



# 217 Congress St.

## Drawing Set

### April 24, 2014

#### Project Description

Remodel of and addition to an existing ±9,346sf 2-story restaurant/bar, including ADA improvements.

#### Code Analysis

Applicable Codes:	
2012 International Building Code with Austin Amendments	
2011 National Electric Code with Austin Amendments	
2012 Uniform Mechanical Code with Austin Amendments	
2012 Uniform Plumbing Code with Austin Amendments	
2012 International Fire Code with Austin Amendments	
2012 International Energy Conservation Code with Austin Amendments	
Occupancy Type:	A-2
Construction Type:	V-B (existing)
Sprinklers:	Yes*
*addition of sprinklers is part of project scope	
First Floor Area:	6,089sf
(3,912sf is existing)	
Storage Shed Area:	213sf
Second Floor Area:	4,728sf
(2,424sf is existing)	
Total Area:	11,030sf
Allowable Area:	12,000sf/floor*
*sprinkler increase per 506.3 = 20' or 1 floor	
Building Height:	2-story (existing)
Allowable Height:	2-story*
*sprinkler increase per 504.2 = 200%	
Fire-Resistance Rating Requirements	
Primary Structural Frame	0 hours
Bearing Walls	
Exterior	0 hours
(Refer to Fire-Separation Distance)	
Interior	0 hours
Nonbearing Walls and Partitions - exterior	0 hours
Nonbearing Walls and Partitions - interior	0 hours
Floor Construction	0 hours
Roof Construction	0 hours
Fire-Resistance Rating for Exterior Walls per Fire Separation Distance	
X<5	1 hour
North and South Exterior Walls are/will be 1 hour rated	
Maximum Area of Exterior Wall Openings per Fire Separation Distance	
5' to less than 10'	25%
Except for the (4)existing openings on the 2nd floor, openings are only provided at the East and West ends of the building which front the right-of-way or the interior courtyard.	
Parapets	
Per 705.11, parapets will be provided on all exterior walls except those permitted to have at least 25% as unprotected openings, 705.11 exception 6.	

Occupant Load:	
Dining	
Indoor Queue (1 per 5sf @ 406sf):	81 occupants
Indoor Dining (1 per 15sf @ 778sf):	52 occupants
First Floor Bar (1 per 1.5lf @ 19lf):	13 occupants
Outdoor Dine (1 per 15sf @ 622sf):	41 occupants
Outdoor Banquette (1 per 2lf @ 41lf):	20 occupants
Kitchen, Comm. (1 per 200sf @ 3365sf):	17 occupants
Subtotal First Floor:	214 occupants
Second Floor Dine (1 per 15sf @ 1676sf):	112 occupants
Second Floor Banquette (1 per 2lf @ 52lf):	26 occupants
Second Floor Bar (1 per 1.5lf @ 27lf):	18 occupants
Business Areas (1 per 100sf @ 110sf):	1 occupants
Warehouse (1 per 500sf @ 560sf):	1 occupants
Subtotal Second Floor:	158 occupants
<b>TOTAL OCCUPANT LOAD</b>	<b>372 occupants</b>
Exiting	
Second Floor @ 158 occupants	
Required Number of Exits:	2
Number of Exits Provided	2
Egress Width	
front stair and door	51 inches and 36 inches
back door and stair	36 inches and 48 inches
Required Egress Width	
front stair @ 79 * .3:	23.7 inches = 48" min.
back door and stair @ 79 * .3:	23.7 inches = 48" min.
Exit Separation:	45'
Required Exit Separation (115'/3):	39'
Exit Access Travel Distance:	48'
Required Exit Access Travel Distance:	250' max.
First Floor @ 214 occupants	
Required Number of Exits:	2
Number of Exits Provided:	3
Egress Width	
front door	36 inches
back door public	72 inches
back door kitchen	72 inches
back gate	72 inches
Required Egress Width	
214 * .15:	32 inches = 36" min.
Exit Separation:	78'
Required Exit Separation (164'/3):	54'
Exit Access Travel Distance:	60'
Required Exit Access Travel Distance:	250' max.
Plumbing Fixtures	
Male (186 occupants = 382@ 50%):	
Urinals	2 (3 provided)
Water Closets	2 (2 provided)
Lavatories	2 ( provided)
Female (186 occupants = 382 @ 50%)	
Water Closets	4 (5 provided)
Lavatories	2 (4 provided)

#### Project Team

Client:  
Bruce H Evans  
3414 Mount Bonnell Circle  
Austin, Texas 78731  
713.376.6534  
bruce@ranchpros.com

Architect:  
Kevin Stewart | Architect  
3110 Manor Road, Suite G  
Austin, Texas 78723  
512.779.7652  
kevin@stewart-architect.com

Structural:  
JM Structural  
1905 North Lamar Boulevard  
Austin, Texas 78705  
512.505.8533  
jmartin@jmstructural.com

MEP:  
AYS Engineering, LLC  
203 East Main Street, Suite 204  
Round Rock, Texas 78665  
512.961.6835  
raleman@ayseng.com4

#### Drawing Index

<b>architectural</b>	
Cover Sheet	A0.00
General Conditions	A0.01
Texas Accessibility Standards	A0.02
Texas Accessibility Standards	A0.03
Texas Accessibility Standards	A0.04
Texas Accessibility Standards	A0.05
Demolition Plan	AD1.01
Demolition Elevations	AD3.00
First Floor Dimension Plan and Partition Types	A1.01
First Floor Reference Plan and Details	A1.01R
Second Floor Dimension Plan and Details	A1.02
Second Floor Reference Plan and Details	A1.02R
Roof Plan and Details	A1.03
Enlarged Plans and Equipment Schedule	A1.10
Enlarged Plans	A1.11
Enlarged Plans	A1.12
Enlarged Plans	A1.13
First Floor Reflected Ceiling Plan, Legend and Light Schedule	A2.01
Second Floor Reflected Ceiling Plan	A2.02
Building Elevations	A3.00
Building Elevations	A3.01
Building Elevations/Sections	A3.02
Building Elevations/Sections	A3.03
Building Sections	A3.10
Building Sections	A3.11
Building Sections	A3.12
Building Sections	A3.13
Interior Elevations	A5.00
Door Schedule and Window Elevations	A6.00
Finish Schedule and Finish Plans	A7.00

Kevin Stewart | Architect

3110 Manor Road, Suite G  
Austin, Texas 78723  
512.524.0993  
info@stewart-architect.com

scale:

This drawing may not be used for regulatory approval, permitting, or construction

April 15, 2014

consultant:

217 Congress

217 Congress Avenue

Austin, Texas 78701

sheet name:

Cover Sheet

sheet number:

A0.00

© KLSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KLSA, LLC.







## 301 General

**301.1 Scope.** The provisions of Chapter 3 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

### 302 Floor or Ground Surfaces

**302.1 General.** Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

#### EXCEPTIONS:

- Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant.
- Areas of sport activity shall not be required to comply with 302.

**Advisory 302.1 General.** A stable surface is one that remains unchanged by contaminants or applied force, so that when the contaminant or force is removed, the surface returns to its original condition. A firm surface resists deformation by either indentations or particles moving on its surface. A slip-resistant surface provides sufficient frictional counterforce to the forces exerted in walking to permit safe ambulation.

**302.2 Carpet.** Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/loop pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.

**Advisory 302.2 Carpet.** Carpets and permanently affixed mats can significantly increase the amount of force (roll resistance) needed to propel a wheelchair over a surface. The firmer the carpeting and backing, the lower the roll resistance. A pile thickness up to 1/2 inch (13 mm) (measured to the backing, cushion, or pad) is allowed, although a lower pile provides easier wheelchair maneuvering. If a backing, cushion or pad is used, it must be firm. Preferably, carpet pad should not be used because the soft padding increases roll resistance.



Figure 302.2 Carpet or Pile Height

**302.3 Openings.** Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

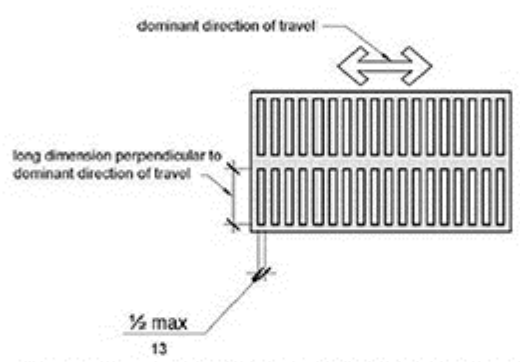


Figure 302.3 Elongated Openings in Floor or Ground Surfaces

### 303 Changes in Level

**303.1 General.** Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.

#### EXCEPTIONS:

- Animal containment areas shall not be required to comply with 303.
- Areas of sport activity shall not be required to comply with 303.

**303.2 Vertical.** Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

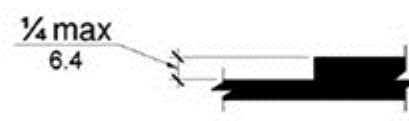


Figure 303.2 Vertical Change in Level

**303.3 Beveled.** Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

**Advisory 303.3 Beveled.** A change in level of 1/2 inch (13 mm) is permitted to be 1/4 inch (6.4 mm) vertical plus 1/4 inch (6.4 mm) beveled. However, in no case may the combined change in level exceed 1/2 inch (13 mm). Changes in level exceeding 1/2 inch (13 mm) must comply with 405 (Ramps) or 406 (Curb Ramps).

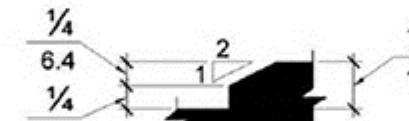


Figure 303.3 Beveled Change in Level

**303.4 Ramps.** Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

### 304 Turning Space

**304.1 General.** Turning space shall comply with 304.

**304.2 Floor or Ground Surfaces.** Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted.

**EXCEPTION:** Slopes not steeper than 1:48 shall be permitted.

**Advisory 304.2 Floor or Ground Surface Exception.** As used in this section, the phrase "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding that permitted in Section 303.3. Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aids such as in wheelchair spaces, or maneuver to use elements such as at doors, fixtures, and telephones. The exception permits slopes not steeper than 1:48.

**304.3 Size.** Turning space shall comply with 304.3.1 or 304.3.2.

**304.3.1 Circular Space.** The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

**304.3.2 T-Shaped Space.** The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or arm.

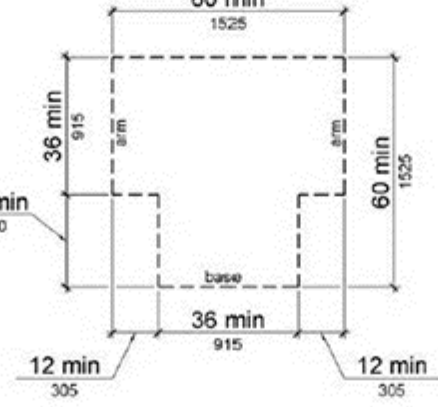


Figure 304.3.2 T-Shaped Turning Space

**304.4 Door Swing.** Doors shall be permitted to swing into turning spaces.

### 305 Clear Floor or Ground Space

**305.1 General.** Clear floor or ground space shall comply with 305.

**305.2 Floor or Ground Surfaces.** Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.

**EXCEPTION:** Slopes not steeper than 1:48 shall be permitted.

**305.3 Size.** The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.

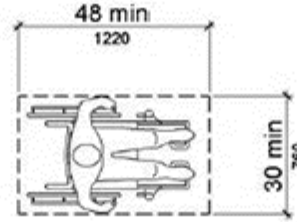


Figure 305.3 Clear Floor or Ground Space

**305.4 Knee and Toe Clearance.** Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

**305.5 Position.** Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

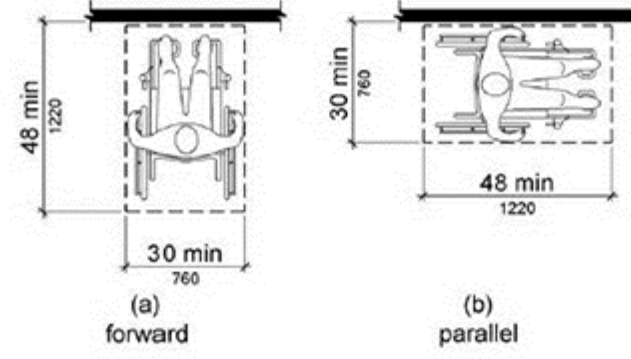


Figure 305.5 Position of Clear Floor or Ground Space

**305.6 Approach.** One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

**305.7 Maneuvering Clearance.** Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

**305.7.1 Forward Approach.** Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

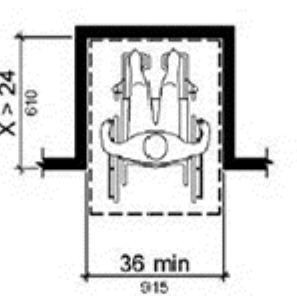


Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

**305.7.2 Parallel Approach.** Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

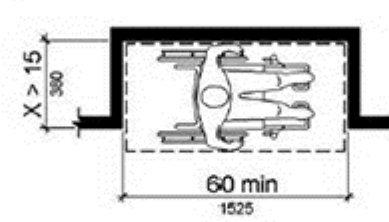


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

### 306 Knee and Toe Clearance

**306.1 General.** Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

**Advisory 306.1 General.** Clearances are measured in relation to the usable clear floor space, not necessarily to the vertical support for an element. When determining clearance under an object for required turning or maneuvering space, care should be taken to ensure the space is clear of any obstructions.

**305.7.1 Forward Approach.** Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

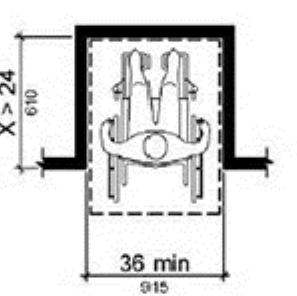


Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

**305.7.2 Parallel Approach.** Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

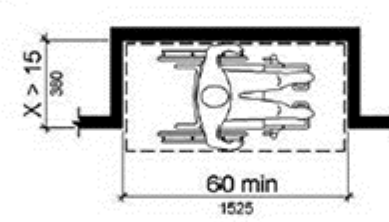


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

### 306 Knee and Toe Clearance

**306.1 General.** Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

**Advisory 306.1 General.** Clearances are measured in relation to the usable clear floor space, not necessarily to the vertical support for an element. When determining clearance under an object for required turning or maneuvering space, care should be taken to ensure the space is clear of any obstructions.

### 306.2 Toe Clearance.

**306.2.1 General.** Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

**306.2.2 Maximum Depth.** Toe clearance shall extend 25 inches (635 mm) maximum under an element.

**306.2.3 Minimum Required Depth.** Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

**306.2.4 Additional Clearance.** Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

**306.2.5 Width.** Toe clearance shall be 30 inches (760 mm) wide minimum.

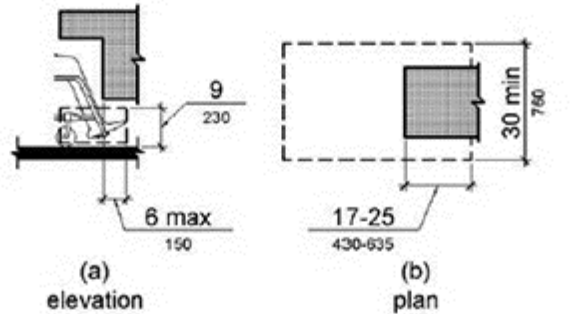


Figure 306.2 Toe Clearance

### 306.3 Knee Clearance.

**306.3.1 General.** Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

**306.3.2 Maximum Depth.** Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

**306.3.3 Minimum Required Depth.** Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

**306.3.4 Clearance Reduction.** Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

**306.3.5 Width.** Knee clearance shall be 30 inches (760 mm) wide minimum.

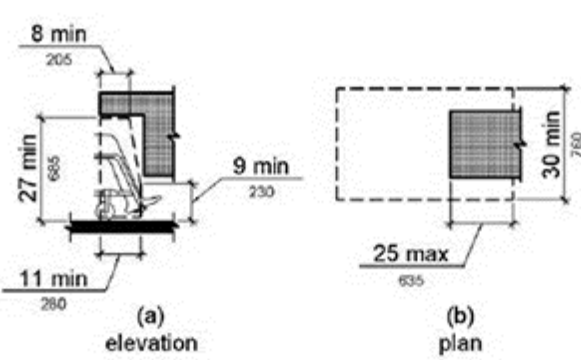


Figure 306.3 Knee Clearance

### 307 Protruding Objects

**307.1 General.** Protruding objects shall comply with 307.

**307.2 Protrusion Limits.** Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

**EXCEPTION:** Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

**Advisory 307.2 Protrusion Limits.** When a cane is used and the element is in the detectable range, it gives a person sufficient time to detect the element with the cane before there is body contact. Elements located on circulation paths, including operable elements, must comply with requirements for protruding objects. For example, awnings and their supporting structures cannot reduce the minimum required vertical clearance. Similarly, casement windows, when open, cannot encroach more than 4 inches (100 mm) into circulation paths above 27 inches (685 mm).

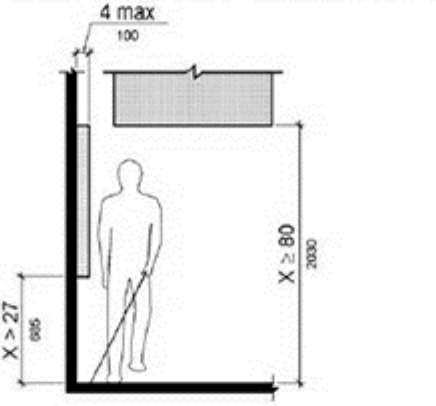


Figure 307.2 Limits of Protruding Objects

**307.3 Post-Mounted Objects.** Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.

**EXCEPTION:** The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3.

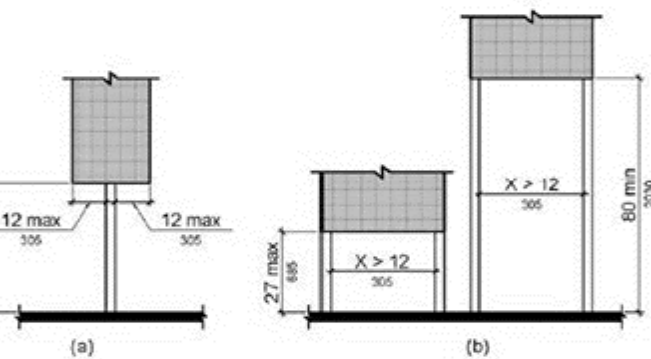


Figure 307.3 Post-Mounted Protruding Objects

**307.4 Vertical Clearance.** Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

**EXCEPTION:** Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

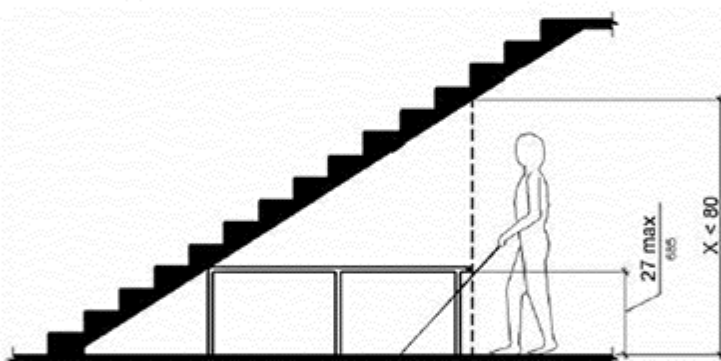


Figure 307.4 Vertical Clearance

**307.5 Required Clear Width.** Protruding objects shall not reduce the clear width required for accessible routes.

### 308 Reach Ranges

**308.1 General.** Reach ranges shall comply with 308.

**Advisory 308.1 General.** The following table provides guidance on reach ranges for children according to age where building elements such as coat hooks, lockers, or operable parts are designed to use primarily by children. These dimensions apply to either forward or side reaches. Accessible elements and operable parts designed for adult use or children over age 12 can be located outside these ranges but must be within the adult reach ranges required by 308.

Children's Reach Ranges			
Forward or Side Reach	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
High (maximum)	36 in (915 mm)	40 in (1015 mm)	44 in (1120 mm)
Low (minimum)	20 in (510 mm)	18 in (455 mm)	16 in (405 mm)

### 308.2 Forward Reach.

**308.2.1 Unobstructed.** Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

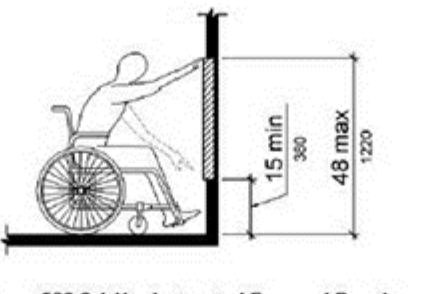


Figure 308.2.1 Unobstructed Forward Reach

**308.2.2 Obstructed High Reach.** Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

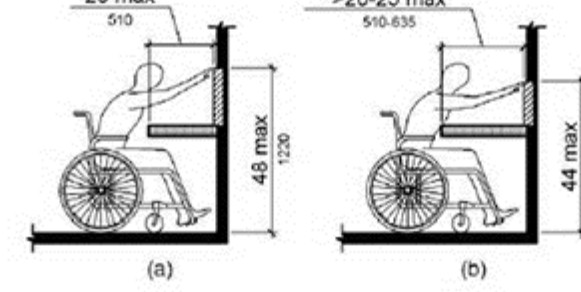


Figure 308.2.2 Obstructed High Forward Reach

### 308.3 Side Reach.

**308.3.1 Unobstructed.** Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

#### EXCEPTIONS:

- An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches (255 mm) maximum.
- Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

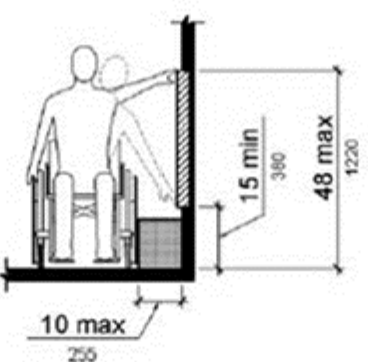


Figure 308.3.1 Unobstructed Side Reach

**308.3.2 Obstructed High Reach.** Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm).

maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

#### EXCEPTION:

- The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maximum above the finish floor.
- Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

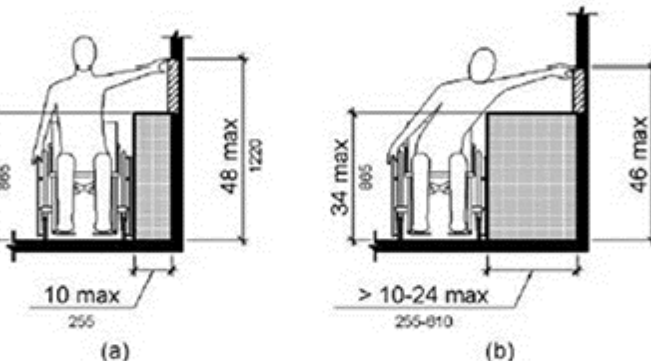


Figure 308.3.2 Obstructed High Side Reach

### 309 Operable Parts

**309.1 General.** Operable parts shall comply with 309.

**309.2 Clear Floor Space.** A clear floor or ground space complying with 305 shall be provided.

**309.3 Height.** Operable parts shall be placed within one or more of the reach ranges specified in 309.

**309.4 Operation.** Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

**EXCEPTION:** Gas pump nozzles shall not be required to provide operable parts that have an activating force of 5 pounds (22.2 N) maximum.

### 401 General

**401.1 Scope.** The provisions of Chapter 4 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

### 402 Accessible Routes

**402.1 General.** Accessible routes shall comply with 402.

**402.2 Components.** Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

**Advisory 402.2 Components.** Walking surfaces shall have running slopes not steeper than 1:20, see 403.3. Other components of accessible routes, such as ramps (405) and curb ramps (406), are permitted to be more steeply sloped.

### 403 Walking Surfaces

**403.1 General.** Walking surfaces that are a part of an accessible route shall comply with 403.

**403.2 Floor or Ground Surface.** Floor or ground surfaces shall comply with 302.

**403.3 Slope.** The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

**403.4 Changes in Level.** Changes in level shall comply with 303.

**403.5 Clearances.** Walking surfaces shall provide clearances complying with 403.5.

**EXCEPTION:** Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

**403.6.1 Clear Width.** Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

**EXCEPTION:** The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

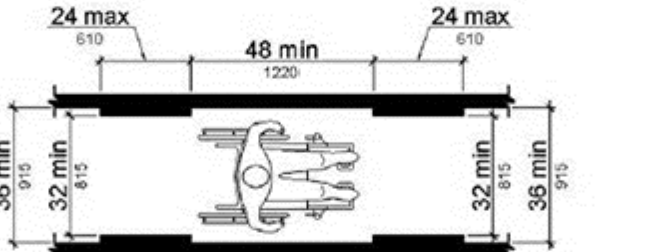


Figure 403.5.1 Clear Width of an Accessible Route

**403.5.2 Clear Width at Turn.** Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

**EXCEPTION:** Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

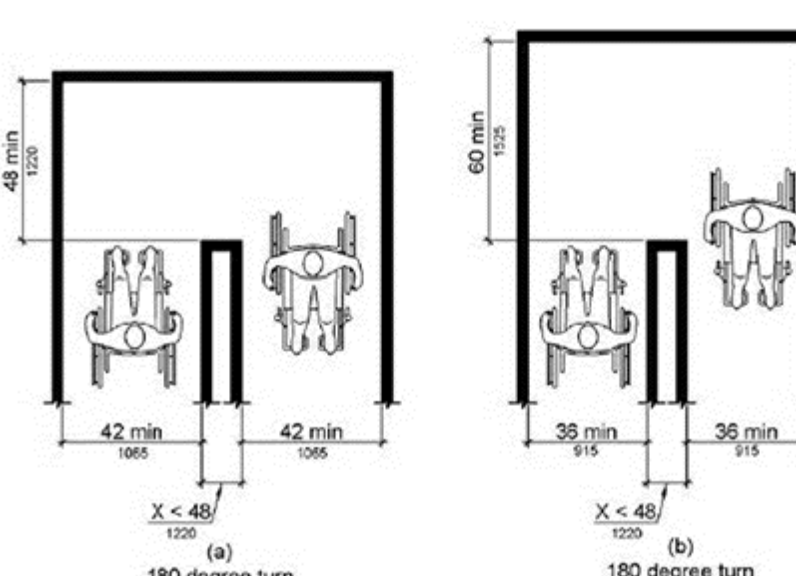


Figure 403.5.2 Clear Width at Turn

**403.5.3 Passing Spaces.** An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum. Passing spaces shall be either: a space 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with 304.3.2 where the base and arms of the T-shaped space extend 48 inches (1220 mm) minimum beyond the intersection.

**403.6 Handrails.** Where handrails are provided along walking surfaces with running slopes not steeper than 1:20 they shall comply with 505.

**Advisory 403.6 Handrails.** Handrails provided in elevator cabs and platform lifts are not required to comply with the requirements for handrails on walking surfaces.

### 404 Doors, Doorways, and Gates

**404.1 General.** Doors, doorways, and gates that are part of an accessible route shall comply with 404.

**EXCEPTION:** Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with 404.2.7, 404.2.8, 404.2.9, 404.3.2 and 404.3.4 through 404.3.7.

**Advisory 404.1 General Exception.** Security personnel must have sole control of doors that are eligible for the Exception at 404.1. It would not be acceptable for security personnel to operate the doors for people with disabilities while allowing others to have independent access.

**404.2 Manual Doors, Doorways, and Manual Gates.** Manual doors and doorways and manual gates intended for user passage shall comply with 404.2.

**404.2.1 Revolving Doors, Gates, and Turnstiles.** Revolving doors, revolving gates, and turnstiles shall be part of an accessible route.

**404.2.2 Double-Leaf Doors and Gates.** At least one of the active leaves of doorways with two leaves shall comply with 404.2.3 and 404.2.4.

**404.2.3 Clear Width.** Door openings shall provide a clear width of







**504.3 Open Risers.** Open risers are not permitted.

**504.4 Tread Surface.** Stair treads shall comply with 302. Changes in level are not permitted.

**EXCEPTION:** Treads shall be permitted to have a slope not steeper than 1:48.

**Advisory 504.4 Tread Surface.** Consider providing visual contrast on tread nosings, or at the leading edges of treads without nosings, so that stair treads are more visible for people with low vision.

**504.5 Nosings.** The radius of curvature at the leading edge of the tread shall be 1/2 inch (13 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches (38 mm) maximum over the tread below.

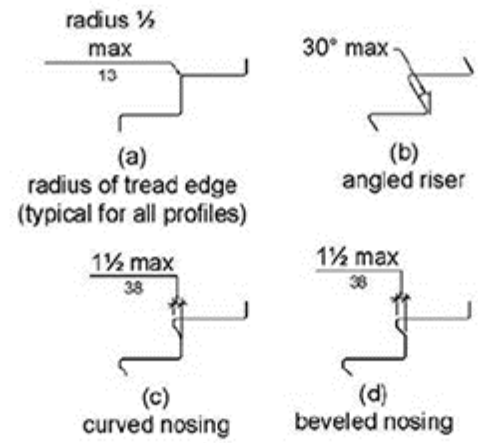


Figure 504.5 Stair Nosings

**504.6 Handrails.** Stairs shall have handrails complying with 505.

**504.7 Wet Conditions.** Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

## 505 Handrails

**505.1 General.** Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

**Advisory 505.1 General.** Handrails are required on ramp runs with a rise greater than 6 inches (150 mm) (see 405.8) and on certain stairways (see 504). Handrails are not required on walking surfaces with running slopes less than 1:20. However, handrails are required to comply with 505 when they are provided on walking surfaces with running slopes less than 1:20 (see 403.6). Sections 505.2, 505.3, and 505.10 do not apply to handrails provided on walking surfaces with running slopes less than 1:20 as these sections only reference requirements for ramps and stairs.

**505.2 Where Required.** Handrails shall be provided on both sides of stairs and ramps.

**EXCEPTION:** In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.

**505.3 Continuity.** Handrails shall be continuous within the full length of each stair flight or ramp run, inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

**EXCEPTION:** In assembly areas, handrails on ramps shall not be required to be continuous in aisles serving seating.

**505.4 Height.** Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

**Advisory 505.4 Height.** The requirements for stair and ramp handrails in this document are for adults. When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28 inches (710 mm) measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails, 9 inches (230 mm) minimum, should be provided to help prevent entrapment.

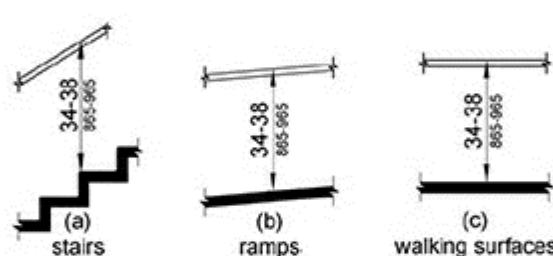


Figure 505.4 Handrail Height

**505.5 Clearance.** Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum.

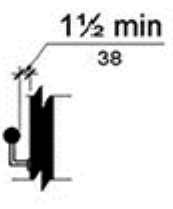


Figure 505.5 Handrail Clearance

**505.6 Gripping Surface.** Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface.

## EXCEPTIONS:

- Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.
- The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch (3.2 mm) for each 1/2 inch (13 mm) of additional handrail perimeter dimension that exceeds 4 inches (100 mm).

**Advisory 505.6 Gripping Surface.** People with disabilities, older people, and others benefit from continuous gripping surfaces that permit users to reach their fingers outward or downward to grasp the handrail, particularly as the user senses a loss of equilibrium or begins to fall.

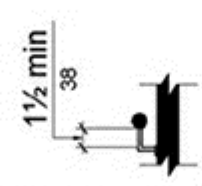


Figure 505.6 Horizontal Projections Below Gripping Surface

**505.7 Cross Section.** Handrail gripping surfaces shall have a cross section complying with 505.7.1 or 505.7.2.

**505.7.1 Circular Cross Section.** Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

**505.7.2 Non-Circular Cross Sections.** Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6 1/4 inches (160 mm) maximum, and a cross-section dimension of 2 1/4 inches (57 mm) maximum.

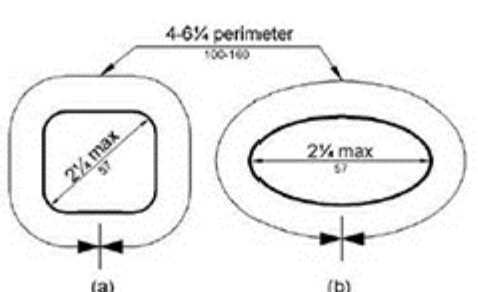


Figure 505.7.2 Handrail Non-Circular Cross Section

**505.8 Surfaces.** Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

**505.9 Fittings.** Handrails shall not rotate within their fittings.

**505.10 Handrail Extensions.** Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

## EXCEPTIONS:

- Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.
- In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crosswalks within aisles.
- In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plant configuration.

**505.10.1 Top and Bottom Extension at Ramps.** Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

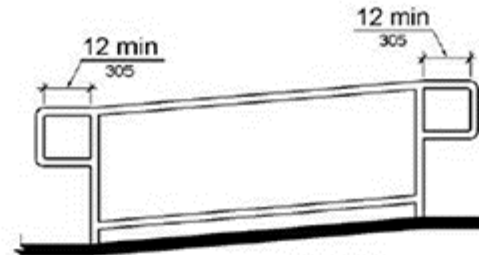


Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

**505.10.2 Top Extension at Stairs.** At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.



Figure 505.10.2 Top Handrail Extension at Stairs

**505.10.3 Bottom Handrail Extension at Stairs.** At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

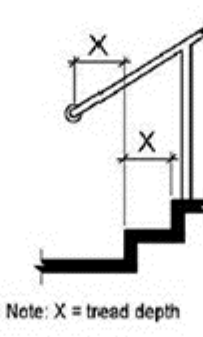


Figure 505.10.3 Bottom Handrail Extension at Stairs

## 601 General

**601.1 Scope.** The provisions of Chapter 6 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

## 602 Drinking Fountains

**602.1 General.** Drinking fountains shall comply with 307 and 602.

**602.2 Clear Floor Space.** Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.

**EXCEPTION:** A parallel approach complying with 305 shall be permitted at units for children's use where the spout is 30 inches (760 mm) maximum above the finish floor or ground and is 3 1/2 inches (90 mm) minimum from the front edge of the unit, including bumpers.

**602.3 Operable Parts.** Operable parts shall comply with 309.

**602.4 Spout Height.** Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.

**602.5 Spout Location.** The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

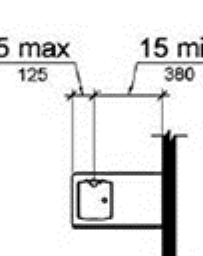


Figure 602.5 Drinking Fountain Spout Location

**602.6 Water Flow.** The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

**Advisory 602.6 Water Flow.** The purpose of requiring the drinking fountain spout to produce a flow of water 4 inches (100 mm) high minimum is so that a cup can be inserted under the flow of water to provide a drink of water for an individual who, because of a disability, would otherwise be incapable of using the drinking fountain.

