

PROJECT INFORMATION

SIGN OFF

CONTACTS

DRAWING INDEX

SYMBOLS

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ARROW
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SEAL

PROJECT
NEW LUSTRE PEARL
94 Rainey Street AUSTIN, TX 78701

DRAWN BY
LS

05-08-2014- HISTORIC
REVIEW SET

TITLE OF SHEET
COVER SHEET

NUMBER OF SHEET

0.0

CAUTION

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE THE
PROPERTY OF THE
DESIGNER & MAY ONLY BE
USED IN CONJUNCTION
WITH THIS PROJECT

VICINITY MAP


		CESAR CHAVEZ	
		DRISKILL	
RED RIVER		RAINEY	I-35
		DAVIS	

SCHEMATIC DESIGN RENDERING

GRAPHIC LEGEND

○ AREA DRAIN

++_{HB} HOSE BIB

 DROP

● TREE TRUNKS

NOTES:

- > FOR INT. WALL FINISHES SEE INT. ELEV. , WALL FINISHES SHEET
- > FOR EXT. WALL FINISHES SEE EXT. ELEV.
- > VERIFY ALL DIMENSIONS IN-FIELD
- > VERIFY ALL UTILITIES IN FIELD

GENERAL CONDITIONS

GENERAL NOTES

01. CONTRACTOR SHALL ACQUAINT HIM OR HERSELF WITH ALL OWNER REQUIREMENTS AND SHALL COMPLY FULLY WITH SUCH REQUIREMENTS.

02. BEFORE SUBMITTING BID, CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE AND VERIFY ANY AND ALL CONDITIONS AND ITEMS AS MAY BE DEEMED NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT, WHETHER OR NOT SHOWN IN THESE PLANS.

03. CONTRACTOR SHALL COORDINATE HIS OR HER WORK WITH ALL OTHER CONTRACTORS FURNISHING THE LABOR, MATERIALS, AND ALL WORK, SO THAT THE WORK AS A WHOLE SHALL BE EXECUTED AND COMPLETED WITHOUT CONFLICT OR DELAY.

04. ALL MATERIALS FURNISHED ALL INSTALLED UNDER THIS CONTRACT SHALL BE NEW, FREE FROM ALL DEFECTS, AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE OF WORK. SHOULD DEFECTS DEVELOP DURING THIS PERIOD DUE TO DEFECTIVE MATERIAL OR FAULTY WORKMANSHIP, CONTRACTOR AND ALL SUBCONTRACTORS SHALL REMEDIATE SAME WITHOUT COST TO OWNER, ANY DEFECTS EVIDENT AT THE TIME OF INSTALLATION SHALL BE CORRECTED IMMEDIATELY TO THE SATISFACTION OF OWNER.

05. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE DIMENSION OF ALL EQUIPMENT INCLUDED IN THIS PROJECT SO THAT PREPARATIONS CAN BE MADE TO PROVIDE ENTRY INTO THE SPACE WITH SUFFICIENT CLEARANCE, AND TO INSURE THAT ADEQUATE FLOOR SPACE IS AVAILABLE LS, ETC.

06. REVIEW THE CONSTRUCTION DOCUMENTS AT THE JOB SITE TO VERIFY ALL DIMENSIONS AND CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING DESIGNER OF ANY OMISSION, DISCREPANCIES AND/OR CONFLICTS WITH EXISTING CONSTRUCTION. NO ALLOWANCE SHALL BE MADE FOR EXTRA EXPENSE OR TIME DUE TO CONTRACTOR'S FAILURE OR NEGLIGENCE TO COMPLETE EXAMINATION OF JOB SITE.

07. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL.

08. APPLICABLE CODES AND LOCAL ORDINANCES INCLUDING ADA. THE GENERAL CONTRACTOR NOR ANY SUB-CONTRACTOR SHALL NOT USE ANY ASBESTOS OR ASBESTOS CONTAINING MATERIALS IN ANY AREA OF THE CONSTRUCTION.

09. OBTAIN ALL APPLICATIONS, PERMITS, INSPECTIONS, ETC. REQUIRED TO COMPLETE THIS WORK.

10. PROVIDE AND INSTALL EXIT LIGHTS AS REQUIRED BY LOCAL CODES AND/OR AS DIRECTED BY THE FIRE MARSHAL. RE: ELECTRICAL.

11. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS ISSUED FOR CONSTRUCTION.*

12. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAIL DRAWINGS COVER OVER SMALL SCALE DETAIL DRAWINGS. CONTACT DESIGNER FOR DIMENSIONAL DISCREPANCY CLARIFICATION.

13. PARTITIONS, MILLWORK, ETC. WHICH DO NOT HAVE DIMENSION SHOWN ARE FREE-FLOATING AND SHOULD BE VERIFIED FOR DIMENSIONS IN THE FIELD.

14. SUBMIT TO DESIGNER, FOR REVIEW PRIOR TO CONSTRUCTION, ALL REQUIRED SHOP DRAWINGS, PRODUCT DATA AND SAMPLES. SUBMITTALS INCLUDE, BUT ARE NOT LIMITED TO:
A. SHOP DRAWINGS FOR ALL MILLWORK AND WOOD CONSTRUCTION, ALUMINUM EXTRUSIONS AND BREAK METAL, INTERIOR GLAZING AND GLASS DOORS, AND DETAILS FOR ALL AIR SUPPLY AND RETURN REGISTERS MOUNTED IN GYPSUM BOARD SURFACES.
B. PRODUCT DATA OR CUT SHEETS OF HARDWARE, APPLIANCES, PROJECTOR SCREENS, SUPPLY AND RETURN REGISTERS, LIGHT FIXTURES, AND PLUMBING FIXTURES AND FITTINGS.
C. SAMPLES OF ALL FLOOR, CEILING, WALL, MILLWORK, DOOR, AND HARDWARE FINISHES.

15. PROVIDE TEMPORARY POWER FOR SMALL TOOLS AND LIGHTING FOLLOWING O.S.H.A. REQUIREMENTS. DO NOT TAP INTO OTHER ELECTRICAL METERS.

16. WHERE NEW WORK CONNECTS WITH EXISTING, DO NECESSARY CUTTING, FITTING AND PATCHING. FURNISHING ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK AND PROJECT ALL EXISTING WORK FROM DAMAGE.

17. CALL DESIGNER WHEN BUILD-OUT IS SUBSTANTIALLY COMPLETE, SO THAT AN INSPECTION AND PUNCH LIST MAY BE PREPARED PRIOR TO OCCUPANCY.

18. PROJECT SHALL BE PROFESSIONALLY CLEANED AFTER COMPLETION OF WORK

19. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL LAWS, RULES AND REGULATIONS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION. IN CASES OF CONFLICT BETWEEN REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY.

20. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FIXTURES, ETC. FROM LOSS, DAMAGE, FIRE, THEFT, ETC.

21. WHEREVER THE TERM "OR EQUAL" IS USED, IT SHALL MEAN EQUIVALENT PRODUCT AS APPROVED IN WRITING BY DESIGNER.

DEMOLITION

01. ALL DEMOLITION SHALL BE DONE NEATLY AND WITHOUT DAMAGE TO THE REMAINING CONSTRUCTION. THE AREA SHALL BE CLEAR OF ALL DEBRIS, FLOOR COVERING AND ADHESIVE RESIDUE, ETC. AND LEFT CLEAN.

02. WHERE SLAB DEMOLITION OCCURS NEAR AN OCCUPIED TENANT SPACE, WORK MUST BE DONE DURING NON-BUSINESS HOURS, UNLESS APPROVED IN ADVANCE BY THE LANDLORD.
A. WHEN BREAKING OUT THE SLAB FOR ON-GRADE FLOORS, ALL EXCAVATED AREAS IN THE BUILDING PAD ARE TO BE BACK-FILLED WITH SAND, COMPACTED IN 8" LIFTS BY HAND TAMPING OR WITH A MECHANICAL TAMPING MACHINE; NEW REINFORCING SHALL BE EQUAL TO EXISTING SLAB REINFORCED AND SHALL BE OVERLAPPED AND TIED TO THE EXISTING REINFORCING THIRTY BAR DIAMETERS. RE-POUR BREAKOUT AREA OVER 6 MIL. VAPOR BARRIER WITH 3,000 PSI CONCRETE TO THE SAME DEPTH AS THE EXISTING SLAB.

03. CUT HOLES IN CONCRETE FOR PIPING, ETC. WITH APPROPRIATE TOOLS TO ASSURE AN EVEN CUT WITH CLEAN EDGES. HOLES WILL NOT BE LARGER THAN NECESSARY TO ALLOW PIPE TO FIT THROUGH. ANY HOLES THAT MAY AFFECT THE STRUCTURAL INTEGRITY OF THE FACILITY MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. SEAL ALL PIPES WITH TREMCO, INC. MONO SEALANT OR APPROVAL EQUAL.

04. REMOVE ALL ABANDONED CABLE FROM PLENUM.

05. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND EFFECT ALL ALTERATIONS AND MODIFICATIONS NECESSARY TO DELIVER COMPLETE PROJECT INSTALLATIONS TO CONFORM TO CONTRACT DRAWINGS AND SPECIFICATIONS.

