



8th & Congress

Austin, Texas

Contact

Client

Location

Date

Image

Michael Hsu
Office Of Architecture

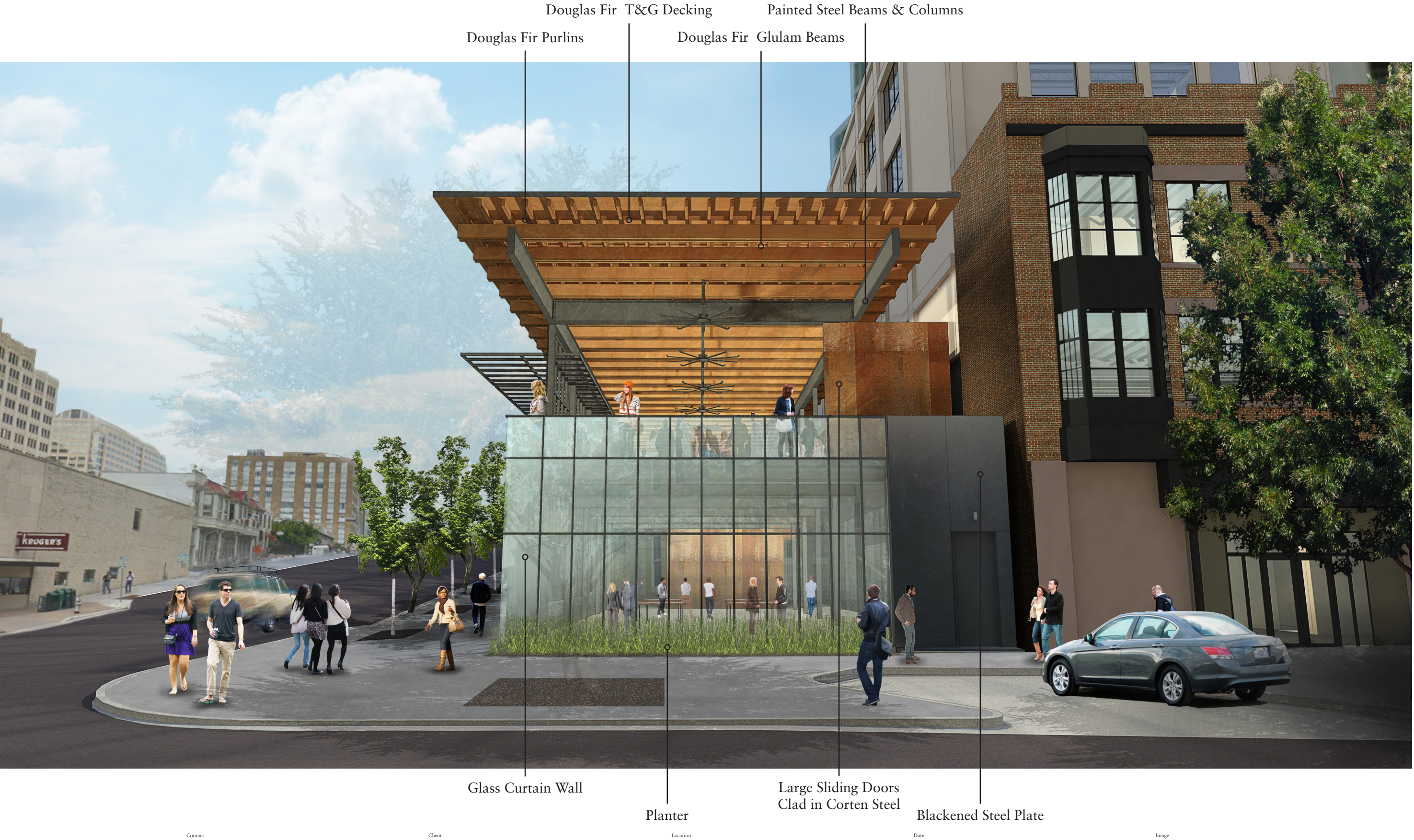
4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