**602.7 Drinking Fountains for Standing Persons.** Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.

## 603 Toilet and Bathing Rooms

**603.1 General.** Toilet and bathing rooms shall comply with 603.

**603.2 Clearances.** Clearances shall comply with 603.2.

**603.2.1 Turning Space.** Turning space complying with 304 shall be provided within the room.

**603.2.2 Overlap.** Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

**603.2.3 Door Swing.** Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

## EXCEPTIONS:

- Doors to a toilet room or bathing room for a single occupant accessed only through a private office and not for common use or public use shall be permitted to swing into the clear floor space or clearance provided the swing of the door can be reversed to comply with 603.2.3.
- Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the area of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

**Advisory 603.2.3 Door Swing Exception 1.** At the time the door is installed, and if the door swing is reversed in the future, the door must meet all the requirements specified in 404. Additionally, the door swing cannot reduce the required width of an accessible route. Also, avoid violating other building or life safety codes when the door swing is reversed.

**603.3 Mirrors.** Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

**Advisory 603.3 Mirrors.** A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74 inches (1880 mm) minimum from the floor or ground.

**603.4 Coat Hooks and Shelves.** Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 46 inches (1220 mm) maximum above the finish floor.

## 604 Water Closets and Toilet Compartments

**604.1 General.** Water closets and toilet compartments shall comply with 604.2 through 604.8.

**EXCEPTION:** Water closets and toilet compartments for children's use shall be permitted to comply with 604.9.

**604.2 Location.** The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

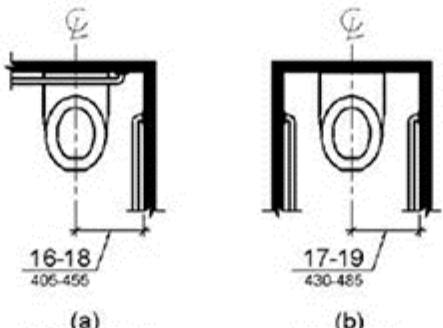


Figure 604.2 Water Closet Location

**604.3 Clearance.** Clearances around water closets and in toilet compartments shall comply with 604.3.

**604.3.1 Size.** Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

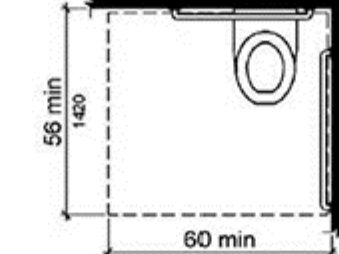


Figure 604.3.1 Size of Clearance at Water Closets

**604.3.2 Overlap.** The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

**EXCEPTION:** In residential dwelling units, a lavatory complying with 606 shall be permitted on the rear wall 18 inches (455 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1675 mm) minimum measured perpendicular from the rear wall.

**Advisory 604.3.2 Overlap.** When the door to the toilet room is placed directly in front of the water closet, the water closet cannot overlap the required maneuvering clearance for the door inside the room.

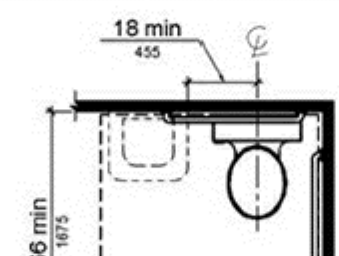


Figure 604.3.2 (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units

**604.4 Seats.** The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

## EXCEPTIONS:

- A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 604.4.
- In residential dwelling units, the height of water closets shall be permitted to be 15 inches (380 mm) minimum and 19 inches (485 mm) maximum above the finish floor measured to the top of the seat.

**604.5 Grab Bars.** Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

## EXCEPTIONS:

- Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.
- In residential dwelling units, grab bars shall not be required to be installed in toilet or bathrooms provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.
- In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.

**Advisory 604.5 Grab Bars Exception 2.** Reinforcement must be sufficient to permit the installation of rear and side wall grab bars that fully meet all accessibility requirements including, but not limited to, required length, installation height, and structural strength.

**604.5.1 Side Wall.** The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) maximum from the rear wall.

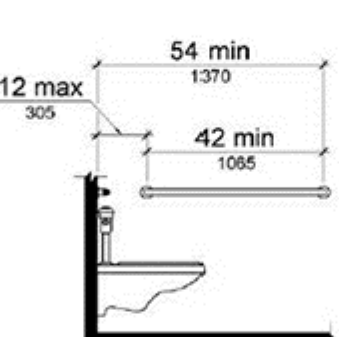


Figure 604.5.1 Side Wall Grab Bar at Water Closets

**604.5.2 Rear Wall.** The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

## EXCEPTIONS:

- The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet.
- Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.

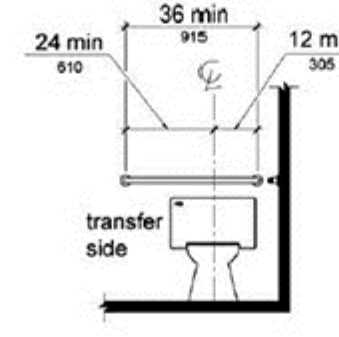


Figure 604.5.2 Rear Wall Grab Bar at Water Closets

**604.6 Flush Controls.** Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

**604.7 Dispensers.** Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 49 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

**Advisory 604.7 Dispensers.** If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 40 inches (1020 mm) maximum above the finish floor and the top of the gripping surface of the grab bar must be 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

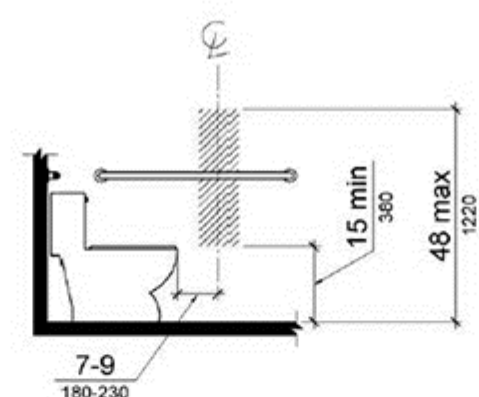


Figure 604.7 Dispenser Outlet Location

**604.8 Toilet Compartments.** Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments shall comply with 604.8.2 and 604.8.3.

**604.8.1 Wheelchair Accessible Compartments.** Wheelchair accessible compartments shall comply with 604.8.1.

**604.8.1.1 Size.** Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

**Advisory 604.8.1.1 Size.** The minimum space required in toilet compartments is provided so that a person using a wheelchair can maneuver into position at the water closet. This space cannot be obstructed by baby changing tables or other fixtures or conveniences, except as specified at 604.3.2 (Overlap). If toilet compartments are to be used to house fixtures other than those associated with the water closet, they must be designed to exceed the minimum space requirements. Convenience fixtures such as baby changing tables must also be accessible to people with disabilities as well as to other users. Toilet compartments that are designed to meet, and not exceed, the minimum space requirements may not provide adequate space for maneuvering into position at a baby changing table.

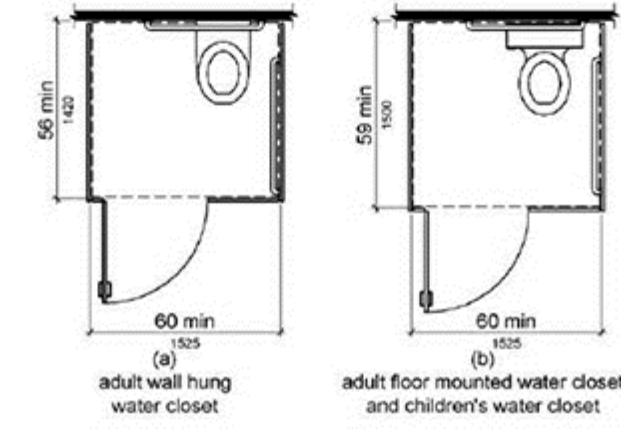


Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

**604.8.1.2 Doors.** Toilet compartment doors, at opening door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

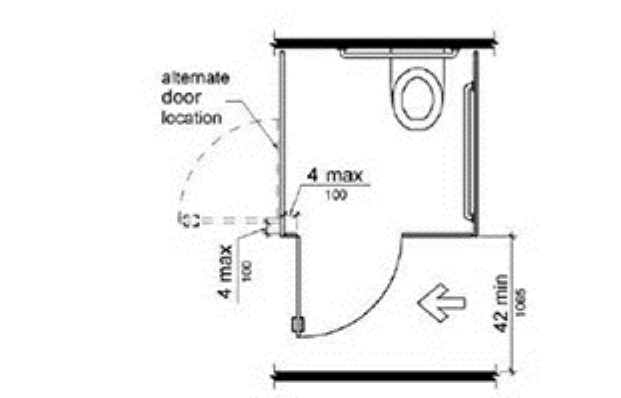


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

**604.8.1.3 Approach.** Compartments shall be arranged for left-hand or right-hand approach to the water closet.

**604.8.1.4 Toe Clearance.** The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor.

**EXCEPTION:** Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment wider than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm) deep.

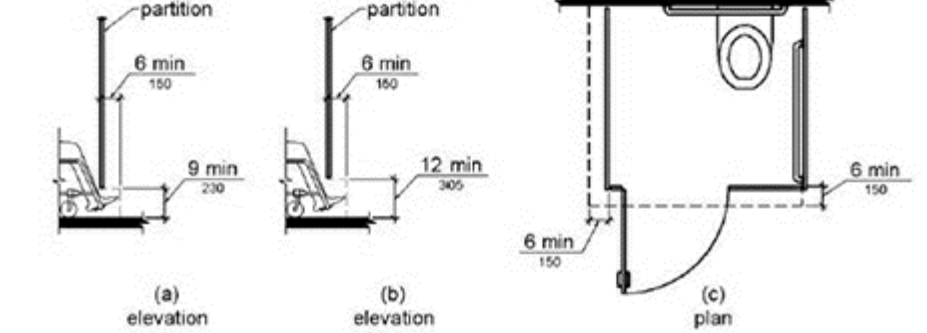


Figure 604.8.1.4 Wheelchair Accessible Toilet Compartment Toe Clearance

**604.8.1.5 Grab Bars.** Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with 604.5.2 shall be provided.

**604.8.2 Ambulatory Accessible Compartments.** Ambulatory accessible compartments shall comply with 604.8.2.

## EXCEPTIONS:

- The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet.
- Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.

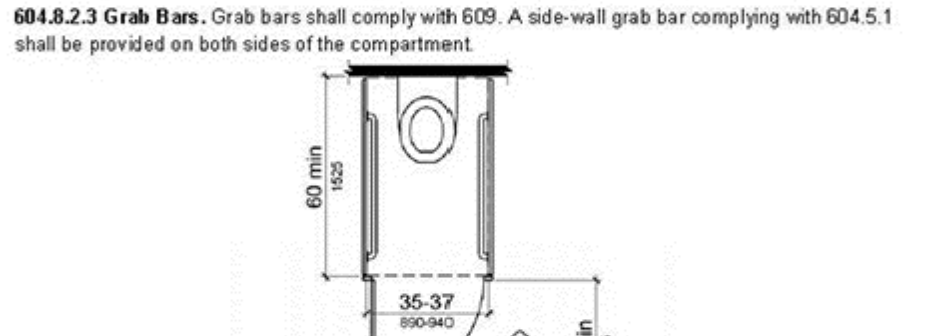


Figure 604.8.2 Ambulatory Accessible Toilet Compartment

**604.8.3 Coat Hooks and Shelves.** Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

**604.8.4 Water Closets and Toilet Compartments for Children's Use.** Water closets and toilet compartments for children's use shall comply with 604.9.

**Advisory 604.8.4 Water Closets and Toilet Compartments for Children's Use.** The requirements in 604.9 are to be followed where the exception for children's water closets in 604.1 is used. The following table provides additional guidance in applying the specifications for water closets for children's use. The age group served and reflects the differences in the size, stature, and reach ranges of children ages 3 through 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements.

Advisory Specifications for Water Closets Serving Children Ages 3 through 12			
	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
Water Closet Centerline	12 inches (305 mm)	12 to 15 inches (305 to 380 mm)	15 to 18 inches (380 to 455 mm)
Toilet Seat Height	11 to 12 inches (280 to 305 mm)	12 to 15 inches (305 to 380 mm)	15 to 17 inches (380 to 430 mm)
Grab Bar Height	18 to 20 inches (455 to 510 mm)	20 to 25 inches (510 to 635 mm)	25 to 27 inches (635 to 685 mm)
Dispenser Height	14 inches (355 mm)	14 to 19 inches (355 to 430 mm)	14 to 19 inches (355 to 485 mm)

**604.9.1 Location.** The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 12 inches (305 mm) minimum and 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

**604.9.2 Clearance.** Clearance around a water closet shall comply with 604.3.

**604.9.3 Height.** The height of water closets shall be 11 inches (280 mm) minimum and 17 inches (430 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

**604.9.4 Grab Bars.** Grab bars for water closets shall comply with 604.5.

**604.9.5 Flush Controls.** Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.2 and 309.4 and shall be installed 36 inches (915 mm) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

**604.9.6 Dispensers.** Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (355 mm) minimum and 19 inches (485 mm) maximum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

**604.9.7 Toilet Compartments.** Toilet compartments shall comply with 604.8.

## 605 Urinals

**605.1 General.** Urinals shall comply with 605.

**Advisory 605.1 General.** Stall-type urinals provide greater accessibility for a broader range of persons, including people of short stature.



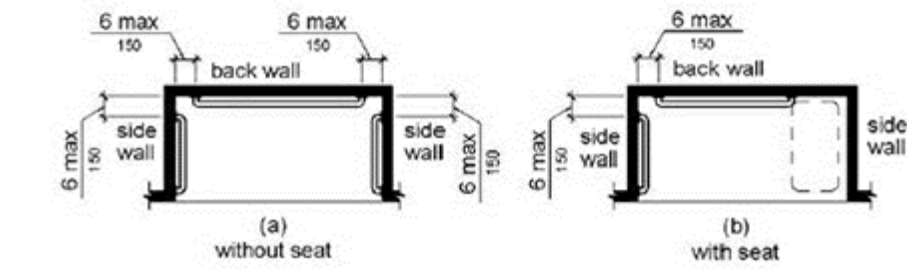


Figure 608.3.2 Grab Bars for Standard Roll-In Type Showers

**608.3.3 Alternate Roll-In Type Shower Compartments.** In alternate roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall farthest from the compartment entry. Grab bars shall not be provided above the seat. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

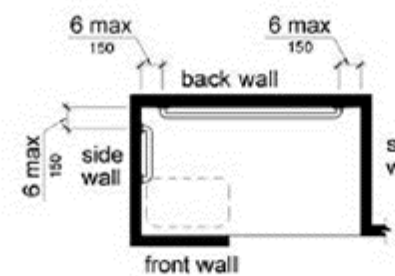


Figure 608.3.3 Grab Bars for Alternate Roll-In Type Showers

**608.4 Seats.** A folding or non-folding seat shall be provided in transfer type shower compartments. A folding seat shall be provided in roll-in type showers; required in transient lodging guest rooms with mobility features complying with 900.2. Seats shall comply with 610.

**EXCEPTION:** In residential dwelling units, seats shall not be required in transfer type shower compartments provided that reinforcement has been installed in walls so as to permit the installation of seats complying with 608.4.

**608.5 Controls.** Controls, faucets, and shower spray units shall comply with 309.4.

**608.5.1 Transfer Type Shower Compartments.** In transfer type shower compartments, the controls, faucets, and shower spray unit shall be installed on the side wall opposite the seat 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor and shall be located on the control wall 15 inches (380 mm) maximum from the centerline of the seat toward the shower opening.

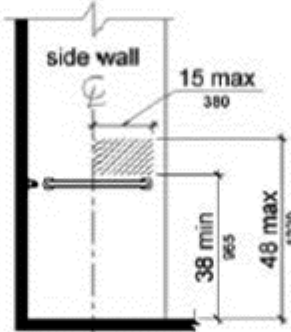


Figure 608.5.1 Transfer Type Shower Compartment Control Location

**608.5.2 Standard Roll-In Type Shower Compartments.** In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the seat wall.

**Advisory 608.5.2 Standard Roll-In Type Shower Compartments.** In standard roll-in type showers without seats, the shower head and operable parts can be located on any of the three walls of the shower without adversely affecting accessibility.

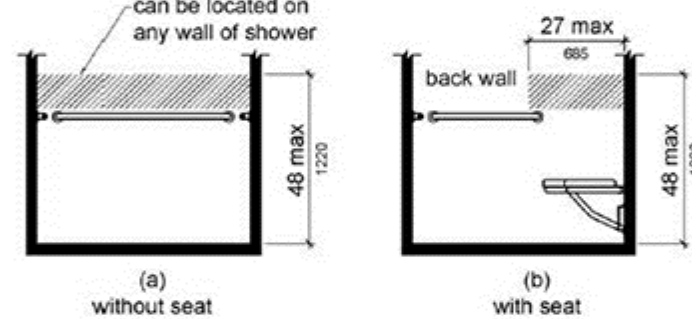


Figure 608.5.2 Standard Roll-In Type Shower Compartment Control Location

**608.5.3 Alternate Roll-In Type Shower Compartments.** In alternate roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be located on the side wall adjacent to the seat 27 inches (685 mm) maximum from the side wall behind the seat or shall be located on the back wall opposite the seat 15 inches (380 mm) maximum, left or right, of the centerline of the seat. Where a seat is not provided, the controls, faucets, and shower spray unit shall be installed on the side wall farthest from the compartment entry.

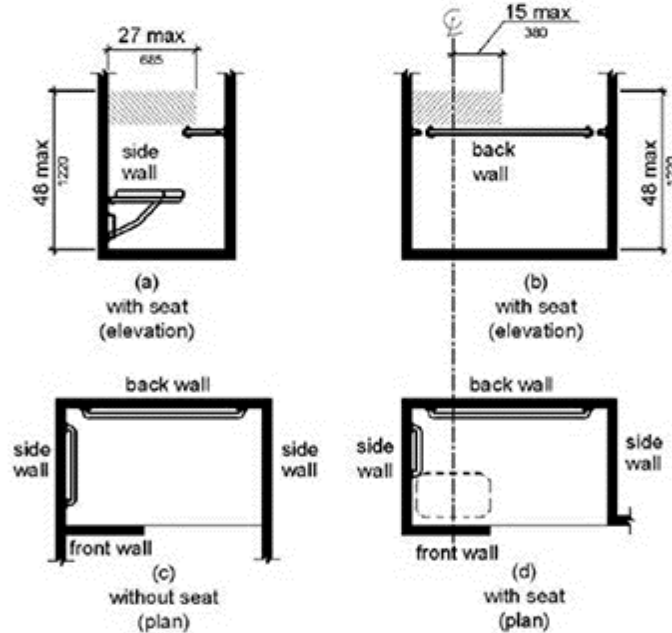


Figure 608.5.3 Alternate Roll-In Type Shower Compartment Control Location

**608.6 Shower Spray Unit and Water.** A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Shower spray units shall deliver water that is 120°F (49°C) maximum.

**EXCEPTION:** A fixed shower head located at 48 inches (1220 mm) maximum above the shower finish floor shall be permitted instead of a hand-held shower spray unit in facilities that are not medical care facilities, long-term care facilities, transient lodging guest rooms, or residential dwelling units.

**Advisory 608.6 Shower Spray Unit and Water.** Ensure that hand-held shower spray units are capable of delivering water pressure substantially equivalent to fixed shower heads.

**608.7 Thresholds.** Thresholds in roll-in type shower compartments shall be 1/2 inch (13 mm) high maximum in accordance with 303. In transfer type shower compartments, thresholds 1/2 inch (13 mm) high maximum shall be beveled, rounded, or vertical.

**EXCEPTION:** A threshold 2 inches (51 mm) high maximum shall be permitted in transfer type shower compartments in existing facilities where provision of a 1/2 inch (13 mm) high threshold would disturb the structural reinforcement of the floor slab.

**608.8 Shower Enclosures.** Enclosures for shower compartments shall not obstruct controls, faucets, and shower spray units or obstruct transfer from wheelchairs onto shower seats.

#### 609 Grab Bars

**609.1 General.** Grab bars in toilet facilities and bathing facilities shall comply with 609.

**609.2 Cross Section.** Grab bars shall have a cross section complying with 609.2.1 or 609.2.2.

**609.2.1 Circular Cross Section.** Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

**609.2.2 Non-Circular Cross Section.** Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches (51 mm) maximum and a perimeter dimension of 4 inches (102 mm) minimum and 4.8 inches (120 mm) maximum.

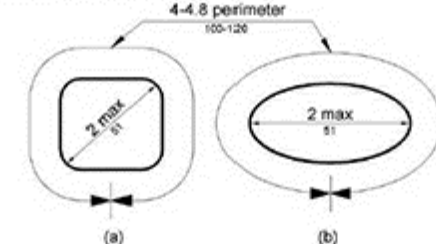


Figure 609.2.2 Grab Bar Non-Circular Cross Section

**609.3 Spacing.** The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

**EXCEPTION:** The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2 inches (38 mm) minimum.

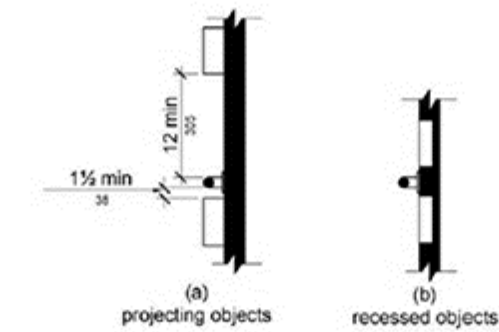


Figure 609.3 Spacing of Grab Bars

**609.4 Position of Grab Bars.** Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1 or 607.4.2.1.

**609.5 Surface Hazards.** Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.

**609.6 Fittings.** Grab bars shall not rotate within their fittings.

**609.7 Installation.** Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.

**609.8 Structural Strength.** Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

#### 610 Seats

**610.1 General.** Seats in bathtubs and shower compartments shall comply with 610.

**610.2 Bathtub Seats.** The top of bathtub seats shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches (380 mm) minimum and 16 inches (405 mm) maximum. The seat shall be capable of secure placement. Permanent seats at the head end of the bathtub shall be 15 inches (380 mm) deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub.

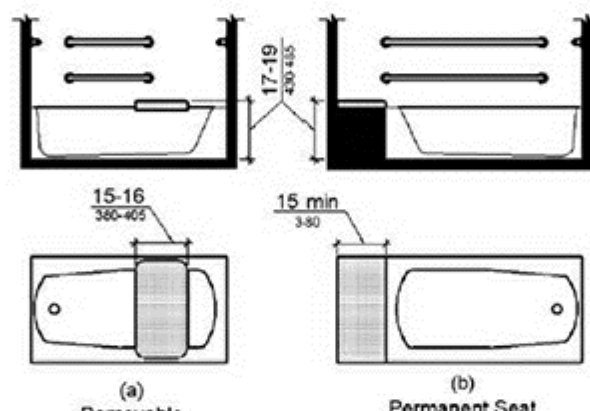


Figure 610.2 Bathtub Seats

**610.3 Shower Compartment Seats.** Where a seat is provided in a standard roll-in shower compartment, it shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. Where a seat is provided in an alternate roll-in type shower compartment, it shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches (75 mm) of the compartment entry. In transfer-type showers, the seat shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. The top of the seat shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. Seats shall comply with 610.3.1 or 610.3.2.

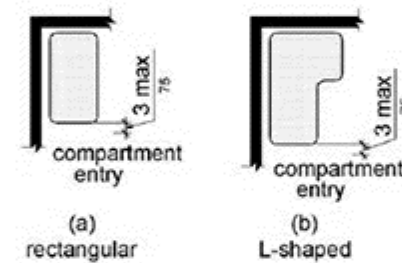


Figure 610.3 Extent of Seat

**610.3.1 Rectangular Seats.** The rear edge of a rectangular seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The side edge of the seat shall be 1 1/2 inches (38 mm) maximum from the adjacent wall.

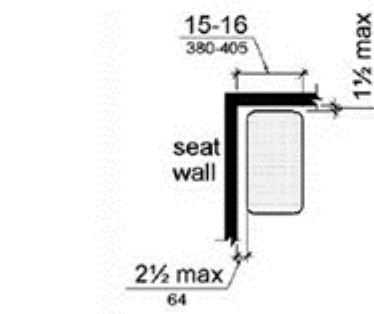


Figure 610.3.1 Rectangular Shower Seat

**610.3.2 L-Shaped Seats.** The rear edge of an L-shaped seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1 1/2 inches (38 mm) maximum from the wall and the front edge shall be 14 inches (355 mm) minimum and 15 inches (380 mm) maximum from the wall. The end of the "L" shall be 22 inches (560 mm) minimum and 23 inches maximum (585 mm) from the main seat wall.

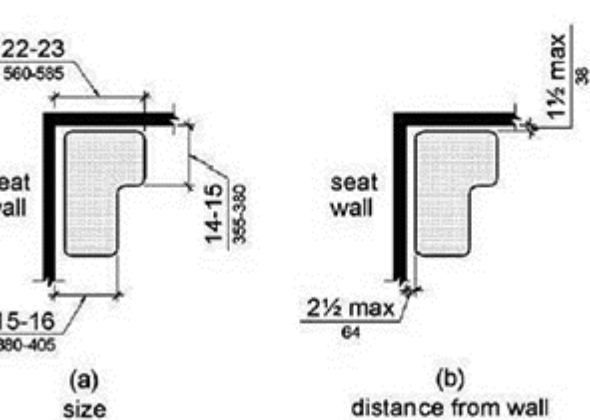


Figure 610.3.2 L-Shaped Shower Seat

**610.4 Structural Strength.** Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

#### 611 Washing Machines and Clothes Dryers

**611.1 General.** Washing machines and clothes dryers shall comply with 611.

**611.2 Clear Floor Space.** A clear floor or ground space complying with 305 positioned for parallel approach shall be provided. The clear floor or ground space shall be centered on the appliance.

**611.3 Operable Parts.** Operable parts, including doors, lint screens, and detergent and bleach compartments shall comply with 309.

**611.4 Height.** Top loading machines shall have the door to the laundry compartment located 36 inches (915 mm) maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located at 15 inches (380 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

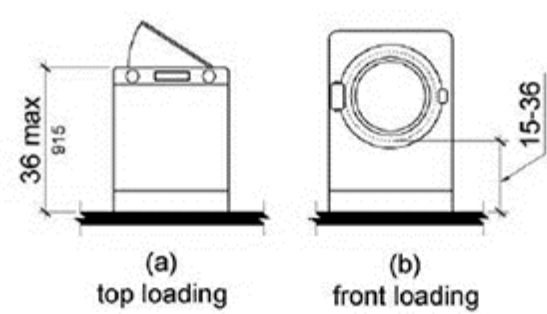


Figure 611.4 Height of Laundry Compartment Opening

#### 612 Saunas and Steam Rooms

**612.1 General.** Saunas and steam rooms shall comply with 612.

**612.2 Bench.** Where seating is provided in saunas and steam rooms, at least one bench shall comply with 903. Doors shall not swing into the clear floor space required by 903.2.

**EXCEPTION:** A readily removable bench shall be permitted to obstruct the turning space required by 612.3 and the clear floor or ground space required by 903.2.

**612.3 Turning Space.** A turning space complying with 304 shall be provided within saunas and steam rooms.

**903.4 Back Support.** The bench shall provide for back support or shall be affixed to a wall. Back support shall be 42 inches (1065 mm) long minimum and shall extend from a point 2 inches (51 mm) maximum above the seat surface to a point 18 inches (455 mm) minimum above the seat surface. Back support shall be 2 1/2 inches (64 mm) maximum from the rear edge of the seat measured horizontally.

**Advisory 903.4 Back Support.** To assist in transferring to the bench, consider providing grab bars on a wall adjacent to the bench, but not on the seat back. If provided, grab bars cannot obstruct transfer to the bench.

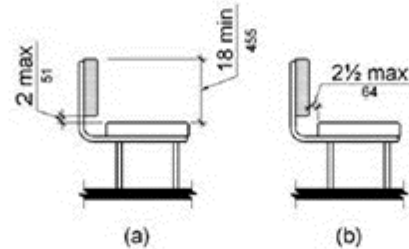


Figure 903.4 Bench Back Support

**903.5 Height.** The top of the bench seat surface shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the finish floor or ground.

**903.6 Structural Strength.** Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

**903.7 Wet Locations.** Where installed in wet locations, the surface of the seat shall be slip resistant and shall not accumulate water.

#### 904 Check-Out Aisles and Sales and Service Counters

**904.1 General.** Check-out aisles and sales and service counters shall comply with the applicable requirements of 904.

**904.2 Approach.** All portions of counters required to comply with 904 shall be located adjacent to a walking surface complying with 403.

**Advisory 904.2 Approach.** If a cash register is provided at the sales or service counter, locate the accessible counter close to the cash register so that a person using a wheelchair is visible to sales or service personnel and to minimize the reach for a person with a disability.

**904.3 Check-Out Aisles.** Check-out aisles shall comply with 904.3.

**904.3.1 Aisle.** Aisles shall comply with 403.

**904.3.2 Counter.** The counter surface height shall be 36 inches (915 mm) maximum above the finish floor or ground. The top of the counter edge protection shall be 2 inches (51 mm) maximum above the top of the counter surface on the side side of the check-out counter.

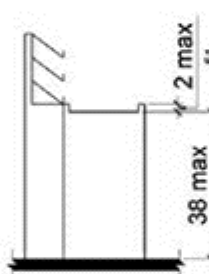


Figure 904.3.2 Check-Out Aisle Counters

**904.3.3 Check Writing Surfaces.** Where provided, check writing surfaces shall comply with 902.3.

**904.4 Sales and Service Counters.** Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

**EXCEPTION:** In alterations, when the provision of a counter complying with 904.4 would result in a reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is 24 inches (610 mm) long minimum complying with 904.4.1 provided that the required clear floor or ground space is centered on the accessible length of the counter.

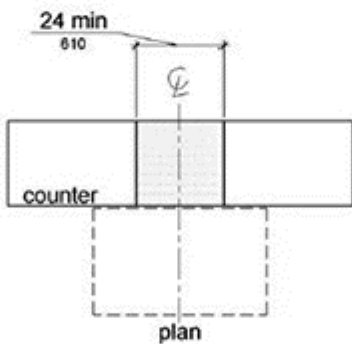


Figure 904.4 (Exception) Alteration of Sales and Service Counters

**904.4.1 Parallel Approach.** A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch (915 mm) minimum length of counter.

**EXCEPTION:** Where the provided counter surface is less than 36 inches (915 mm) long, the entire counter surface shall be 36 inches (915 mm) high maximum above the finish floor.

**904.4.2 Forward Approach.** A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

**904.5 Food Service Lines.** Counters in food service lines shall comply with 904.5.

**904.5.1 Self-Service Shelves and Dispensing Devices.** Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverages shall comply with 308.

**904.5.2 Tray Slides.** The tops of tray slides shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

**904.6 Security Glazing.** Where counters or teller windows have security glazing to separate personnel from the public, a method to facilitate voice communication shall be provided. Telephone handset devices, if provided, shall comply with 704.3.