PARTITIONS & DRYWALL CONSTRUCTION

01. DRYWALL FRAMING SHALL BE MINIMUM 25 GAUGE GALVANIZED METAL STUDS, UNLESS NOTED OTHERWISE.

02. ALL DRYWALL CONSTRUCTION SHALL BE TAPED AND FLOATED PRIOR TO RECEIVING SCHEDULES FINISH. ALL OUTSIDE CORNERS SHALL RECEIVE METAL CORNER BEAD, UNLESS NOTED OTHERWISE, AND BE FLOATED SMOOTH.

03. PROVIDE RATED DAMPERS AS REQUIRED AT PARTITIONS WHICH EXTEND ABOVE THE CEILING, THROUGH THE RETURN AIR PLENUM TO THE UNDERSIDE OF STRUCTURE WHERE PARTITIONS ARE NOTED TO HAVE A STC ACOUSTICAL RATING. SOUND ATTENUATION DAMPER SHALL BE ADDED AT THESE PENETRATIONS.

04. TYPICALLY, PARTITIONS WHICH TERMINATE AT THE EXTERIOR WALL SHALL BE CENTERED ON THE CENTER LINE OF A WINDOW MULLION, CENTER LINE OF A COLUMN, OR ALIGN WITH FACE OF A COLUMN.

05. TYPICALLY, PARTITIONS WHICH ALIGN WITH EXISTING GYPSUM BOARD CONSTRUCTION SHALL ALIGN FINISHED FACE OF A NEW GYPSUM BOARD WITH FINISHED FACE OF EXISTING. REMOVE CORNER BEAD AND FLOAT SMOOTH TO EXISTING CONSTRUCTION, UNLESS DETAILED OTHERWISE.

06. INSTALL GLAZING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REPLACE CRACKED, SCRATCHED, BROKEN OR OTHERWISE DAMAGED GLASS. REMOVE ADHERED MATTER FROM GLAZING MATERIAL.

07. CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING TO STRUCTURE FOR INTERIOR PARTITIONS, CEILING, PLATFORMS, ETC., WHETHER SHOWN ON DRAWINGS OR NOT.

08. PROVIDE SILICONE SEALANT AT ALL JOINTS AND INTERFACES OF ALL EQUIPMENT, WALLS, ETC.

FINISHES

01. CONFIRM THAT MATERIAL USED FOR INTERIOR WALL AND CEILING FINISHES MEET OR EXCEED THE FOLLOWING FLAME SPREAD RATING:
A. ENCLOSED VERTICAL EXIT WAYS
CLASS I OR A, 0-25
B. OTHER EXIT WAYS
CLASS II OR B, 26-75
C. ROOMS & OTHER AREAS
CLASS III OR C, 76-200
FINISHES MAY BE DOWN RATED ONE CLASS WHEN AN AUTOMATIC SPRINKLER SYSTEM IS PROVIDED.

02. PREPARE ALL SURFACE RECEIVING FINISHES IN ACCORDANCE WITH FINISH MANUFACTURE'S RECOMMENDATIONS. ALL FINISHED AND ADJOINING SURFACES SHALL REMAIN FREE OF GLUE, PLASTER OR PAINT EXCESS.

03. TRANSITIONS BETWEEN WALL COVERING AND PAINT WHICH OCCUR AT OUTSIDE CORNERS SHALL BE FINISHED WITH A TUCK-IN-METAL BEADING UNLESS DETAILED OTHERWISE.

04. ROUGH FLOOR TO BE PATCHED AND/OR LEVELING MATERIALS AND PROCEDURES. RECEIVE INDICATED FLOOR FINISHES. FOLLOW FLOOR FINISH MANUFACTURER'S RECOMMENDED PATCHING/LEVELING MATERIALS AND PROCEDURES.

05. ALL CARPET WITHIN THIS LEASE SHALL BE "DIRECT GLUE DOWN" INSTALLATION, UNLESS NOTED OTHERWISE.

06. FLOOR FINISH TRANSITIONS SHALL OCCUR AT THE CENTER LINE OF THE DOOR, UNLESS NOTED OTHERWISE.

07. TRANSITIONS BETWEEN CARPET AND V.C.T. SHALL OCCUR WITH VINYL REDUCER TRANSITION.

08. RUBBER OR VINYL BASE SHALL BE BEVELED, NOT WRAPPED, AT INSIDE CORNERS.

09. CONTRACTOR TO PROVIDE MAINTENANCE/CARE INSTRUCTIONS FOR ALL INTERIOR/SPECIAL; FINISHES.

10. DIMENSIONS IN FLOOR PLANS AND SECTIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE, DIMENSIONS ON REFLECTED CEILING PLANS ARE TO FINISHED FACE UNLESS NOTED OTHERWISE.

ENGINEERING

01. LABEL ELECTRICAL PANELS, CONTROL POINTS, SWITCHES, AND MOTORS IDENTIFY PANEL BY NUMBER. LABEL SWITCHES INDICATING THE EQUIPMENT WHICH THEY CONTROL.

02. RECORD ALL CIRCUITS AND CIRCUIT NUMBERS ON AS-BUILT DRAWINGS AND LABEL ALL CIRCUITS ON PANEL DIRECTORIES. FIELD VERIFY BRANCH CIRCUIT AVAILABILITY.

03. VERIFY VOLTAGE OF ALL LIGHTING FIXTURES SPECIFIED TO ASSURE COMPATIBILITY WITH VOLTAGE SUPPLIED TO DEMISED SPACE.

04. IF ANY ELECTRICAL CORE THROUGH SLAB CAN NOT BE LOCATED IN THE EXACT DIMENSION LOCATION, NOTIFY DESIGNER BEFORE PROCEEDING.

05. COORDINATE ELECTRICAL WORK WITH MILLWORK FOR ELECTRICAL SWITCHES, OUTLETS OR DEVICES LOCATED WITHIN THE MILLWORK.

06. MOUNTING HEIGHTS INDICATED ARE TO THE CENTER OF OUTLET, ALL WALL OUTLETS SHALL BE MOUNTED 18" TO CENTER OF OUTLET ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR TO VERIFY SLAB VARIATIONS AND INSURE CONSISTENT MOUNTING HEIGHT FOR ALL DEVICES WITHIN THE SAME SPACE.

07. ALL LIGHT SWITCHES AND THERMOSTATS SHALL BE MOUNTED 48" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.

08. ELECTRICAL OUTLETS AND/OR SWITCHES ON OPPOSITE SIDES OF A COMMON WALL SHALL BE LOCATED IN SEPARATE STUD CAVITIES. NO BACK-TO-BACK OUTLETS SHALL BE PERMITTED. WHERE SPECIFIC DIMENSIONS CONTRADICT THIS NOTE, RELOCATE ONE OUTLET OR SWITCH TO THE OPPOSITE SIDE OF THE STUD WHICH IS NEAREST THE GIVEN DIMENSION.

09. NOTIFY DESIGNER FOR APPROVAL TO RELOCATE FIXTURES WHERE CLEARANCE PROBLEMS ARISE IN THE LOCATION AND/OR RELOCATION OF CEILING MOUNTED DEVICES, SHOWN ON THE DRAWINGS.

10. GANG ADJACENT SWITCHES AND/OR OUTLETS TOGETHER AND LOCATE UNDER A SINGLE COVER PLATE.

11. PROVIDE INDUSTRY STANDARD ORANGE RECEPTACLES FOR OUTLETS WITH DEDICATED CIRCUITS, AND YELLOW RECEPTACLES FOR OUTLETS WITH ISOLATED GROUND.

ENGINEERING CONT.

12. INSTALLATION OF WALL TELEPHONE OUTLET AND WIRING OF ALL TELEPHONES SHALL BE BY THE TENANT.

13. WHERE SPECIAL OUTLET TYPES AND/OR POWER REQUIREMENTS ARE SCHEDULED AND SPECIFICATIONS ARE NOT PROVIDED, COORDINATE REQUIREMENTS WITH OWNERS.

14. ELECTRICAL SWITCHES AND COVER PLATES TO BE DECOR/WHITE U.N.O. DATA CONNECTION DEVICES AND COVER PLATES ARE TO BE WHITE U.N.O., WHERE DEVICES ARE LOCATED IN/ON CLEAR FINISH MILLWORK OR DARK COLOR LAMINATE OR WALL FINISH, VERIFY W/DESIGNER ALTERNATE DEVICE COLOR (IVORY, BROWN, BLACK).

15. PROVIDE CONCEALED ACCESS PANELS AT ALL LOCATIONS WHICH MAY REQUIRE SERVICING ACCESS TO ANY VALVES, CLEAN OUTS, DAMPERS, A/C UNITS, ETC. SUBMIT SAMPLES AND LOCATION TO KMDIS FOR APPROVAL.

16. GENERAL CONTRACTOR TO COORDINATE HARDWIRE CONNECTION OF FURNITURE SYSTEM WHIPS TO FURNITURE POWER DEVICE BETWEEN ELECTRICAL AND FURNITURE VENDOR.

20. CONTRACTOR SHALL INSTALL ALL LAMPS IN LIGHTING FIXTURES. LAMPS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) MONTH FROM THE DATE OF ACCEPTANCE OF WORK UNLESS OTHERWISE NOTED ON THE PLANS.