800 Congress Ave.

Austin, Texas

23 April 2014

Cover Sheet



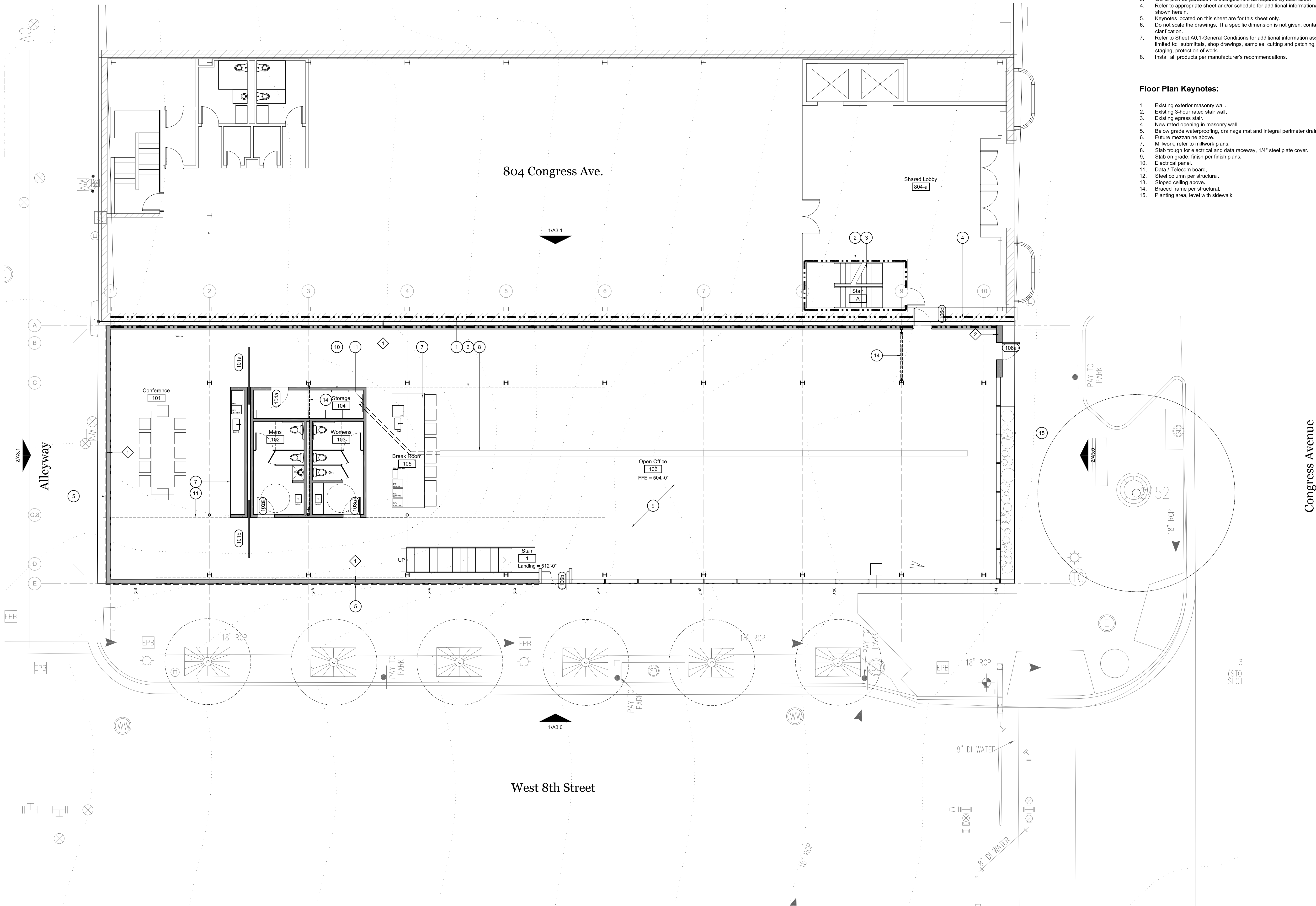
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Floor Plan General Notes:

1. The dimensions on this sheet are to face of stud and/or masonry, centerline of column/beam, and face of awning.
2. GC to field verify all dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, please notify MHOA immediately.
3. GC to provide portable fire extinguishers as required by local code.
4. Refer to appropriate sheet and/or schedule for additional information/detail regarding items shown herein.
5. Keynotes located on this sheet are for this sheet only.
6. Do not scale the drawings. If a specific dimension is not given, contact MHOA for clarification.
7. Refer to Sheet A0.1-General Conditions for additional information associated with, but not limited to: submittals, shop drawings, samples, cutting and patching, coordination and staging, protection of work.
8. Install all products per manufacturer's recommendations.