**Advisory 904.6 Security Glazing.** Assistive listening devices complying with 706 can facilitate voice communication at counters or teller windows where there is security glazing which promotes distortion in audible information. Where assistive listening devices are installed, place signs complying with 703.7.2.4 to identify those facilities which are so equipped. Other voice communication methods include, but are not limited to, grilles, slats, talk-through baffles, intercoms, or telephone handset devices.

seal:

This drawing may not be used for regulatory approval, permitting, or construction

April 15, 2014

consultant:

sheet name:

Texas  
Accessibility  
Standards

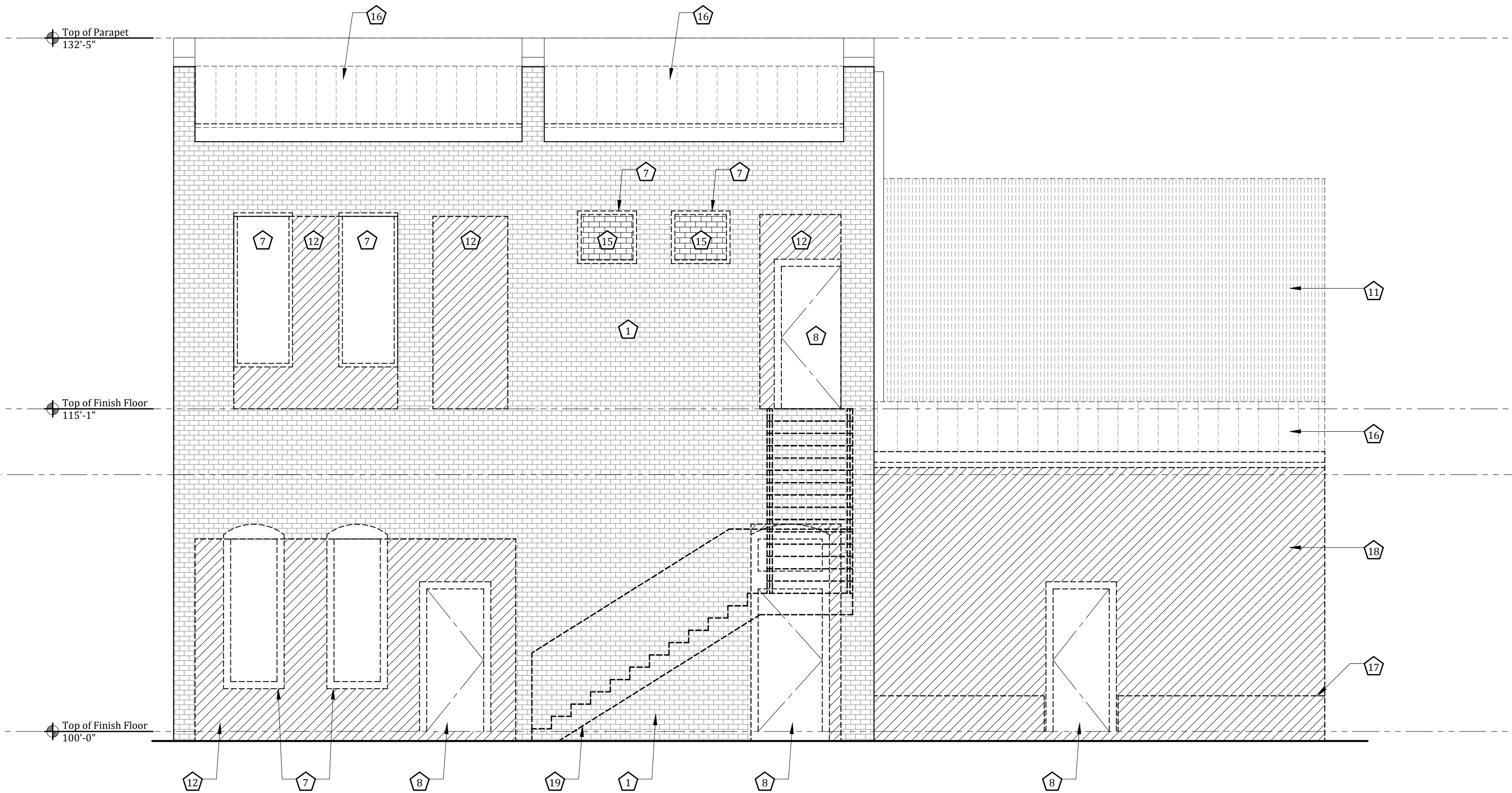
sheet number:

A0.05

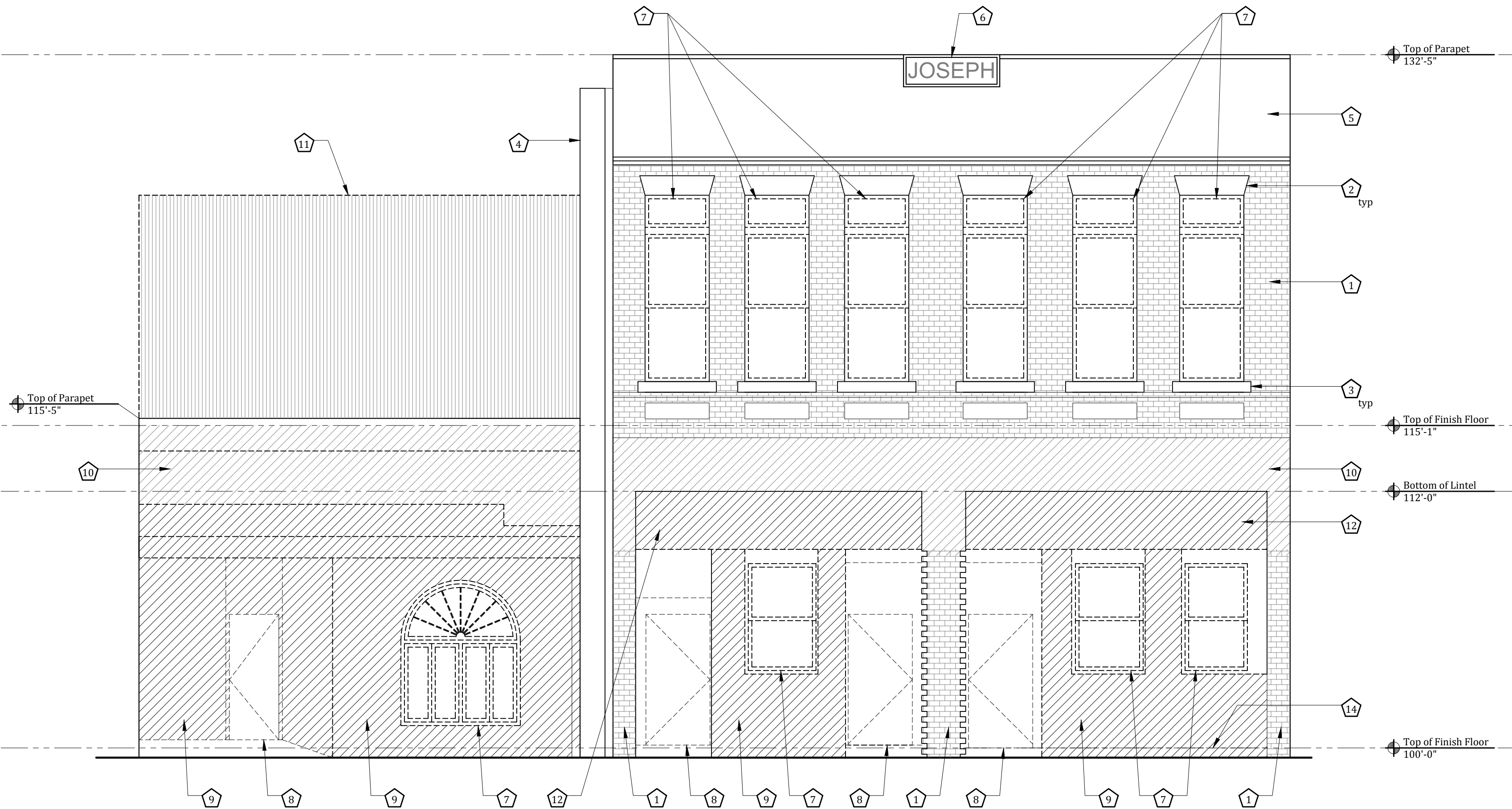








2 East Demolition Elevation  
1/4"=1'-0"



1 West Demolition Elevation  
1/4"=1'-0"

General Notes

- Contractor shall coordinate ALL Work associated with the Contract Documents.
- This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
- Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
- Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- Provide submittals on all items for review by Architect prior to beginning any associated Work.
- All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- All partitions to be braced to the structure above per building code requirements.
- Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
- Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
- Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

Keynotes

- Existing brick to remain
- Existing lintel to remain
- Existing sill to remain
- Existing cast iron column to remain, protect/brace during construction
- Existing stucco band to remain
- Existing signage to remain
- Remove existing window
- Remove existing door
- Remove existing brick wall
- Remove existing stucco band to reveal brick below
- Remove corrugated metal screen
- Remove portion of existing brick wall, verify header/lintel
- Remove brick at existing pilaster, allow for keying in additional brick
- Saw-cut and remove portion of existing slab

seal:

This drawing may not be used for regulatory approval, permitting, or construction

April 15, 2014

consultant:

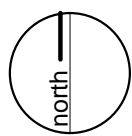
217 Congress  
217 Congress Avenue  
Austin, Texas 78701

issue:  
Drawing Set 04.24.14

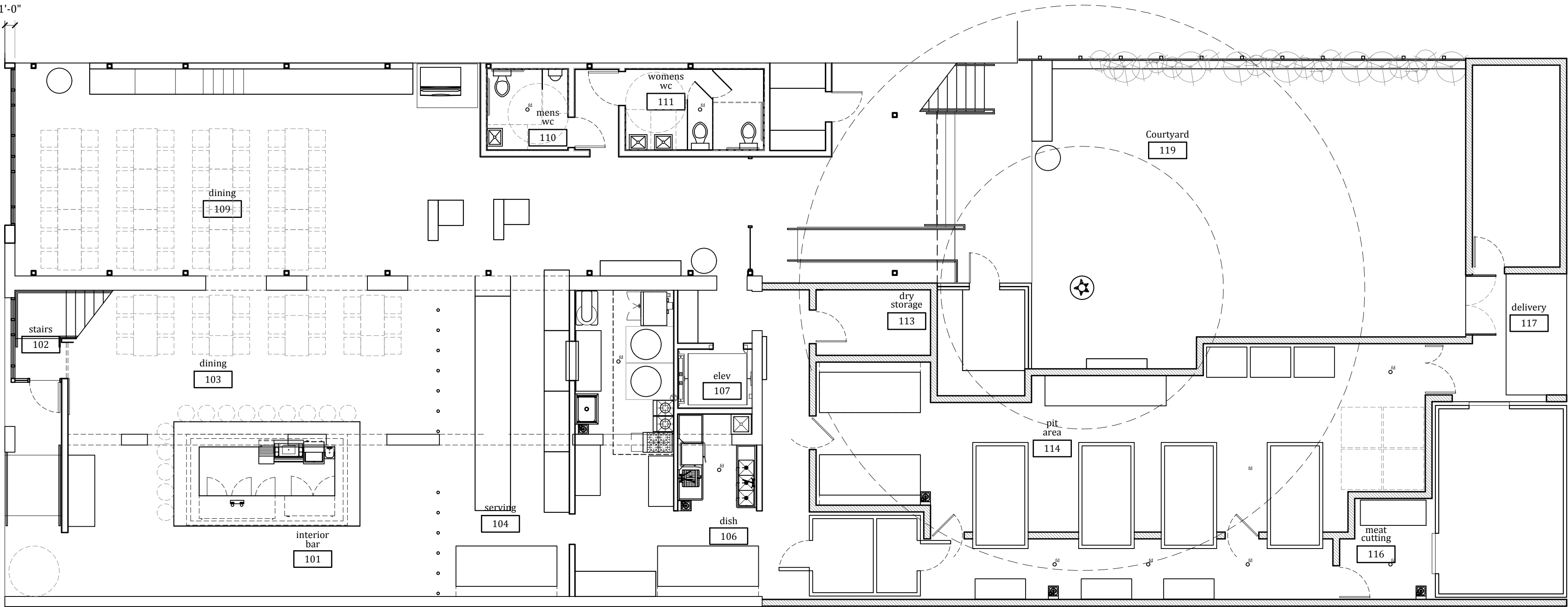
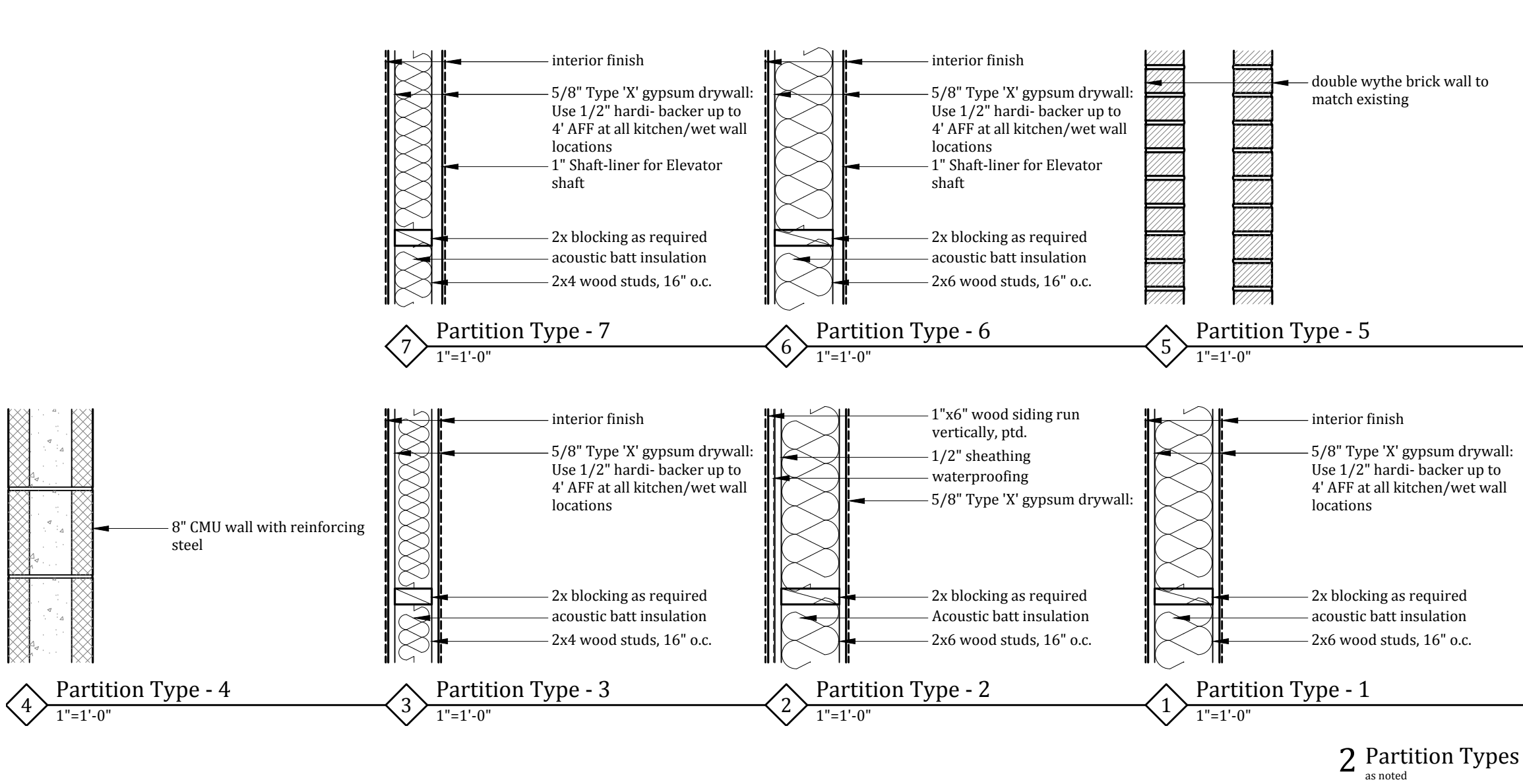
sheet name:  
Demolition  
Building  
Elevations

sheet number:  
AD3.00

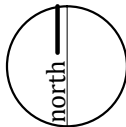








- General Notes
- Contractor shall coordinate ALL Work associated with the Contract Documents. This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
  - Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
  - Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
  - Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
  - Provide submittals on all items for review by Architect prior to beginning any associated Work.
  - All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
  - These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
  - Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
  - All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
  - All partitions to be braced to the structure above per building code requirements.
  - Provide wood blocking as required to mount all equipment, accessories, shelving, etc. Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
  - Contractor shall verify all electrical and plumbing rough-in requirements and locations with the manufacturer/supplier of such equipment.
  - Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.



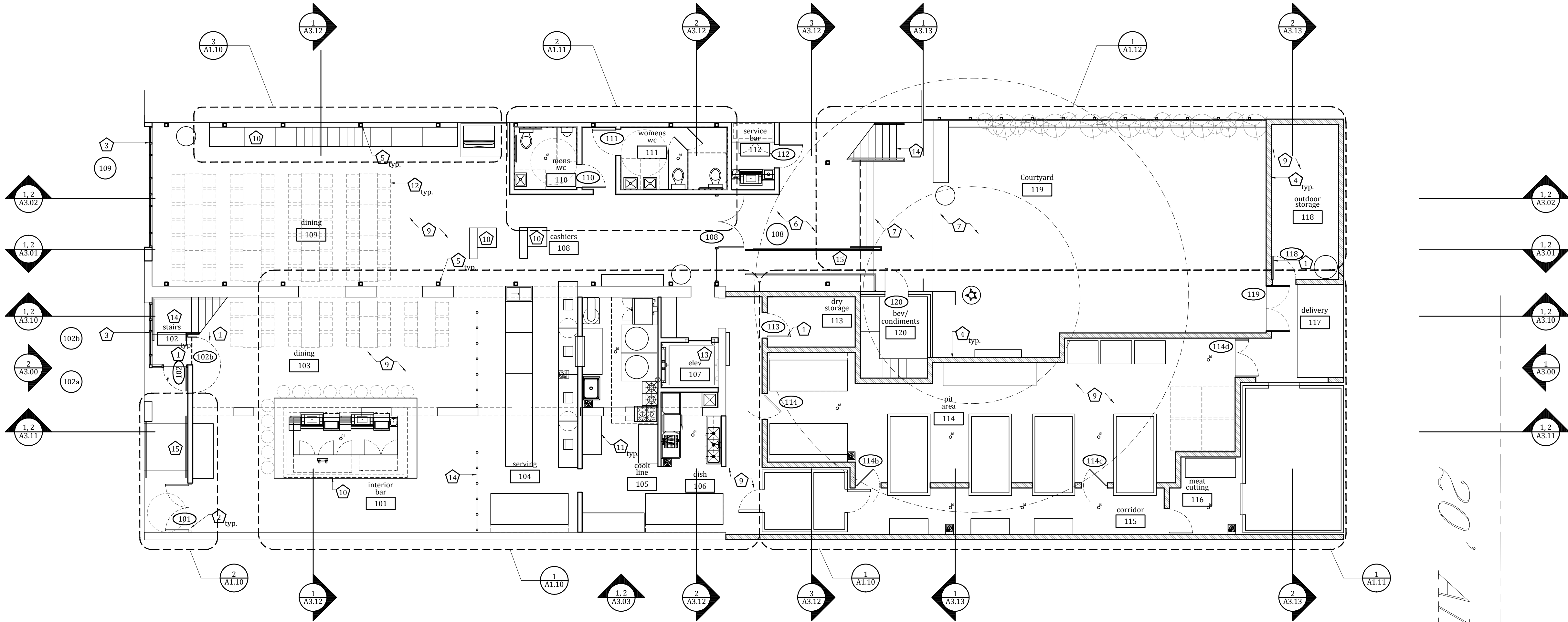


Keynotes

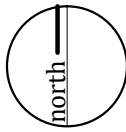
- 1. Door
- 2. Storefront
- 3. New CMU wall
- 4. New steel column
- 5. Concrete Patio
- 6. Wood Patio
- 7. Gravel Patio
- 8. Polished concrete floor
- 9. Millwork
- 10. Kitchen Equipment
- 11. Furnishings (shown dashed)
- 12. Elevator
- 13. Guard Rail
- 14. Stairs
- 15. Ramp

General Notes

- 1. Contractor shall coordinate ALL Work associated with the Contract Documents. This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
- 2. Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
- 3. Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- 4. Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- 5. Provide submittals on all items for review by Architect prior to beginning any associated Work.
- 6. All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- 7. These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- 8. Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- 9. All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- 10. All partitions to be braced to the structure above per building code requirements.
- 11. Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
- 12. Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
- 13. Contractor shall verify all electrical and plumbing rough-in requirements and locations with the manufacturer/supplier of such equipment.
- 14. Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.



1 First Floor Reference Plan  
1/8"=1'-0"



Kevin Stewart | Architect

3110 Manor Road, Suite G  
Austin, Texas 78701  
512.524.0993  
info@stewart-architect.com

seal:

This drawing may not be used for regulatory approval, permitting, or construction  
  
April 15, 2014

consultant:

217 Congress  
217 Congress Avenue  
Austin, Texas 78701

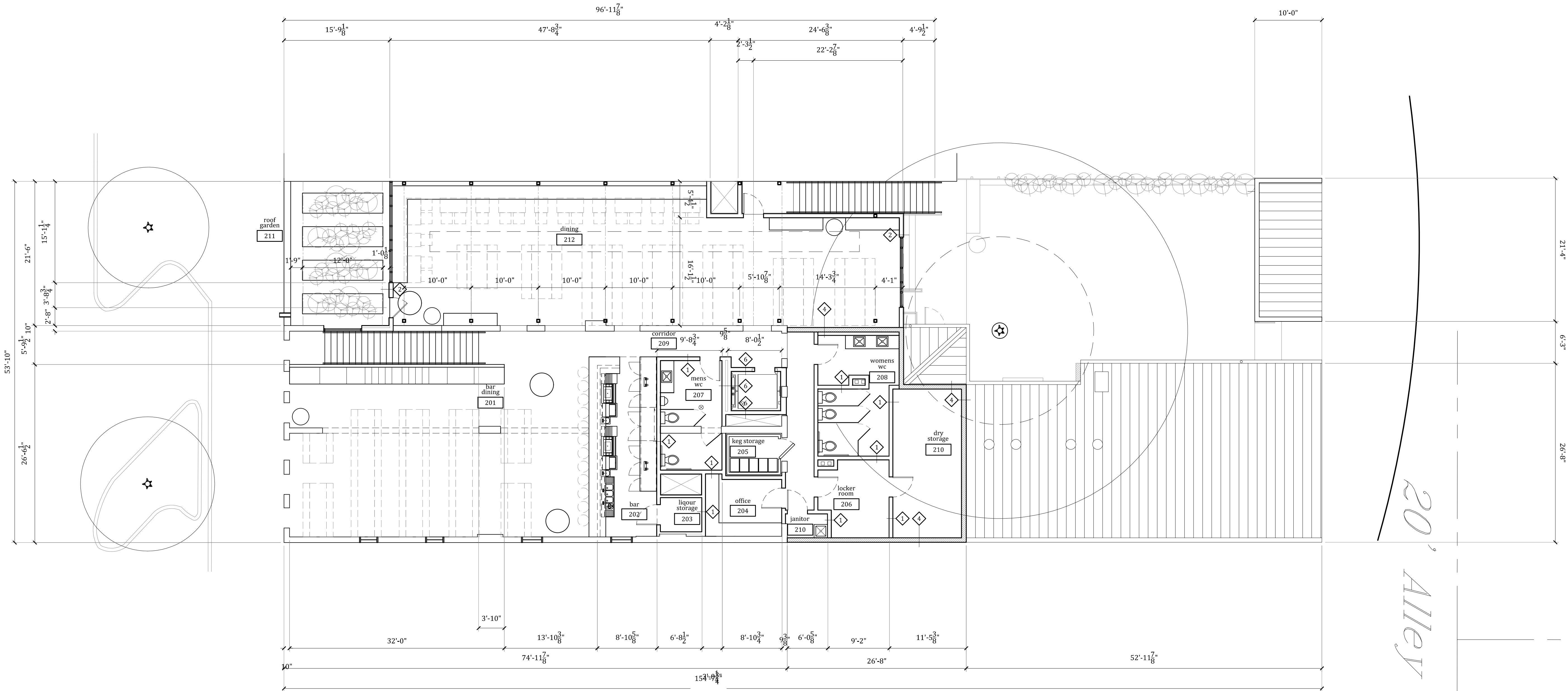
issue:  
■ Drawing Set  
04.24.14

sheet name:  
First Floor  
Reference Plan  
and Partition  
Types

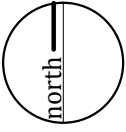
sheet number:  
A1.01R

© KLSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KLSA, LLC.





1 Second Floor Plan  
1/8"=1'-0"



Keynotes

1. not used

General Notes

- Contractor shall coordinate ALL Work associated with the Contract Documents.
- This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
- Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
- Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- Provide submittals on all items for review by Architect prior to beginning any associated Work.
- All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- All partitions to be braced to the structure above per building code requirements.
- Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
- Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
- Contractor shall verify all electrical and plumbing rough-in requirements and locations with the manufacturer/supplier of such equipment.
- Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

Kevin Stewart | Architect

3110 Manor Road, Suite G  
Austin, Texas 78701  
512.524.0393  
info@stewart-architect.com

seal:

This drawing may not be used for regulatory approval, permitting, or construction  
  
April 15, 2014

consultant:

217 Congress  
217 Congress Avenue  
Austin, Texas 78701

Issue:  
■ Drawing Set  
04.24.14

sheet name:  
  
Second Floor Plan  
and Details

sheet number:  
  
A1.02

© KLSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KLSA, LLC.




Keynotes

- 1. Door
- 2. Storefront
- 3. New Roof
- 4. New steel column
- 5. Windows with fixed screen
- 6. Planters
- 7. Chase
- 8. Keg Storage
- 9. Millwork
- 10. Kitchen Equipment
- 11. Furnishings (shown dashed)
- 12. Elevator
- 13. Guard Rail
- 14. Stairs

General Notes

- 1. Contractor shall coordinate ALL Work associated with the Contract Documents.
- 2. This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
- 3. Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
- 4. Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- 5. Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- 6. Provide submittals on all items for review by Architect prior to beginning any associated Work.
- 7. All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- 8. These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- 9. Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- 10. All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- 11. All partitions to be braced to the structure above per building code requirements.
- 12. Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
- 13. Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
- 14. Contractor shall verify all electrical and plumbing rough-in requirements and locations with the manufacturer/supplier of such equipment.
- 15. Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

Kevin Stewart | Architect



3110 Manor Road, Suite G  
Austin, Texas 78701  
512.524.0993  
info@stewart-architect.com

seal:

This drawing may not be used for regulatory approval, permitting, or construction

April 15, 2014

consultant:

217 Congress  
217 Congress Avenue  
Austin, Texas 78701

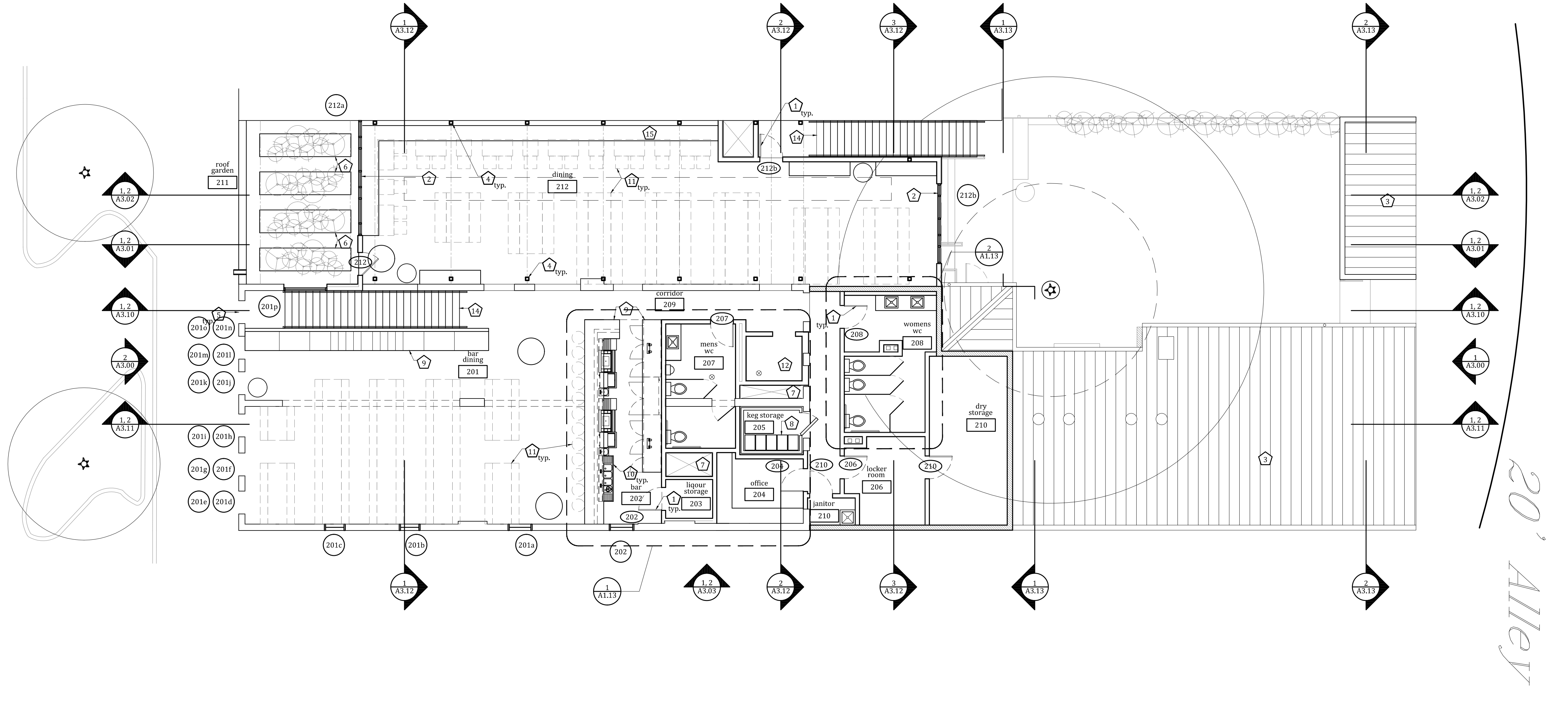
issue:  
■ Drawing Set 04.24.14

sheet name:  
Second Floor  
Reference Plan  
and Details

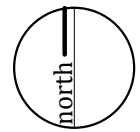
sheet number:

A1.02R

© KLSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KLSA, LLC.



1 Second Floor Reference Plan  
1/8"=1'-0"



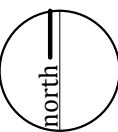
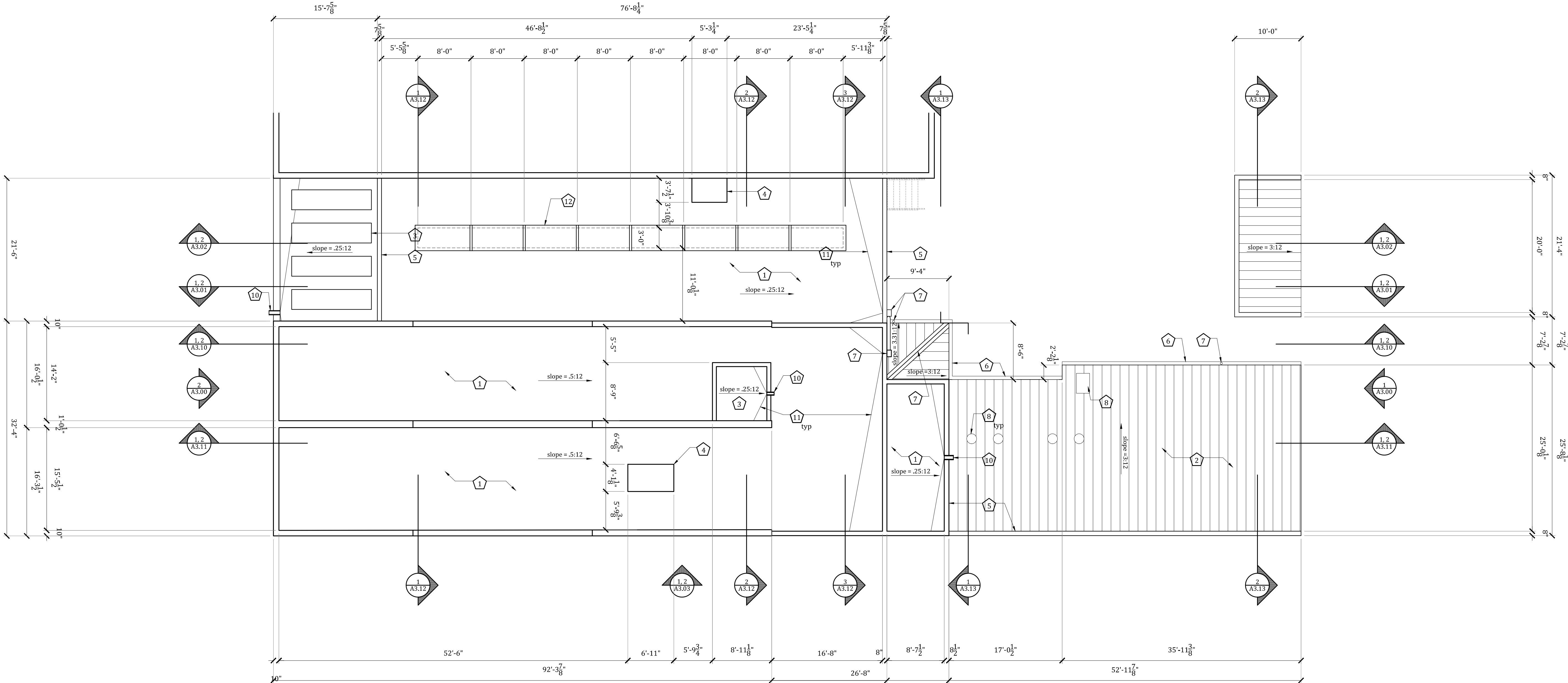


Keynotes

- 1. TPO Roofing
- 2. New metal roof
- 3. Steel planters
- 4. Mechanical chase
- 5. Parapet
- 6. Gutter
- 7. Downspout
- 8. Roof penetration, seal full perimeter
- 9. Ridge flashing, finish to match roof
- 10. Scupper
- 11. Cricket
- 12. Skylight

General Notes

- 1. Contractor shall coordinate ALL Work associated with the Contract Documents. This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
- 3. Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
- 4. Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- 5. Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- 6. Provide submittals on all items for review by Architect prior to beginning any associated Work.
- 7. All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- 8. These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- 9. Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- 10. All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- 11. Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
- 12. Contractor shall verify all electrical and plumbing rough-in requirements and locations with the manufacturer/supplier of such equipment.
- 13. All switches and any other wall mounted control devices are to be mounted at +48" AFF to centerline, unless otherwise noted (UON). All receptacles/outlets are to be mounted at +18" AFF to centerline, UON. Prior to wiring, Contractor shall obtain Architect and Owner approval for device locations via a site visit and walk-through with all parties.
- 14. Where switches are shown adjacent to each other they shall be ganged together to the greatest extent possible.
- 15. Switches and receptacles/devices shall be White, Decora Style, with stainless steel coverplates, UON.
- 16. All air devices (registers, grilles, etc.) shall be painted to match adjacent finishes, UON.
- 17. Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.