CONTRACTOR ALERT

01. THE CONTRACTOR SHALL ADHERE TO THE DRAWINGS AND SPECIFICATIONS. SHOULD ANY ERROR OR INCONSISTENCY APPEAR REGARDING THE TRUE MEANING AND/OR INTENT OF THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY REPORT SAME TO THE DESIGNER WHO WILL MAKE ANY NECESSARY CLARIFICATION/INTERPRETATION, OR REVISION REQUIRED.

02. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE DESIGNER OF ANY SUCH DISCREPANCIES. HE OR SHE SHALL ASSUME ALL CHARGES AND MAKE ANY CHANGES TO HIS OR HER WORK MADE NECESSARY BY HIS FAILURE TO OBSERVE AND/OR REPORT THE CONDITION.

03. NO SUBSTITUTIONS WILL BE ALLOWED FOR THE GENERAL OR SUB CONTRACTOR'S FAILURE TO PLACE TIMELY ORDERS ON PROPRIETARY SPECIFICATIONS.

04. CONTACT DESIGNER FOR CLARIFICATION REGARDING ANY CONFLICT WITHIN THIS SET OF DRAWINGS.

05. SUBCONTRACTORS ARE REQUIRED TO BASE THEIR BIDS ON REVIEW OF FULL SETS OF DRAWINGS.

06. AN AUTOMATIC SUPPRESSION SYSTEM WILL BE INSTALLED TO PROTECT THE KITCHEN COOKING EQUIPMENT. THIS WILL BE ADDRESSED IN A SEPARATE PERMIT THROUGH A DEFERRED SUBMITTAL.

ROUGH CARPENTRY & BLOCKING

01. ALL ROUGH CARPENTRY TO BE SOUTHERN PINE OR DOUGLAS FIR, GRADE NUMBER (2) OR EQUAL.

02. ALL NAILERS, BLOCKING, GROUNDS, ROUGH BLOCKS AND MISCELLANEOUS BLOCKING SHALL BE FIREPROOFED IN ACCORDANCE WITH MUNICIPAL CODE, AND ALL OTHER APPLICABLE CODES.

03. PROVIDE REQUIRED BRACING AND BLOCKING IN PARTITIONS WHICH ARE TO RECEIVE MILLWORK, SHELVING, ETC.

04. PLACE WALL HUNG FIXTURES ON PARTITIONS REINFORCED WITH FIXTURE CHAIRS, CARRIERS, OR OTHER HEAVY DUTY REINFORCEMENTS. SECURELY FASTEN WALL HUNG FIXTURES.

05. CONTRACTOR SHALL NEVER SCALE DRAWINGS. LOCATIONS FOR ALL PARTITIONS, WALL, CEILINGS, ETC. WILL BE DETERMINED BY DIMENSIONS ON THE DRAWINGS. ANT SUCH DIMENSIONS MISSING FROM THE PLANS MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.

FINISHED MILLWORK & CABINETS

01. ALL WOODWORK SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE "QUALITY STANDARDS" OF THE ARCHITECTURAL WOODWORK INSTITUTE (A.W.I.) ANY REFERENCE TO THE PREMIUM, CUSTOM OR ECONOMY GRADE SHALL BE DEFINED IN THE LATEST EDITION OF THE A.W.I. "QUALITY STANDARDS." ANY ITEM ON A GIVEN SPECIFIC QUALITY GRADE, SHALL BE CUSTOM GRADE.

02. COORDINATE MILLWORK AND CABINETS WITH OTHER TRADES BEFORE INSTALLATION. THE CABINET SUBCONTRACTOR IS TO JOB VERIFY ALL DIMENSIONS BEFORE INSTALLATION. VERIFY EQUIPMENT SIZES AND SPECIFICATIONS BEFORE FABRICATION AND/OR INSTALLATION.

03. ALL WOOD SURFACES NOT RECEIVING PAINT, PLASTIC LAMINATE, OR OTHER FINISH, SHALL BE SEALED BE SEALED TO PREVENT MOISTURE PENETRATION.

INSULATION & FIRE SAFETY

02. INSTALL FIRE SAFETY INSULATION, AS REQUIRED BY CODE AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AFTER MECHANICAL AND ELECTRICAL SERVICES HAVE BEEN INSTALLED. SAFETY INSULATION SHALL BE 2-HOUR TESTED. INSTALL FIRE SAFETY IN ALL VOIDS BETWEEN TOP OF FIRE-RATED WALLS AND THE UNDERSIDE OF DECK.

CEILING CONSTRUCTION

01. COORDINATE LOCATION AND/OR RELOCATION OF ALL MECHANICAL, ELECTRICAL, ALARM, ETC. DEVICES, LOCATED ON OR ABOVE THE CEILING, WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. THE DEVICE LOCATIONS SHOW IN THE ARCHITECTURAL DRAWINGS TAKE PRECEDENT OVER THE DEVICE LOCATIONS SHOWN ON THE ENGINEERING DRAWINGS.

02. MAIN TEES MAY NOT BE CUT FOR ANY PURPOSE WITHOUT THE APPROVAL OF DESIGNER, UNLESS SO SHOWN ON THE DRAWINGS.

03. WHERE RECESSED LIGHTS OCCUR IN A SUSPENDED CEILING, LOCATE THE LIGHT IN THE CENTER OF THE NEAREST CEILING TILE, UNLESS SHOWN OTHERWISE.

04. COORD. LOCATION AND/OR RELOCATION OF ALL INTERIOR ROOF DRAINS WITH DESIGNER.

SUBMITTAL SCHEDULE & SUBMITTALS / SHOP-DRAWINGS / SAMPLES

ONCE THE CONSTRUCTION SCHEDULE IS APPROVED, THE CONTRACTOR SHALL PROVIDE A LIST OF ALL SUBMITTALS/SHOP DRAWINGS/SAMPLES THEY INTEND TO SUBMIT FOR THE JOB AND THEIR ASSOCIATED SUBMITTAL DATES. IN ADDITION, THE CONTRACTOR SHALL IDENTIFY ALL OWNER SUPPLIED SUBMITTALS (FF&E&E) THAT WILL BE REQUIRED AND THE DEADLINES FOR THESE SUBMITTALS.

01. COORDINATE THE SUBMITTAL DATES WITH THE CONSTRUCTION SCHEDULE AND ALLOW ENOUGH TIME FOR A (2) WEEK REVIEW PERIOD AND THE NEED FOR RESUBMITTING IF NOT INITIALLY ACCEPTED.

02. COLLECT INFORMATION INTO A SINGLE SUBMITTAL FOR EACH ELEMENT OF CONSTRUCTION AND TYPE OF PRODUCT OR EQUIPMENT INCLUDING BUT NOT LIMITED TO: WATERPROOFING, DOORS AND DOOR HARDWARE, WINDOW SYSTEMS, FINISHES (INTERIOR & EXTERIOR), MILLWORK, COUNTERTOPS, GLASS, TOILET PARTITIONS, CURTAINS/TRACK, ALL MECHANICAL EQUIPMENT & AIR DEVICES, ALL PLUMBING FIXTURES. PROVIDE (5) HARD COPIES OR (1) DIGITAL COPY OF EACH SUBMITTAL, INCLUDING THE FOLLOWING INFORMATION WITH EACH SUBMITTAL (AS APPLICABLE):

- A. DATE OF SUBMITTAL
- B. MANUFACTURER'S WRITTEN RECOMMENDATIONS
- C. MANUFACTURER'S PRODUCT SPECIFICATIONS
- D. MANUFACTURER'S INSTALLATION INSTRUCTIONS
- E. STANDARD COLOR/FINISH CHARTS
- F. MANUFACTURER'S CATALOGUE CUT SHEETS
- G. STANDARD OPERATING AND MAINTENANCE MANUALS
- H. COMPLIANCE WITH TRADE ASSOCIATION STANDARDS
- I. COMPLIANCE WITH RECOGNIZED TESTING AGENCY STANDARDS
- J. WARRANTY INFORMATION

03. SAMPLES: CONTRACTOR TO SUBMIT SAMPLES FOR MHOA REVIEW FOR LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND DESIGN CONCEPT EXPRESSED IN CONTRACT DOCUMENTS. SAMPLES TO BE SUBMITTED INCLUDE BUT ARE NOT LIMITED TO: FINISHES (INTERIOR & EXTERIOR), MILLWORK, WINDOW SYSTEM, TOILET PARTITIONS, AND WINDOW TREATMENTS. PROVIDE (1) SAMPLE TO MHOA FOR AESTHETIC, COLOR, OR FINISH SELECTION. SAMPLES TO BE REPRESENTATIVE OF QUALITY REQUIRED FOR THE WORK.

04. PREPARE PROJECT-SPECIFIC SHOP DRAWINGS SHOWING ALL RELEVANT INFORMATION, DRAWN ACCURATELY TO SCALE WITH FIELD-VERIFIED DIMENSIONS. SHOP-DRAWINGS SHALL BE PRODUCED FOR ALL COMPONENTS OF THE WORK REQUIRING ASSEMBLY, INCLUDED, BUT NOT LIMITED TO: METAL FABRICATIONS(STRUCTURAL STEEL, WINDOW SYSTEMS, "CAGE", ETC.), MILLWORK, ETC.
A. DO NOT BASE SHOP-DRAWINGS ON REPRODUCTIONS OF THE CONTRACT DOCUMENTS.
B. VERIFY ALL DIMENSIONS IN FIELD
C. SUBMIT (5) COPIES ON SHEETS BETWEEN 8-1/2" X 11" AND 24" X 36", EXCEPT FOR FULL SIZE TEMPLATES, PATTERNS, OR OTHER SIMILAR DRAWINGS

05. IN ADDITION TO THE SUBMITTALS AND SHOP-DRAWINGS DESCRIBED ABOVE, THE CONTRACTOR SHALL PROVIDE SAMPLES/MOCK-UPS OF THE FOLLOWING:
A. WINDOW SYSTEM, INCLUDING GLAZING

06. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW EACH SUBMITTAL BEFORE GIVING IT TO THE MHOA. IF A SUBMITTAL IS NOT STAMPED OR OTHERWISE NOT INDICATED AS REVIEWED BY THE CONTRACTOR, MHOA WILL RETURN IT TO THE CONTRACTOR WITHOUT REVIEWING IT.

07. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR INSTALLED WORK THAT DOES NOT MEET CODE. IT IS NOT THE RESPONSIBILITY OF THE OWNER OR ANY OF THEIR CONSULTANTS, INCLUDING MHOA TO VERIFY THAT INSTALLED WORK MEETS ALL APPLICABLE CODES.

REQUIRED MOCK-UPS

THE FOLLOWING ARE REQUIRED TO BE FULLY MOCKED UP BY THE GENERAL CONTRACTOR:

- 01. REMOVAL OF EXT'G. PAINT ON BRICK WALL
- 02. REPAINTING OF EXT'G. BRICK
- 03. ALL PAINT COLORS
- 04. HEIGHT OF ALL PENDANT LIGHTS
- 05. WINDOW TRIM AND CASING
- 06. UNFINISHED PLATE STEEL
- 07. SHEET METAL FLASHING AND COPING
- 08. UPHOLSTERY @ BOOTHS
- 09. TILE LAYOUT

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SEAL

PROJECT

NEW LUSTRE
PEARL

94 Rainey Street
AUSTIN, TX 78701

DRAWN BY
LS

05-08-2014-
REVIEW SET

03-18-27
REV
JIC

TITLE OF SHEET

GENERAL
CONDITIONS

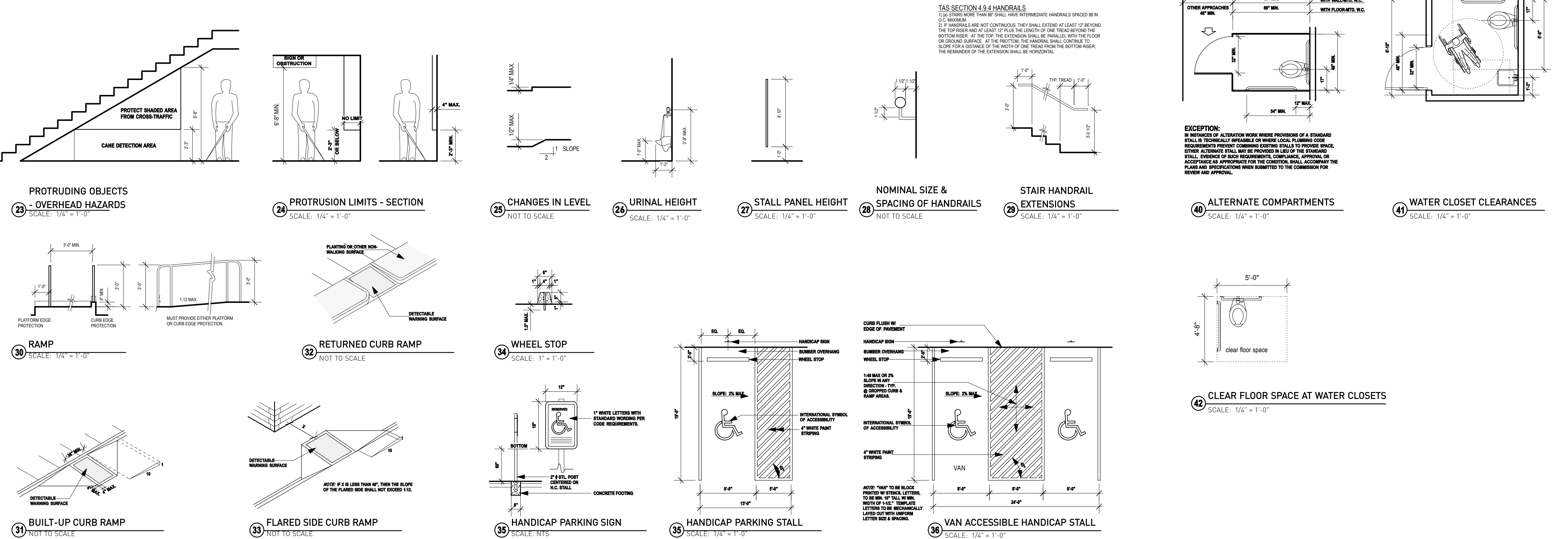
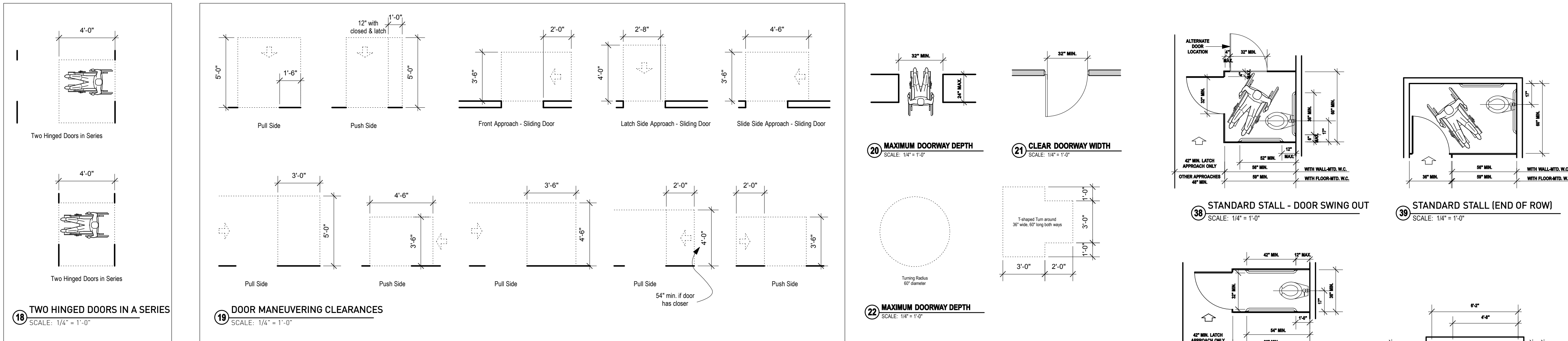
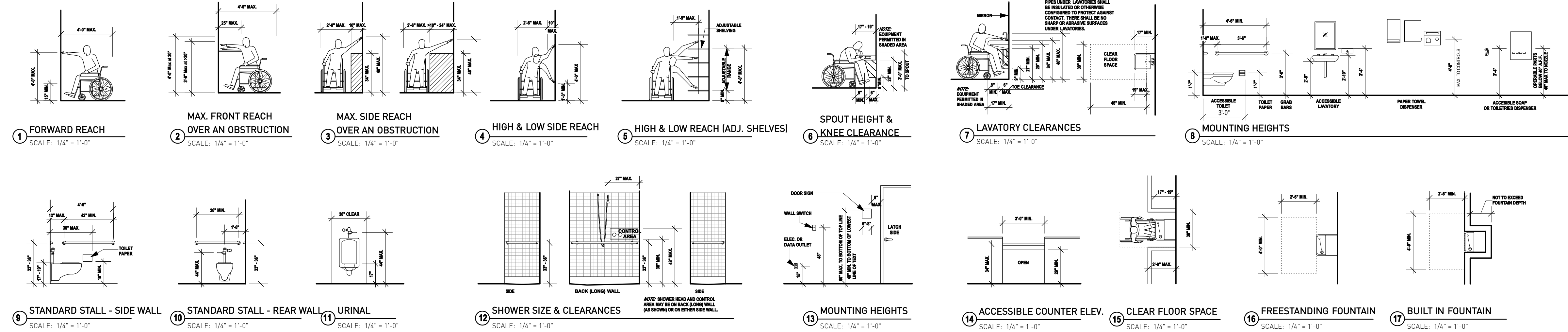
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CAUTION