Floor Plan Keynotes:

1. Existing exterior masonry wall.
2. Existing 3-hour rated stair wall.
3. Existing egress stair.
4. New rated opening in masonry wall.
5. Below grade waterproofing, drainage mat and integral perimeter drain per wall types.
6. Future mezzanine above.
7. Millwork, refer to millwork plans.
8. Slab trough for electrical and data raceway, 1/4" steel plate cover.
9. Slab on grade, finish per finish plans.
10. Electrical panel.
11. Data / Telecom board.
12. Steel column per structural.
13. Sloped ceiling above.
14. Braced frame per structural.
15. Planting area, level with sidewalk.

Yin

Design Team
Michael Hsu
Office Of Architecture

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Project
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800 Congress Avenue
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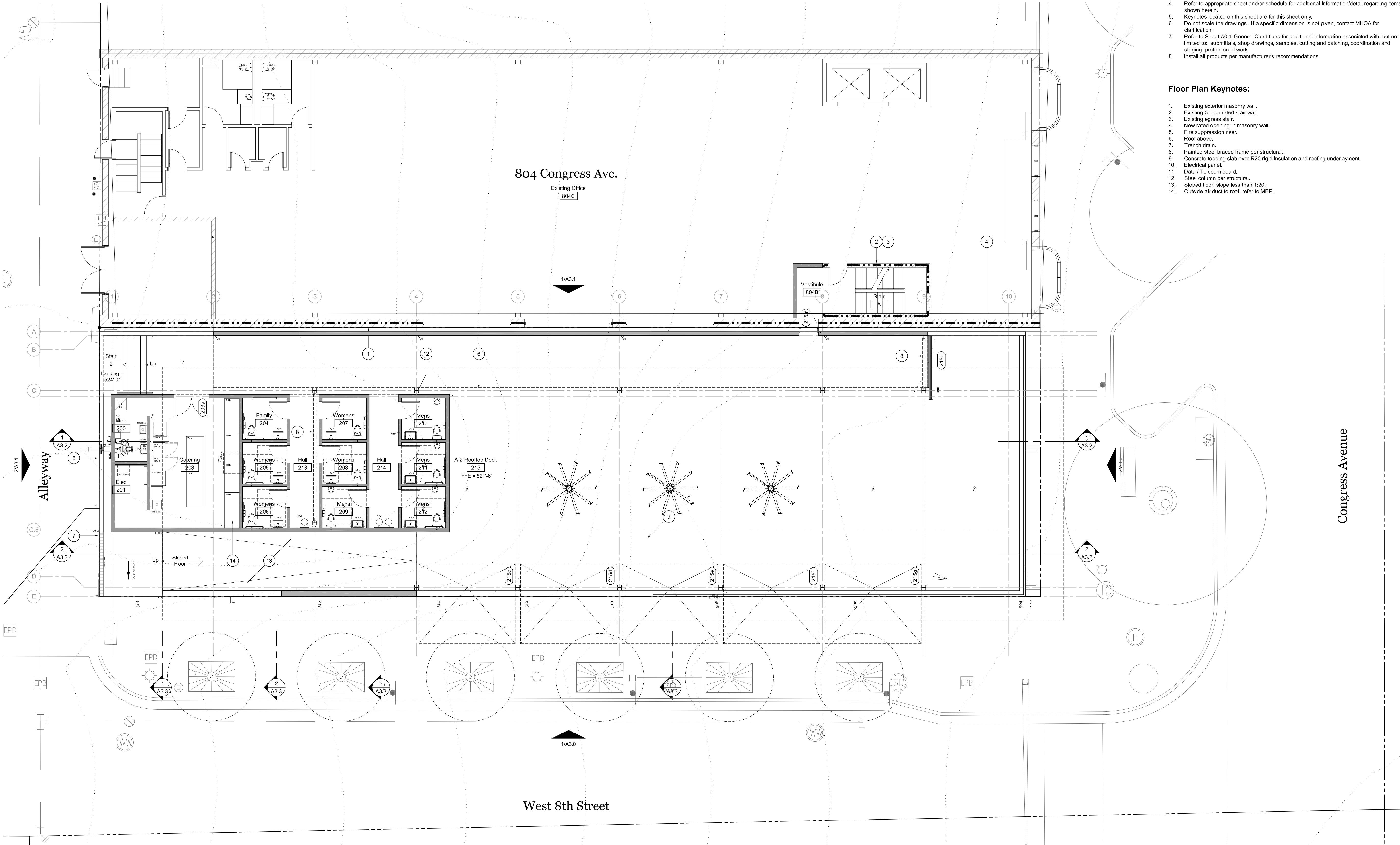
Set
Permit Set

- Issue:
- 2014 March 3, Progress Set
 - 2014 March 19, Health Department
 - 2014 April 2, Design Development
 - 2014 April 23, Health Department
 - 2014 April 25, Permit Set

Drawing Title

First Floor Plan

Sheet



Floor Plan General Notes:

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8. Install all products per manufacturer's recommendations.

