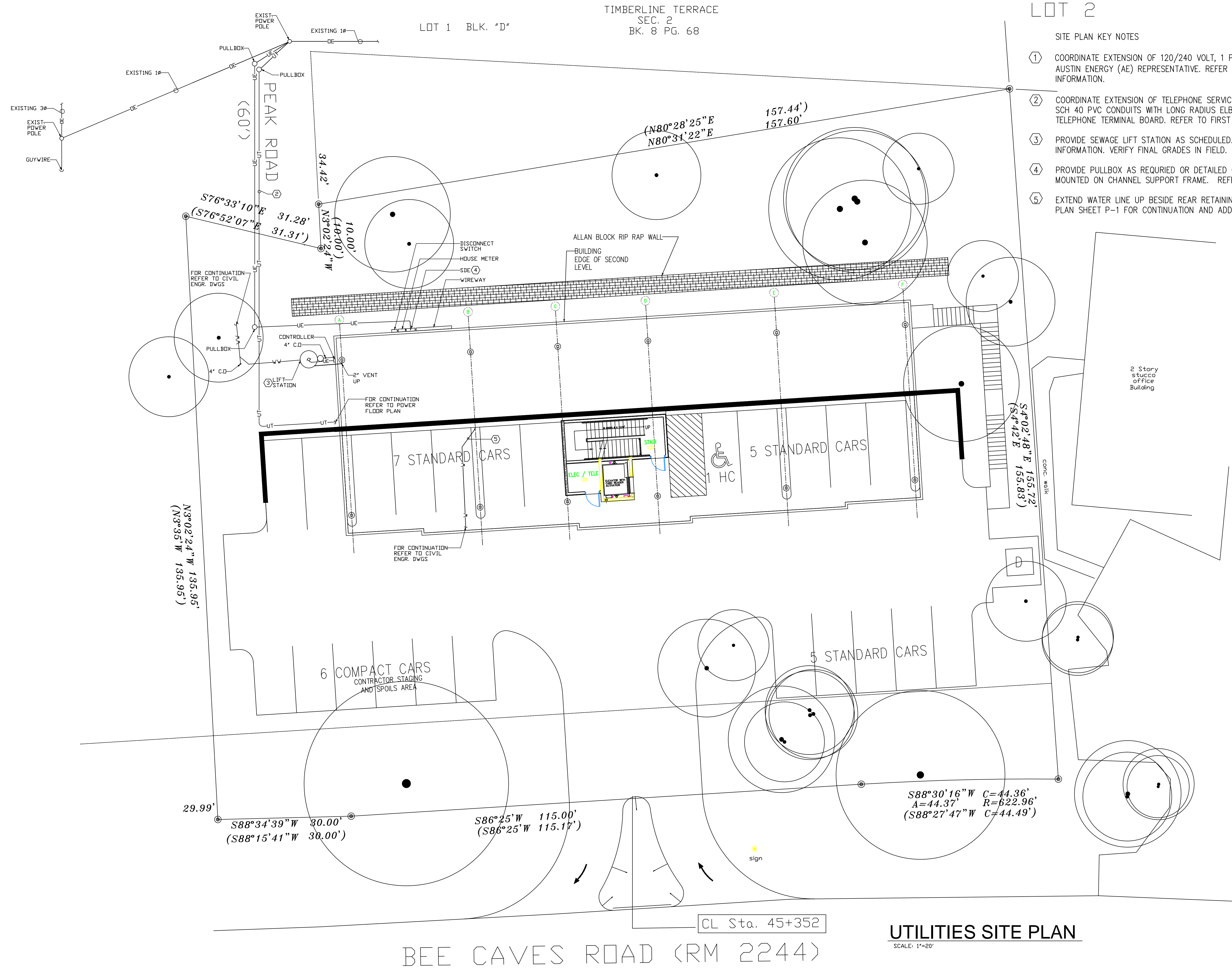


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AUSTIN, TEXAS

REV.	DATE

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DRWN. BY: TZ  
DATE: 12/14/2018

SHEET NO.  
**S5**  
OF



LOT 2

- SITE PLAN KEY NOTES
- COORDINATE EXTENSION OF 120/240 VOLT, 1 PHASE, 3 WIRE SERVICE TO BUILDING WITH AUSTIN ENERGY (AE) REPRESENTATIVE. REFER TO RISER DIAGRAM FOR ADDITIONAL INFORMATION.
  - COORDINATE EXTENSION OF TELEPHONE SERVICE TO BUILDING WITH AT&T REP. PROVIDE TWO 4" SCH 40 PVC CONDUITS WITH LONG RADIUS ELBOWS AND PULLSTRINGS FROM PROPERTY LINE TO TELEPHONE TERMINAL BOARD. REFER TO FIRST LEVEL POWER PLAN E-1 FOR MORE INFORMATION.
  - PROVIDE SEWAGE LIFT STATION AS SCHEDULED. REFER TO PLUMBING SHEETS FOR ADDITIONAL INFORMATION. VERIFY FINAL GRADES IN FIELD.
  - PROVIDE PULLBOX AS REQUIRED OR DETAILED ON AE WORKSHEET AND EXTEND CONDUITS TO SIDE MOUNTED ON CHANNEL SUPPORT FRAME. REFER TO ELECTRICAL RISER DIAGRAM SHEET E-3.
  - EXTEND WATER LINE UP BESIDE REAR RETAINING WALL TO ABOVE CEILING. REFER TO PLUMBING PLAN SHEET P-1 FOR CONTINUATION AND ADDITIONAL REQUIREMENTS.

SYMBOL SCHEDULE

—DE—	OVERHEAD ELECTRIC
—T—	TELEPHONE CONDUIT
—E—	OVERHEAD TELEPHONE
—F—	ELECTRICAL CONDUIT
—W—	WASTEWATER LINE
—V—	DOMESTIC WATER LINE
—CD—	CLEANDOUT

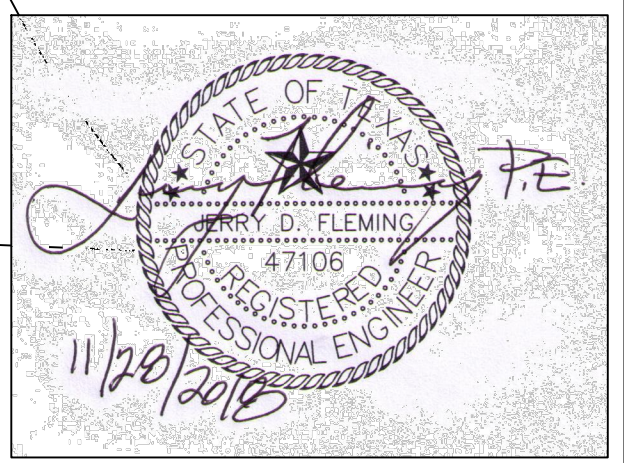
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ROLLINGWOOD OFFICE  
 3012 BEE CAVES ROAD  
 AUSTIN TX. 78746

UTILITIES SITE PLAN

DATE ISSUED	11/28/2018	
REVISIONS	NO.	DATE BY
DRAWN BY	[CHECKED]	
FILE NAME		
SHEET NO.	MEP-1	



Jerry Fleming P.E. Consulting Engineers  
 305 Naxon Drive  
 Austin, Texas 78746  
 Registration # F-6293  
 Tel (512) 328-7312