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GENERAL NOTES:
1. THE MINIMUM REQUIRED ACCESSIBILITY COMPLIANCE INCLUDES BUT IS NOT LIMITED TO THE INFORMATION SHOWN WITHIN.
2. NOT ALL CONDITIONS SHOWN ON THIS SHEET MAY BE REQUIRED BY THIS PROJECT. COMPARE THE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS WITH THIS SHEET FOR RELEVANCE OF INFORMATION.
3. DIMENSIONS INDICATED ARE THE MINIMUM CLEAR DIMENSIONS REQUIRED BY ACCESSIBILITY GUIDELINES. THE CONTRACTOR IS RESPONSIBLE FOR LAYOUT OF BUILDING ELEMENTS TO ASSURE THAT DIMENSIONS SHOWN ARE PROVIDED.
4. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE INFORMATION GIVEN ON THIS SHEET.
5. DO NOT SCALE THESE DRAWINGS.
6. UNLESS OTHERWISE INDICATED ALL FIGURE NUMBERS REFER TO ILLUSTRATIONS IN CABO/ANSI A117.1-1992 (COUNCIL OF AMERICAN BUILDING OFFICIALS/AMERICAN NATIONAL STANDARDS INSTITUTE). THE MAJORITY OF OTHER FIGURES AND NOTES REFER TO THE TAS (TEXAS ACCESSIBILITY STANDARDS OF THE ARCHITECTURAL BARRIERS DIVISION OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR)).
7. CABO / ANSI 117.1-1992 APPENDIX B ILLUSTRATIONS THE FIGURES CONTAINED IN THIS APPENDIX (SHEET) ARE PROVIDED ONLY TO ILLUSTRATE SOME OF THE CRITERIA IN THE STANDARD. THEY ARE NOT INTENDED TO INTRODUCE CRITERIA THAT ARE NOT CONTAINED IN THE STANDARD.
8. OUTDOOR SURFACES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.
9. TAS OF ABC ART. 9102 TEXAS CIVIL STATUTES SEC. 43.7 SLOPE: AN ACCESSIBLE ROUTE WITH RUNNING SLOPE GREATER THAN 1:20 (5%) IS A RAMP AND SHALL COMPLY WITH 4.8. NOWHERE SHALL THE CROSS SLOPE OF AN ACCESSIBLE ROUTE EXCEED 1:50 (2%).
10. LEVEL SURFACES SHALL HAVE A SLOPE NOT STEEPER THAN 1:50 PER TAS. 1:48 PER ANSI, THIS TRANSLATES TO 1/2" PER 12.5" (PER FOOT).