Equipment Schedule

tag	type		
1	72" 4- compartment Sink w/ faucets & drain boards	17	S/S soiled dish table w/ scrap sink
1.1	Glass washer	18	Dish machine by owner
2	3-Door refrigerated beer dispenser w/ (2) towers, (6) taps & casters	19	S/S clean dish table
3	2-Glass door backbar refrigerator w/ casters	20	Mop sink with faucet
4	18" Drain board	21A	Holding / Cutting (By Owner)
5	35" Ice chest w/ 7-circuit cold plate	21B	Holding / Cutting (By Owner)
5.1	35" Speed rail	22	Serving pit (By Owner)
6	24" Glass froster w/ casters	23	Holding pit (By Owner)
7	S/S hand sink with faucet	24	Coal cook pit (By Owner)
8	40-Quart floor mixer	25	Vegetable walk-in (8' x 7') and meat freezer (8'x3') (Provided by Owner)
9	Double-stack convection oven w/ casters	26	Rotisserie pit (By Owner)
10	40 Gallon kettle	27	S/S Table 24x60
11	36" prep sink	28	Coal Starter (By Owner)
12	1-Burner stock pot range	29	Walk-in (13'-0" x 19'-0") (Provided by Owner)
13	S/S hand sink with faucet	30	2' slide top freezer
14	4-Burner range w/ (1) oven base & casters	31a	3-Pan steam table
15	S/S prep table 30x60	31b	4-Pan steam table
16	S/S 3-compartment sink with faucet & drain board	32	12" cold meat display
		33	CO <sub>2</sub> (Provided by Owner)
		34	Dump sink
		35	Ice Machine
		36	Scale

Keynotes

1. Furnishings, shown dashed
2. Booth/banquette seating
3. Line of ceiling above
4. Cooking Pit
5. Wall below, shown dashed
6. Countertop/millwork
7. Kitchen equipment
8. Elevator
9. Plumbing Fixture
10. Stair
11. Planter
12. Wood Fence
13. Ramp down, 6" max.
14. Floor finish transition
15. New steel column
16. Existing tree
17. Guard rail
18. Coal starter
19. Pallet storage
20. Walk-in cooler
21. Sink with 12" splash-shields
22. Window with Fixed Screen
23. Hood above (shown dashed)

General Notes

1. Contractor shall coordinate ALL Work associated with the Contract Documents. This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
2. Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
3. Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
4. Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
5. Provide submittals on all items for review by Architect prior to beginning any associated Work.
6. All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
7. These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
8. Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
9. All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
10. All partitions to be braced to the structure above per building code requirements.
11. Provide wood blocking as required to mount all equipment, accessories, shelving, etc. Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
12. Contractor shall verify all electrical and plumbing rough-in requirements and locations with the manufacturer/supplier of such equipment.
13. Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

Kevin Stewart Architect

3110 Manor Road, Suite G  
Austin, Texas 78701  
512.524.0393  
info@stewart-architect.com

seal:

This drawing may not be used for regulatory approval, permitting, or construction

April 15, 2014

consultant:

217 Congress  
217 Congress Avenue  
Austin, Texas 78701

issue:  
Drawing Set 04.24.14

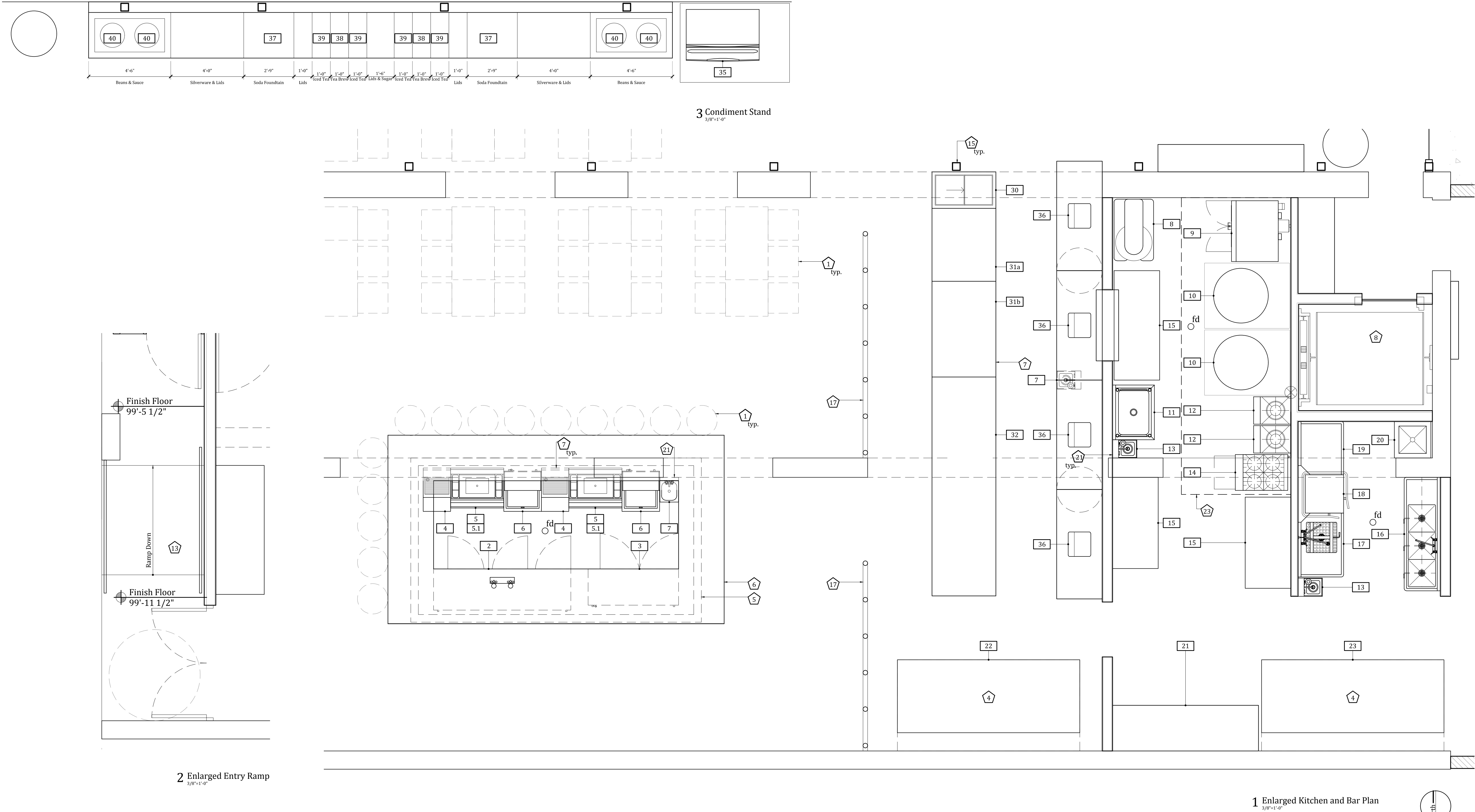
sheet name:

Enlarged Plans

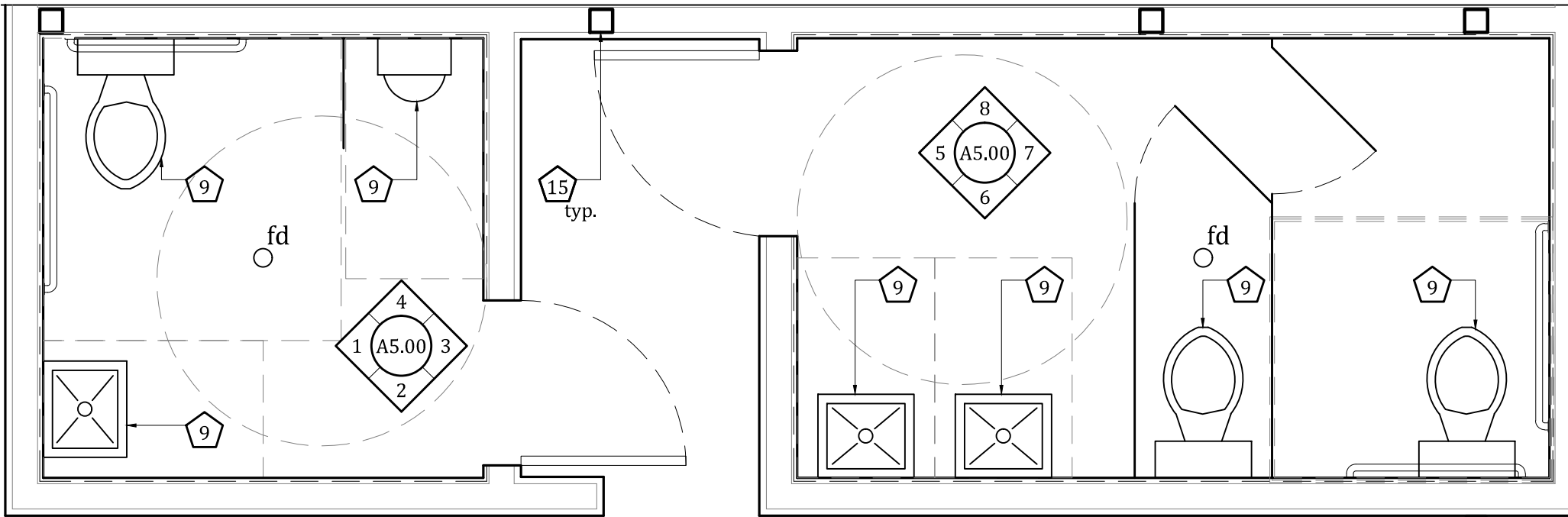
sheet number:

A1.10

© KLSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KLSA, LLC.



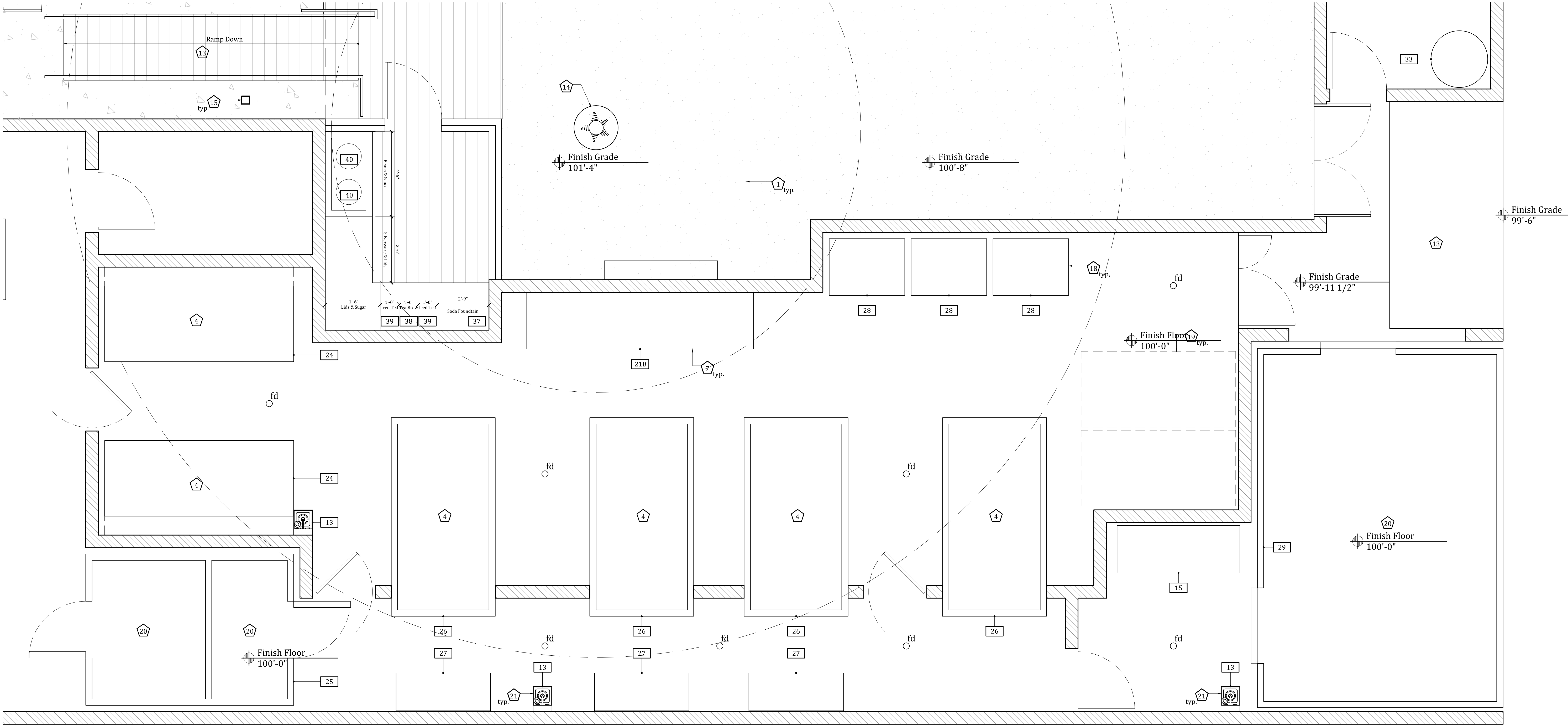




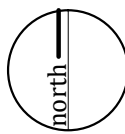
2 Enlarged Restroom Plan  
3/8"=1'-0"

- Keynotes**
1. Furnishings, shown dashed
  2. Booth/banquette seating
  3. Line of ceiling above
  4. Cooking Pit
  5. Wall below, shown dashed
  6. Countertop/millwork
  7. Kitchen equipment
  8. Elevator
  9. Plumbing Fixture
  10. Stair
  11. Planter
  12. Wood Fence
  13. Ramp down, 6" max.
  14. Floor finish transition
  15. New steel column
  16. Existing tree
  17. Guard rail
  18. Coal starter
  19. Pallet storage
  20. Walk-in cooler
  21. Sink with 12" splash-shields
  22. Window with Fixed Screen
  23. Hood above (shown dashed)

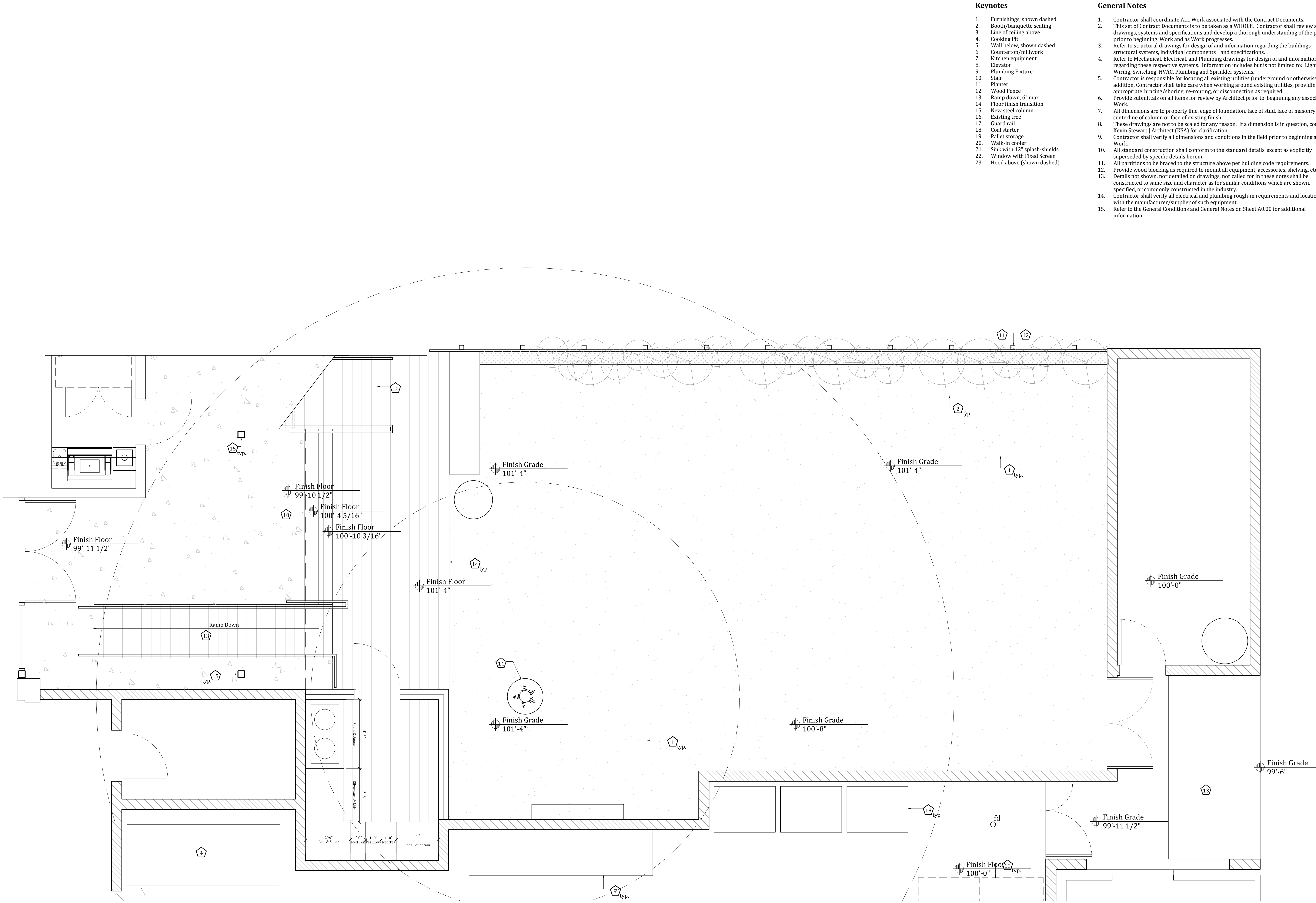
- General Notes**
1. Contractor shall coordinate ALL Work associated with the Contract Documents.
  2. This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
  3. Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
  4. Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
  5. Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
  6. Provide submittals on all items for review by Architect prior to beginning any associated Work.
  7. All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
  8. These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
  9. Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
  10. All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
  11. All partitions to be braced to the structure above per building code requirements.
  12. Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
  13. Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
  14. Contractor shall verify all electrical and plumbing rough-in requirements and locations with the manufacturer/supplier of such equipment.
  15. Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.



1 Enlarged Back-of-House Plan  
3/8"=1'-0"







Keynotes

1. Furnishings, shown dashed
2. Booth/banquette seating
3. Line of ceiling above
4. Cooking Pit
5. Wall below, shown dashed
6. Countertop/millwork
7. Kitchen equipment
8. Elevator
9. Plumbing Fixture
10. Stair
11. Planter
12. Wood Fence
13. Ramp down, 6" max.
14. Floor finish transition
15. New steel column
16. Existing tree
17. Guard rail
18. Coal starter
19. Pallet storage
20. Walk-in cooler
21. Sink with 12" splash-shields
22. Window with Fixed Screen
23. Hood above (shown dashed)

General Notes

1. Contractor shall coordinate ALL Work associated with the Contract Documents.
2. This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
3. Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
4. Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
5. Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
6. Provide submittals on all items for review by Architect prior to beginning any associated Work.
7. All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
8. These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
9. Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
10. All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
11. All partitions to be braced to the structure above per building code requirements.
12. Provide wood blocking as required to mount all equipment, accessories, shelving, etc. Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
14. Contractor shall verify all electrical and plumbing rough-in requirements and locations with the manufacturer/supplier of such equipment.
15. Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

seal:

This drawing may not be used for regulatory approval, permitting, or construction

April 15, 2014

consultant:

217 Congress  
217 Congress Avenue  
Austin, Texas 78701

issue:  
Drawing Set 04.24.14

sheet name:

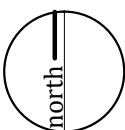
Enlarged Plans

sheet number:

A1.12

© KLSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KLSA, LLC.

1 Enlarged Patio Plan  
3/8"=1'-0"






Keynotes

- 1. Furnishings, shown dashed
- 2. Line of ceiling above
- 3. Wall below, shown dashed
- 4. Countertop/millwork
- 5. Kitchen equipment
- 6. Elevator
- 7. Plumbing Fixture
- 8. Stair
- 9. New steel column
- 10. Walk-in cooler
- 11. Sink with 12" splash-shields

General Notes

- 1. Contractor shall coordinate ALL Work associated with the Contract Documents.
- 2. This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
- 3. Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
- 4. Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- 5. Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- 6. Provide submittals on all items for review by Architect prior to beginning any associated Work.
- 7. All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- 8. These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- 9. Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- 10. All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- 11. All partitions to be braced to the structure above per building code requirements.
- 12. Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
- 13. Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
- 14. Contractor shall verify all electrical and plumbing rough-in requirements and locations with the manufacturer/supplier of such equipment.
- 15. Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

Kevin Stewart Architect



3110 Manor Road, Suite G  
Austin, Texas 78701  
512.524.0993  
info@stewart-architect.com

seal:

This drawing may not be used for regulatory approval, permitting, or construction

April 15, 2014

consultant:

217 Congress

217 Congress Avenue

Austin, Texas 78701

Issue:

Drawing Set

04.24.14

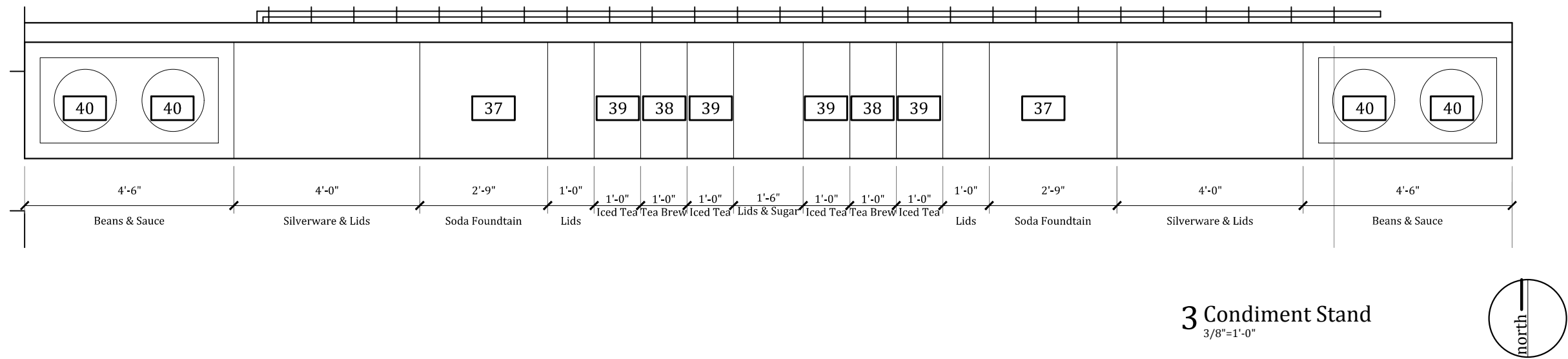
sheet name:

Enlarged Floor Plans

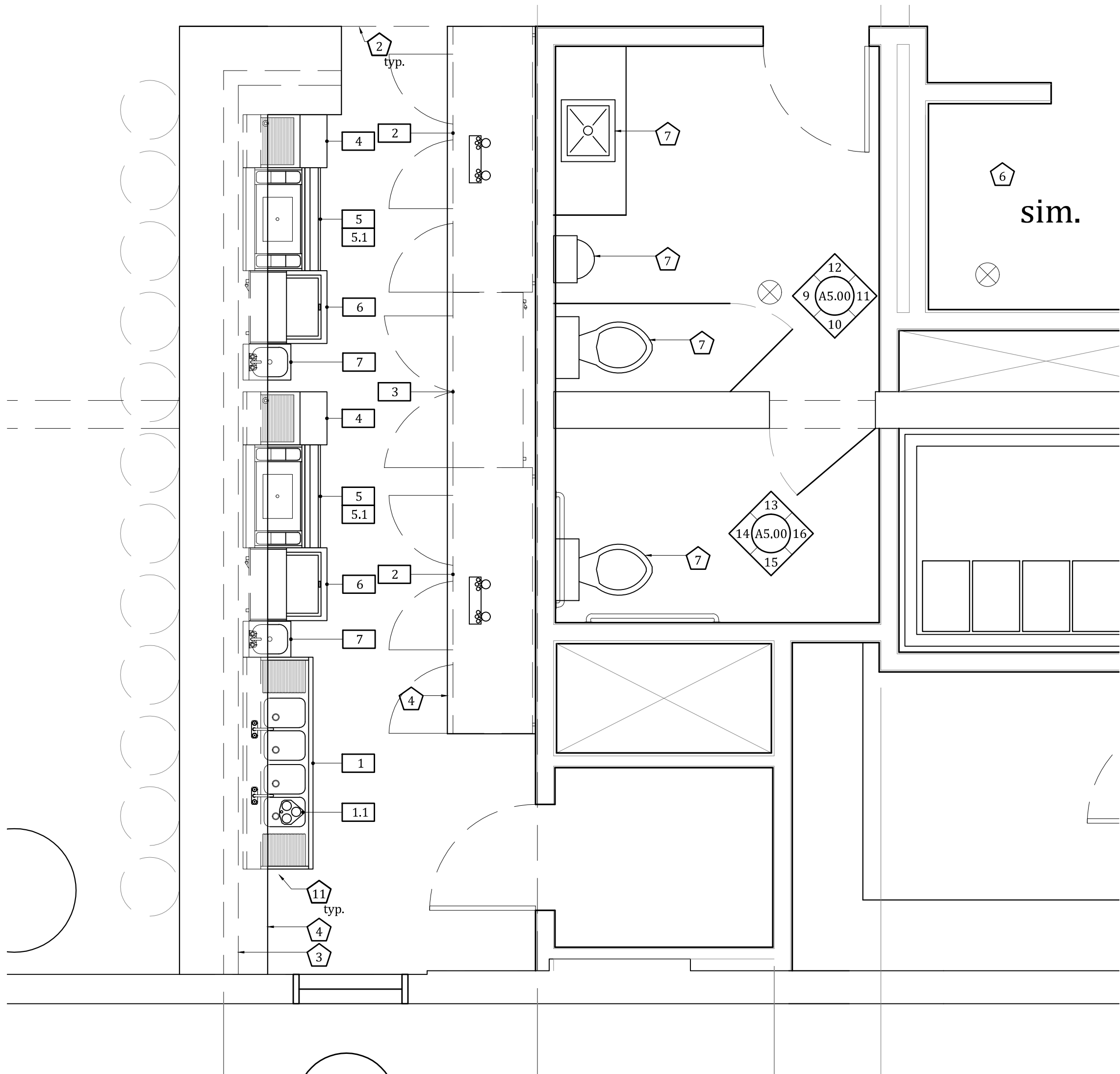
sheet number:

A1.13

© KLSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KLSA, LLC.



2 Enlarged Exterior Bar Plan  
3/8"=1'-0"



1 Enlarged Bar and Restroom Plan  
3/8"=1'-0"



Light Schedule

tag	type	manufacturer	specification/product #	color/finish	lamps	notes
A	3" Recessed Can ( Wall Wash), LED	Lightolier	C3L08585N1ELV/C3L085A0127K9/C3LABKW	Black with White Flange	20W LED	Paint Flange to match adjacent finish
B	3" Recessed Can, LED	Lightolier	C3L085N1ELVAIC/C3L085LW0127K9/C3LLWBKW	Black with White Flange	20W LED	Paint Flange to match adjacent finish
C	Pendant	Schoolhouse Electric	252.0054.12C (Factory Light No. 4 Cable) - 48" length	Factory White with Houndstooth Cloth	150W clear lamp	Verify length prior to ordering
D	8' track lighting and fixtures	Lightolier	6002NBK/LLAV0027BK-RF	Black	(4) 20W PAR16	(4) track heads per fixture
E	Pendant, 'Aparment Pendant'	Schoolhouse Electric	252.0063.2	Matte Bronze	60W Edison Marconi Bulb	Plug-in fixture, wrap cord around armature. Height tbd in field.
F	Bathroom Pendant	Schoolhouse Electric	252.0010.6 (Willamette 6") - 24" length	Matte Bronze	60W	-
G	2x4 lay-in fluorescent	Daybrite	2DPG332-FA-21INV-UNV	White	(3) 32W T8, 2700k	Invert lens for use in kitchen
H	Surface mounted fluorescent	Daybrite	2DPG332-FA-21INV-UNV	White	(3) 32W T8, 2700k	Invert lens for use in kitchen
I	LED Tape Light	-	-	-	-	-
J	-	-	-	-	-	-
K	Exterior wall sconce	ANP Lighting	A810-E15-26WPL-RTC-40	White	26W CFL, 2700k	-
L	Emergency light	Chloride	CN6RCAXIC	White	LED	to be located in conjunction with electrical engineer
M	Exit/Emergency combination	Chloride	VCAL3RW	White	LED/MR16	to be located in conjunction with electrical engineer
K	Exterior Emergency Light	-	-	-	-	to be located in conjunction with electrical engineer

Light Fixture Schedule Notes:

1. Refer to notations adjacent to fixtures for lighting type ("X" - letter) and switching ("#" - number).
2. A notation of "EM" refers to Emergency Lighting that is not switched.
3. A notation of "photo" refers to exterior lighting that is switched via time-clock or photo-sensor.
4. A notation of "OS" refers to lighting that is switched via an occupancy sensor.
5. All fixtures (EXCEPT FOR: F,G,and H) to be dimmable.
6. Verify mounting heights of pendant fixutes with KSA prior to ordering.

General Notes

1. Contractor shall coordinate ALL Work associated with the Contract Documents.
2. This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
3. Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
4. Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
5. Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
6. Provide submittals on all items for review by Architect prior to beginning any associated Work.
7. All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
8. These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
9. Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
10. All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
11. Details not shown, nor detailed on drawings, nor called for in these notes shall be construed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
12. Contractor shall verify all electrical and plumbing rough-in requirements and locations with the manufacturer/supplier of such equipment.
13. All switches and any other wall mounted control devices are to be mounted at +48" AFF to centerline, unless otherwise noted (UON). All receptacles/outlets are to be mounted at +18" AFF to centerline, UON. Prior to wiring, Contractor shall obtain Architect and Owner approval for device locations via a site visit and walk-through with all parties.
14. Where switches are shown adjacent to each other they shall be ganged together to the greatest extent possible.
15. Switches and receptacles/devices shall be White, Decora Style, with stainless steel coverplates, UON.
16. All air devices (registers, grilles, etc.) shall be painted to match adjacent finishes, UON.
17. Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

Keynotes

1. Lighting by equipment manufacturer
2. Exposed ductwork, paint-grip

Kevin Stewart Architect



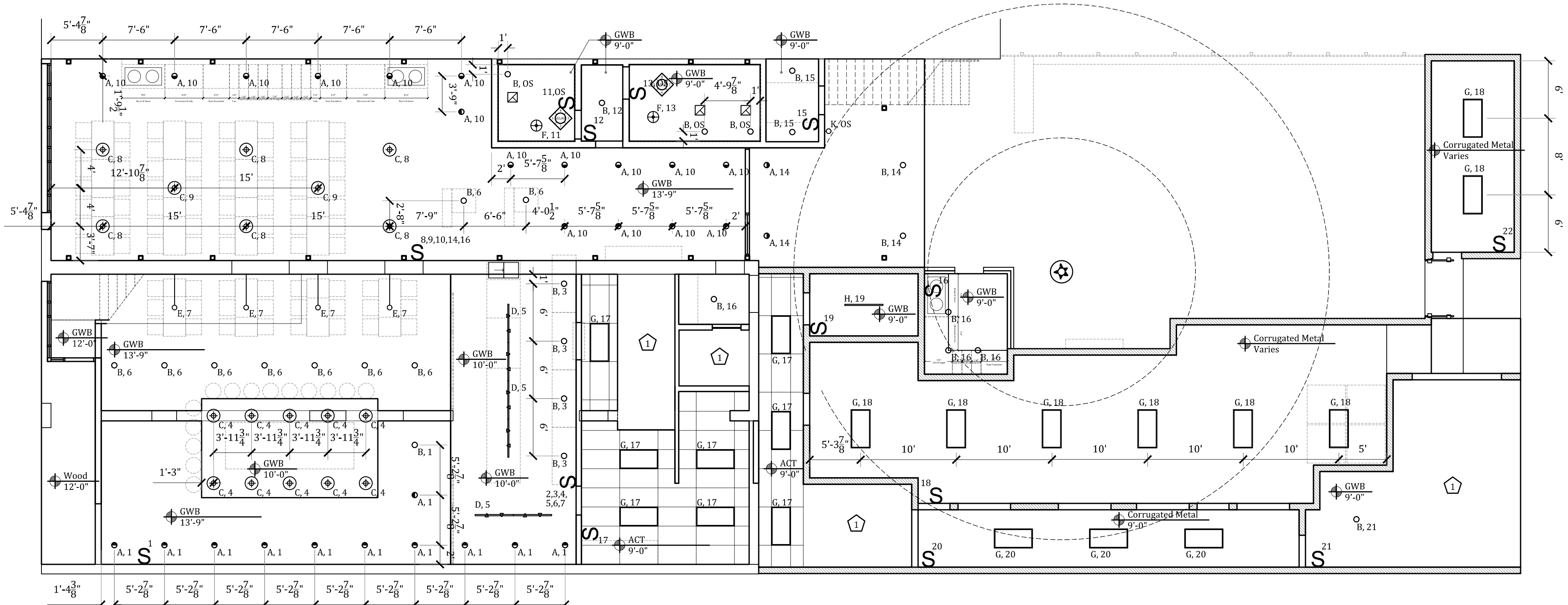
3110 Manor Road, Suite G  
Austin, Texas 78723  
512.524.0393  
info@stewart-architect.com

seal:

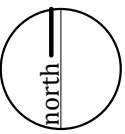
This drawing may not be used for regulatory approval, permitting, or construction

April 15, 2014

consultant:



1 Reflected Ceiling Plan  
1/8" = 1'-0"



Electrical Legend

- 6" recessed can
- 4" recessed can
- 4" recessed can (wall wash)
- Landscape light
- Table Lamp
- 2'x4' lay-in fluorescent
- track lighting
- led tape light
- led string light
- sconce
- ceiling sconce
- emergency light
- exit light
- pendant - small
- pendant - large
- exhaust fan
- register - supply
- register - return
- POS monitor
- POS printer

217 Congress  
217 Congress Avenue  
Austin, Texas 78701

issue:

Drawing Set 04.24.14

sheet name:

First Floor  
RCP, and  
Light Schedule

sheet number:

A2.00

© KLSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KLSA, LLC.