Floor Plan Keynotes:

1. Existing exterior masonry wall.
2. Existing 3-hour rated stair wall.
3. Existing egress stair.
4. New rated opening in masonry wall.
5. Fire suppression riser.
6. Roof above.
7. Trench drain.
8. Painted steel braced frame per structural.
9. Concrete topping slab over R20 rigid insulation and roofing underlayment.
10. Electrical panel.
11. Data / Telecom board.
12. Steel column per structural.
13. Sloped floor, slope less than 1:20.
14. Outside air duct to roof, refer to MEP.

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Drawing Title

Rooftop Plan

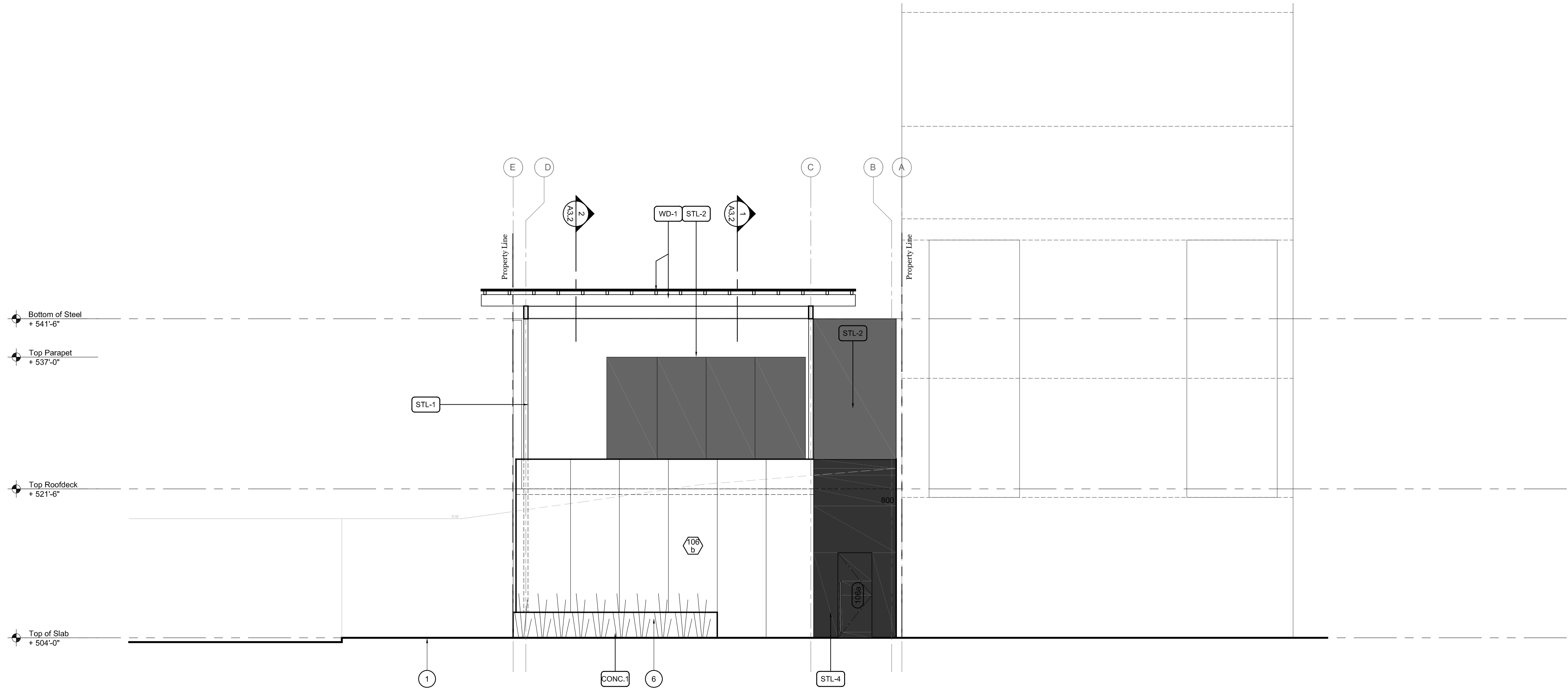
Sheet

1 Rooftop Plan
Scale: 1/8"=1'-0"

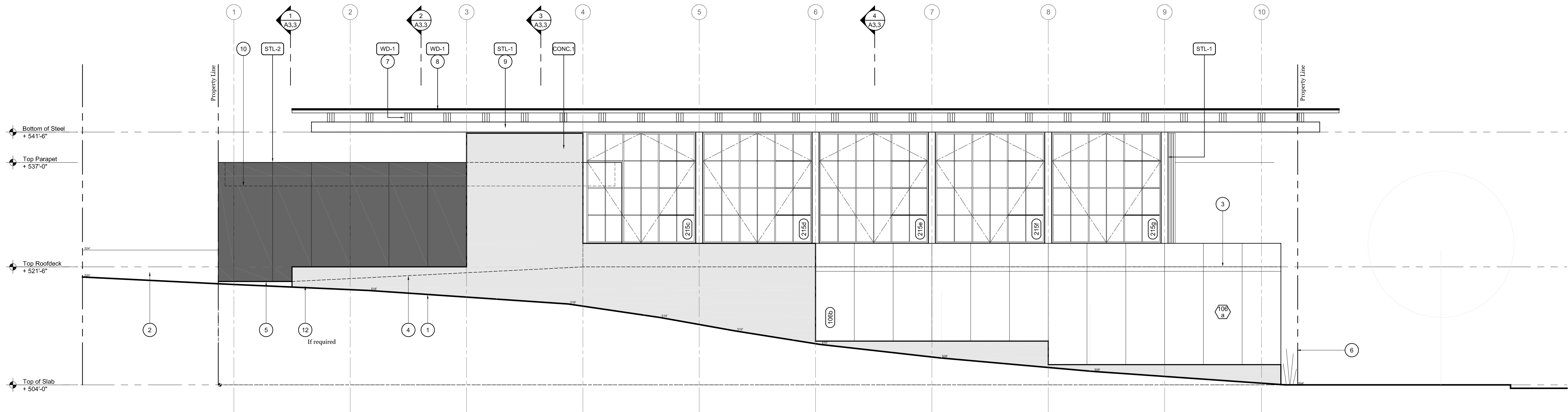
A1.20

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1 East Elevation
Scale: 1/8"=1'-0"



1 South Elevation (West 8th Street)
Scale: 1/8"=1'-0"

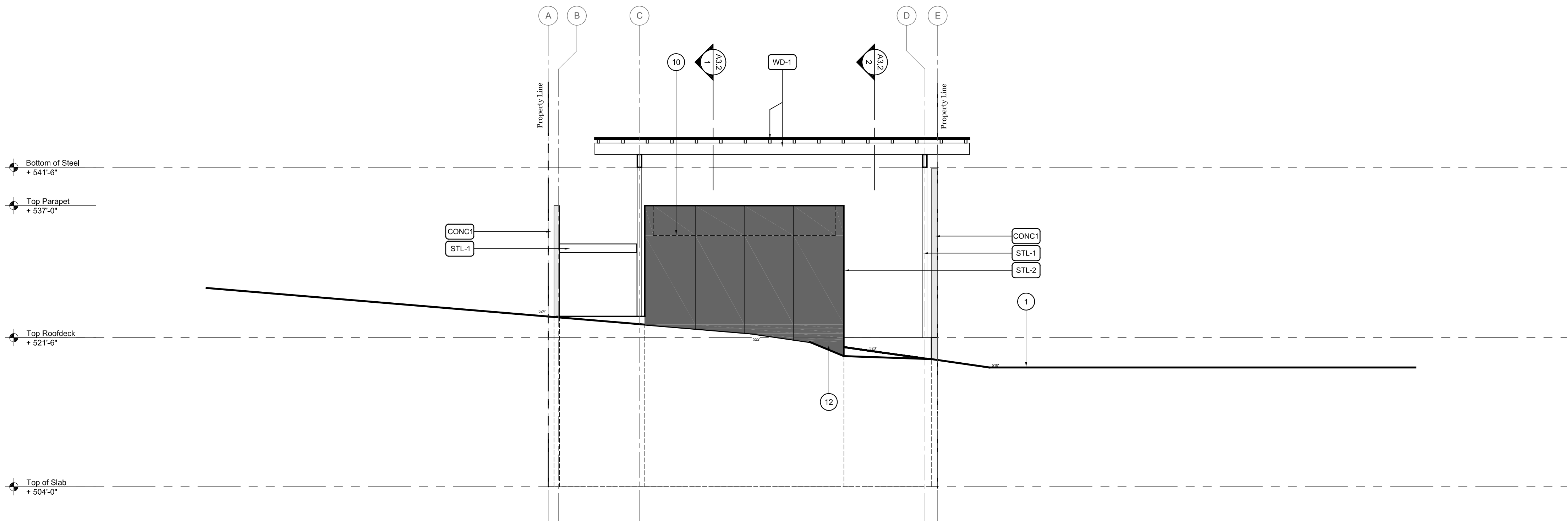
Exterior Elevation General Notes:

1. The dimensions on this sheet are based off of the face of finish material or masonry. All dimensions are to face of finish material, edge of awning, or centerline of support, unless otherwise noted.
2. Contractor (GC) to field verify all dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, notify MHOA immediately.
3. Elevations are shown for reference only. Refer to Building Plans, Sections, Wall Sections and Window Elevations for additional information.
4. All glass to be tempered in areas required by applicable code.
5. Refer to appropriate sheet and/or schedule for additional information/detail regarding items shown herein.
6. Keynotes located on this sheet are for this sheet only.
7. Do not scale the drawings. If a specific dimension is not given, contact MHOA for clarification.
8. Refer to Sheet A0.1-General Conditions for additional information associated with, but not limited to: submittals, shop drawings, samples, cutting and patching, coordination and staging, protection of work.
9. Install all products per manufacturer's recommendations.

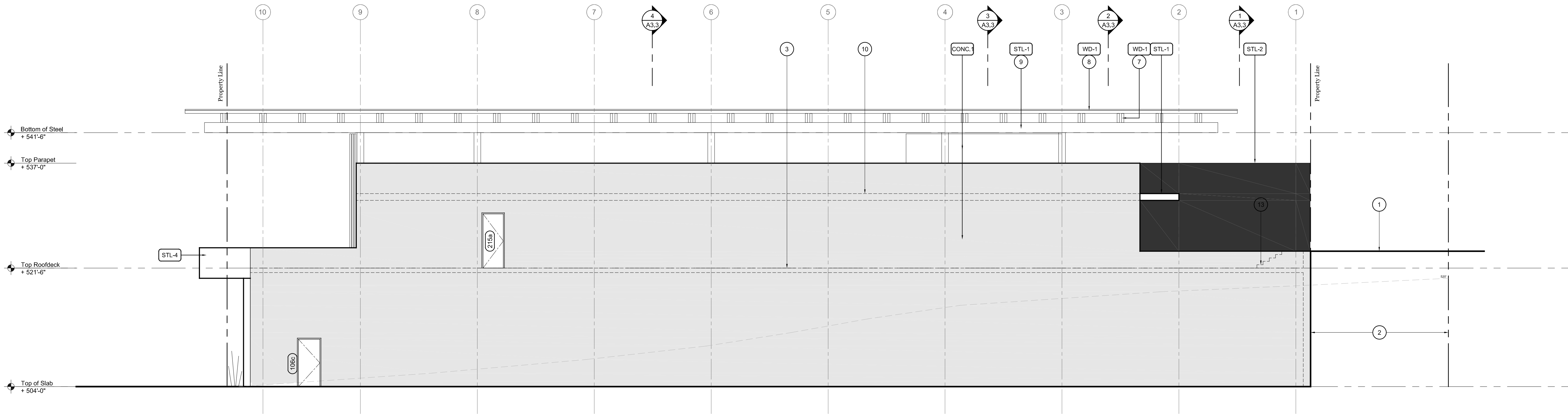
Exterior Elevation Keynotes:

1. Line of existing grade.
2. Alley, right-of-way.
3. Line of roofdeck beyond.
4. Line of sloped floor beyond.
5. Accessible entrance from 8th Street.
6. Planter.
7. Glulam beams per structural.
8. Wood purlins per structural.
9. Steel beam / Column per structural.
10. Line of roof beyond.
11. Planter.
12. Line of modified grade.
13. Steps beyond.