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PROJECT

NEW LUSTRE PEARL

94 Rainey Street
AUSTIN, TX 78701

DRAWN BY

LS

SET ISSUED

03-18-21

REV

05-08-2024- HISTORIC REVIEW SET

TITLE OF SHEET

ADA SHEET

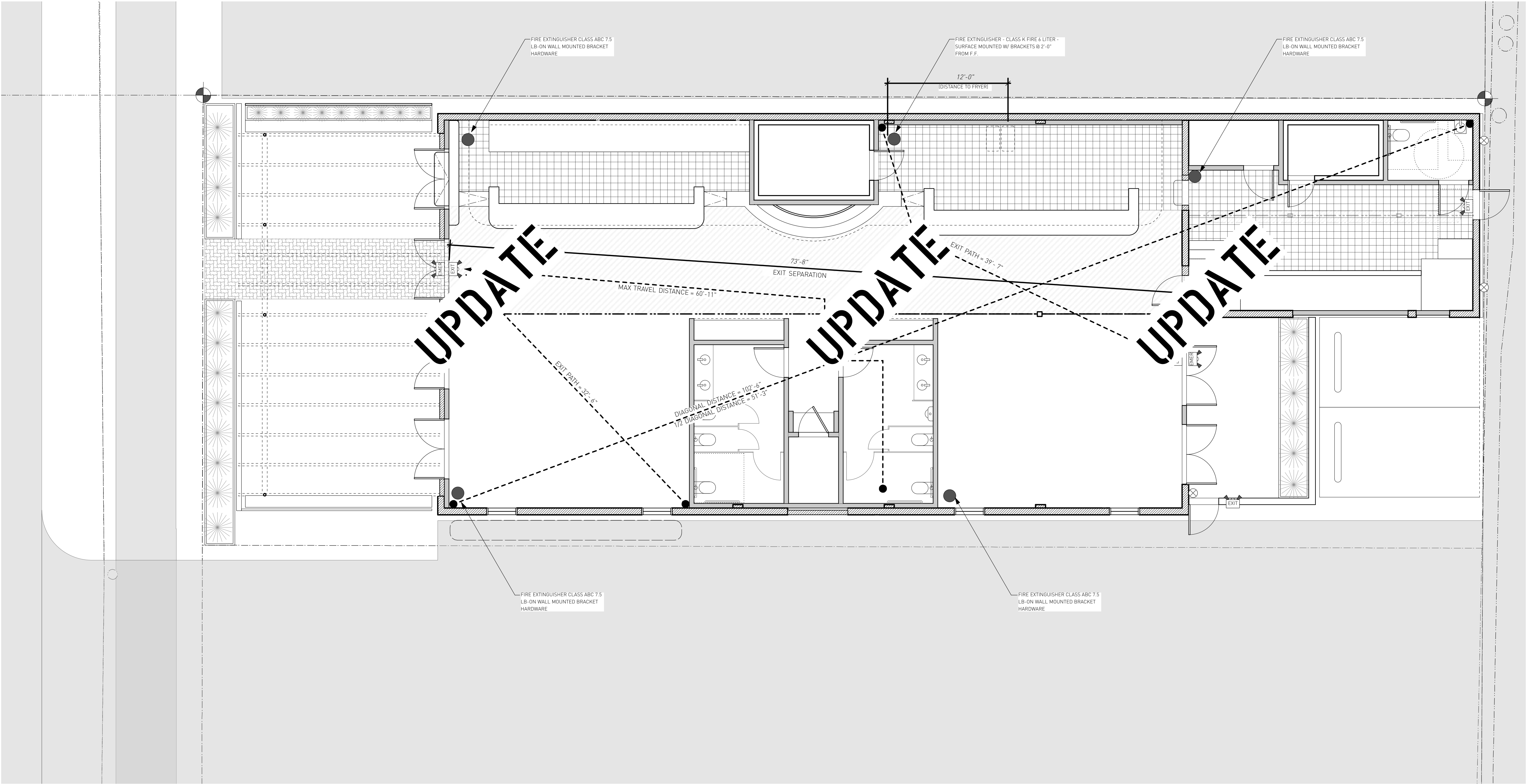
NUMBER OF SHEET

0.2

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PROJECT

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TITLE OF SHEET

LIFE &
SAFETY PLAN

NUMBER OF SHEET

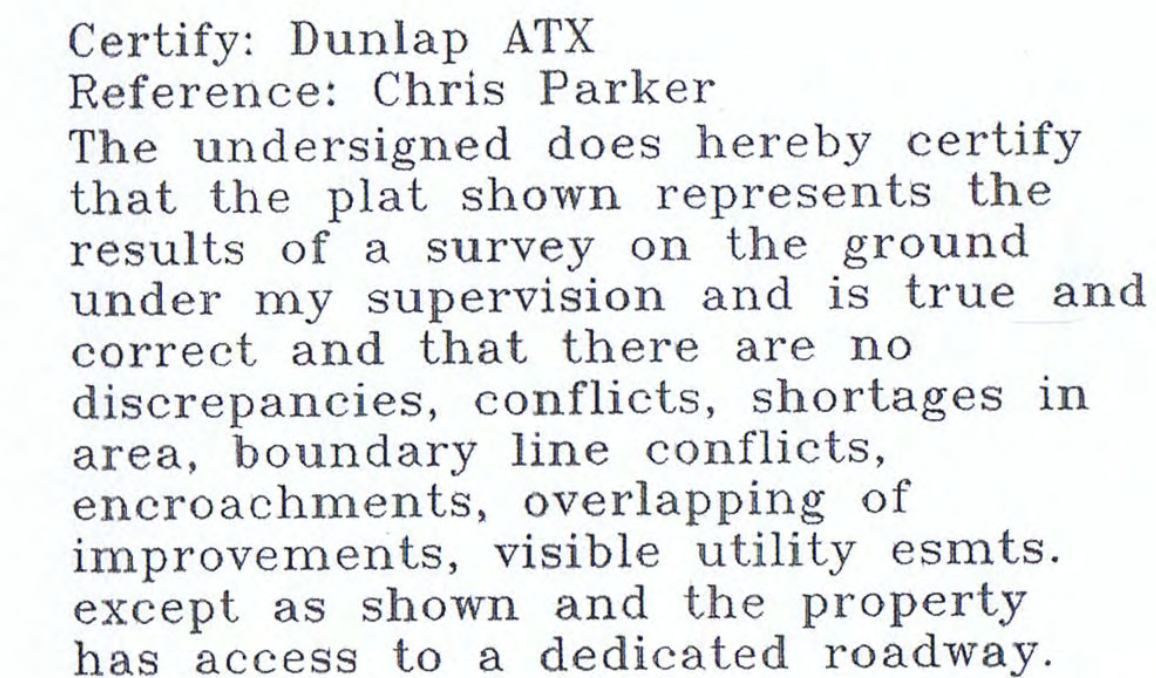
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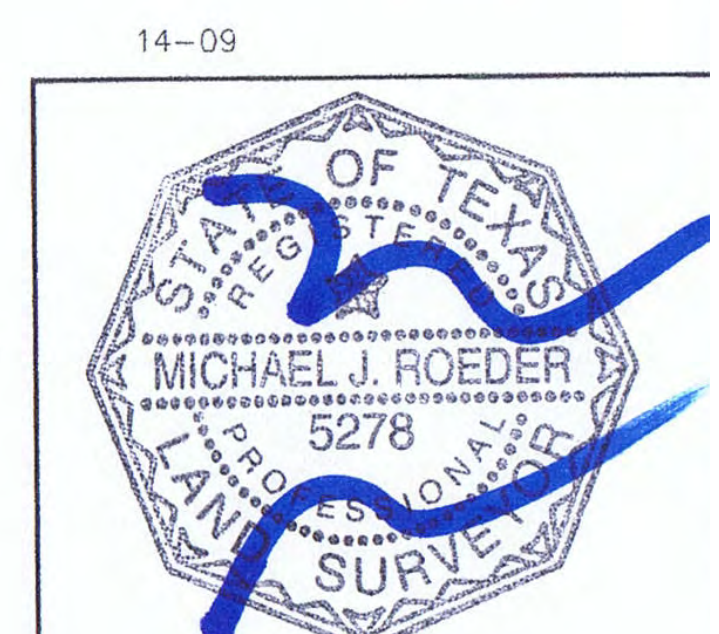
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TITLE OF SHEET	
SURVEY	
NUMBER OF SHEET	
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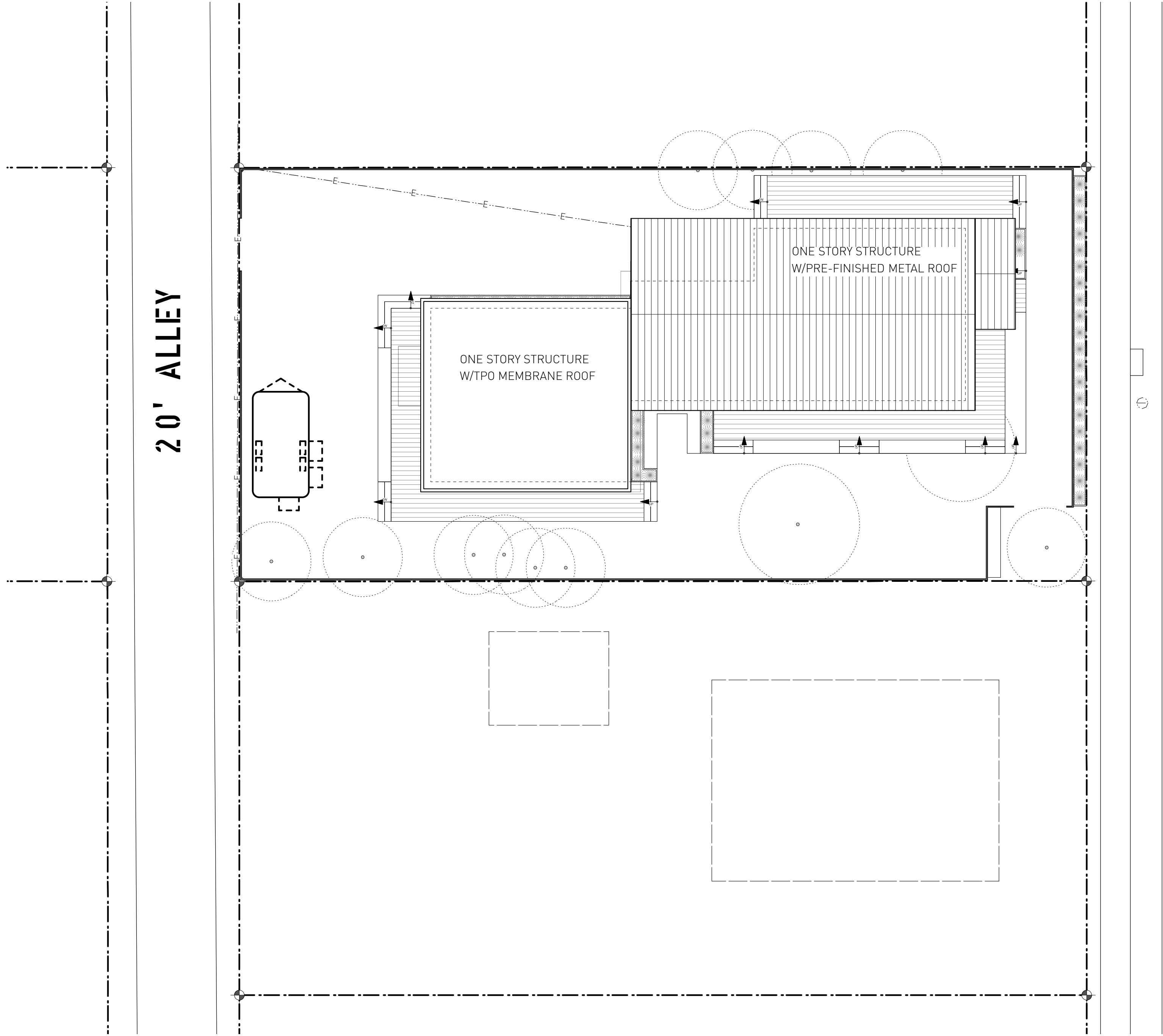
LEGEND

1/2" IRON PIN FOUND
1/2" IRON PIN SET
POWER POLE
BRICK & CONC. WATER WELL
WATER METER
WOODEN FENCE
CHAIN LINK FENCE
OVERHEAD ELECTRIC LINE
RECORD INFORMATION



 **01** **SURVEY**
3/32" = 1'-0"

DATE: 1-20-14



01

SITE PLAN

3/32" = 1'-0"

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SITE & ROOF
PLAN

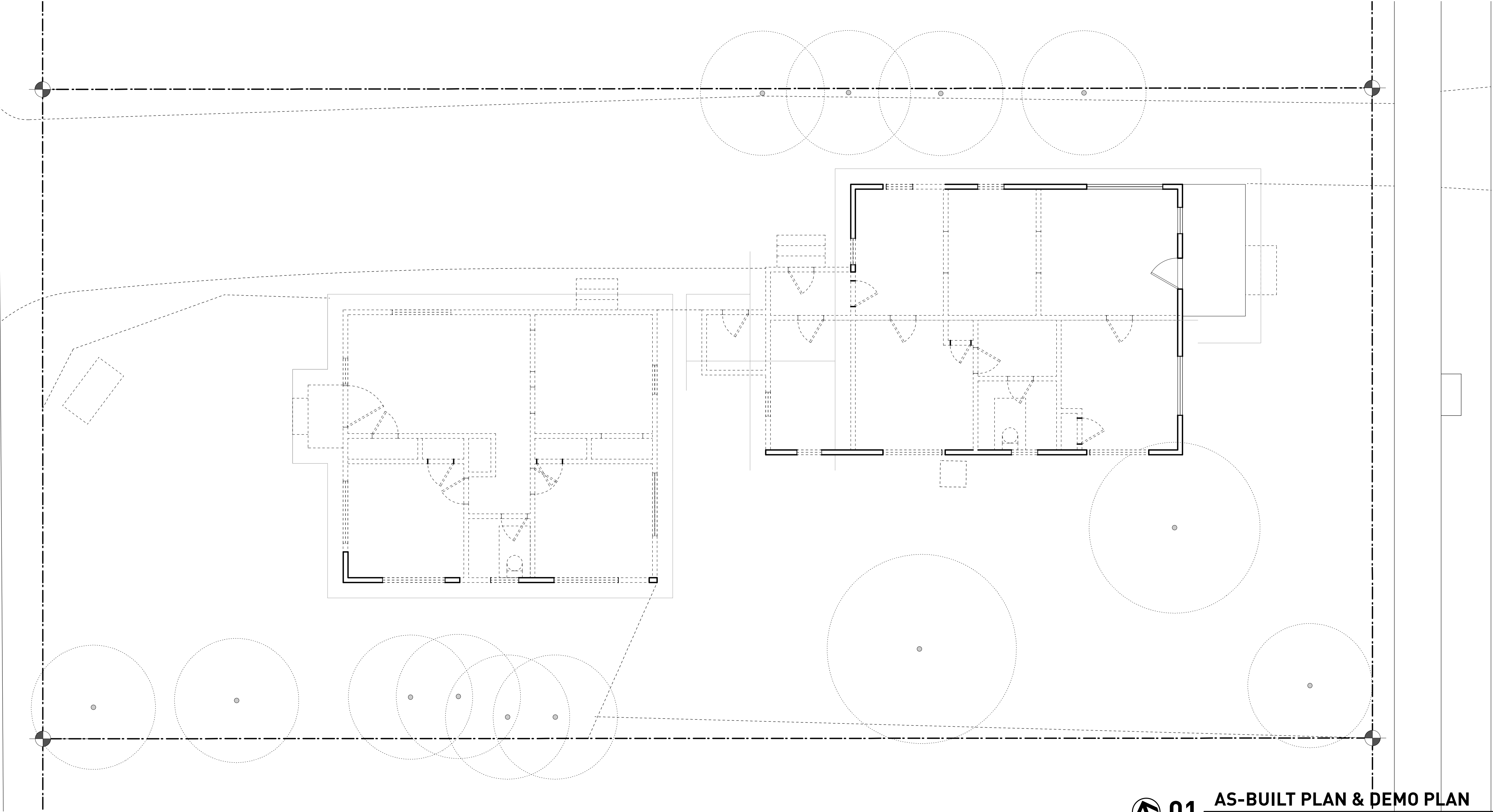
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 **01 AS-BUILT PLAN & DEMO PLAN**
3/16" = 1'-0"