**UTILITIES SITE PLAN**  
 SCALE: 1"=20'

CL Sta. 45+352

BEE CAVES ROAD (RM 2244)

TIMBERLINE TERRACE  
 SEC. 2  
 BK. 8 PG. 68

LOT 1 BLK. "D"

PEAK ROAD  
 (60')

LOT A BEND  
 BEE CAVES ROAD  
 BK. 80 PG. 355

2 Story  
 Stucco  
 Office  
 Building

CONC. WALL  
 S4°02'48"E 155.72'  
 (S4°42'E 155.83')

S88°30'16"W C=44.36'  
 A=44.37' R=622.96'  
 (S88°27'47"W C=44.49')

S86°25'W 115.00'  
 (S86°25'W 115.17')

S88°34'39"W 30.00'  
 (S88°15'41"W 30.00')

N3°02'24"W 135.95'  
 (N3°35'W 135.95')

S76°33'10"E 31.28'  
 (S76°52'07"E 31.31')

(N80°28'25"E  
 N80°31'22"E

157.44'  
 157.60'

34.42'  
 (10.00')  
 N3°02'24"W

DISCONNECT SWITCH  
 HOUSE METER  
 SDE (4)  
 WIREWAY

ALLAN BLOCK RIP RAP WALL  
 BUILDING  
 EDGE OF SECOND  
 LEVEL

CONTROLLER  
 4' C.O.

LIFT STATION

FOR CONTINUATION  
 REFER TO POWER  
 FLOOR PLAN

FOR CONTINUATION  
 REFER TO CIVIL  
 ENGR. DWGS

FOR CONTINUATION  
 REFER TO CIVIL  
 ENGR. DWGS

1 HC

ELEC / TELE  
 101

STAR  
 101

6 COMPACT CARS  
 CONTRACTOR STAGING  
 AND SPOILS AREA

5 STANDARD CARS

7 STANDARD CARS

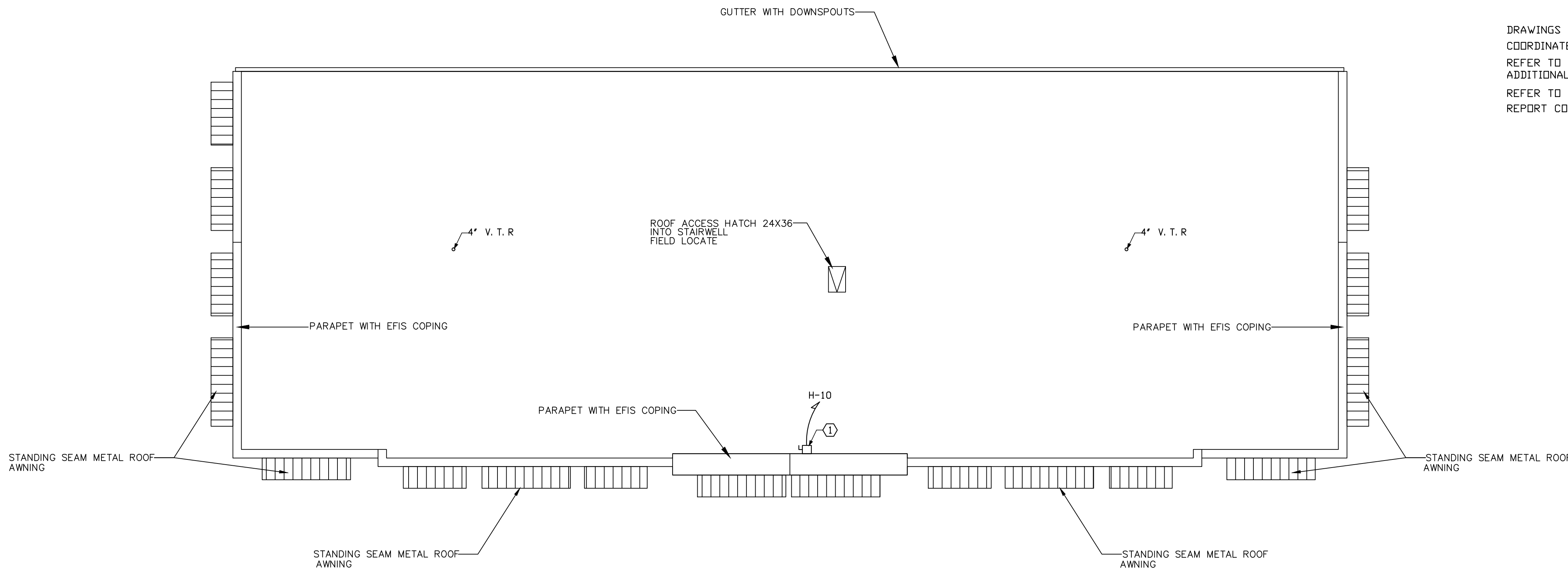
5 STANDARD CARS

sign

29.99'

S88°34'39"W 30.00'  
 (S88°15'41"W 30.00')

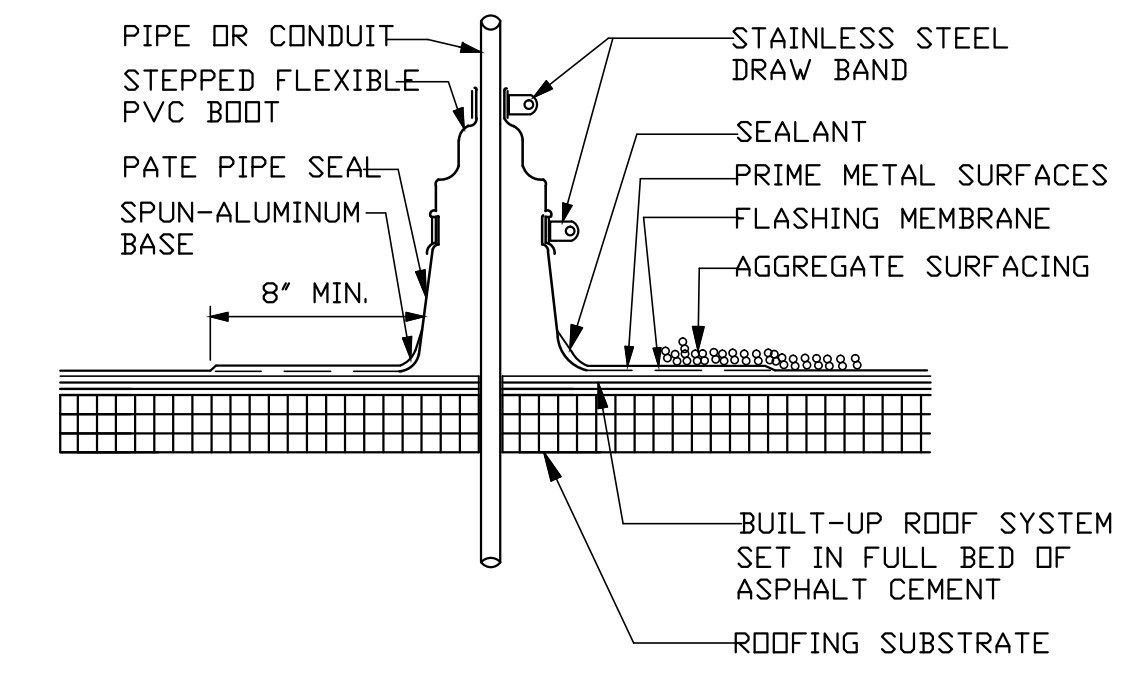
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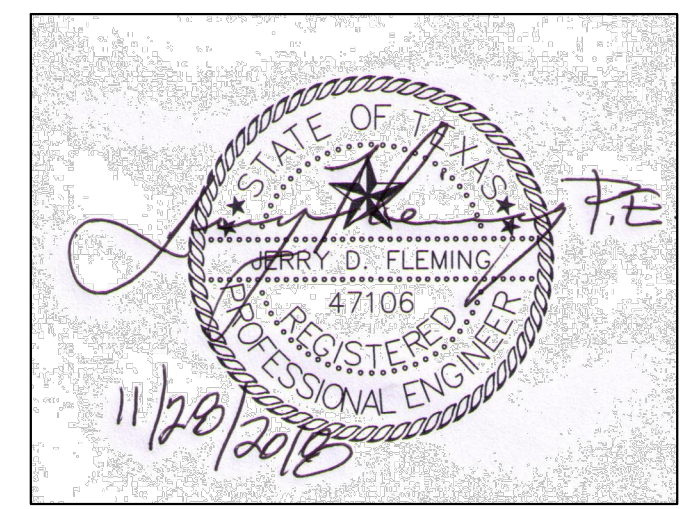
**1 ROOF PLAN - ELECTRICAL & PLUMBING**  
1/8"=1'-0"