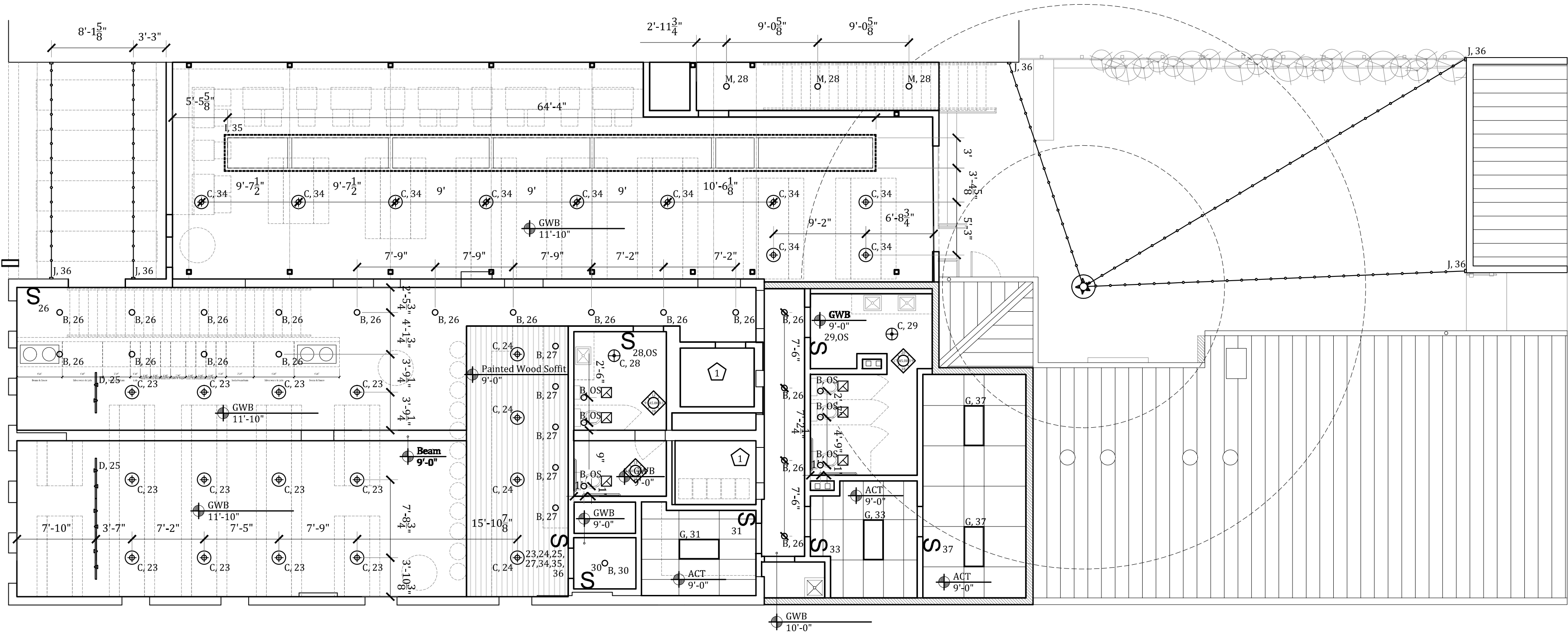


General Notes

- Contractor shall coordinate ALL Work associated with the Contract Documents.
- This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
- Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
- Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- Provide submittals on all items for review by Architect prior to beginning any associated Work.
- All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
- Contractor shall verify all electrical and plumbing rough-in requirements and locations with the manufacturer/supplier of such equipment.
- All switches and any other wall mounted control devices are to be mounted at +48" AFF to centerline, unless otherwise noted (UON). All receptacles/outlets are to be mounted at +18" AFF to centerline, UON. Prior to wiring, Contractor shall obtain Architect and Owner approval for device locations via a site visit and walk-through with all parties.
- Where switches are shown adjacent to each other they shall be ganged together to the greatest extent possible.
- Switches and receptacles/devices shall be White, Decora Style, with stainless steel coverplates, UON.
- All air devices (registers, grilles, etc.) shall be painted to match adjacent finishes, UON.
- Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

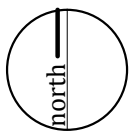
Keynotes

- Lighting by equipment manufacturer
- Exposed ductwork, paint-grip



1 Reflected Ceiling Plan

1/8" = 1'-0"



Electrical Legend

- 6" recessed can
- 4" recessed can
- 4" recessed can (wall wash)
- Landscape light
- Table Lamp
- 2'x4' lay-in fluorescent
- track lighting
- led tape light
- led string light
- sconce
- ceiling sconce
- emergency light
- exit light
- pendant - small
- pendant - large
- exhaust fan
- register - supply
- register - return
- POS monitor
- POS printer

Kevin Stewart | Architect



3110 Manor Road, Suite G  
Austin, Texas 78723  
512.524.0393  
info@stewart-architect.com

seal:

This drawing may not be used for regulatory approval, permitting, or construction

April 15, 2014

consultant:

217 Congress  
217 Congress Avenue  
Austin, Texas 78701

issue:

Drawing Set

04.24.14

sheet name:

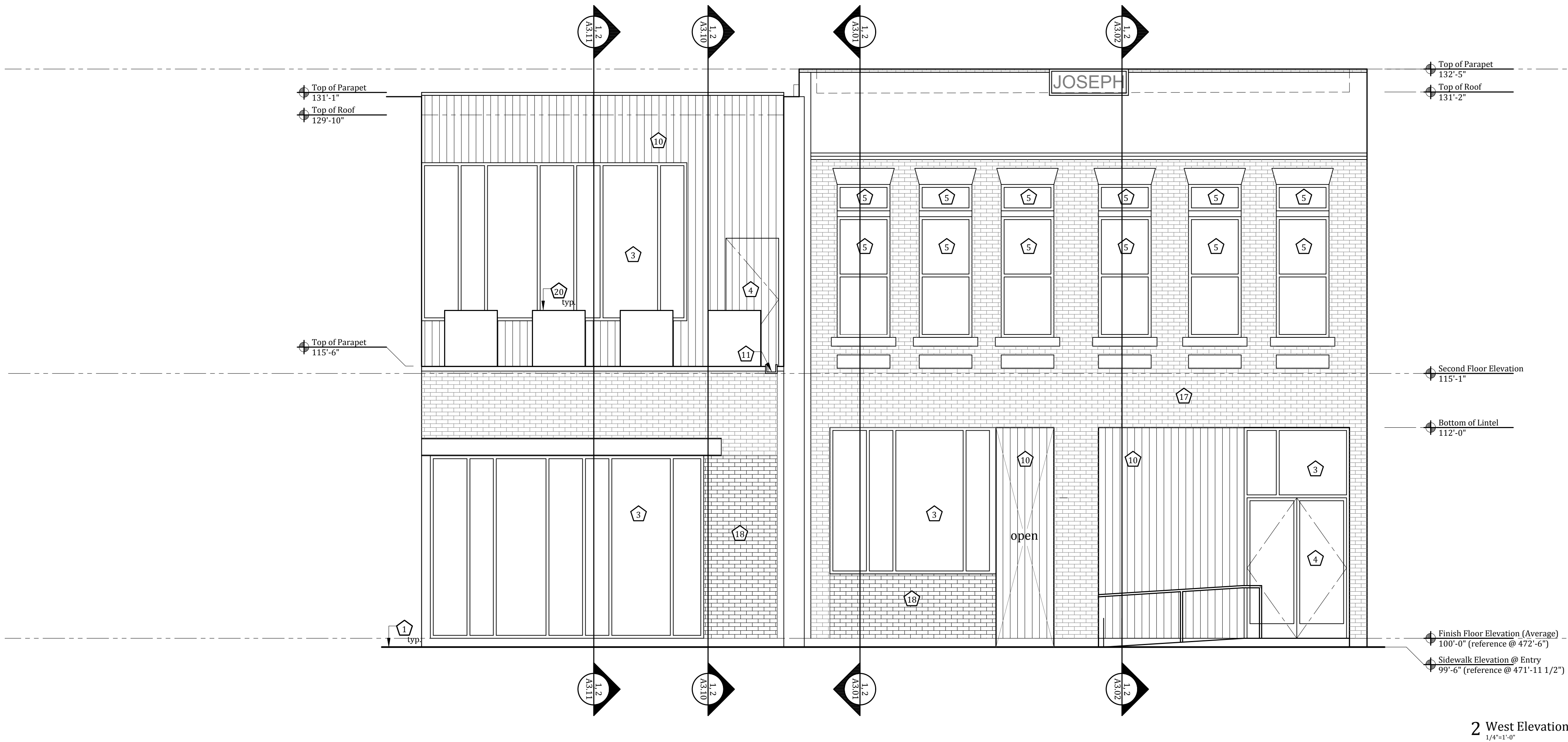
Second Floor  
RCP, and  
Light Schedule

sheet number:

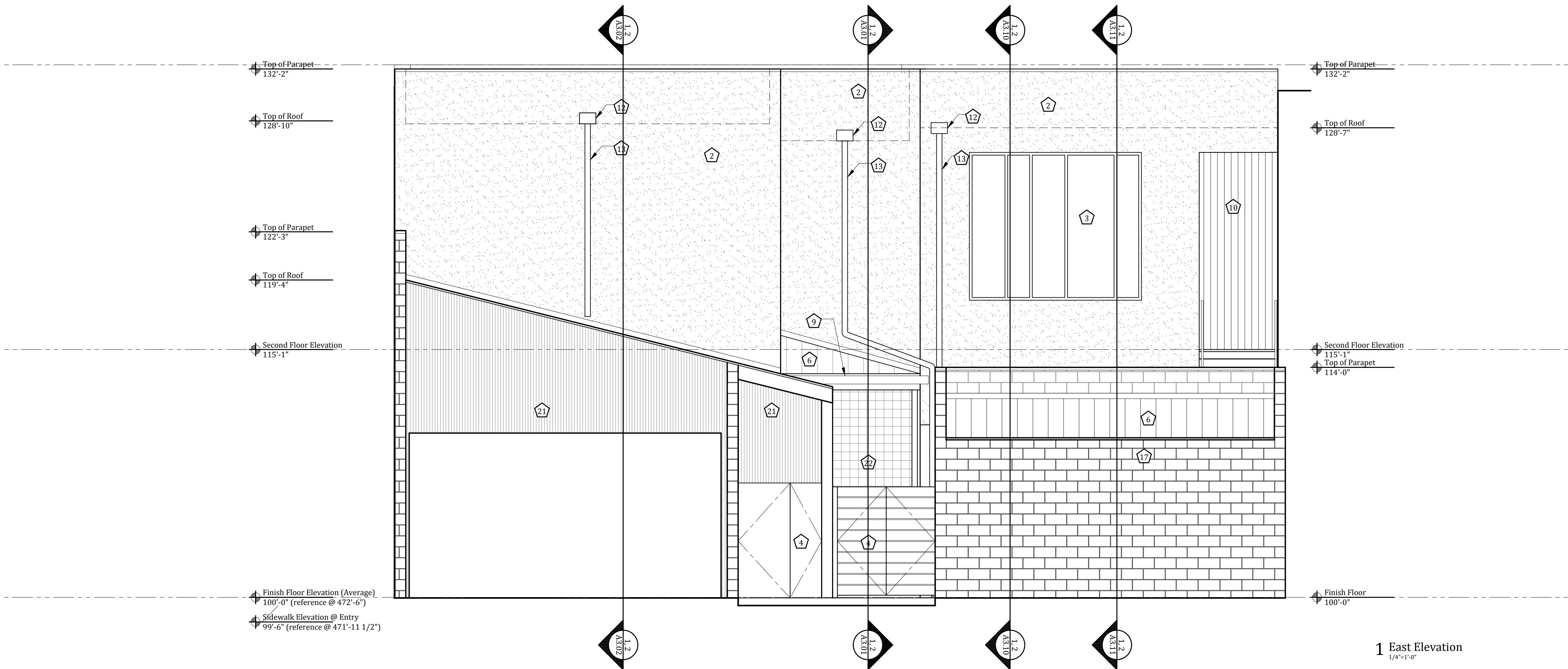
A2.01

© KLSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KLSA, LLC.





2 West Elevation  
1/4"=1'-0"



1 East Elevation  
1/4"=1'-0"

#### General Notes

- Contractor shall coordinate ALL Work associated with the Contract Documents.
- This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
- Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
- Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- Provide submittals on all items for review by Architect prior to beginning any associated Work.
- All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- All partitions to be braced to the structure above per building code requirements.
- Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
- Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
- Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

#### Keynotes

- Finish grade
- Stucco
- Storefront
- Door
- Window
- Roofing
- Existing wood structure
- Wood deck
- Fascia, painted
- Wood siding
- Scupper
- Gutter
- Downspout
- Sconce
- Wood deck built on deck blocks, no excavation allowed within the CRZ.
- CMU
- Existing brick
- New brick
- Wood fence
- Steel planter
- Corrugated Metal
- 2x2 raw steel welded hog wire w/ 1/16" screen
- Steel column
- New steel beam
- Steel lintel
- Stairs
- Handrail
- Foundation
- Skylight
- Mechanical chase
- Bar
- Elevator
- New framing
- Ramp
- Walk in cooler
- Steel purlins

seal:

This drawing may not be used for regulatory approval, permitting, or construction

April 15, 2014

consultant:

217 Congress  
217 Congress Avenue  
Austin, Texas 78701

issue:

Drawing Set 04.24.14

sheet name:

Building Elevations

sheet number:

A3.00

© KLSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KLSA, LLC.



General Notes

- Contractor shall coordinate ALL Work associated with the Contract Documents.
- This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
- Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
- Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- Provide submittals on all items for review by Architect prior to beginning any associated Work.
- All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- All partitions to be braced to the structure above per building code requirements.
- Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
- Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
- Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

Keynotes

- Finish grade
- Stucco
- Storefront
- Door
- Window
- Roofing
- Existing wood structure
- Wood deck
- Fascia, painted
- Wood siding
- Scupper
- Gutter
- Downspout
- Sconce
- Wood deck built on deck blocks, no excavation allowed within the CRZ.
- CMU
- Existing brick
- New brick
- Wood fence
- Steel planter
- Corrugated Metal
- 2x2 raw steel welded hog wire w/ 1/16" screen
- Steel column
- New steel beam
- Steel lintel
- Stairs
- Handrail
- Foundation
- Skylight
- Mechanical chase
- Bar
- Elevator
- New framing
- Ramp
- Walk in cooler
- Steel purlins

seal:

This drawing may not be used for regulatory approval, permitting, or construction

April 15, 2014

consultant:

217 Congress  
217 Congress Avenue  
Austin, Texas 78701

issue:

Drawing Set

04.24.14

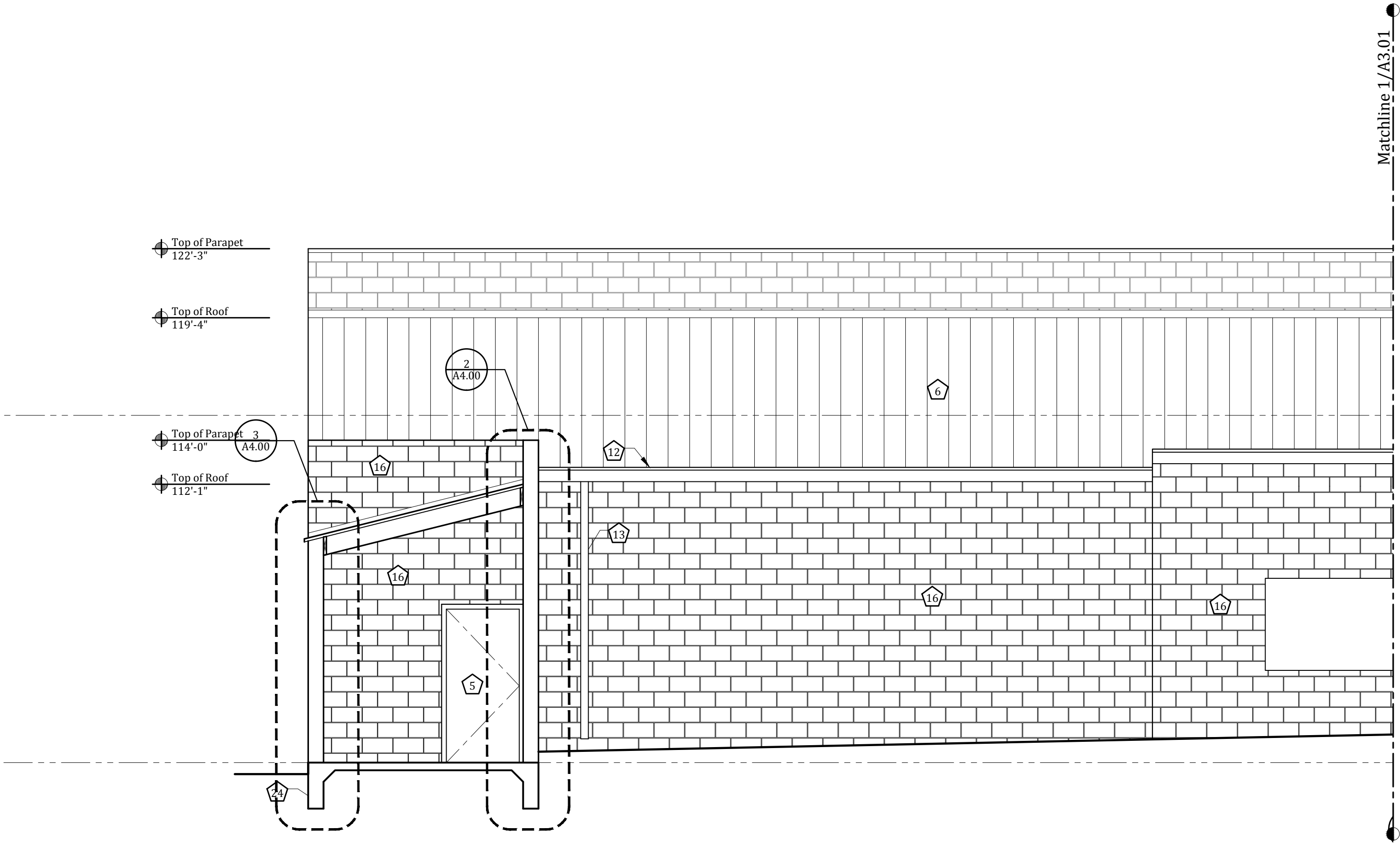
sheet name:

Building  
Elevation/Section

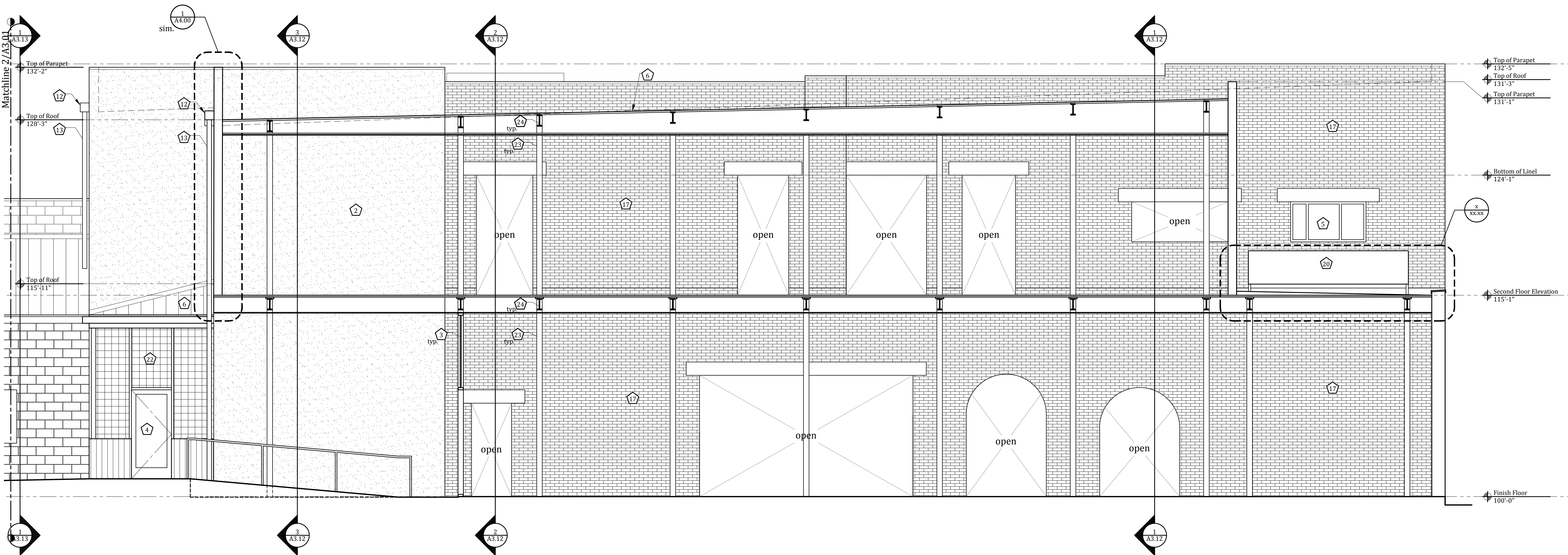
sheet number:

A3.01

© KLSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KLSA, LLC.



2 North Elevation/Section - Partial  
1/4"=1'-0"



1 North Elevation/Section - Partial  
1/4"=1'-0"

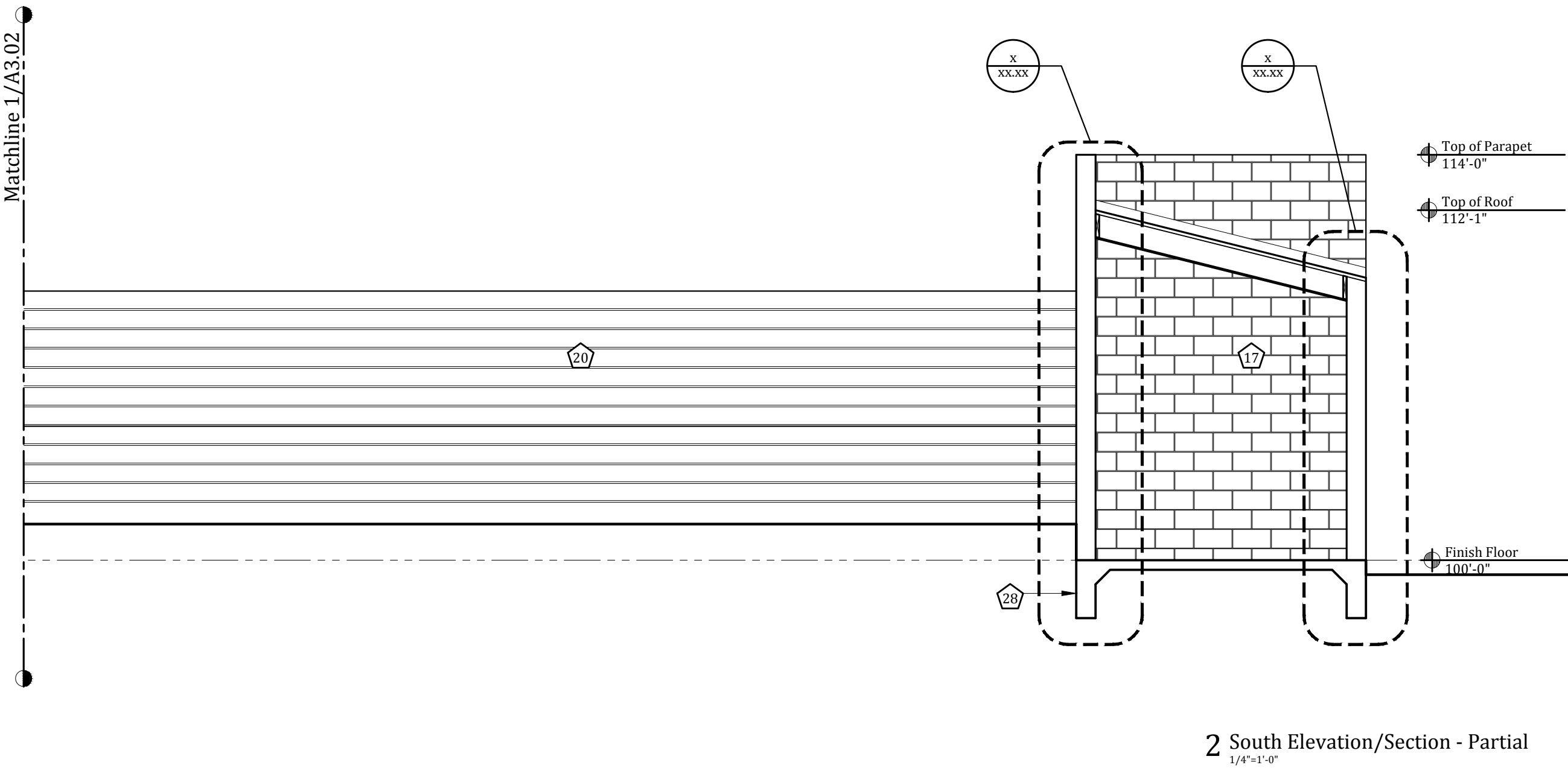


General Notes

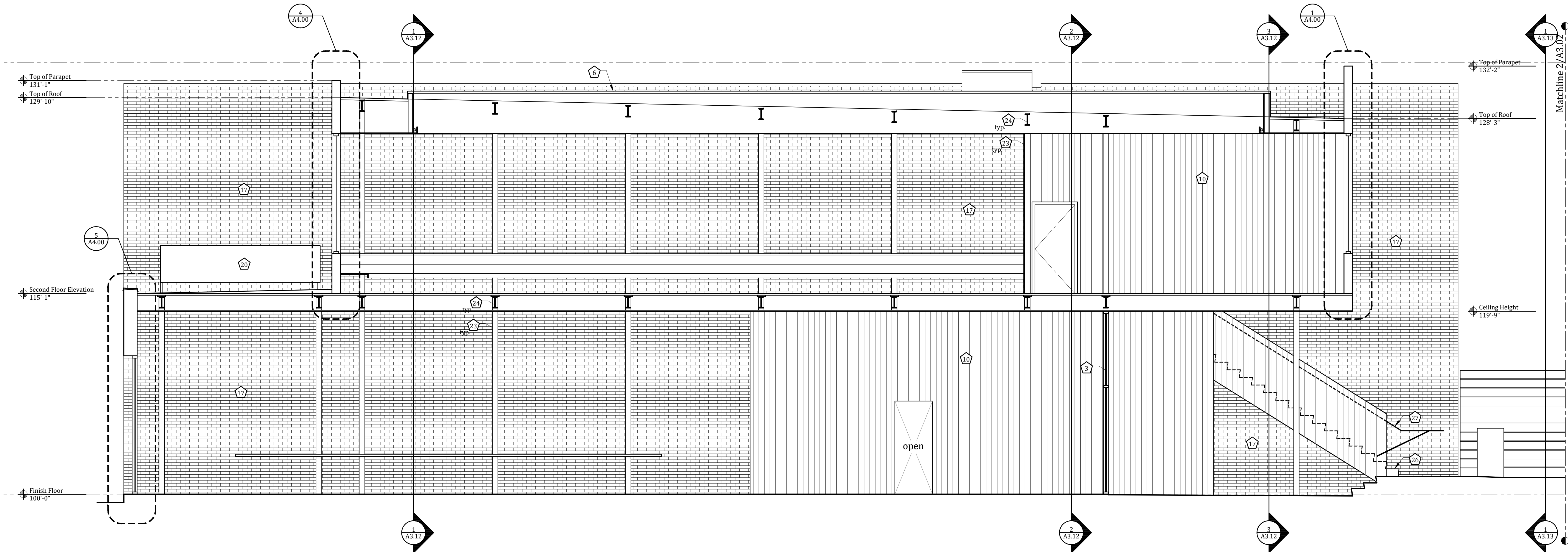
- Contractor shall coordinate ALL Work associated with the Contract Documents.
- This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
- Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
- Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- Provide submittals on all items for review by Architect prior to beginning any associated Work.
- All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- All partitions to be braced to the structure above per building code requirements.
- Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
- Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
- Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

Keynotes

- Finish grade
- Stucco
- Storefront
- Door
- Window
- Roofing
- Existing wood structure
- Wood deck
- Fascia, painted
- Wood siding
- Scupper
- Gutter
- Downspout
- Sconce
- Wood deck built on deck blocks, no excavation allowed within the CRZ.
- CMU
- Existing brick
- New brick
- Wood fence
- Steel planter
- Corrugated Metal
- 2x2 raw steel welded hog wire w/ 1/16" screen
- Steel column
- New steel beam
- Steel lintel
- Stairs
- Handrail
- Foundation
- Skylight
- Mechanical chase
- Bar
- Elevator
- New framing
- Ramp
- Walk in cooler
- Steel purlins



2 South Elevation/Section - Partial  
1/4"=1'-0"



1 South Elevation/Section - Partial  
1/4"=1'-0"



General Notes

- Contractor shall coordinate ALL Work associated with the Contract Documents.
- This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
- Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
- Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- Provide submittals on all items for review by Architect prior to beginning any associated Work.
- All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- All partitions to be braced to the structure above per building code requirements.
- Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
- Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
- Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

Keynotes

- Finish grade
- Stucco
- Storefront
- Door
- Window
- Roofing
- Existing wood structure
- Wood deck
- Fascia, painted
- Wood siding
- Scupper
- Gutter
- Downspout
- Sconce
- Wood deck built on deck blocks, no excavation allowed within the CRZ.
- CMU
- Existing brick
- New brick
- Wood fence
- Steel planter
- Corrugated Metal
- 2x2 raw steel welded hog wire w/ 1/16" screen
- Steel column
- New steel beam
- Steel lintel
- Stairs
- Handrail
- Foundation
- Skylight
- Mechanical chase
- Bar
- Elevator
- New framing
- Ramp
- Walk in cooler
- Steel purlins

seal:

This drawing may not be used for regulatory approval, permitting, or construction

April 15, 2014

consultant:

217 Congress  
217 Congress Avenue  
Austin, Texas 78701

ISSUE:  
Drawing Set 04.24.14

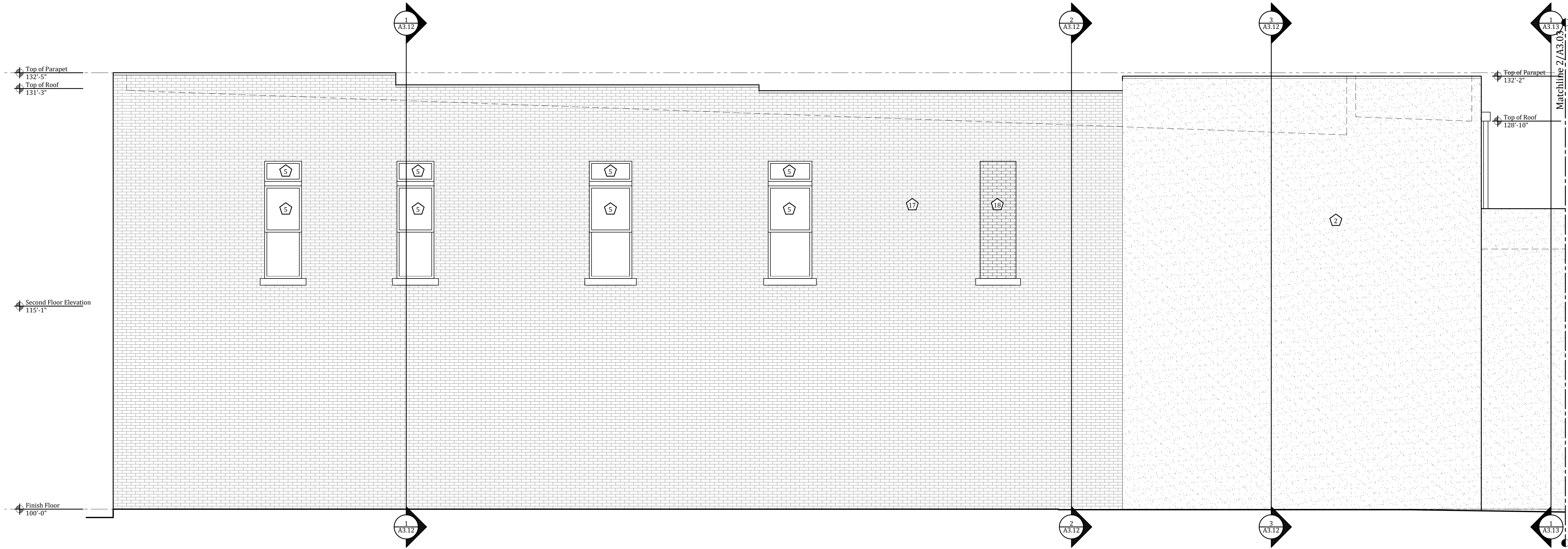
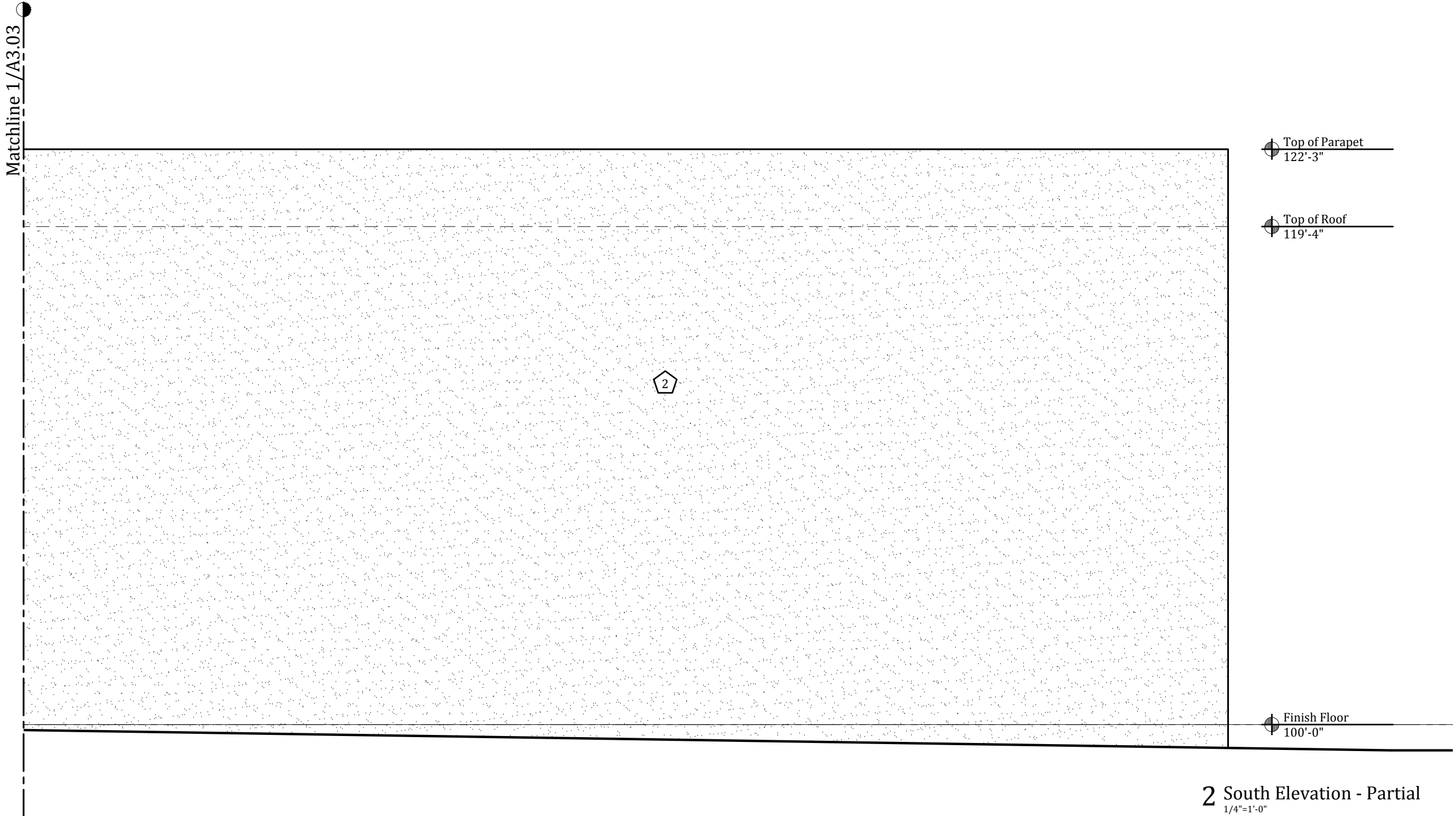
sheet name:

Building Elevations

sheet number:

A3.03

© KLSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KLSA, LLC.