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TITLE OF SHEET

**AS-BUILT &
DEMO PLAN**

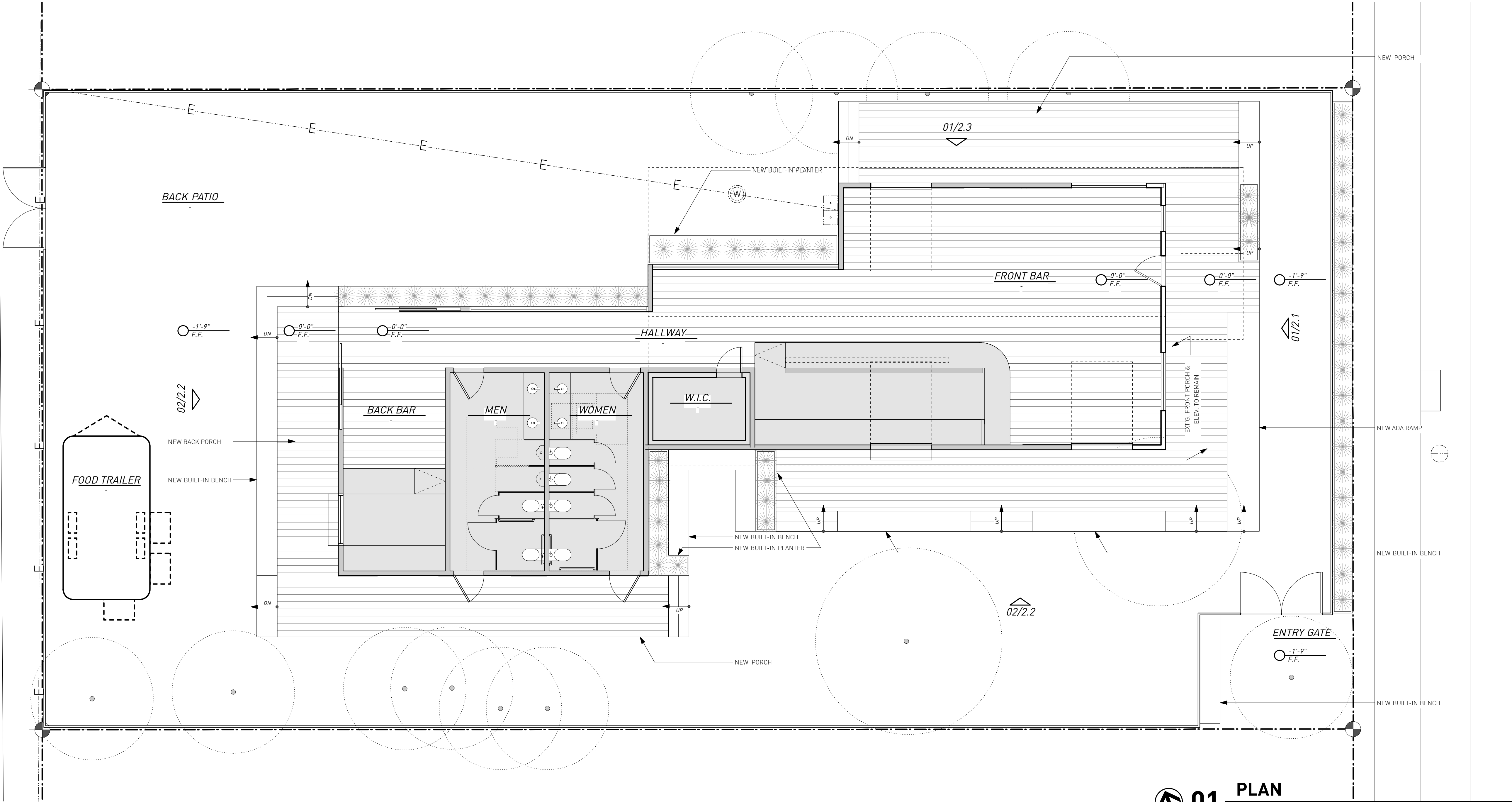
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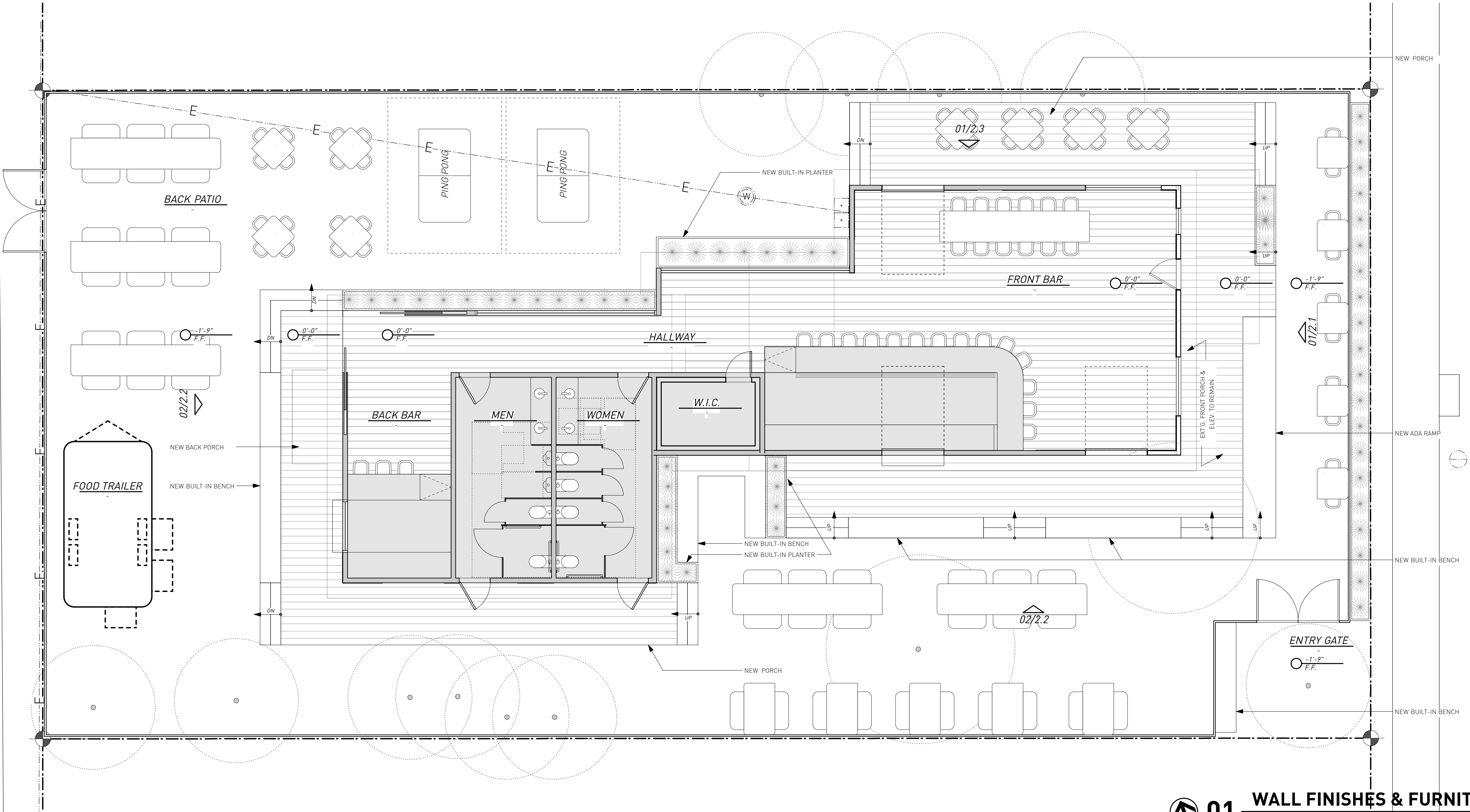
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TITLE OF SHEET

WALL
FINISHES &
FURNITURE

NUMBER OF SHEET

1.4

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01 WALL FINISHES & FURNITURE
3/16" = 1'-0"

SPECIFICATIONS FOR FINISHES

PAINTING:
GENERAL:
01. ALL COLORS TO BE SELECTED BY DESIGNER OR OWNER.
02. SAMPLES TO BE PROVIDED BY G.C. UPON REQUEST BY DESIGNER. UP TO 3 SAMPLES PER PAINT COLOR, STAIN, FINISH, ETC.
03. G.C. TO KEEP DESIGNER ADVISED AS TO WHEN SURFACES OR AREAS ARE REACHING THE STAGE AT WHICH PAINT COLORS, STAIN, FINISH, ETC. WILL BE NECESSARY TO CONTINUE THE PACE OF THE WORK.
04. UNLESS NOTED OTHERWISE, ALL PAINTED SURFACES SHALL RECEIVE ONE COAT PRIMER AND TWO COLOR COATS.
05. ALL INTERIOR PAINTED WOOD TRIM, DOORS, WINDOWS, METAL MATERIALS, TO BE PAINTED WITH OIL BASE STAIN ENAMEL. ALLOW DRYING TIME BETWEEN COATS AS INSTRUCTED BY THE PAINT MANUFACTURER. WORK AND SMOOTH OUT BRUSH COATS ONTO SURFACE IN AN EVEN FILM. WHERE SPRAYING, APPLY EACH COAT TO PROVIDE THE HIDING EQUIVALENT OF BRUSH COATS.
06. APPLY PAINT TO THOROUGHLY COVER UNDERCOAT, AND DO NOT ALLOW SHOW-THROUGH, LAP OR BRUSH MARKS OR ANY OTHER DEFECTS.
07. KEEP APPROVED SAMPLES ON HAND FOR COMPARISON WITH WORK.
08. ALL LIGHTING TRIMS, SPEAKER COVERS, HVAC LOUVERS, AND ANYTHING ELSE ON PAINTED SURFACES TO BE PAINTED TO MATCH PER DESIGNER'S DIRECTION IN FIELD.
09. ALL TRIMS, SPEAKER COVERS, HVAC LOUVERS, AND ANYTHING ELSE NOT STAINED ON STAINED WOOD SURFACES TO BE FINISHED TO MATCH STAINED SURFACES.