ROOF PLAN POWER KEY NOTES  
 ① PROVIDE 250 VOLT RATED, 30A/2P/NO FUSE DISCONNECT SWITCH IN NEMA 3R ENCLOSURE MOUNTED ON SIDE OF PARAPET IN A WATERPROOF MANNER AND APPROVED BY ROOFER. EXTEND 2 #12 & 1 #12 CU G. IN 1/2" SEALTITE CONDUIT AND FITTINGS FROM DISCONNECT SWITCH TO ROOF PENETRATION "BOOT" AS SHOWN IN DETAIL THIS SHEET 1/MEP-2. VERIFY EXACT POWER REQUIREMENTS AND COORDINATE EXTENSION OF POWER TO SIGN WITH SIGN VENDOR.

**GENERAL NOTES**  
 DRAWINGS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EACH AND EVERY ITEM. COORDINATE WITH OTHER TRADES.  
 REFER TO ARCHITECTURAL DRAWINGS AND DETAILS FOR EXACT DIMENSIONS AND ADDITIONAL INFORMATION.  
 REFER TO SPECIFICATIONS FOR DATA NOT ON DRAWINGS.  
 REPORT CONFLICTS TO ARCHITECT/GENERAL CONTRACTOR.



**1 ROOF PIPING PENETRATION DETAIL**  
NO SCALE



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ROLLINGWOOD OFFICE  
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 AUSTIN TX. 78746

ROOF PLAN ELEC. & PLUMBING

DATE ISSUED		
11/28/2018		
REVISIONS		
NO.	DATE	BY
DRAWN BY CHECKED		
FILE NAME		
SHEET NO.		
MEP-2		





Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	W1	3	DSXW2 LED 20C 530 40K T2S MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 530mA DRIVER, 4000K LED, TYPE 2 SHORT OPTIC	LED	1	4327	0.95	36
	W2	3	DSXW1 LED 10C 700 40K T3S MVOLT HS	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3S OPTIC, 4000K, @ 700mA WITH HOUSE-SIDE SHIELDS.	LED	1	2368	0.95	26.2
	W3	3	DSXW2 LED 30C 1000 40K TTFM MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 1000mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	LED	1	11120	0.95	109

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.4 fc	7.4 fc	0.0 fc	N/A	N/A
Property Line@ Parking Grade	+	0.3 fc	1.0 fc	0.1 fc	10.0:1	3.0:1
Rear Sidewalk	+	2.3 fc	5.4 fc	1.0 fc	5.4:1	2.3:1

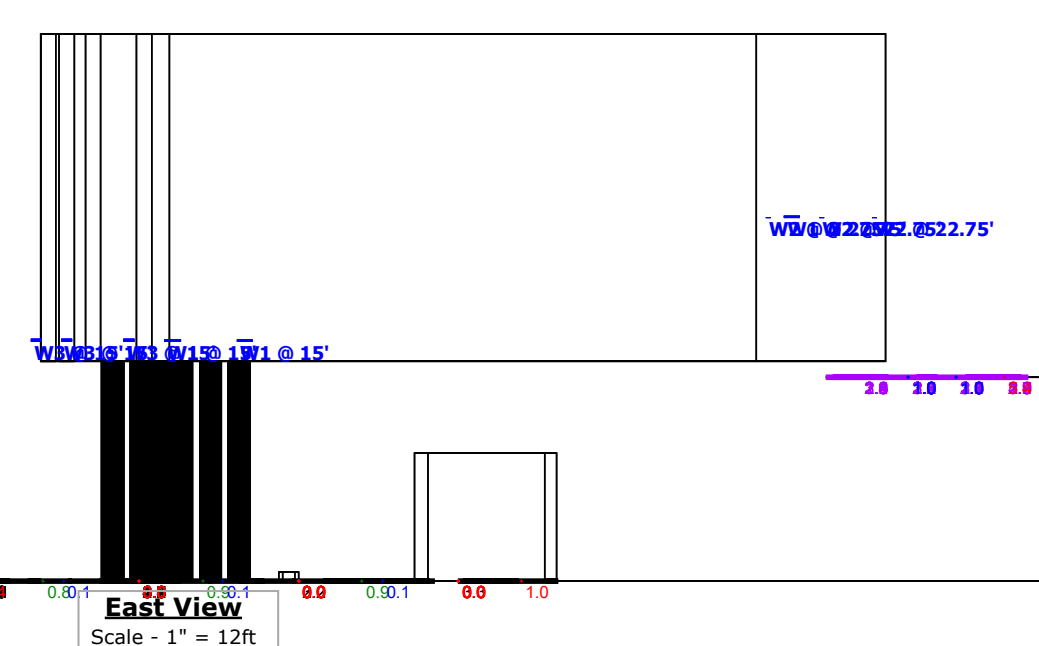


SYMBOL SCHEDULE  
 - - - UNDERGROUND ELECTRIC  
 - - - UNDERGROUND WATER  
 - - - UNDERGROUND WATER LINE  
 - - - UNDERGROUND WATER LINE  
 - - - UNDERGROUND WATER LINE

BEE CAVES ROAD (RM 2244)