1 West Elevation (Alley)
Scale: 1/8"=1'-0"



1 North Elevation
Scale: 1/8"=1'-0"

Exterior Elevation General Notes:

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- Contractor (GC) to field verify all dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, notify MHOA immediately.
- Elevations are shown for reference only. Refer to Building Plans, Sections, Wall Sections and Window Elevations for additional information.
- All glass to be tempered in areas required by applicable code.
- Refer to appropriate sheet and/or schedule for additional information/detail regarding items shown herein.
- Keynotes located on this sheet are for this sheet only.
- Do not scale the drawings. If a specific dimension is not given, contact MHOA for clarification.
- Refer to Sheet A0.1-General Conditions for additional information associated with, but not limited to: submittals, shop drawings, samples, cutting and patching, coordination and staging, protection of work.
- Install all products per manufacturer's recommendations.

Exterior Elevation Keynotes:

- Line of existing grade.
- Alley, right-of-way.
- Line of roofdeck beyond.
- Line of sloped floor beyond.
- Accessible entrance from 8th Street.
- Planter.
- Glulam beams per structural.
- Wood purlins per structural.
- Steel beam / Column per structural.
- Line of roof beyond.
- Planter.
- Line of modified grade.
- Steps beyond.



Finish Schedule						
MATERIAL	DESIGNATION	MATERIAL	MANUFACTURER	STYLE/MFG. #/COLOR	FINISH	NOTES
PAINTS/STAINS	PT-1	PAINT "WHITE"	SHERWIN WILLIAMS	SW7009 PEARLY WHITE	SEE PAINT NOTE	TEST COLOR SAMPLES ON SITE
	PT-2	PAINT "GRAY"	SHERWIN WILLIAMS	X X X	SEE PAINT NOTE	TEST COLOR SAMPLES ON SITE, MINIMUM 8' X 8' AREA FACING WEST
	PT-3	PAINT "BRONZE"	SHERWIN WILLIAMS	SW7048 URBANE BRONZE	SEE PAINT NOTE	TEST COLOR SAMPLES ON SITE
	PT-4	PAINT	SHERWIN WILLIAMS	TO BE SELECTED BY MHOA	SEE PAINT NOTE	TEST COLOR SAMPLES ON SITE
	PT-N/A	DO NOT PAINT	-	-	-	-
**NOTE: ALL WALLS TO BE SATIN FINISH, AND ALL PAINTED WOOD TRIM TO BE SEMI-GLOSS. EACH FACE & JAMBS OF DOORS TO MATCH ADJACENT WALLS. CONTACT MHOA WITH ANY QUESTIONS.						
FLOORING	FL-1	NEW CONCRETE SLAB	-	-	-	-
	FL-2	CONCRETE TOPPING SLAB	-	INTEGRAL COLOR X	ACID WASH, MEDIUM SANDBLAST FINISH, SEALED	-
	FL-3	PORCELAIN TILE	DAL TILE	MAGMA #M92, COLOR: LAVA, SIZE: 12X24, TEXTURE: GROOVE	GROUT: MAPEI, COLOR "PEARL GRAY"	-
WALL TILE	TILE-1	CERAMIC TILE	INTERCERAMIC	SERIES: IC MATTES SIZE: 2 1/8" X 8 1/2" COLOR: WHITE FINISH: MATTE	PATTERN: STACKED BOND GROUT JOINTS: 1/16" GROUT: MAPEI COLOR: GRIS	PROVIDE MOCK UP FOR MHOA & OWNER APPROVAL
BASE	BS-1	WOOD BASE	1X2 PAINTED POPLAR	PAINTED TO MATCH ADJACENT WALL	PAINTED, SEMI GLOSS	SEAL BASEBOARD TO FLOORING
	BS-2	RUBBER BASE	ROPPE	RUBBER WALL BASE, 4", COLOR: #123 BLACK BROWN	---	-