1 South Elevation - Partial

1/4"=1'-0"

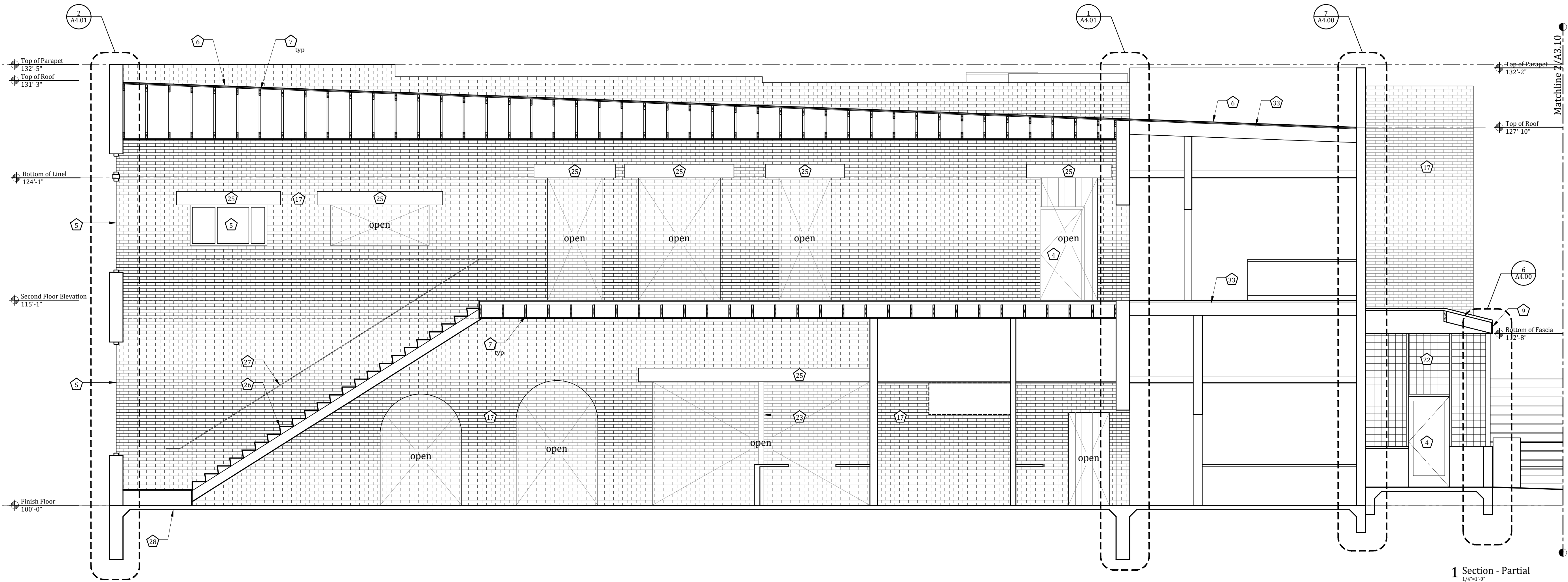
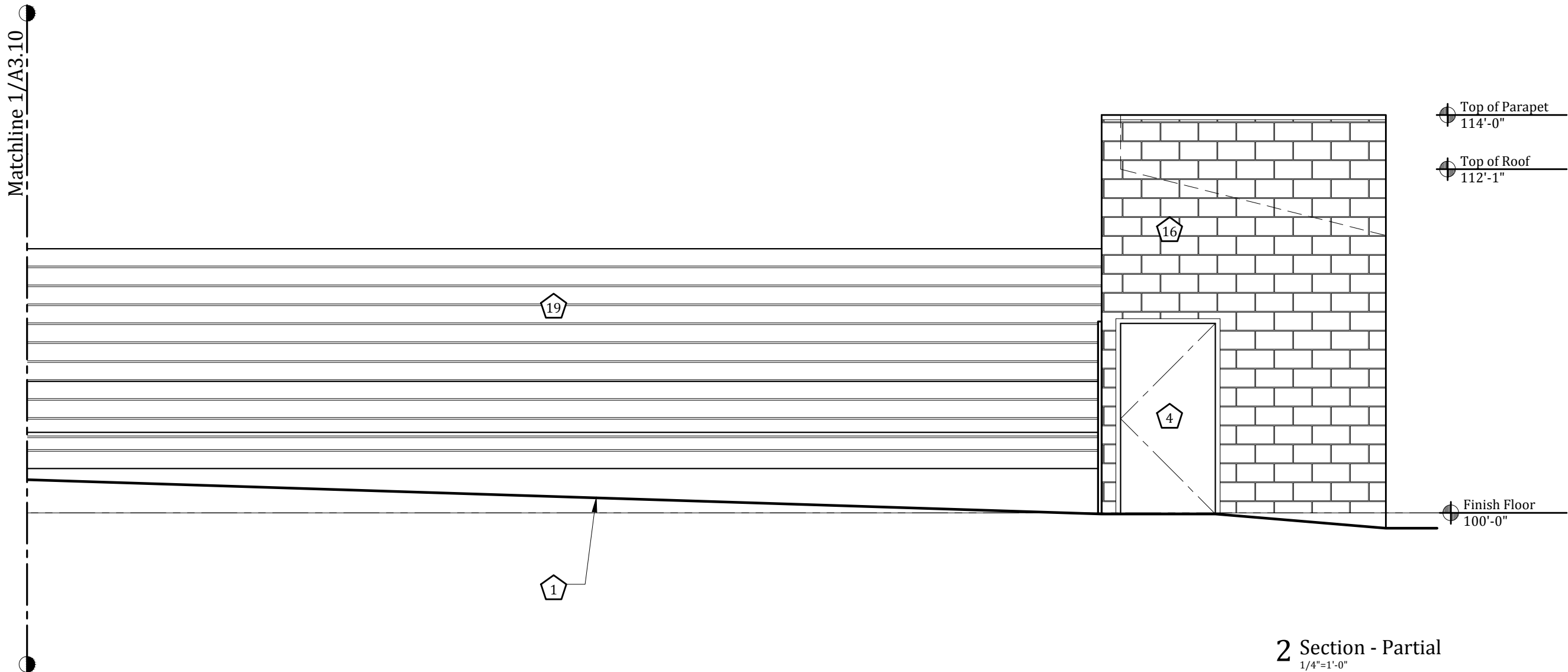


General Notes

- Contractor shall coordinate ALL Work associated with the Contract Documents.
- This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
- Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
- Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- Provide submittals on all items for review by Architect prior to beginning any associated Work.
- All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- All partitions to be braced to the structure above per building code requirements.
- Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
- Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
- Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

Keynotes

- Finish grade
- Stucco
- Storefront
- Door
- Window
- Roofing
- Existing wood structure
- Wood deck
- Fascia, painted
- Wood siding
- Scupper
- Gutter
- Downspout
- Sconce
- Wood deck built on deck blocks, no excavation allowed within the CRZ.
- CMU
- Existing brick
- New brick
- Wood fence
- Steel planter
- Corrugated Metal
- 2x2 raw steel welded hog wire w/ 1/16" screen
- Steel column
- New steel beam
- Steel lintel
- Stairs
- Handrail
- Foundation
- Skylight
- Mechanical chase
- Bar
- Elevator
- New framing
- Ramp
- Walk in cooler
- Steel purlins





General Notes

- Contractor shall coordinate ALL Work associated with the Contract Documents.
- This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
- Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
- Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- Provide submittals on all items for review by Architect prior to beginning any associated Work.
- All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- All partitions to be braced to the structure above per building code requirements.
- Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
- Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
- Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

Keynotes

- Finish grade
- Stucco
- Storefront
- Door
- Window
- Roofing
- Existing wood structure
- Wood deck
- Fascia, painted
- Wood siding
- Scupper
- Gutter
- Downspout
- Sconce
- Wood deck built on deck blocks, no excavation allowed within the CRZ.
- CMU
- Existing brick
- New brick
- Wood fence
- Steel planter
- Corrugated Metal
- 2x2 raw steel welded hog wire w/ 1/16" screen
- Steel column
- New steel beam
- Steel lintel
- Stairs
- Handrail
- Foundation
- Skylight
- Mechanical chase
- Bar
- Elevator
- New framing
- Ramp
- Walk in cooler
- Steel purlins

seal:

This drawing may not be used for regulatory approval, permitting, or construction

April 15, 2014

consultant:

217 Congress  
217 Congress Avenue  
Austin, Texas 78701

issue:  
Drawing Set 04.24.14

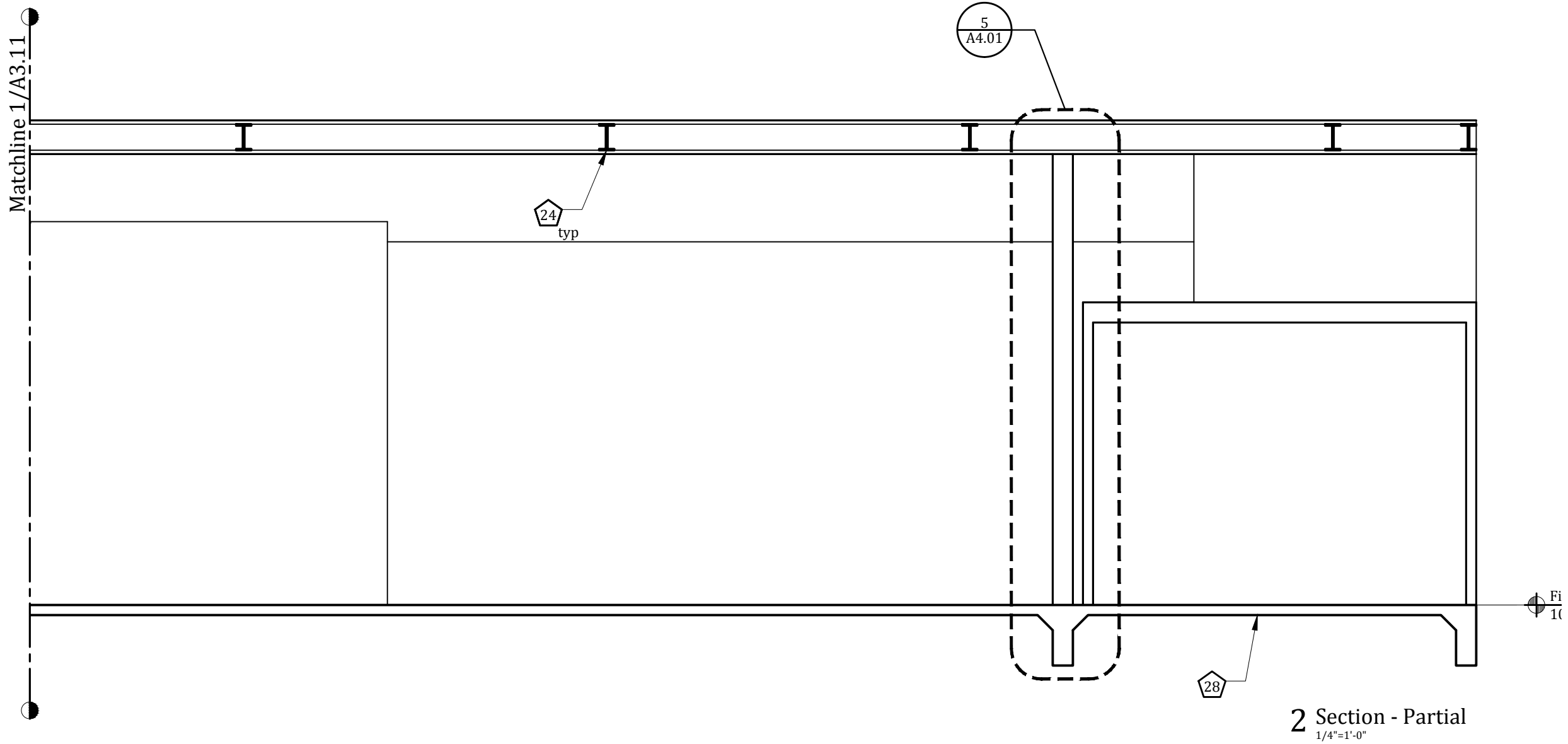
sheet name:

Building Section

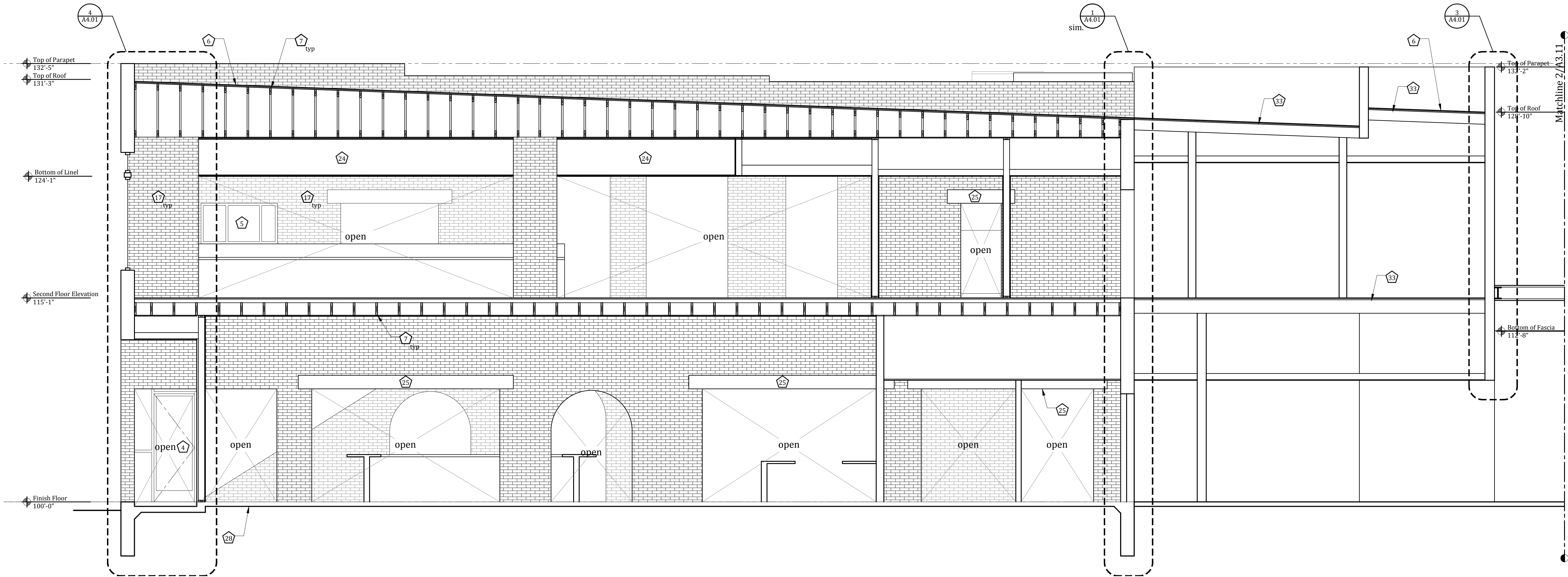
sheet number:

A3.11

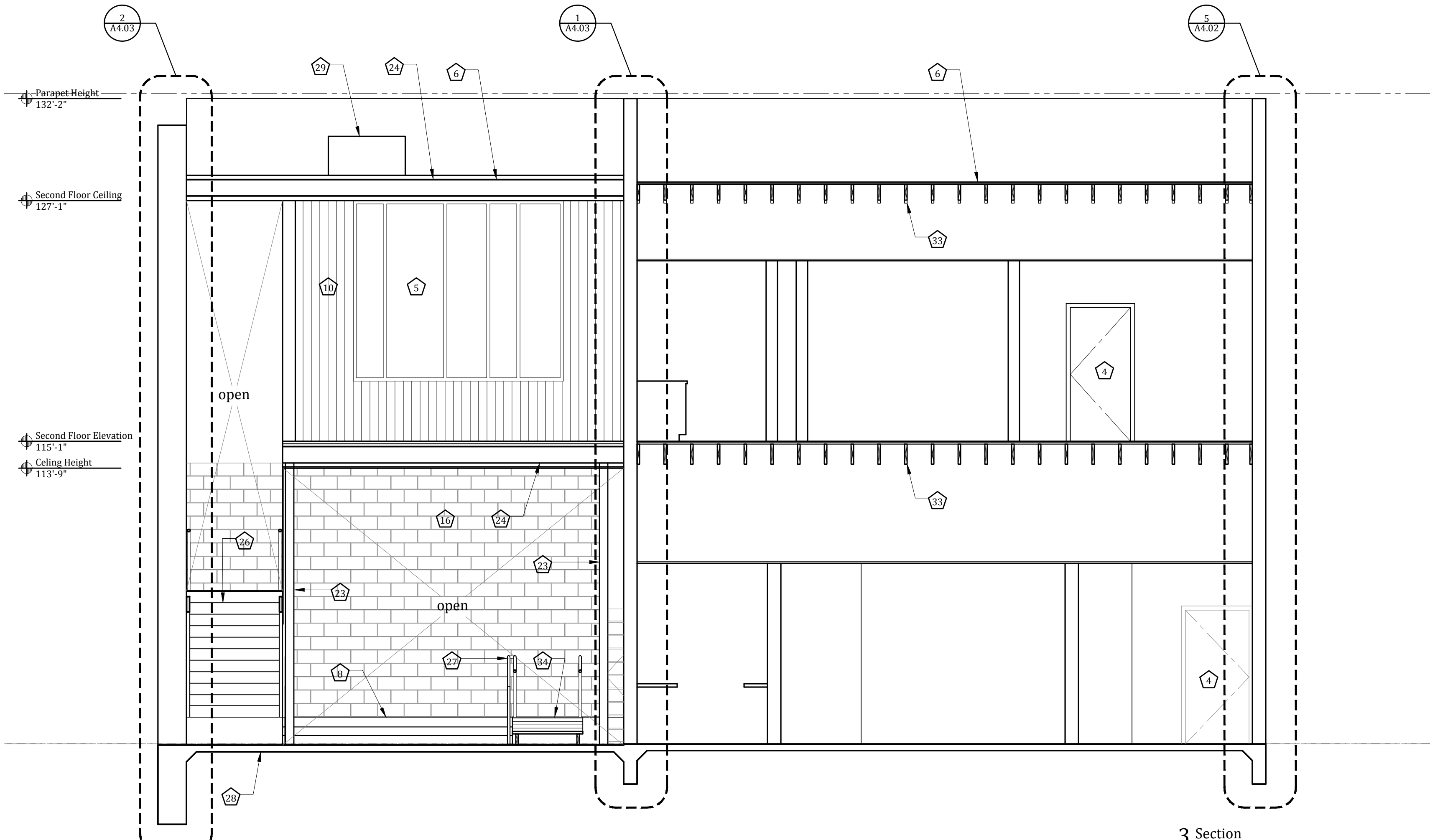
© KLSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KLSA, LLC.



1 Section - Partial  
1/4"=1'-0"

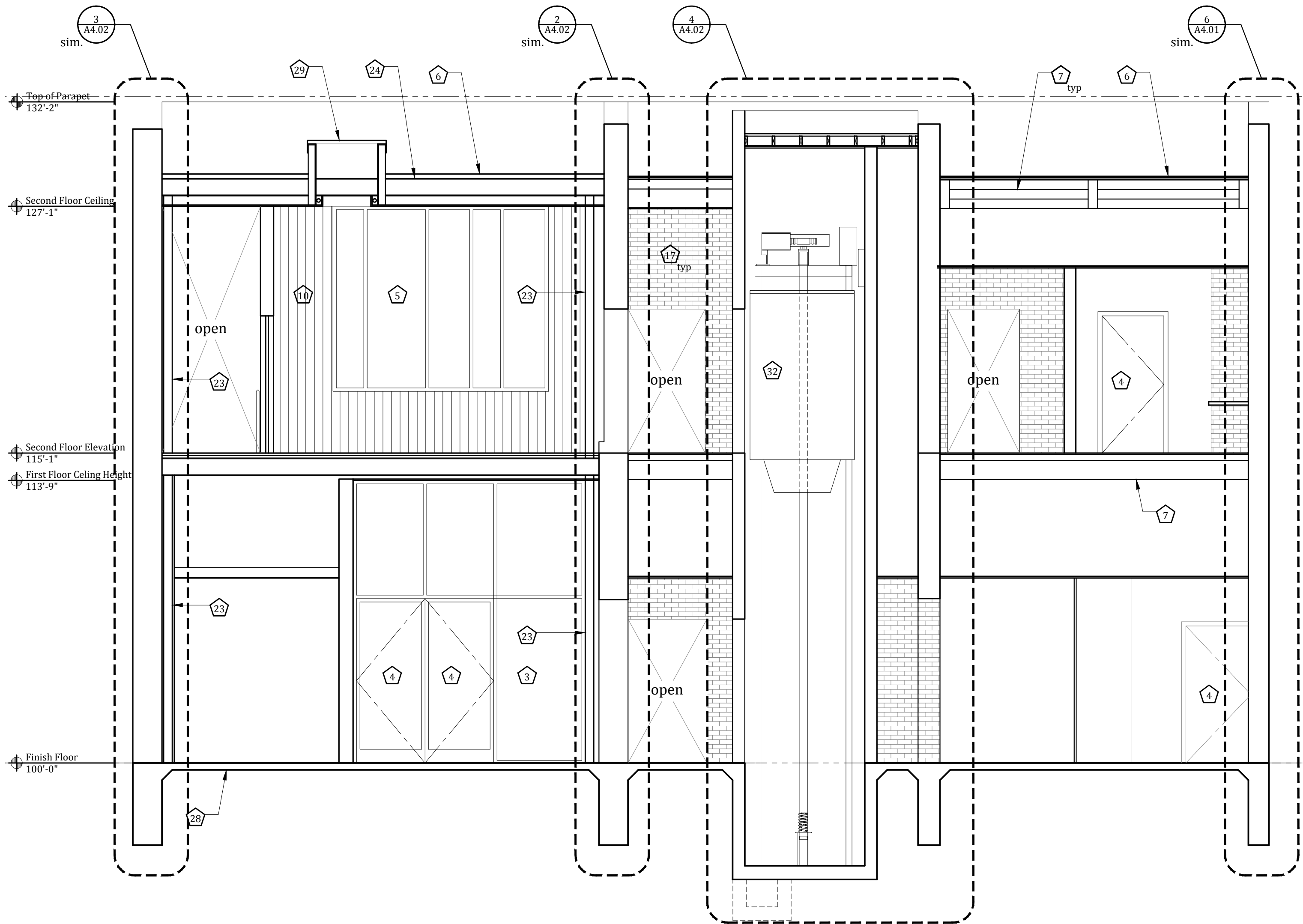




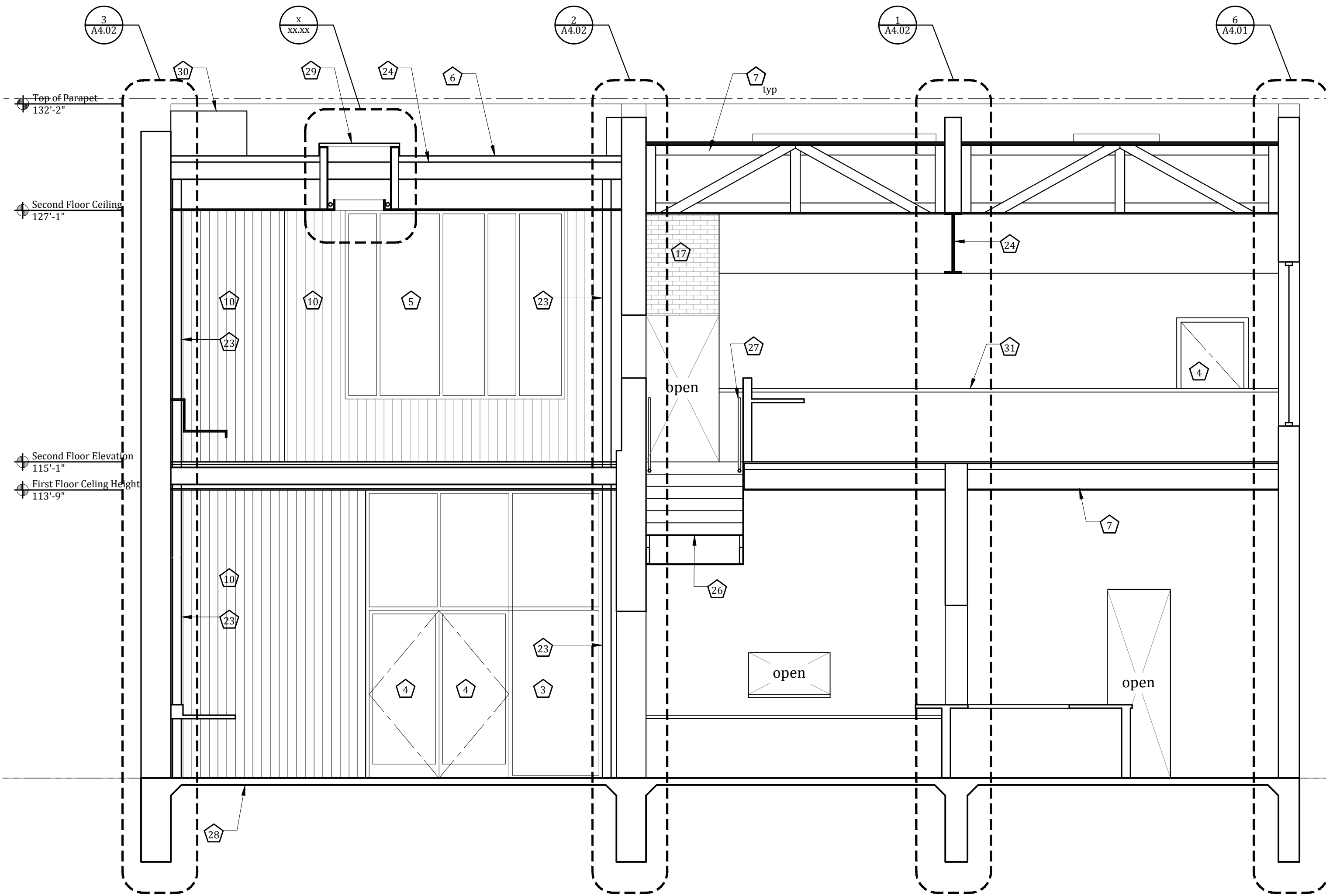


- General Notes**
- Contractor shall coordinate ALL Work associated with the Contract Documents.
  - This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
  - Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
  - Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
  - Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
  - Provide submittals on all items for review by Architect prior to beginning any associated Work.
  - All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
  - These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
  - Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
  - All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
  - All partitions to be braced to the structure above per building code requirements.
  - Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
  - Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
  - Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

- Keynotes**
- Finish grade
  - Stucco
  - Storefront
  - Door
  - Window
  - Roofing
  - Existing wood structure
  - Wood deck
  - Fascia, painted
  - Wood siding
  - Scupper
  - Gutter
  - Downspout
  - Sconce
  - Wood deck built on deck blocks, no excavation allowed within the CRZ.
  - CMU
  - Existing brick
  - New brick
  - Wood fence
  - Steel planter
  - Corrugated Metal
  - 2x2 raw steel welded hog wire w/ 1/16" screen
  - Steel column
  - New steel beam
  - Steel lintel
  - Stairs
  - Handrail
  - Foundation
  - Skylight
  - Mechanical chase
  - Bar
  - Elevator
  - New framing
  - Ramp
  - Walk in cooler
  - Steel purlins



2 Section  
1/4"=1'-0"



1 Section  
1/4"=1'-0"

Kevin Stewart | Architect



3110 Manor Road, Suite G  
Austin, Texas 78703  
512.524.0393  
info@stewart-architect.com

seal:

This drawing may not be used for regulatory approval, permitting, or construction

April 15, 2014

consultant:

217 Congress  
217 Congress Avenue  
Austin, Texas 78701

issue:  
■ Drawing Set 04.24.14

sheet name:

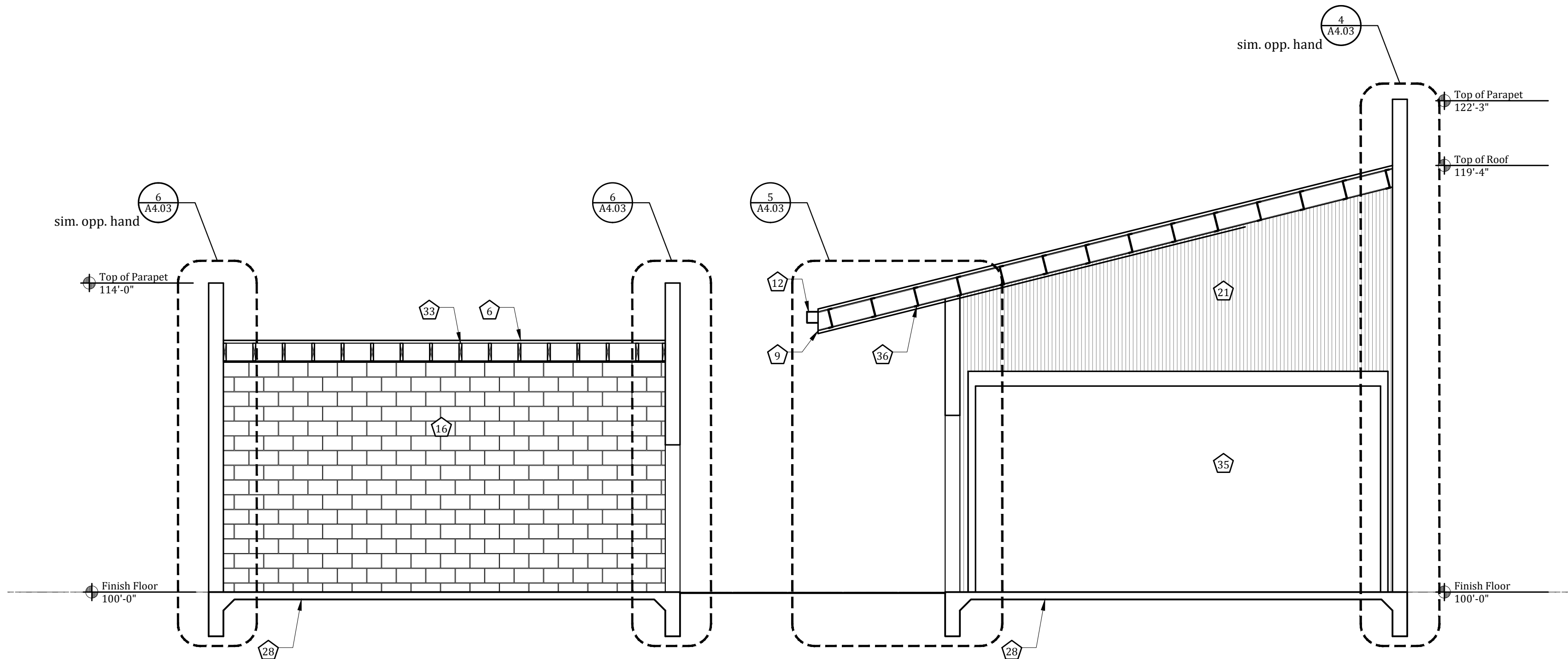
Building Sections

sheet number:

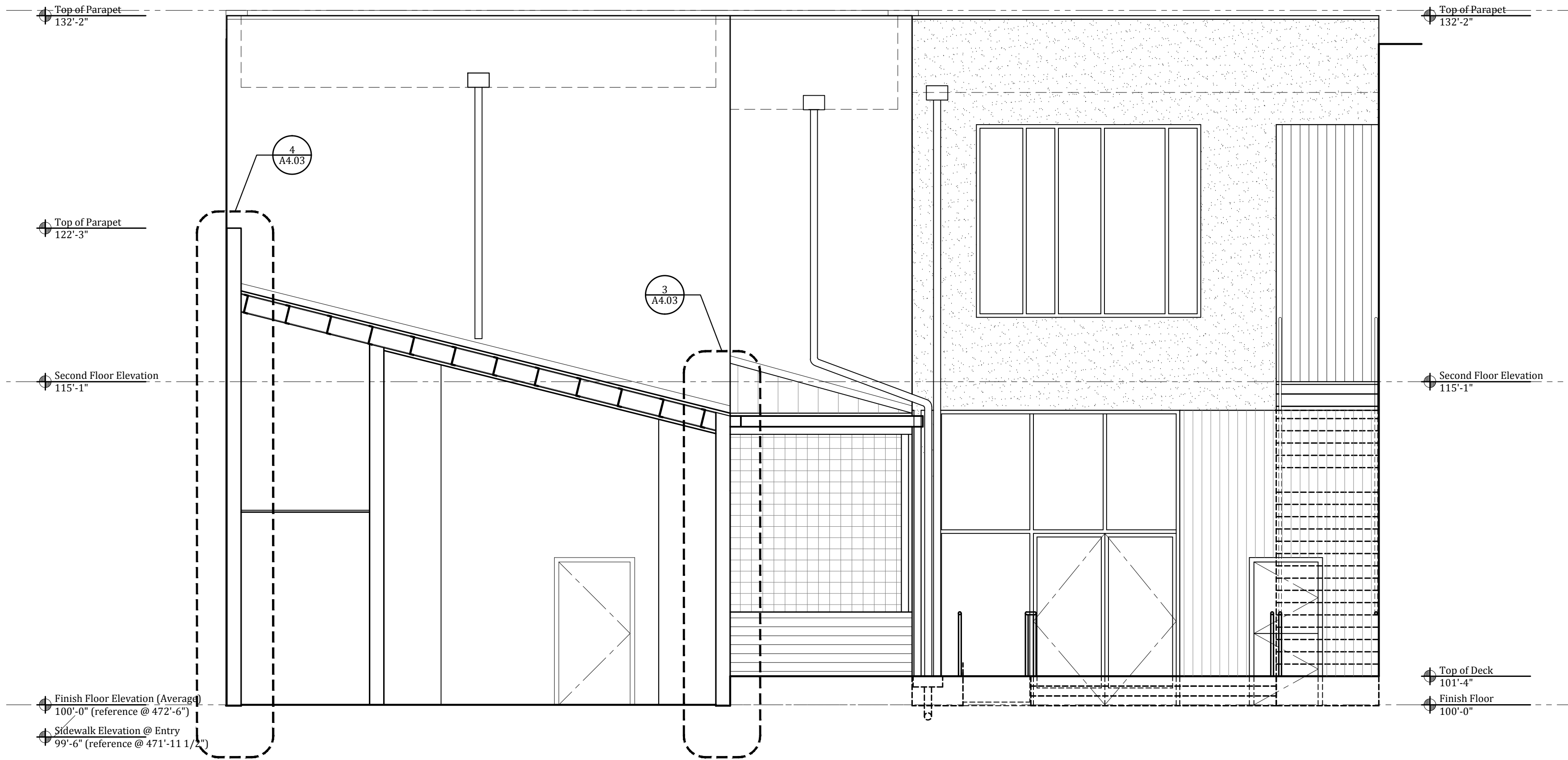
A3.12

© KLSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KLSA, LLC.





1 Section  
1/4"=1'-0"



1 Section/Elevation  
1/4"=1'-0"

General Notes

- Contractor shall coordinate ALL Work associated with the Contract Documents.
- This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
- Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
- Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- Provide submittals on all items for review by Architect prior to beginning any associated Work.
- All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- All partitions to be braced to the structure above per building code requirements.
- Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
- Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
- Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

Keynotes

- Finish grade
- Stucco
- Storefront
- Door
- Window
- Roofing
- Existing wood structure
- Wood deck
- Fascia, painted
- Wood siding
- Scupper
- Gutter
- Downspout
- Sconce
- Wood deck built on deck blocks, no excavation allowed within the CRZ.
- CMU
- Existing brick
- New brick
- Wood fence
- Steel planter
- Corrugated Metal
- 2x2 raw steel welded hog wire w/ 1/16" screen
- Steel column
- New steel beam
- Steel lintel
- Stairs
- Handrail
- Foundation
- Skylight
- Mechanical chase
- Bar
- Elevator
- New framing
- Ramp
- Walk in cooler
- Steel purlins

Kevin Stewart | Architect

3110 Manor Road, Suite G  
Austin, Texas 78701  
512.524.0993  
info@stewart-architect.com

seal:

This drawing may not be used for regulatory approval, permitting, or construction  
  
April 15, 2014

consultant:

217 Congress  
217 Congress Avenue  
Austin, Texas 78701

ISSUE:  
■ Drawing Set 04.24.14

sheet name:

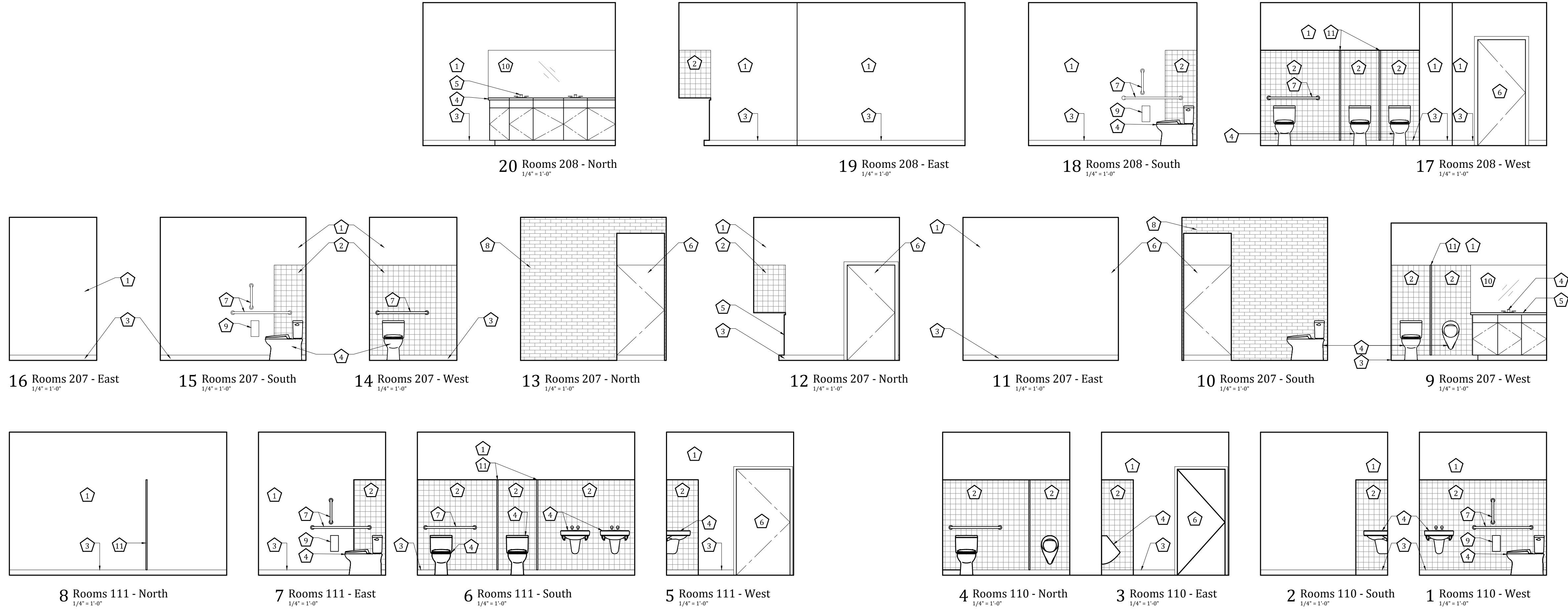
Building Sections

sheet number:  

# A3.13

© KLSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KLSA, LLC.