UTILITIES SITE PLAN

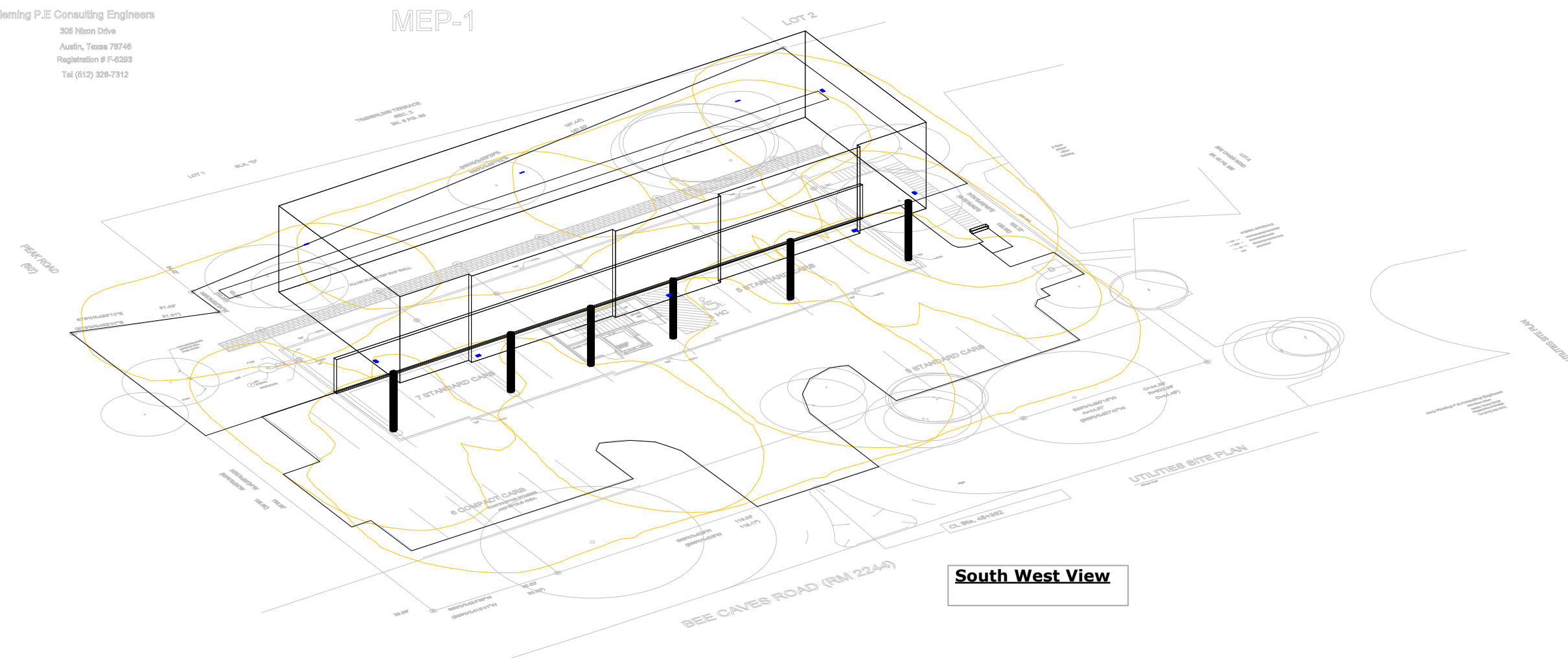
Plan View  
Scale - 1" = 12ft



East View  
Scale - 1" = 12ft

Jerry Fleming P.E. Consulting Engineers  
 508 Main Street  
 Austin, Texas 78701  
 Registration # E-10288  
 Tel: (512) 328-7912

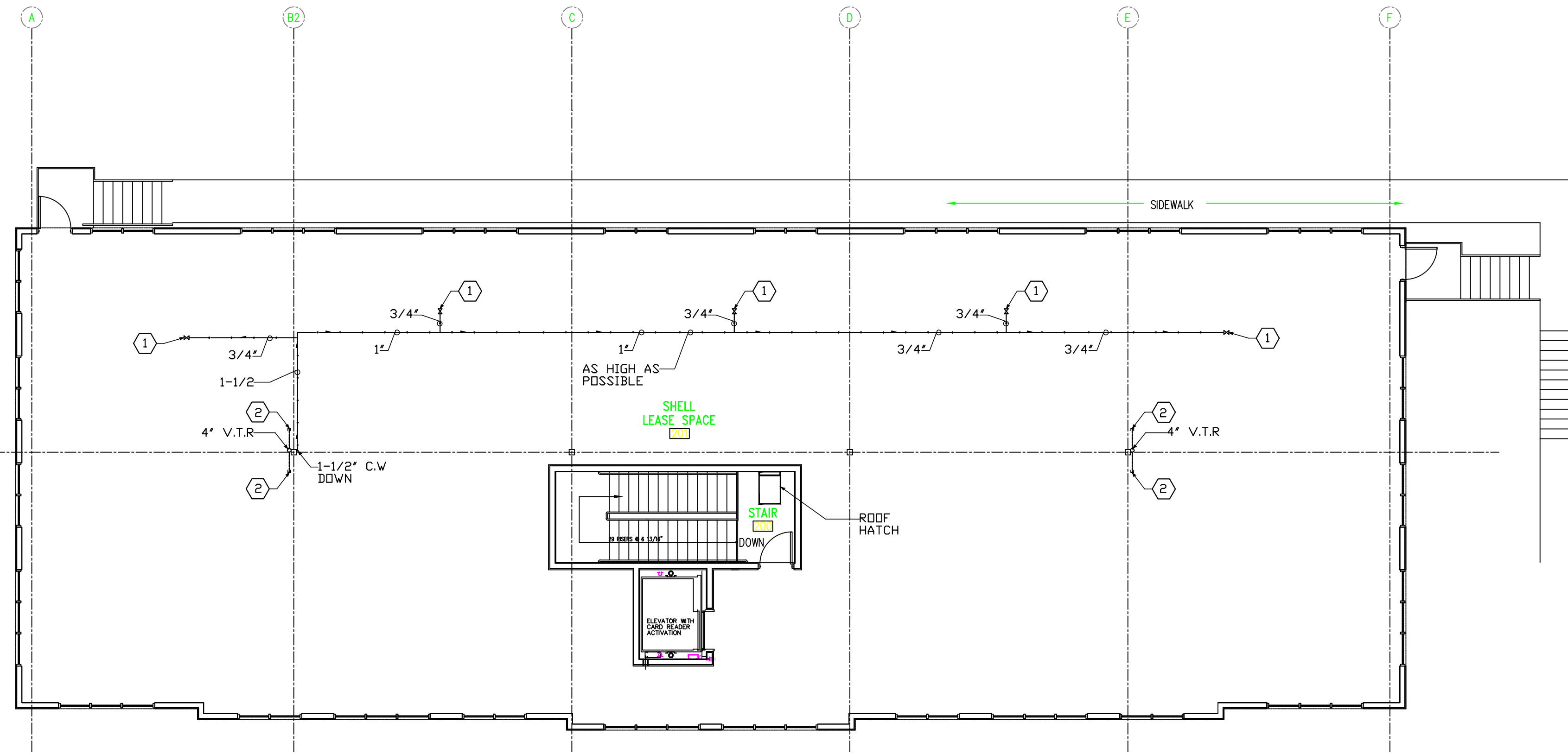
MEP-1



South West View

Designer  
 Date  
 11/20/2018  
 Scale  
 Not to Scale  
 Drawing No.  
 Summary





**SECOND FLOOR PLAN - PLUMBING**  
SCALE: 1/8"=1'-0"

GENERAL NOTES

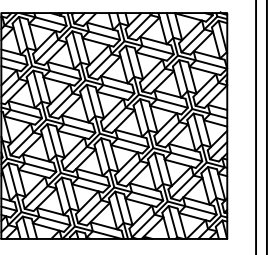
DRAWINGS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EACH AND EVERY ITEM. COORDINATE WITH OTHER TRADES.  
REFER TO ARCHITECTURAL DRAWINGS AND DETAILS FOR EXACT DIMENSIONS AND ADDITIONAL INFORMATION.  
REFER TO SPECIFICATIONS FOR DATA NOT ON DRAWINGS.  
REPORT CONFLICTS TO ARCHITECT/GENERAL CONTRACTOR.