	BS-3	COVE BASE	INTERCERAMIC	FINISH TO MATCH TILE-1, SIZE: 2 1/8" X 8 1/2"	ALIGN WITH TILE ABOVE, PER INTERIOR ELEVATIONS	-
	BS-4	CONCRETE CURBS	-	6" HIGH, SEALED CONCRETE CURBS	-	-
	BS-N/A	NO BASE	-	-	-	-
COUNTERTOP	CO-1	STEEL PLATE COUNTERTOP	STEEL FABRICATOR	12 GA. STEEL PLATE	BENT EDGES PER DETAILS	PROVIDE SAMPLES, ATTACHMENT METHOD FOR APPROVAL
	CO-2	STEEL PLATE COUNTERTOP	STEEL FABRICATOR	12 GA. STEEL PLATE	BENT EDGES PER DETAILS	PROVIDE SAMPLES, ATTACHMENT METHOD FOR APPROVAL
WOOD	WD-1	S4S T&G LAP AND GAP	US LUMBER BROKERS	DOUGLAS FIR 1 X 6, S4S, LAP AND GAP PROFILE	CLEAR SEALER OR PAINT, COMMERCIAL GRADE	PROVIDE FINISHED SAMPLES FOR MHOA APPROVAL
CEILINGS	CLNG-1	EXISTING WOOD JOISTS & DECK	-	SAND, CLEAN AND SEAL	SMOOTH	PROVIDE SAMPLES FOR MHOA APPROVAL
	CLNG-2	PAINTED GYPSUM BOARD	-	PAINTED	SEE PAINT NOTE & FINISH FLOOR PLANS	PROVIDE SAMPLES FOR MHOA APPROVAL
	CLNG-3	EXPOSED CONCRETE SLAB	-	-	-	PROVIDE SAMPLES FOR MHOA APPROVAL
	CLNG-4	MOISTURE RESIST. GYPSUM BD.	USG or GP	LEVEL 4 FINISH, NO TEXTURE	SEMI-GLOSS PAINT, SEALED, CLEANABLE SURFACE	PROVIDE SAMPLES FOR MHOA APPROVAL
	CLNG-5	VINYL FACED ACOUSTIC CEILING TILE	ARMSTRONG	VL CEILING TILE #870	WHITE HEAVY DUTY GRID	PROVIDE SAMPLES FOR MHOA APPROVAL
	CLNG-6	PAINTED METAL DECK	-	SEMI-GLOSS PAINT, COLOR PT-1	-	PROVIDE SAMPLES FOR MHOA APPROVAL
SPECIALTIES	FRP	FRP	MARLITE OR EQUAL	WHITE, SMOOTH FINISH, WITH MATCHING JOINT STRIPS	SEAL ALL GAPS TO FLOOR, COVER ALL EXPOSED EDGES	PROVIDE SAMPLES FOR MHOA APPROVAL
	CEM	1/4" SMOOTH HARDIE BOARD	JAMES HARDIE	1/4" SMOOTH HARDIE BOARD, EXPOSED BLACK FASTENERS	-	PROVIDE SAMPLES FOR MHOA APPROVAL
STEEL	STL-1	PAINTED STEEL	-	3/16" STEEL PLATE	PAINTED	PROVIDE SAMPLES FOR MHOA APPROVAL
	STL-2	CORTEN STEEL PLATE RAINSCREEN PANELS	-	12 GAUGE STEEL PLATE, BENT TO SHAPE	UNFINISHED, REFER TO ATTACHMENT DETAILS FOR CONNECTIONS	PROVIDE SAMPLES FOR MHOA APPROVAL
	STL-3	RAW STEEL	-	STRUCTURAL STEEL	UNFINISHED	PROVIDE SAMPLES FOR MHOA APPROVAL
	STL-4	BLACKENED STEEL PLATE	-	12 GAUGE STEEL PLATE, BENT TO SHAPE	BLACKENED FINISH	PROVIDE SAMPLES FOR MHOA APPROVAL
WOVEN WIRE	WW-1	WOVEN WIRE / WIRE CLOTH	MCNICHOLS OR EQUAL	ALLOY STEEL WIRE CLOTH, CRIMPED WIRE, 1" OPENING SIZE, 0.12" WIRE DIAMETER	PER FINISH PLAN	PROVIDE SAMPLES FOR MHOA APPROVAL
MILLWORK	PLAM-1	PLASTIC LAMINATE MILLWORK	ABET LAMINATI	X	PLYWOOD CONSTRUCTION, BOXES, DRAWERS & FRONTS	PROVIDE SAMPLES FOR MHOA APPROVAL
	PLAM-2	PLASTIC LAMINATE MILLWORK	ABET LAMINATI	X	PLYWOOD CONSTRUCTION, BOXES, DRAWERS & FRONTS	PROVIDE SAMPLES FOR MHOA APPROVAL
DRAWER PULLS	PULL-1	DRAWER PULL	DOUG MOCKETT	X	PLYWOOD CONSTRUCTION, BOXES, DRAWERS & FRONTS	PROVIDE SAMPLES FOR MHOA APPROVAL
	PULL-2	DRAWER PULL	DOUG MOCKETT	X	PLYWOOD CONSTRUCTION, BOXES, DRAWERS & FRONTS	PROVIDE SAMPLES FOR MHOA APPROVAL

[illegible]