General Notes

- Contractor shall coordinate ALL Work associated with the Contract Documents.
- This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
- Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
- Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- Provide submittals on all items for review by Architect prior to beginning any associated Work.
- All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- All partitions to be braced to the structure above per building code requirements.
- Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
- Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
- Contractor shall verify all electrical and plumbing rough-in requirements and locations with the manufacturer/supplier of such equipment.
- Refer to the General Conditions and General Notes on Sheet A0.01 for additional information.

Keynotes

- Drywall or hardi backer, smooth finish, refer to finish plan and wall types
- Tile
- Base
- Plumbing fixture
- Millwork
- Door
- ADA grab bar
- Brick
- Toilet paper dispenser
- Mirror
- S/S bathroom dividers

This drawing may not be used for regulatory approval, permitting, or construction

April 15, 2014

consultant:

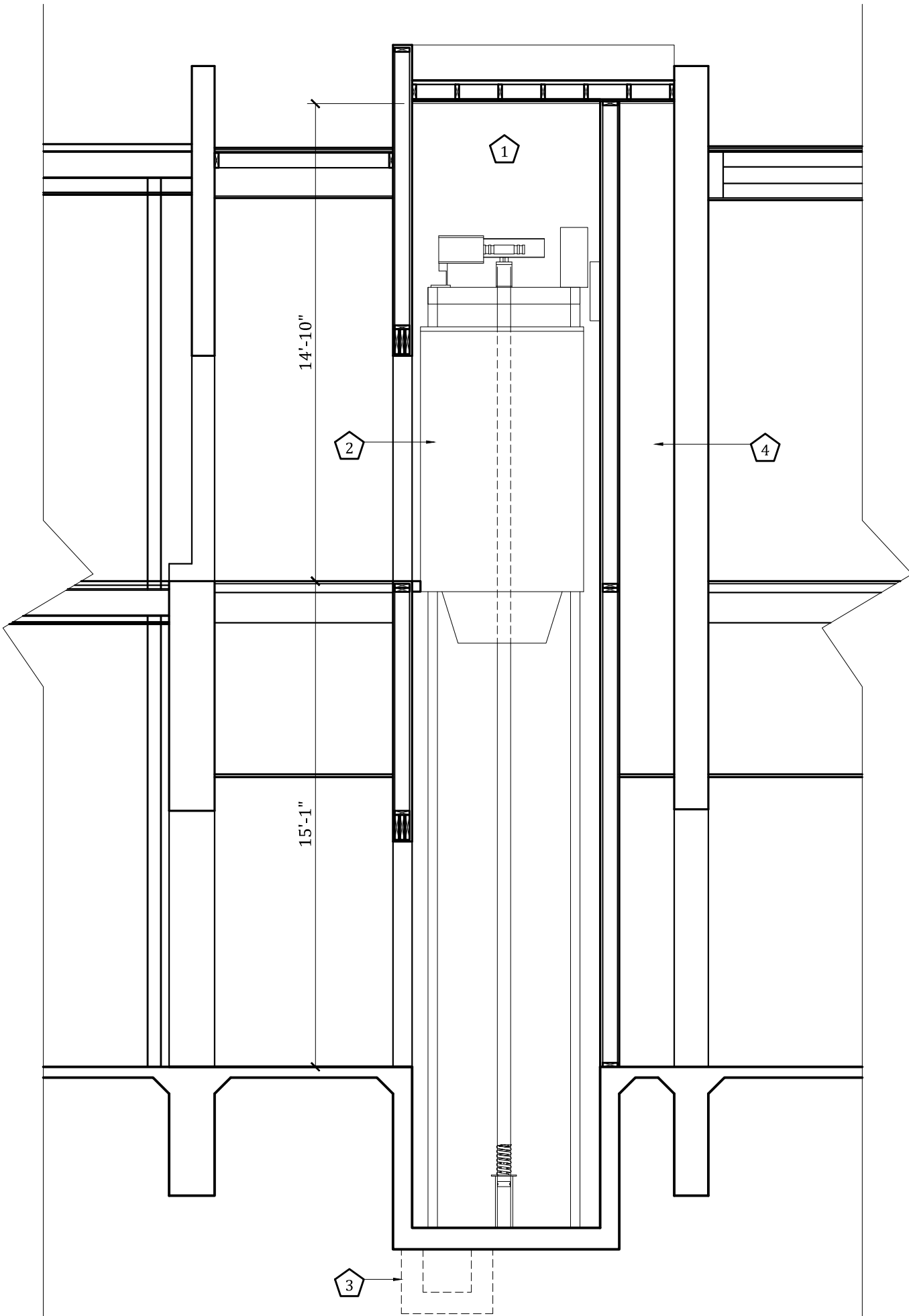
217 Congress  
217 Congress Avenue  
Austin, Texas 78701

Issue: Drawing Set 04.24.14

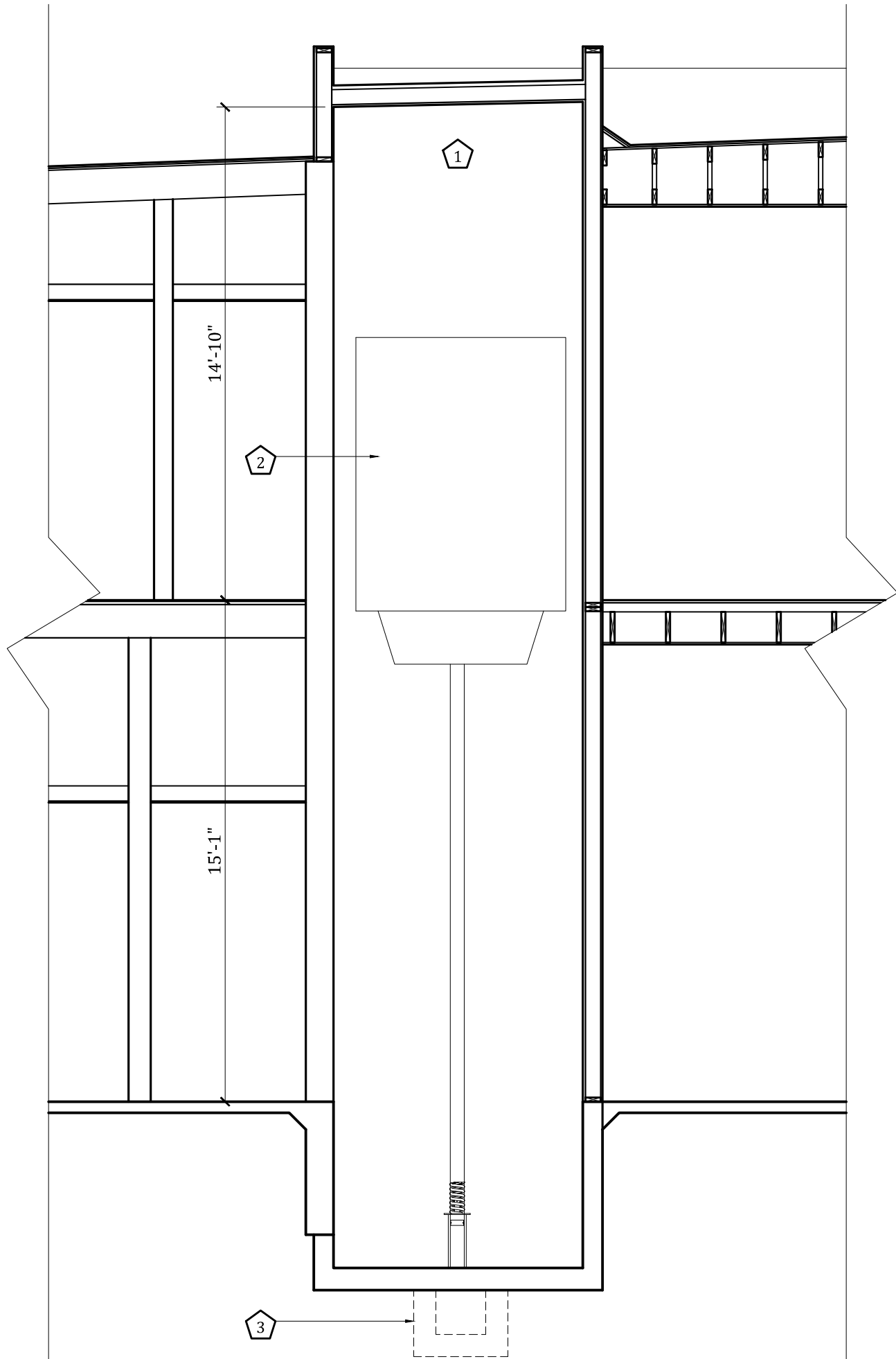
Interior Elevations

A5.00

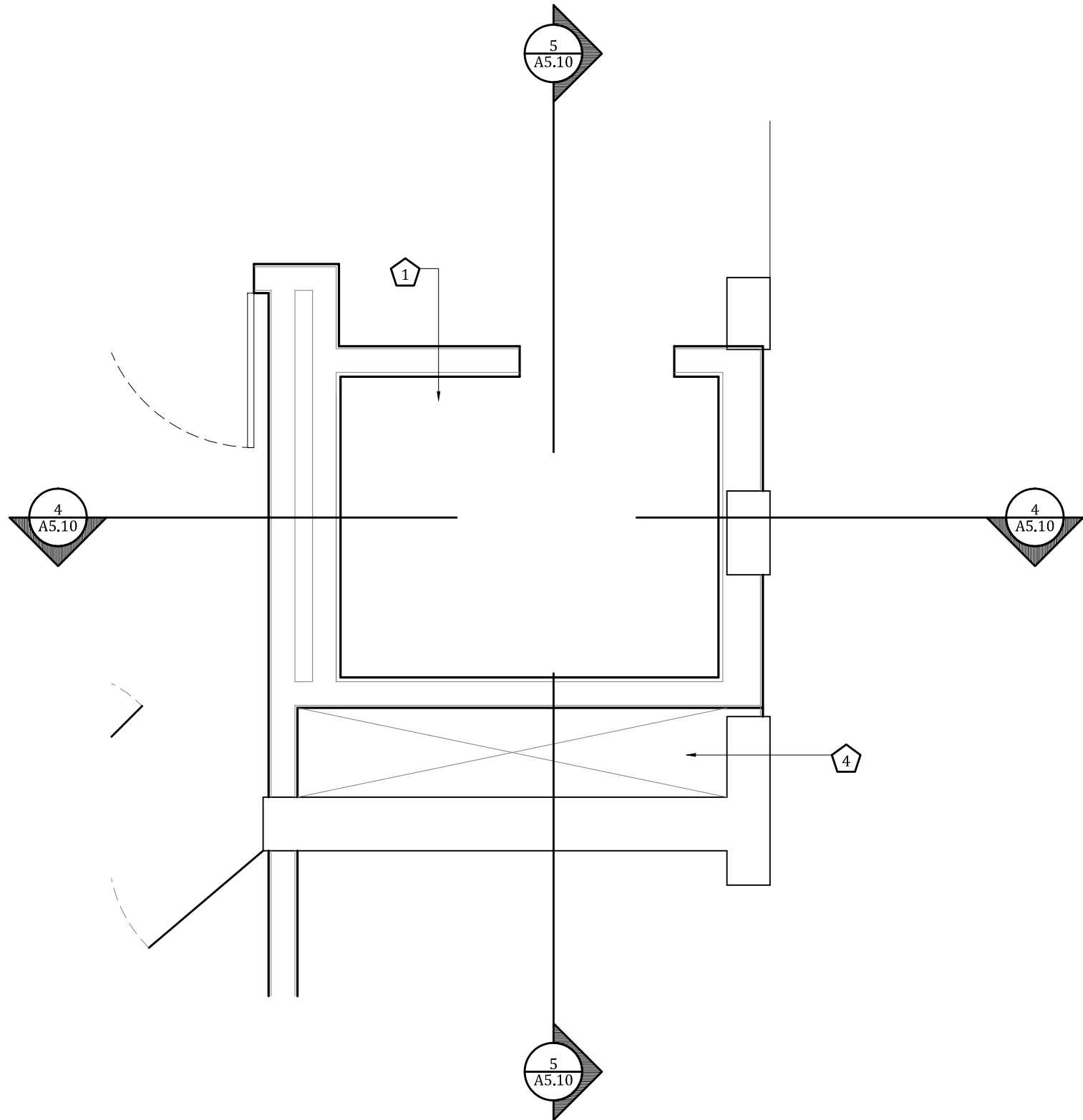




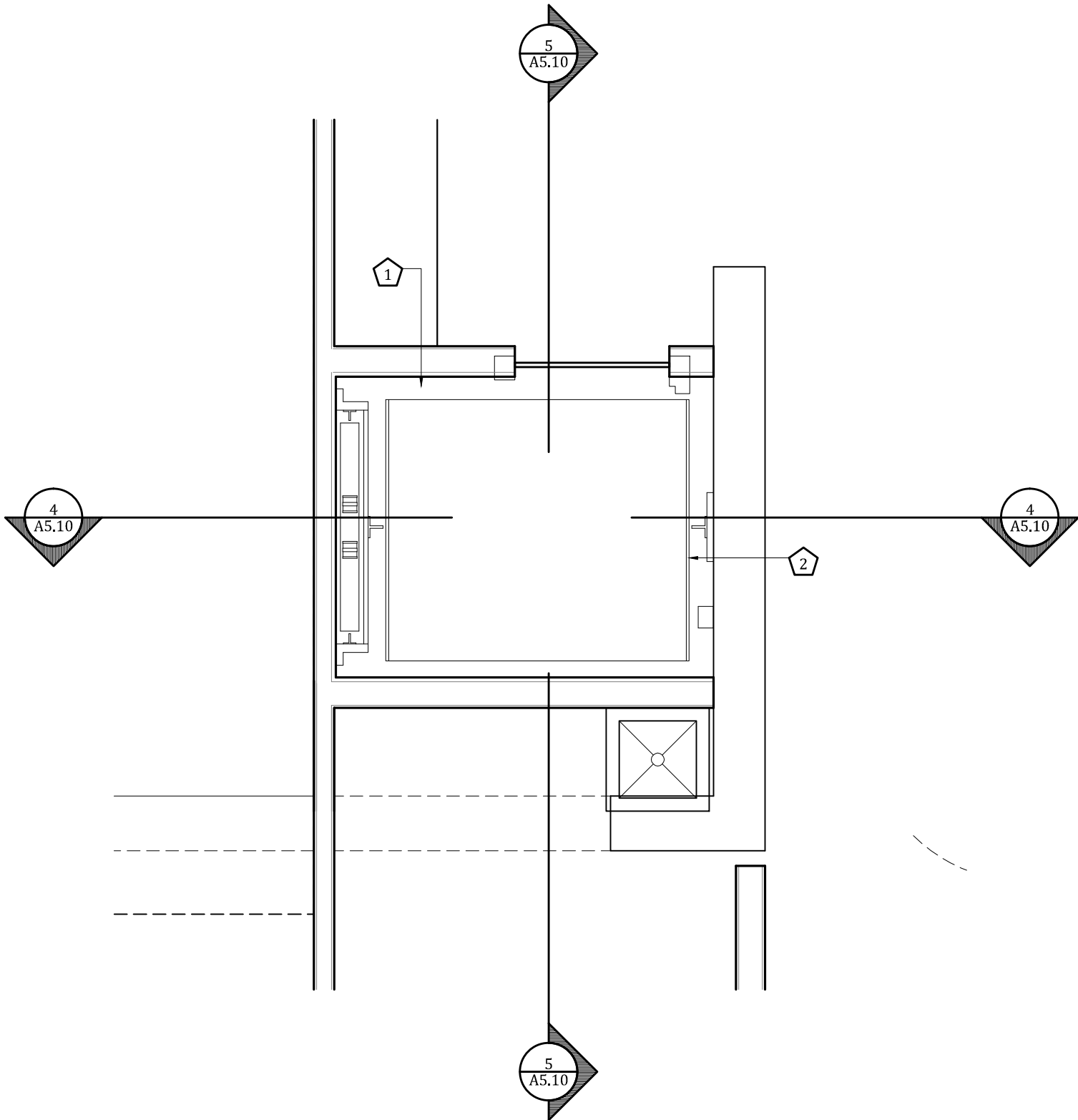
5 Section  
1/4"=1'-0"



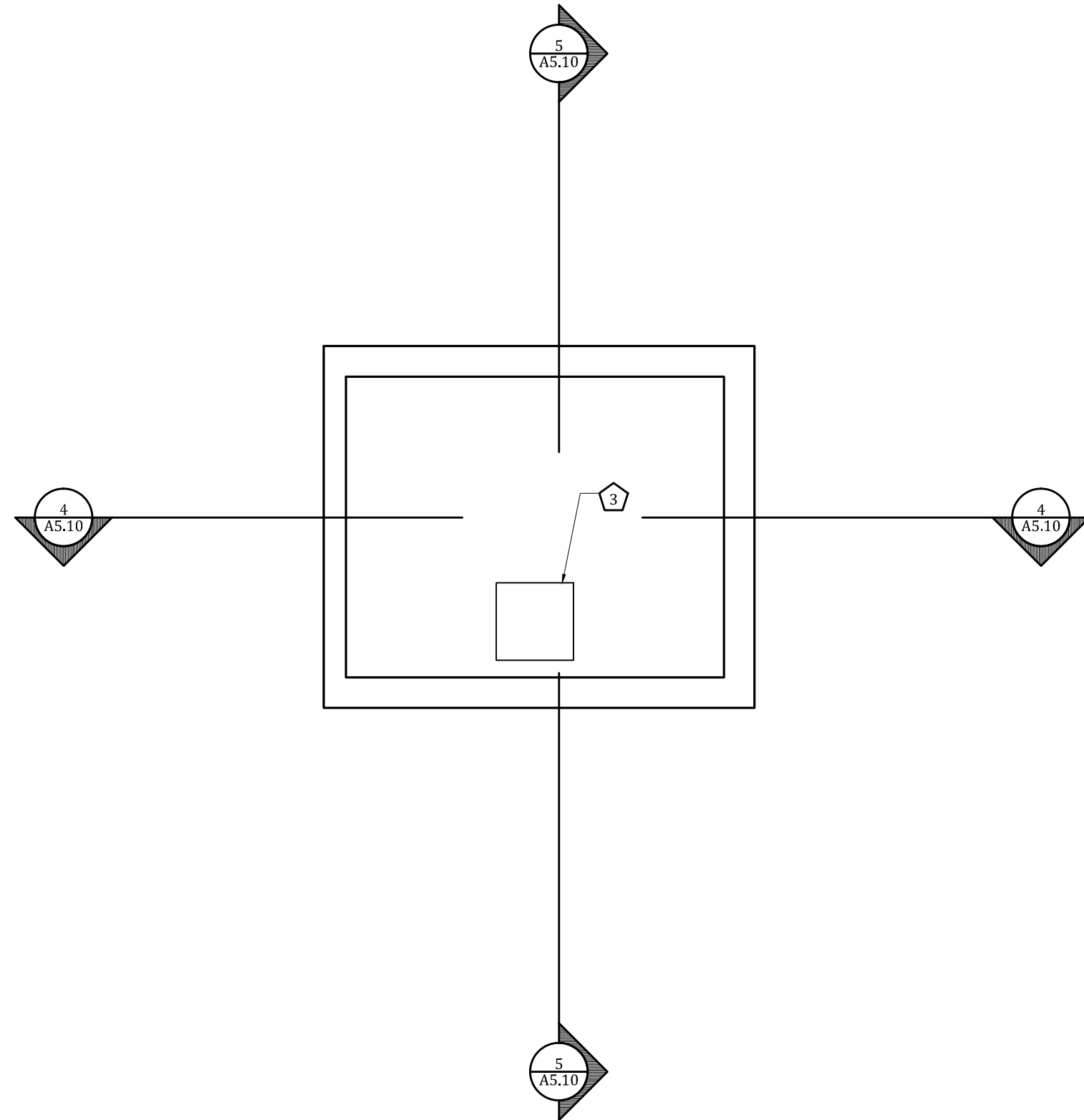
4 Section  
1/4"=1'-0"



3 Second Floor Plan  
3/8"=1'-0"



2 First Floor Plan  
3/8"=1'-0"



1 Pit Plan  
3/8"=1'-0"

#### General Notes

- Contractor shall coordinate ALL Work associated with the Contract Documents.
- This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
- Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
- Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- Provide submittals on all items for review by Architect prior to beginning any associated Work.
- All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- All partitions to be braced to the structure above per building code requirements.
- Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
- Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
- Contractor shall verify all electrical and plumbing rough-in requirements and locations with the manufacturer/supplier of such equipment.
- Refer to the General Conditions and General Notes on Sheet A0.01 for additional information.

#### Keynotes

- Elevator shaft
- Elevator
- Sump pit
- Mechanical chase

Kevin Stewart Architect

3110 Manor Road, Suite G  
Austin, Texas 78723  
512.524.0393  
info@stewart-architect.com

seal:

This drawing may not be used for regulatory approval, permitting, or construction  
  
April 15, 2014

consultant:

217 Congress  
217 Congress Avenue  
Austin, Texas 78701

ISSUE:  
■ Drawing Set 04.24.14

sheet name:

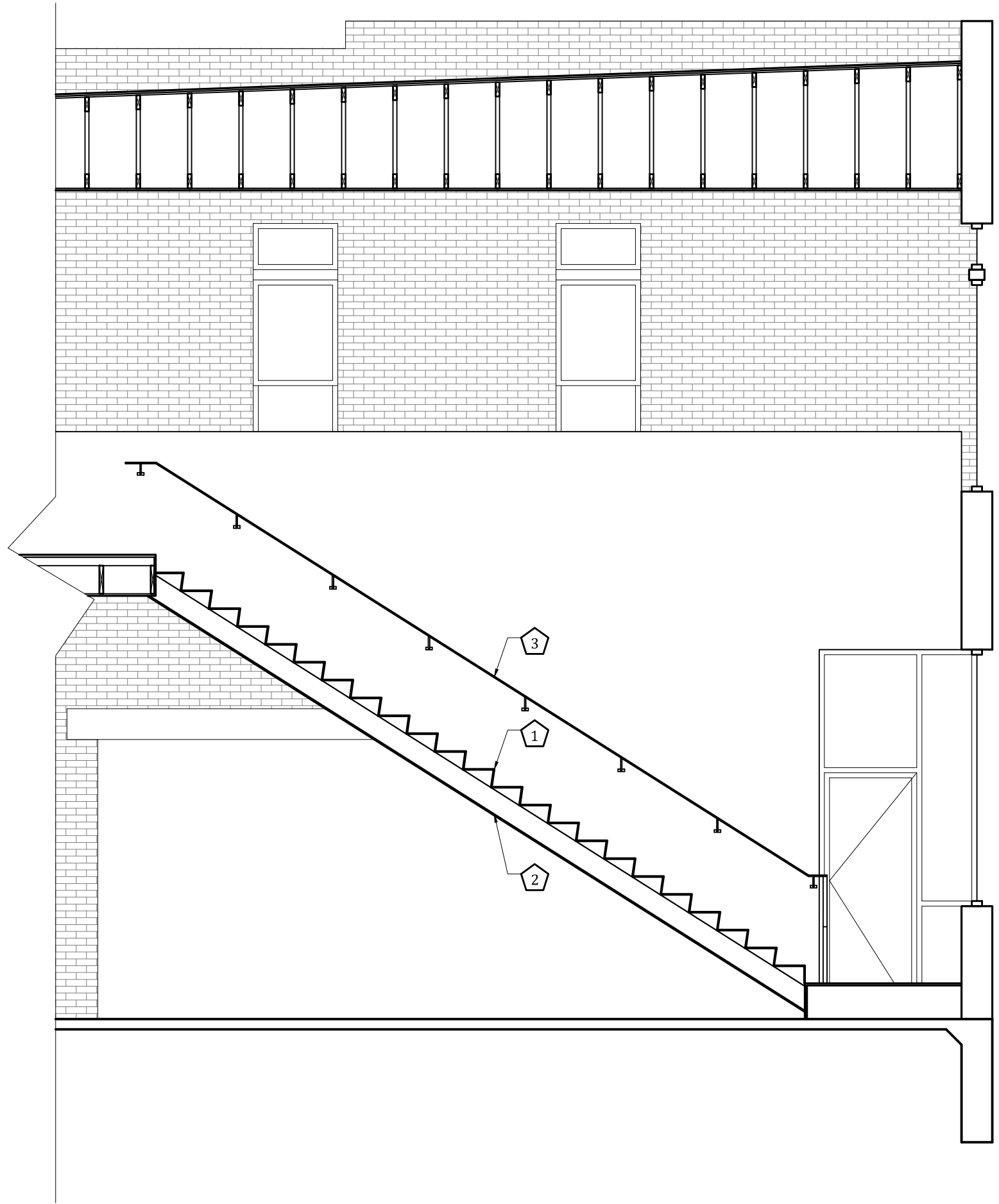
Elevator

sheet number:

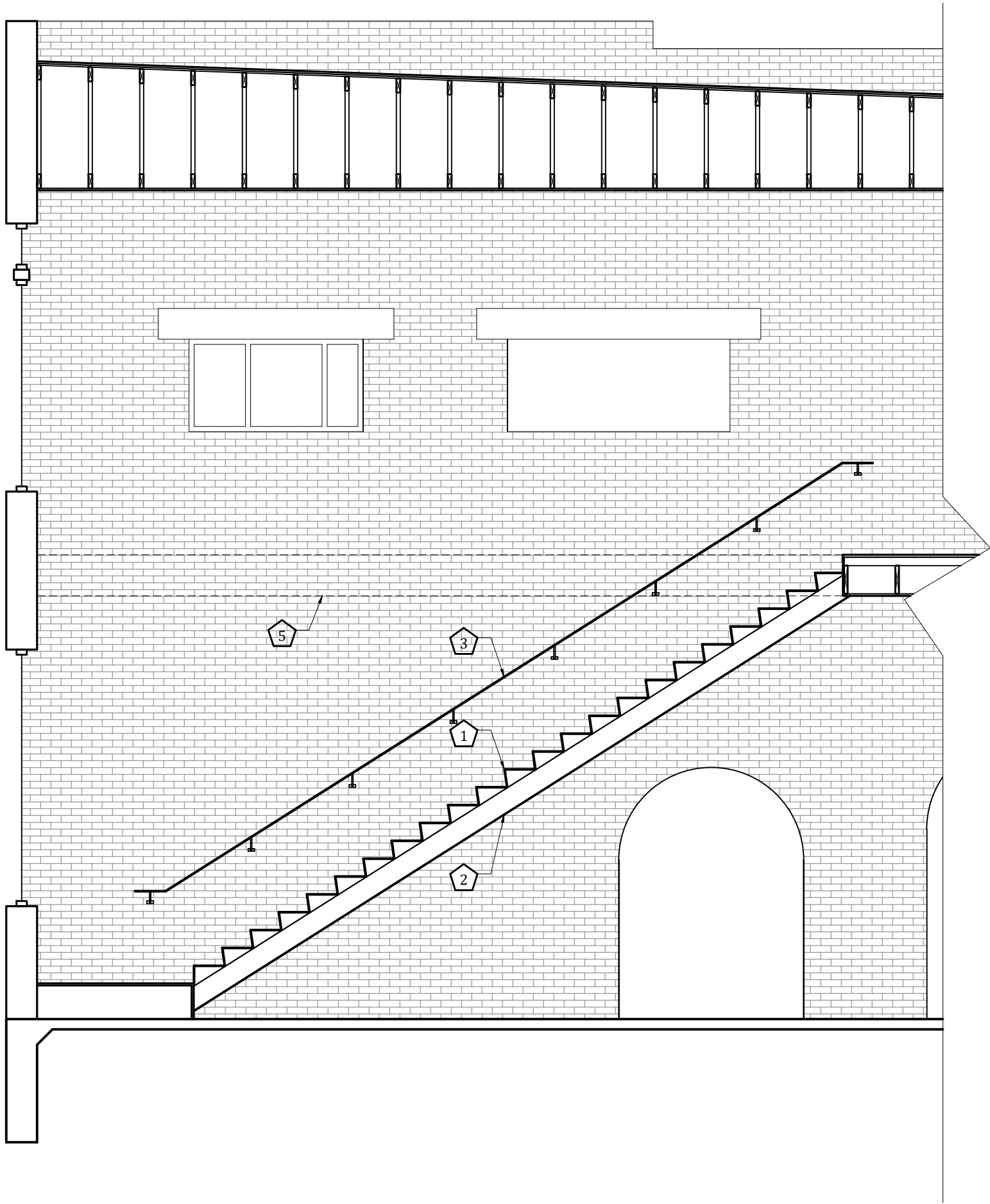
A5.10

© KLSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KLSA, LLC.