KEY NOTES

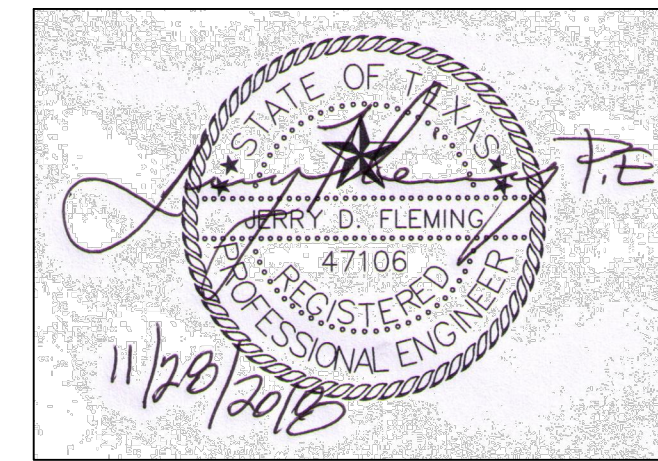
- ① PROVIDE A 3/4" ISOLATION BALL VALVE FOR FUTURE TENANT.
- ② STUB-OUT AND CAP A 2" VENT FOR FUTURE TENANT.

EUFER & ASSOCIATES HEREBY RESERVES ALL RIGHTS IN THESE PLANS. NO PARTS OF THESE PLANS ARE TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION FROM EUFER & ASSOCIATES.

**Eufier & Associates**  
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ROLLINGWOOD OFFICE  
3012 BEE CAVES ROAD  
AUSTIN TX. 78746



Jerry Fleming P.E Consulting Engineers  
305 Nixon Drive  
Austin, Texas 78746  
Registration # F-6293  
Tel (512) 328-7312

DATE ISSUED  
11/28/2018

REVISIONS		
NO.	DATE	BY

DRAWN BY HT  
CHECKED BY JF

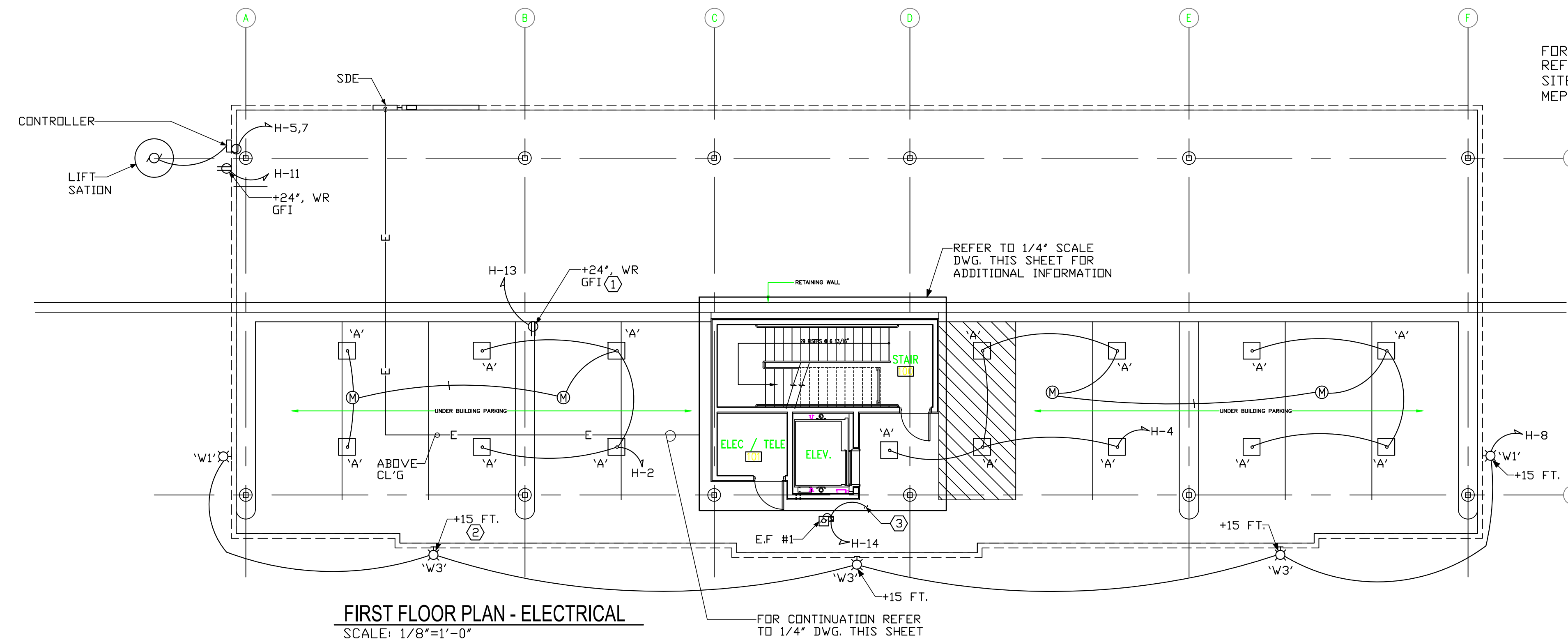
FILE NAME

SHEET NO.

**P-1**

SECOND FLOOR PLAN - PLUMBING





FIRST FLOOR PLAN - ELECTRICAL  
SCALE: 1/8"=1'-0"

GENERAL NOTES

DRAWINGS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EACH AND EVERY ITEM. COORDINATE WITH OTHER TRADES.  
REFER TO ARCHITECTURAL DRAWINGS AND DETAILS FOR EXACT DIMENSIONS AND ADDITIONAL INFORMATION.  
REFER TO SPECIFICATIONS FOR DATA NOT ON DRAWINGS.  
REPORT CONFLICTS TO ARCHITECT/GENERAL CONTRACTOR.

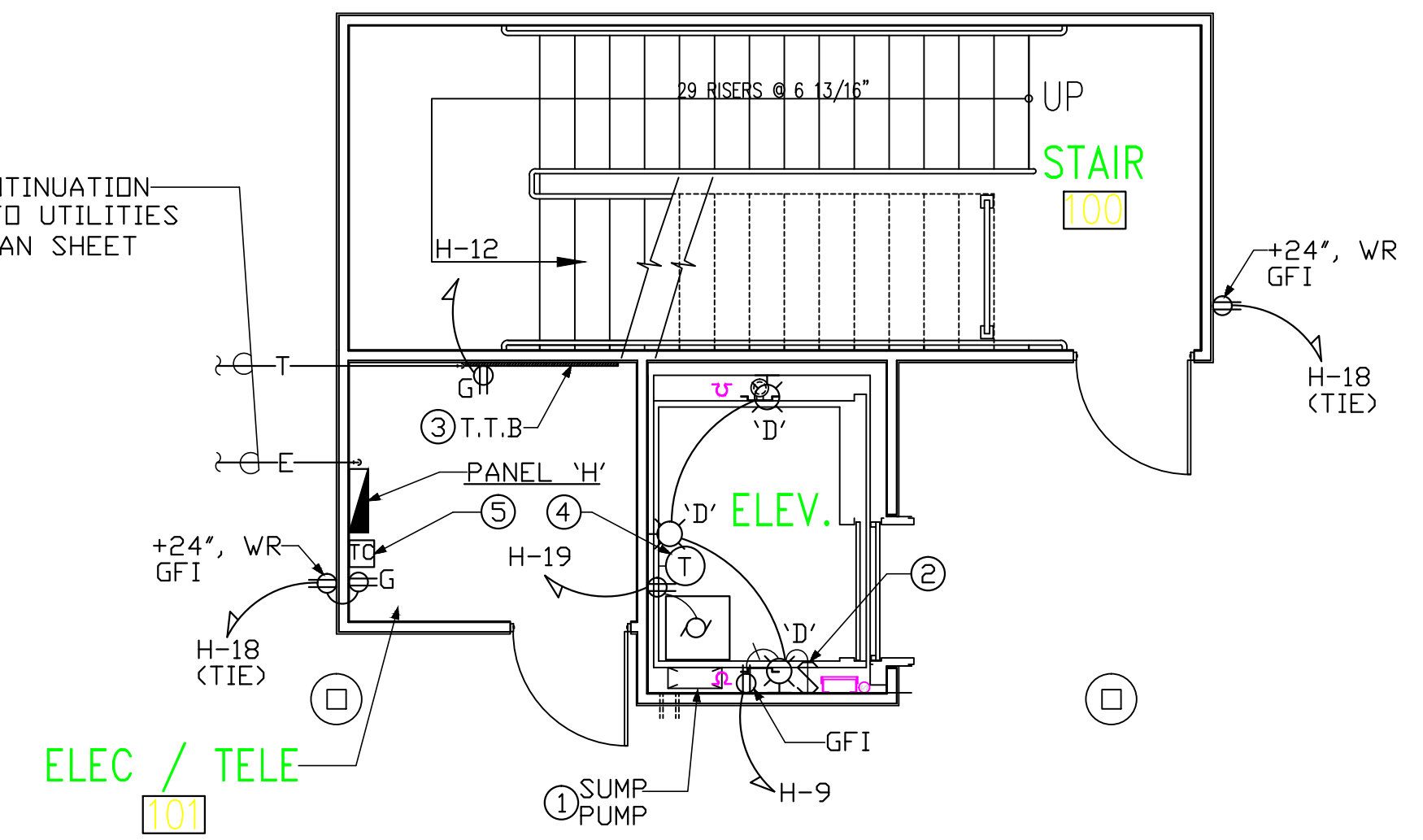
FIRST FLOOR POWER PLAN KEY NOTES

- ① SURFACE MOUNT RECEPTACLE IN AN ACCESSIBLE LOCATION ABOVE LAY-IN CEILING FOR WATER LINE HEAT CABLE. COORDINATE WITH PLUMBING CONTRACTOR.
- ② LOCATE CENTER OF WALL PACK 'W1' 4 FT 9 IN FROM EDGE OF BUILDING ELEVATION CHANGE. SEE ARCHITECTURAL BUILDING FRONT ELEVATION.
- ③ FROM ELEVATOR PIT/SHAFT EXHAUST FAN CODE DISCONNECT SWITCH EXTEND POWER WIRING TO 120 VOLT RATED THERMOSTAT LOCATED IN ELEVATOR PIT TO ACTIVATE FAN WHENEVER TEMPERATURE RISES ABOVE 95 DEGREE F.

FOR CONTINUATION REFER TO UTILITIES SITE PLAN SHEET MEP-1

REFER TO 1/4" SCALE DWG. THIS SHEET FOR ADDITIONAL INFORMATION

FOR CONTINUATION REFER TO 1/4" DWG. THIS SHEET

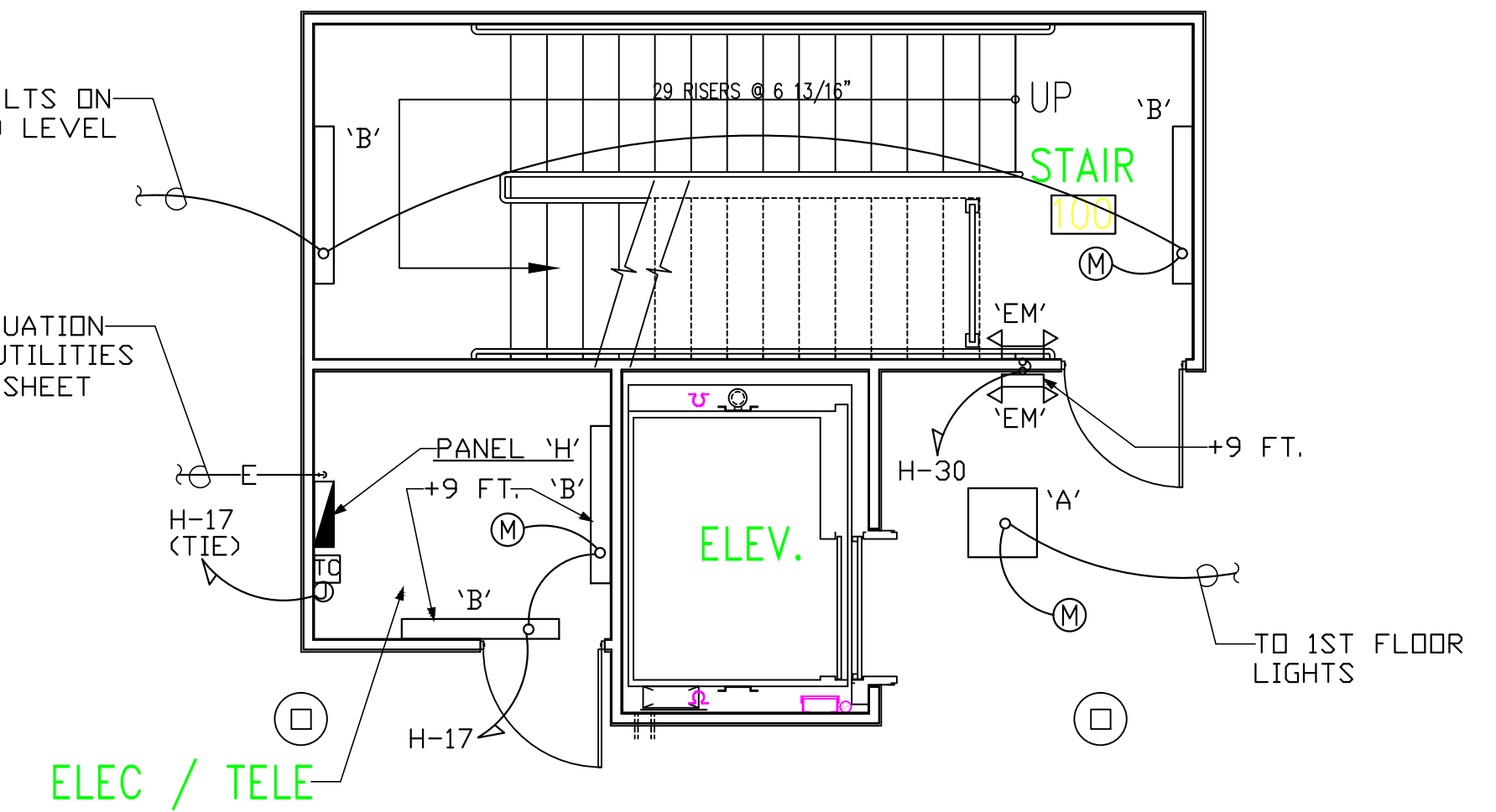


PARTIAL FIRST FLOOR PLAN - POWER  
SCALE: 1/4"=1'-0"