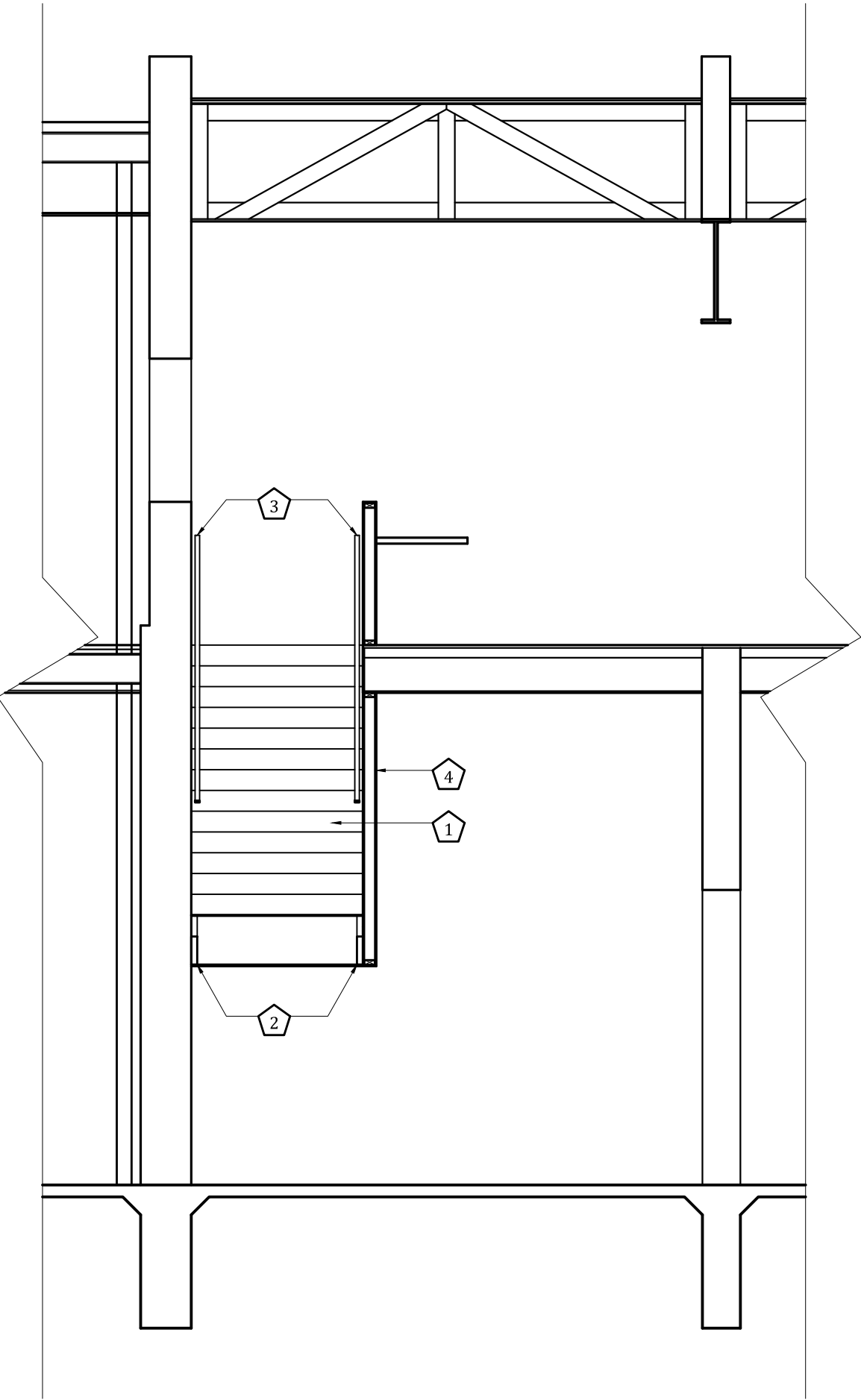




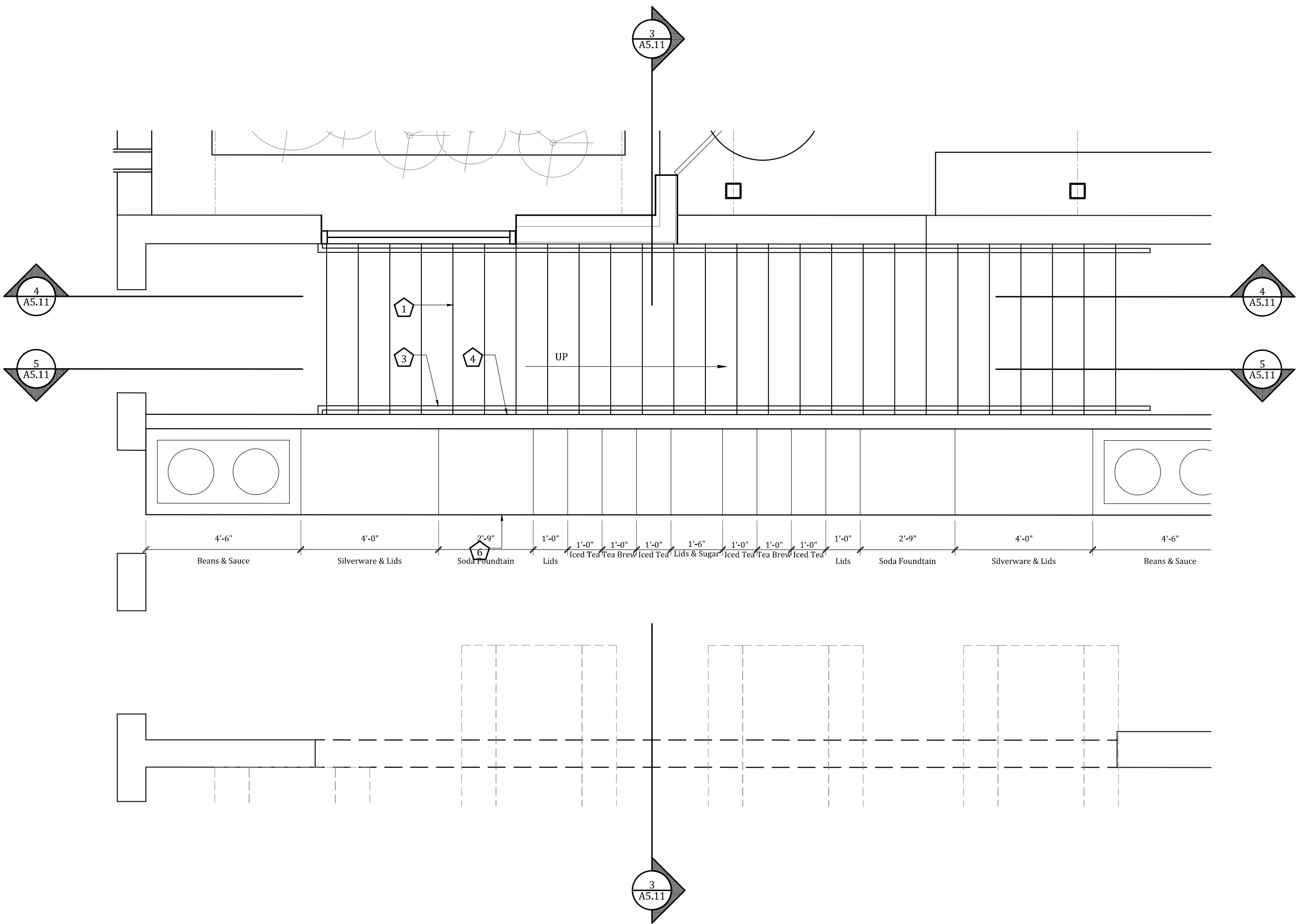
5 Section  
1/4"=1'-0"



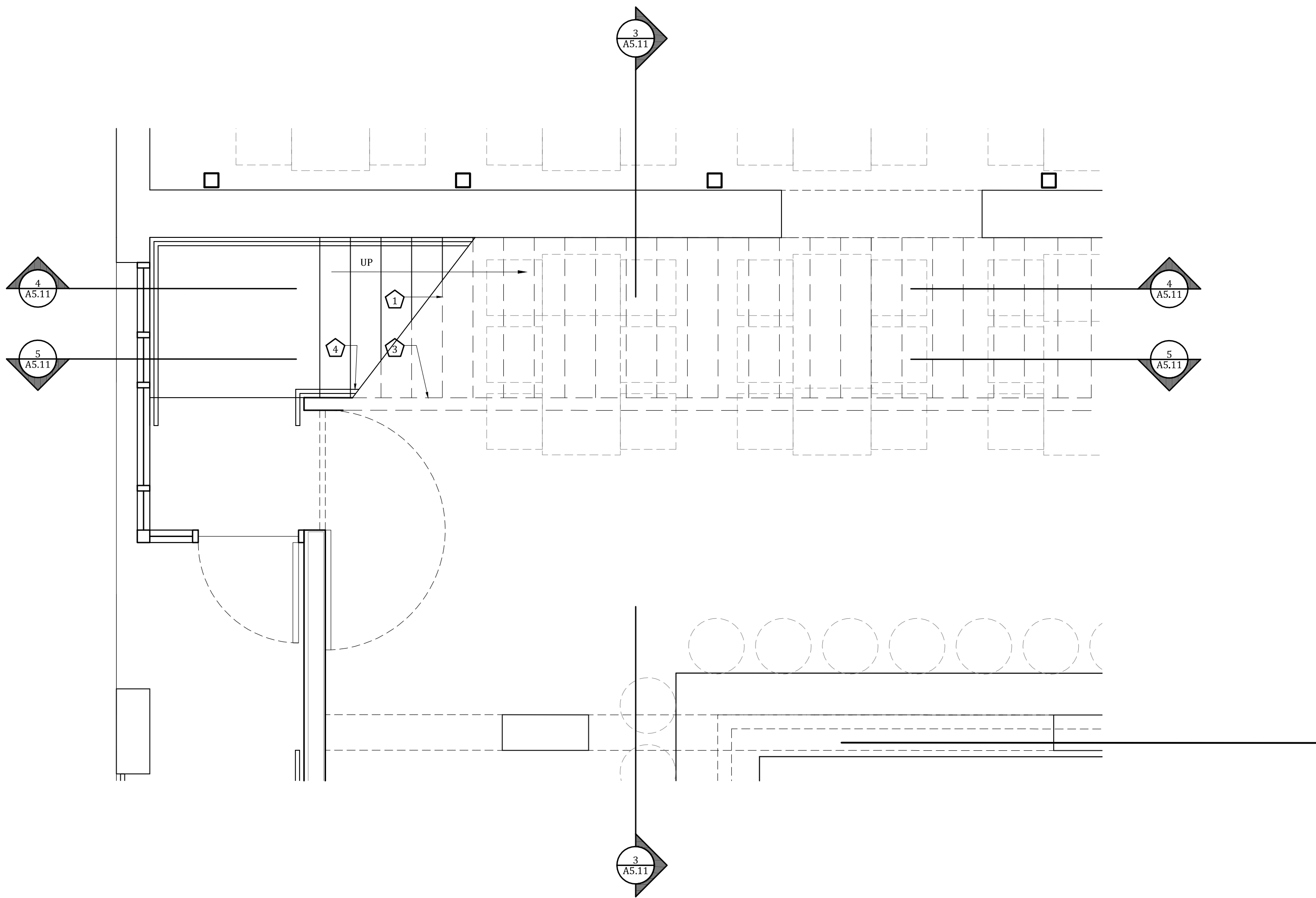
4 Section  
1/4"=1'-0"



3 Section  
1/4"=1'-0"



2 Second Floor Plan  
3/8"=1'-0"



1 First Floor Plan  
3/8"=1'-0"

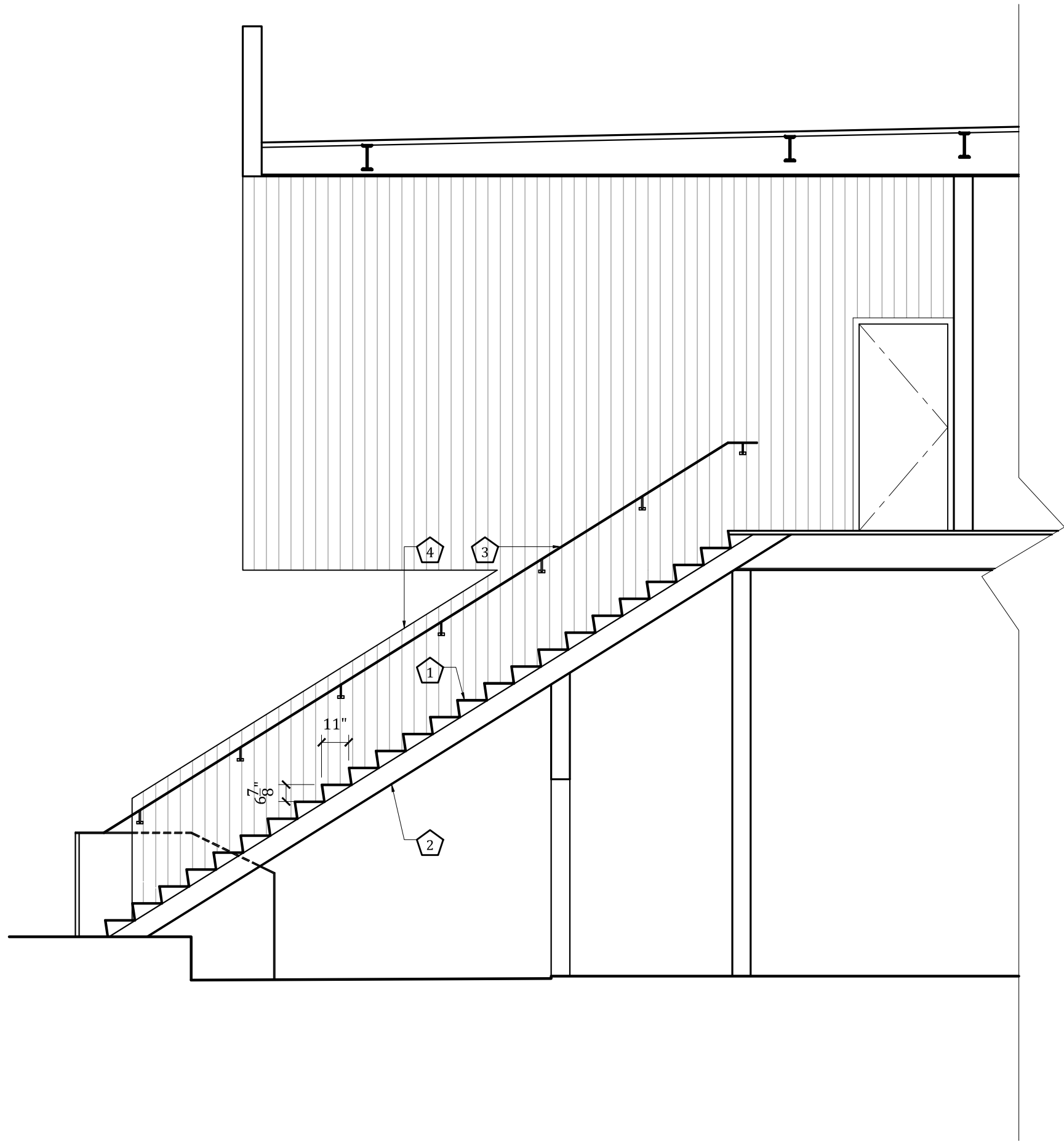
#### General Notes

- Contractor shall coordinate ALL Work associated with the Contract Documents.
- This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
- Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
- Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- Provide submittals on all items for review by Architect prior to beginning any associated Work.
- All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- All partitions to be braced to the structure above per building code requirements.
- Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
- Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
- Contractor shall verify all electrical and plumbing rough-in requirements and locations with the manufacturer/supplier of such equipment.
- Refer to the General Conditions and General Notes on Sheet A0.01 for additional information.

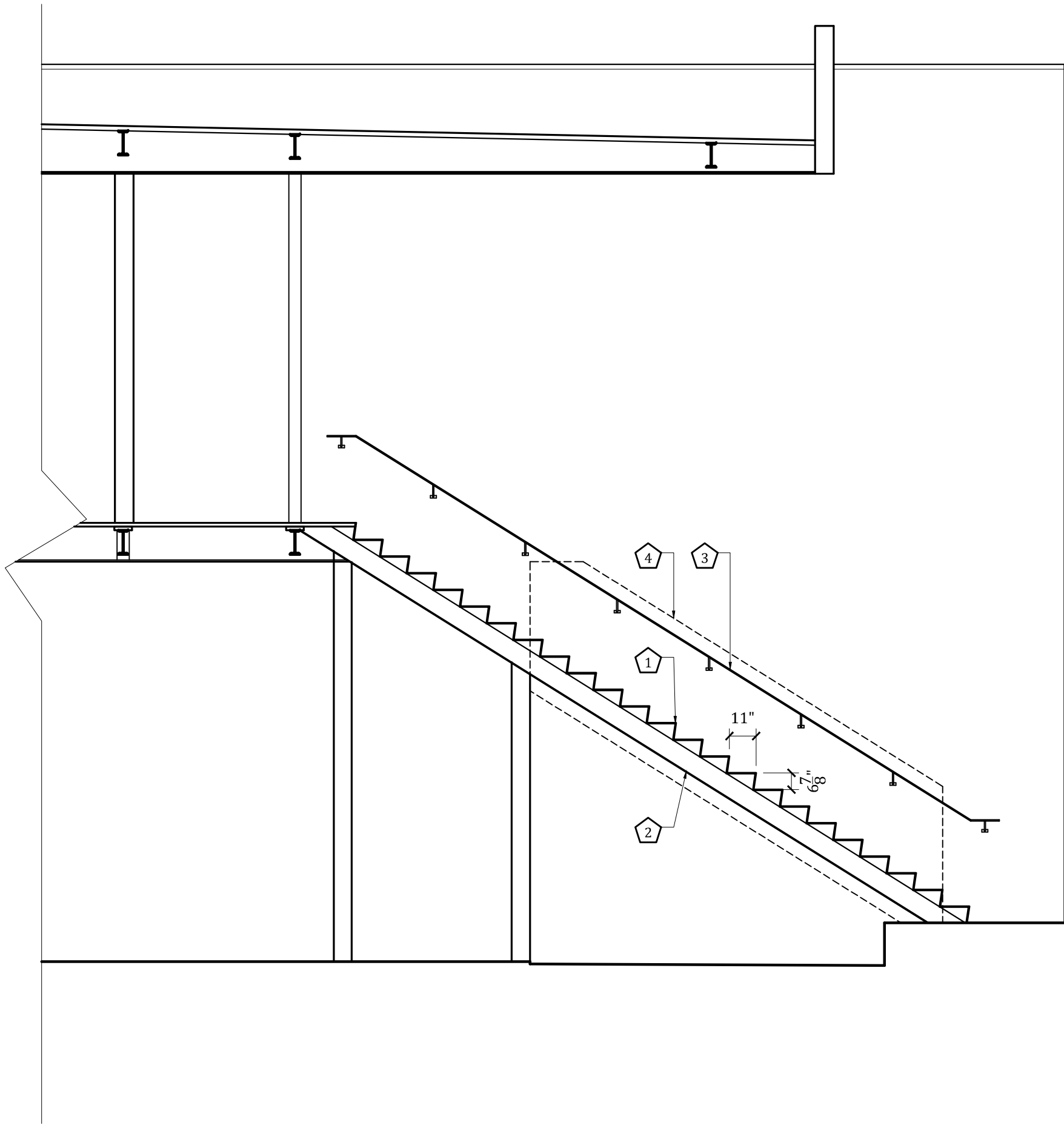
#### Keynotes

- Steel stair treads
- Stringer
- Handrail
- Drywall
- Line of ceiling, shown dashed
- Millwork

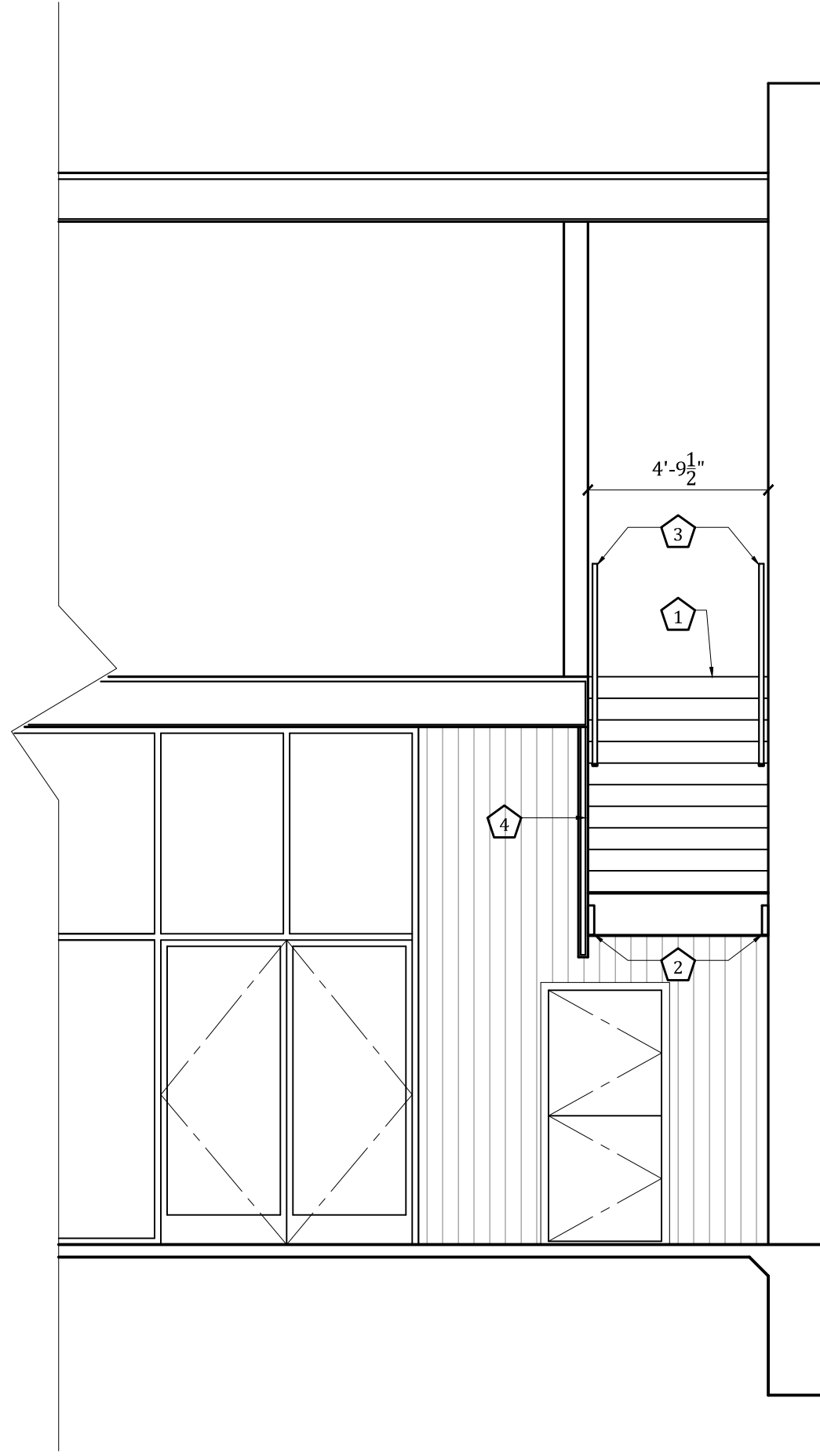




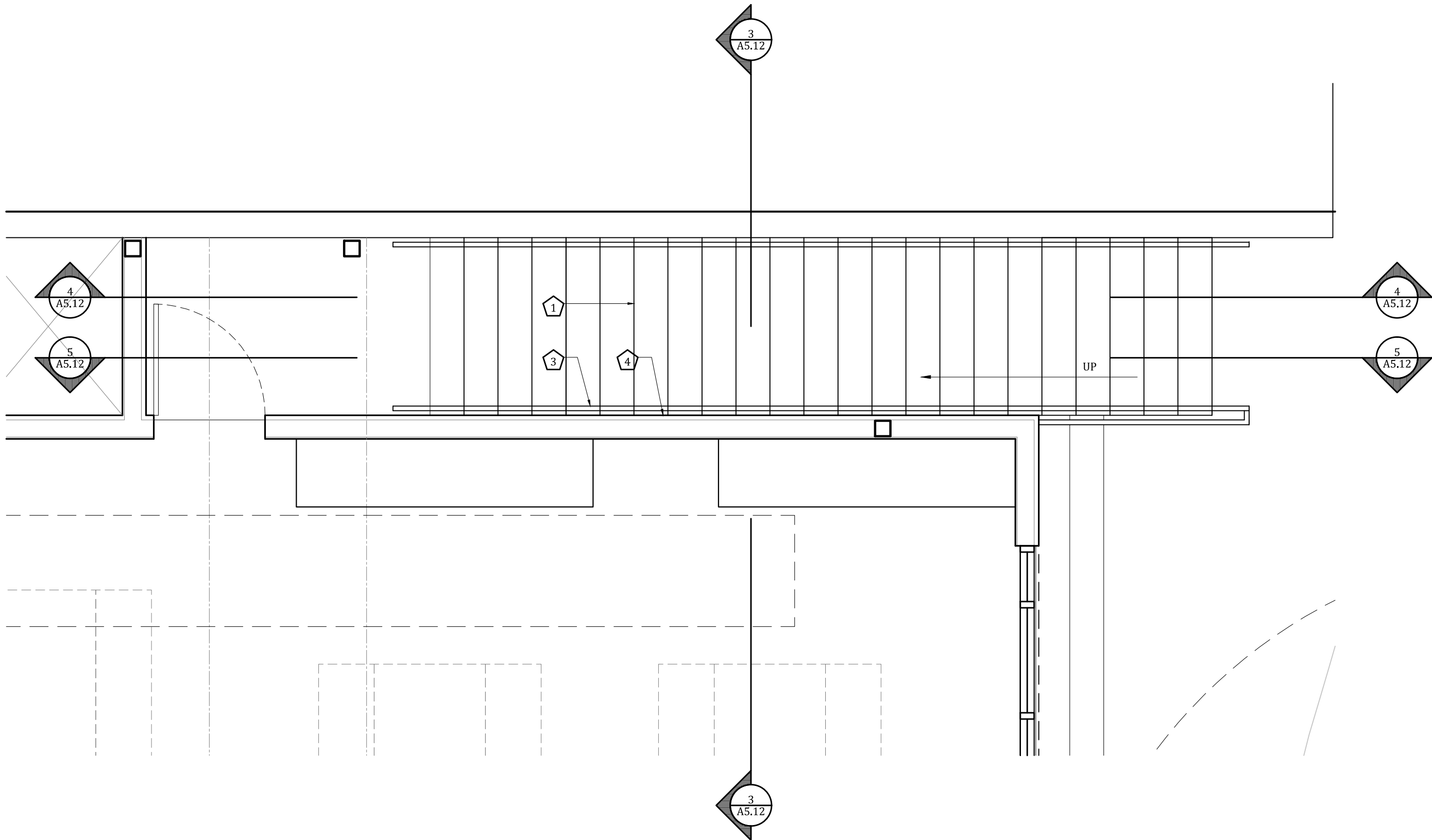
5 Section  
1/4"=1'-0"



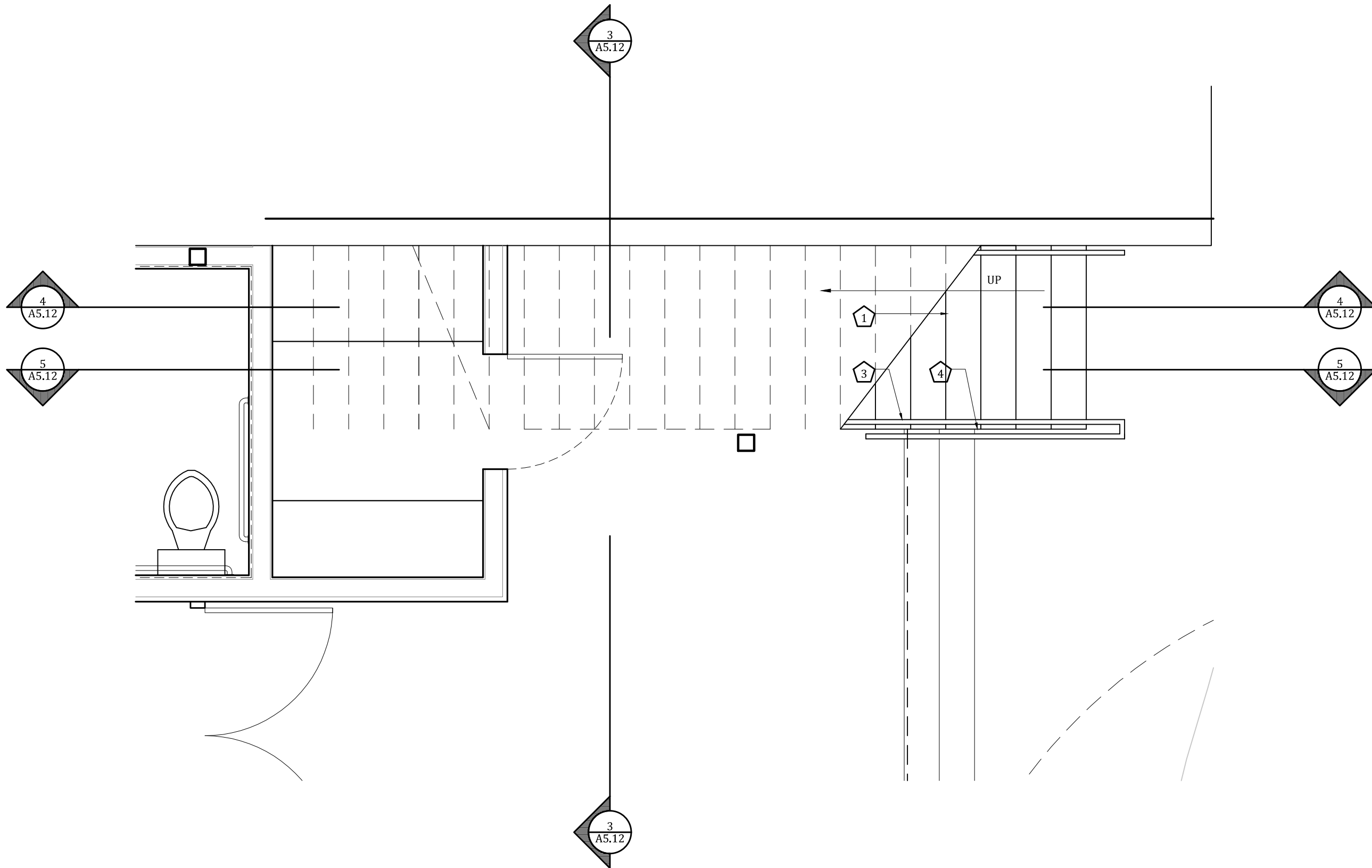
4 Section  
1/4"=1'-0"



3 Section  
1/4"=1'-0"



2 Second Floor Plan  
3/8"=1'-0"



1 First Floor Plan  
3/8"=1'-0"

#### General Notes

- Contractor shall coordinate ALL Work associated with the Contract Documents.
- This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
- Refer to structural drawings for design of and information regarding the buildings structural systems, individual components and specifications.
- Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- Provide submittals on all items for review by Architect prior to beginning any associated Work.
- All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- All partitions to be braced to the structure above per building code requirements.
- Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
- Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
- Contractor shall verify all electrical and plumbing rough-in requirements and locations with the manufacturer/supplier of such equipment.
- Refer to the General Conditions and General Notes on Sheet A0.01 for additional information.

#### Keynotes

- Steel stair treads
- Stringer
- Handrail
- Wood Guardrail



[illegible]

Diagram illustrating a window assembly. The window unit is labeled "tempered glass". The assembly is divided into three sections: A, B, and C.

1. panic hardware - provide astragal at double door, closer
2. custom door pull - provide astragal at double door, closer
3. pull/push plates, closer
4. Privacy set and deadbolt
5. passage set with deadbolt - provide astragal at double door, closer

1. Contractor shall coordinate ALL Work associated with the Contract Documents.
2. This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses.
3. Provide submittals on all items for review by Architect prior to beginning any associated Work.
4. All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
5. These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
6. Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
7. All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
8. Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown, specified, or commonly constructed in the industry.
9. Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

This drawing may not be  
used for regulatory approval,  
permitting, or construction

April 15, 2014

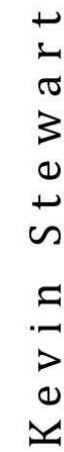
217 Congress  
217 Congress Avenue  
Austin, Texas 78701

sheet name

sheet number

© KLSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KLSA, LLC.

© KLSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KLSA, LLC.



3110 Manor Road, Suite G  
Austin, Texas 78723  
512.524.0393  
info@ctewart-architect.com



Finish Schedule

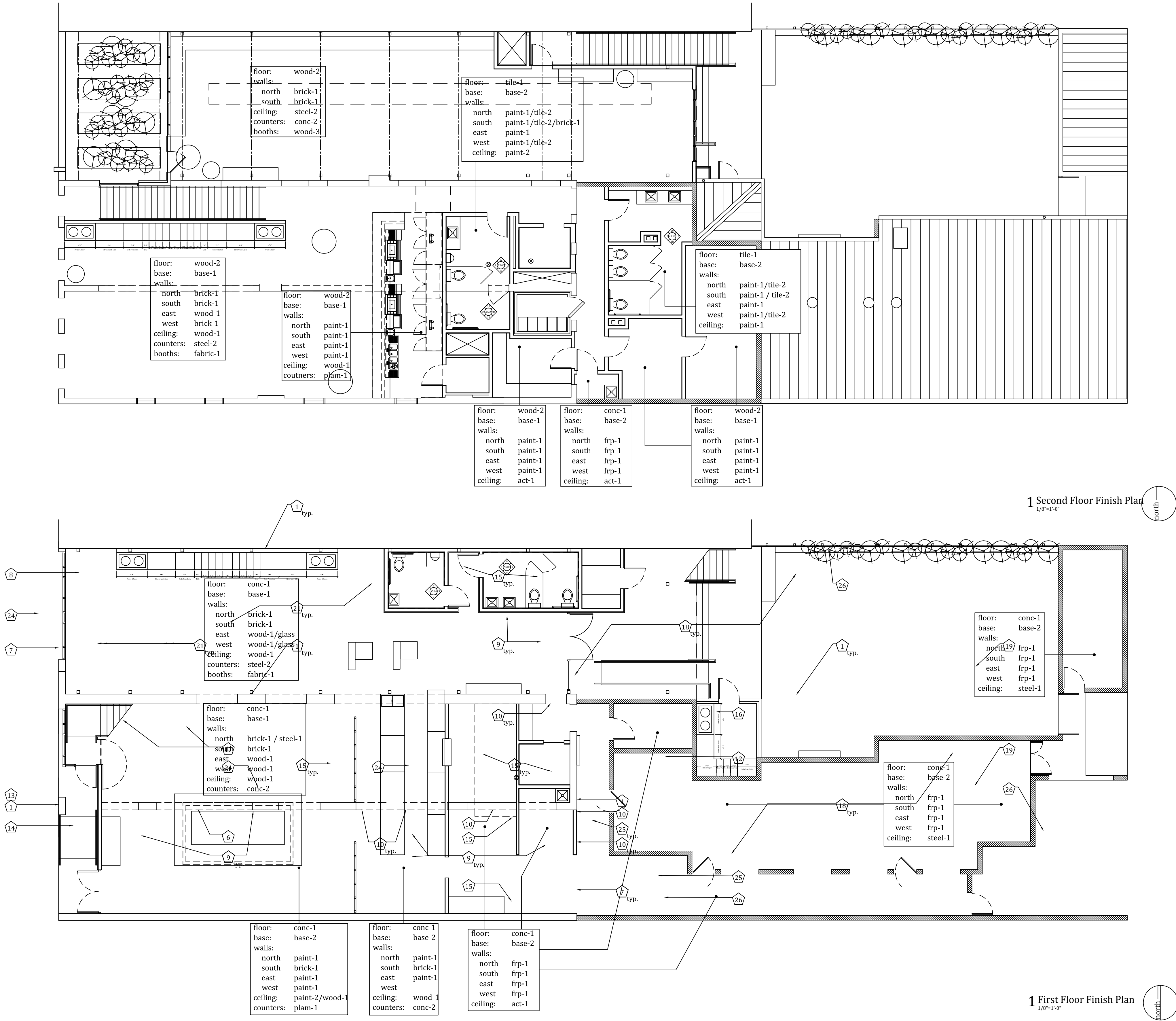
tag	name	manufacturer	specification/product #	color/finish	size	pattern	flamespread rating	notes
act-1	acoustic ceiling tile, vinyl-backed	Armstrong	Clean Room VL #870	White (factory vinyl finish)	2'x4'	see reflected ceiling plan	Class A	Use with 1-1/2" lay-in grid, white finish
base-1	1x4 poplar base, painted	-	-	Paint to match wall color, semi-gloss	1x4	-	Class C	-
base-2	porcelain floor tile, base	-	-	-	-	-	-	(2) rows to achieve 6" height
brick-1	existing brick	-	-	-	-	-	-	Seal brick at all kitchen/prep areas
conc-1	sealed concrete	V-Seal	INDUSTRA-SEAL 117A	clear/matte	-	-	-	Apply 2 coats with white pad buffer per manufacturer's recommendations
conc-2	stained and sealed concrete	-	-	-	-	-	-	-
cmu-1	-	-	-	-	-	-	-	painted
paint-1	interior paint	-	-	-	-	-	-	-
paint-2	interior paint	-	-	-	-	-	-	-
plam-1	plastic laminate	Wilsonart	#107 Laminate	Slate Grey - D91, #60-Matte	-	-	Class B	-
steel-1	corrugated metal	-	-	-	-	-	-	-
steel-2	stainless steel	-	-	-	-	-	-	-
wood-1	stained and sealed wood	-	-	-	-	random	-	-
wood-2	engineered wood floor	-	-	-	-	-	-	-

General Notes

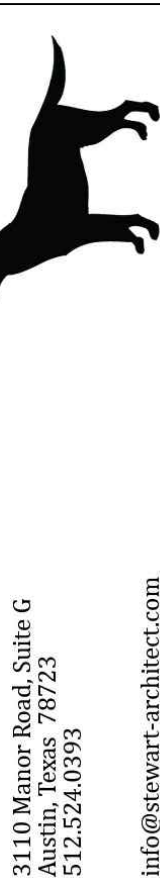
- Contractor shall coordinate ALL Work associated with the Contract Documents.
- This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project prior to beginning Work and as Work progresses. Provide submittals on all items for review by Architect prior to beginning any associated Work.
- Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

Keynotes

- not used



Kevin Stewart Architect



3110 Manor Road, Suite G  
Austin, Texas 78723  
512.524.0393  
info@stewart-architect.com

This drawing may not be used for regulatory approval, permitting, or construction  
April 15, 2014

consultant:

217 Congress  
217 Congress Avenue  
Austin, Texas 78701

Drawing Set 04.24.14

sheet name:

Finish Plan and Schedule

sheet number:

A7.00

©KSSA, LLC  
All rights reserved. All designs, drawings, plans & specifications are the property of KSSA, LLC.