ELEC / TELE  
101

TO LTS ON 2ND LEVEL

FOR CONTINUATION REFER TO UTILITIES SITE PLAN SHEET MEP-1

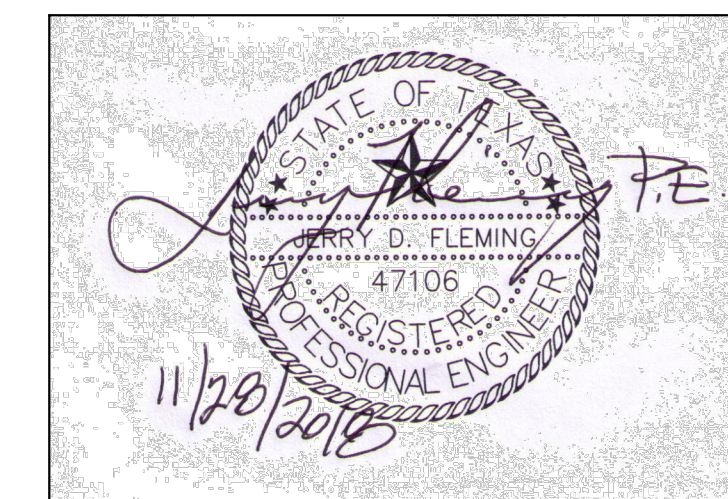


PARTIAL FIRST FLOOR PLAN - LIGHTING  
SCALE: 1/4"=1'-0"

ELEC / TELE  
101

ENLARGED FIRST FLOOR POWER PLAN KEY NOTES

- ① PROVIDE ZOELLER OIL GUARD SYSTEM MODEL 152 COMPLETE WITH SUMP PUMP CAPABLE OF 53 GPM AT 15 FT HEAD, 4/10 HP, 120V/1 PH, ALARM PANEL WITH AUDIBLE, LIGHTS AND DRY CONTACTS, "OIL SMART" SWITCH, ALARM TEST AND SILENCE SWITCHES, SS PROBES, AND ELECTRICAL CORDS. PROVIDE DEDICATED RECEPTACLE FOR SYSTEM AND COORDINATE WITH ELEVATOR INSTALLER.
- ② BESIDE PIT LADDER PROVIDE A LIGHT SWITCH PER LATEST ELEVATOR CODE TO TURN ON PIT LIGHTS. ALSO PROVIDE A GFI RECEPTACLE AND LOCATE AS DIRECTED BY ELEVATOR INSTALLER.
- ③ PROVIDE DEDICATED ISOLATED GROUNDED RECEPTACLE FOR TELEPHONE TERMINAL BOARD. ALSO EXTEND 4" SCH 40 PVC CONDUIT WITH PULL STRING AND LONE SWEEP RADIUS ELBOWS FROM 12" AFF AT TTB TO LOCATION DESIGNATED ON SITE PLAN MEP-1.
- ④ PROVIDE AN INLINE VOLTAGE, 120 VOLT, THERMOSTAT TO ACTIVATE EXHAUST FAN #1 WHENEVER TEMPERATURE RISES TO ABOVE 95 DEGREES F.
- ⑤ PROVIDE TIMECLOCK TO TURNOFF BUILDING SIGN AS DIRECTED BY OWNER. VERIFY HOURS ON WITH OWNER. THE WALL PACK LIGHTS AS SECURITY LIGHTING ARE TO REMAIN ON ALL NIGHT AND BE CONTROLLED BY A PHOTOCELL UNLESS OTHERWISE DIRECTED BY OWNER.



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Tel (512) 328-7312

OWNER & ASSOCIATES HEREBY RESERVE ITS SOLE AND EXCLUSIVE RIGHT OF FIRST AND BEST OFFER AND THE RIGHT TO CHANGE OR WITHDRAW ANY OFFER AT ANY TIME WITHOUT NOTICE. THIS OFFER IS VALID FOR 30 DAYS FROM THE DATE OF ISSUANCE. THE OFFEROR'S ACCEPTANCE OF THIS OFFER SHALL BE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE OFFER DOCUMENTS AND ANY ADDITIONAL INFORMATION PROVIDED BY THE OFFEROR.

**Euwer & Associates**  
205 BARRACUDA ST  
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(512) 923-2976

ROLLINGWOOD OFFICE  
3012 BEE CAVES ROAD  
AUSTIN TX. 78746

FIRST FLOOR PLAN - ELECTRICAL

DATE ISSUED		
11/28/2018		
REVISIONS		
NO.	DATE	BY
DRAWN BY CHECKED		
HT JF		
FILE NAME		
SHEET NO.		
<b>E-1</b>		







# Envelope Compliance Certificate

## Project Information

Energy Code: 2015 IECC  
 Project Title: Rollingwood Office Building  
 Location: Rollingwood, Texas  
 Climate Zone: 2a  
 Project Type: New Construction  
 Vertical Glazing / Wall Area: 16%

Construction Site:  
 3012 Bee Caves Road  
 Austin, TX 78746

Owner/Agent:  
 Clay Morgan  
 Clay Morgan Investments LLC  
 10829 Jollyville Rd.  
 Austin, TX 78759  
 512-517-2557  
 cemorgan@mphland.com

Designer/Contractor:  
 Bryan Euwer  
 Euwer & Associates  
 205 Barracuda  
 Bayou Vista, TX 77563  
 512-923-2975  
 euwerb@gmail.com

## Additional Efficiency Package(s)

High efficiency HVAC. Systems that do not meet the performance requirement will be identified in the mechanical requirements checklist report.

Building Area	Floor Area
1-2nd floor (Office) : Nonresidential	5972

## Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor <sup>(a)</sup>
Roof 1: Attic Roof with Wood Joists, [Bldg. Use 1 - 2nd floor]	5972	36.0	0.0	0.028	0.027
Floor 1: Steel Joist, [Bldg. Use 1 - 2nd floor]	5972	30.0	0.7	0.037	0.033
<b>NORTH</b>					
Exterior Wall 3: Wood-Framed, 16" o.c., [Bldg. Use 1 - 2nd floor]	1713	19.0	0.7	0.063	0.064
Window 3: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID na, SHGC 0.25, PF 0.55, [Bldg. Use 1 - 2nd floor] (b)	423	---	---	0.290	0.500
Door 1: Insulated Metal, Swinging, [Bldg. Use 1 - 2nd floor]	21	---	---	0.167	0.610
<b>EAST</b>					
Exterior Wall 2: Wood-Framed, 16" o.c., [Bldg. Use 1 - 2nd floor]	932	19.0	0.7	0.063	0.064
Window 2: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID na, SHGC 0.25, [Bldg. Use 1 - 2nd floor] (b)	129	---	---	0.290	0.500
Door 2: Insulated Metal, Swinging, [Bldg. Use 1 - 2nd floor]	21	---	---	0.167	0.610
<b>SOUTH</b>					
Exterior Wall 1: Wood-Framed, 16" o.c., [Bldg. Use 1 - 2nd floor]	2737	19.0	0.7	0.063	0.064
Window 1: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID na, SHGC 0.25, PF 0.50, [Bldg. Use 1 - 2nd floor] (b)	475	---	---	0.270	0.500
Door 3: Insulated Metal, Swinging, [Bldg. Use 1 - 2nd floor]	42	---	---	0.167	0.610
<b>WEST</b>					
Exterior Wall 4: Wood-Framed, 16" o.c., [Bldg. Use 1 - 2nd floor]	2060	19.0	0.7	0.063	0.064
Window 4: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID na, SHGC 0.25, PF 0.50, [Bldg. Use 1 - 2nd floor] (b)	129	---	---	0.290	0.500

- (a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
- (b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.

**Envelope PASSES: Design 2% better than code**

**Envelope Compliance Statement**

*Compliance Statement:* The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.0.8.2 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

BRYAN EUWER ARCHITECT		11/12/2019
Name - Title	Signature	Date



# Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR1] <sup>1</sup>	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.4.1 [PR10] <sup>1</sup>	The vertical fenestration area <= 30 percent of the gross above-grade wall area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.4.1 [PR11] <sup>1</sup>	The skylight area <= 3 percent of the gross roof area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.4.2 [PR14] <sup>1</sup>	In enclosed spaces > 2,500 ft <sup>2</sup> directly under a roof with ceiling heights > 15 ft. and used as an office, lobby, atrium, concourse, corridor, storage, gymnasium/exercise center, convention center, automotive service, manufacturing, non-refrigerated warehouse, retail store, distribution/sorting area, transportation, or workshop, the following requirements apply: (a) the daylight zone under skylights is >= half the floor area; (b) the skylight area to daylight zone is >= 3 percent with a skylight VT >= 0.40; or a minimum skylight effective aperture >= 1 percent.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C406 [PR9] <sup>1</sup>	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C303.2.1 [FO6] <sup>1</sup>	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
C303.1.3 [FR12] <sup>2</sup>	Fenestration products rated in accordance with NFRC.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.1.3 [FR13] <sup>1</sup>	Fenestration products are certified as to performance labels or certificates provided.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.4.3 [FR10] <sup>1</sup>	Vertical fenestration SHGC value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
C402.4.3, C402.4.3.4 [FR8] <sup>1</sup>	Vertical fenestration U-Factor.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
C402.4.4 [FR14] <sup>2</sup>	U-factor of opaque doors associated with the building thermal envelope meets requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
C402.5.1 [FR16] <sup>1</sup>	The building envelope contains a continuous air barrier that is sealed in an approved manner and either constructed or tested in an approved manner. Air barrier penetrations are sealed in an approved manner.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.2, C402.5.4 [FR18] <sup>3</sup>	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.5.5, C403.2.4.3 [ME3] <sup>3</sup>	Stair and elevator shaft vents have motorized dampers that automatically close.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Insulation Inspection	Complies?	Comments/Assumptions
C303.1 [IN3] <sup>1</sup>	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the roof slope is $\leq 3$ in 12.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.1 [IN10] <sup>2</sup>	Building envelope insulation is labeled with R-value or insulation certificate providing R-value and other relevant data.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.2 [IN7] <sup>1</sup>	Above-grade wall insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.2, C402.2.4 [IN9] <sup>2</sup>	Floor insulation installed per manufacturer's instructions. Cavity or structural slab insulation installed in permanent contact with underside of decking or structural slabs.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.2.1 [IN14] <sup>2</sup>	Exterior insulation is protected from damage with a protective material. Verification for exposed foundation insulation may need to occur during Foundation Inspection.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.2.1 [IN17] <sup>3</sup>	Insulation intended to meet the roof insulation requirements cannot be installed on top of a suspended ceiling. Mark this requirement compliant if insulation is installed accordingly.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.2.3 [IN6] <sup>1</sup>	Above-grade wall insulation R-value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
C402.2.5 [IN8] <sup>2</sup>	Floor insulation R-value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
C402.2.6 [IN18] <sup>3</sup>	Radiant panels and associated components, designed for heat transfer from the panel surfaces to the occupants or indoor space are insulated with a minimum of R-3.5.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.3 [IN5] <sup>3</sup>	High-albedo roofs satisfy one of the following: 3-year-aged solar reflectance $\geq 0.55$ and thermal emittance $\geq 0.75$ or 3-year-aged solar reflectance index $\geq 64.0$ .	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.2.2 [IN2] <sup>1</sup>	Roof R-value. For some ceiling systems, verification may need to occur during Framing Inspection.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
C402.5.1.1 [IN1] <sup>1</sup>	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor-permeable wrapping material to minimize air leakage.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C402.5.3 [FI51] <sup>3</sup>	Where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening are located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms are sealed and insulated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.6 [FI37] <sup>1</sup>	Weatherseals installed on all loading dock cargo doors.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.8 [FI26] <sup>3</sup>	Recessed luminaires in thermal envelope to limit infiltration and be IC rated and labeled. Seal between interior finish and luminaire housing.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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# Exterior Lighting Compliance Certificate

## Project Information

Energy Code: 2015 IECC  
 Project Title: Rollingwood Office Building  
 Project Type: New Construction  
 Exterior Lighting Zone: 2 (Neighborhood business district)

Construction Site:  
 3021 Bee Caves Road  
 Rollingwood, TX 78746

Owner/Agent:  
 Bryan Euwer  
 Euwer & Associates  
 205 Barracuda St.  
 Bayou Vista, TX 77563

Designer/Contractor:  
 Jerry Fleming  
 Fleming Engineers  
 306 Nixon Drive  
 Austin, TX 78746  
 512-328-7312  
 jdfengr@aol.com

## Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
front (Driveway)	2408 ft2	0.06	Yes	144
Side door (Other door (not main entry))	6 ft of door	20	Yes	120
parking spaces (Parking area)	3443 ft2	0.06	Yes	207
rear & side walk (Walkway < 10 feet wide)	175 ft of	0.7	Yes	122
Elevator Lobby (Entry canopy)	74 ft2	0.25	Yes	18
Total Tradable Watts (a) =				672
Total Allowed Watts =				672
Total Allowed Supplemental Watts (b) =				600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.

(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

## Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
<u>Front Door ( Main entry 3 ft of door width): Tradable Wattage</u>				
<u>front ( Driveway 2408 ft2): Tradable Wattage</u>				
LED 4: 'W3': Wall Packs: LED Other Fixture Unit 50W:	1	3	109	327
<u>Side door ( Other door (not main entry) 6 ft of door width): Tradable Wattage</u>				
LED 2: 'W1': Wall pack: LED Other Fixture Unit 40W:	1	1	36	36
<u>parking spaces ( Parking area 3443 ft2): Tradable Wattage</u>				
LED 1: 'A': Covered parking: LED Other Fixture Unit 80W:	1	14	42	588
<u>rear &amp; side walk ( Walkway &lt; 10 feet wide 175 ft of walkway length): Tradable Wattage</u>				
LED 3: 'W2': Wall pack: LED Other Fixture Unit 40W:	1	3	26	78
LED 2: 'W1': Wall Pack: LED Other Fixture Unit 36W:	1	2	36	72
<u>Elevator Lobby ( Entry canopy 74 ft2): Tradable Wattage</u>				
LED 1: 'A': Recessed 2x2: LED Panel 41W:	1	1	42	42





# Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR8] <sup>1</sup>	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C406 [PR9] <sup>1</sup>	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.5 [EL25] <sup>null</sup>	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.6, C405.6.1 [EL24] <sup>1</sup>	Exterior grounds lighting meets exterior lighting power requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C405.5.1 [FI19] <sup>1</sup>	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Exterior Lighting fixture schedule for values.

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
------------------------	--------------------------	-----------------------