10. DO NOT PAINT ANY TRIMS ETC. UNTIL RECEIVING DESIGNER'S FIELD DIRECTIVE.
11. ALL EXPOSED CONDUIT ON TO BE PAINTED TO MATCH ADJACENT SURFACE.
12. PAINT VISIBLE DUCT SURFACES BEHIND VENTS, REGISTERS, AND GRILLES AS DIRECTED BY THE DESIGNER.
13. PAINT BRAND TO BE "BENJAMIN MOORE" OR EQUAL AS APPROVED BY DESIGNER.
14. PAINT CONTRACTOR IS TO PROVIDE ONE GALLON OF EACH COLOR AND FINISH OF PAINT USED. TIGHTLY SEAL AND CLEARLY LABEL EACH CONTAINER WITH NOTES ON CONTENTS AND LOCATION USED FOR OWNER'S USE.
15. LATEX CAULK ALL GAPS IN WOODWORK & BETWEEN WOODWORK AND PAINTED SURFACES. CAULK TO BE PAINTED TO MATCH.

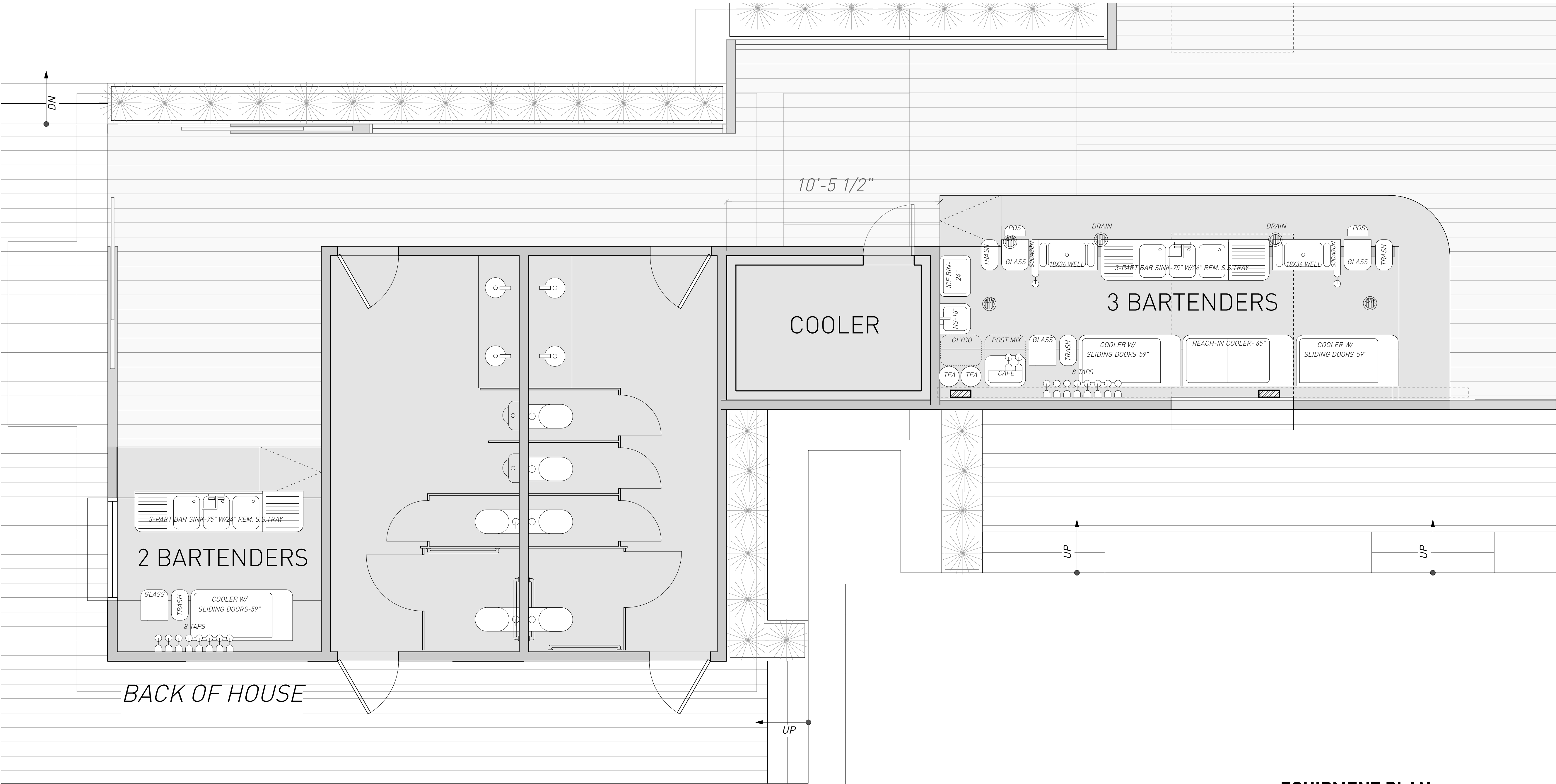
SAMPLES/COLOR:
TO BE BID WITH NO LESS THAN 6 FINAL PAINT COLORS IN BOTH LATEX WALL PAINT AND ENAMEL OIL TRIM.
PROVIDE UP TO 10 INDIVIDUAL 2"X2" PAINTED SAMPLES ON 5/8" GYPSUM BOARD OF ANY COLORS NECESSARY FOR FINAL COLOR SELECTIONS.

CABINETRY: INCLUDES ALL CABINETRY INDICATED IN THE DRAWINGS.
CABINETRY SUBMITTALS:
-CONTRACTOR TO SUBMIT 2 SAMPLES OF FINISH PLYWOOD, 12" X 12" IN SIZE SHOWING WOOD GRAIN AND SPECIFIED FINISH FOR DESIGNER'S APPROVAL.

-PROVIDE SHOP DRAWINGS THAT INDICATE MATERIALS, COMPONENT PROFILES, PLANS AND ELEVATIONS, ASSEMBLY METHODS, JOINT DETAILS, FASTENING METHODS, ACCESSORY LISTINGS, SCHEDULE OF FINISHES AND ADJACENT MATERIALS AND CONDITIONS INCLUDING EQUIPMENT AND APPLIANCES.
-FIELD MEASUREMENTS: VERIFY FIELD MEASUREMENTS PRIOR TO FABRICATION OF ALL MILLWORK/CABINETRY.
PLASTIC LAMINATE MILLWORK:
-STYLE: EUROPEAN 35 MM STYLE W/FLUSH FLUSH OVERLAY
-CARCASSES: TO BE OF SHOP GRADE BIRCH, EXCEPT WHERE OPEN TO VIEW PROVIDE BLOCKING AS REQUIRED.
-SHOP FINISHES: SAND WORK SMOOTH AND SET EXPOSED NAILS AND SCREWS. APPLY WOOD FILLER IN EXPOSED NAIL AND SCREW INDENTATIONS. SEAL INTERNAL SURFACES OF CABINETS WITH 2 COATS OF SHELLAC. SEAL SURFACES IN CONTACT WITH CEMENTITIOUS MATERIALS.
CABINET INTERIOR ADJUSTABLE SHELVES:
ALL WOOD SHELVING TO BE 3/4" (FOUR SIDES) EDGE-BANDED, AND FULLY ADJUSTABLE SHELVES TO BE MOUNTED ON BRUSHED CHROME PINS.
ALL ADJUSTABLE SHELVES TO BE EASILY REMOVABLE.
PAINTED WOOD SHELVES TO BE EDGE BANDED TO DIMENSION SPECIFIED
CABINET HARDWARE:
ALLOWANCE: PROVIDE ALLOWANCE OF \$7 PER PULL FOR EACH EXPOSED CABINET.
HINGES: ALL CABINETS TO HAVE 125° MORTISED EUROPEAN HINGES "HAFELE" OR EQUAL
ALL CABINETS TO HAVE "HAFELE" OR EQUAL HEAVY DUTY FULL EXTENSION GLIDES WITH STAINLESS OR SATIN FINISH
SLIDING DOOR TRACK ASSEMBLIES: STAINLESS STEEL CONSTRUCTION, FLUSH MOUNT, SUBMIT CUT SHEET OR VERIFY WITH KMIDS PRIOR TO PURCHASING.

FINISH SCHEDULE

KEY	MATERIAL	FINISH	MANUFACTURER	MODEL NUMBER	NOTES
AP-1	NOT USED				
AP-2	NOT USED				
C-1	EXT'G. CONCRETE FLOOR	SEALED			
C-2	EXT'G. CONCRETE FLOOR	ETCHED & SEALED			PATTERN T.B.D.
CT-1	STAINLESS STEEL	SEALED			
CT-2	STONE	SEALED			
CT-3	WOOD	SEALED			
EX-1	EXISTING STRUCTURE	SEALED			
FRP	FIBER GLASS PANEL				STRIP EXT'G
LA-1	2 X 2 LAY IN CEILING				
MA-1	EXT'G. MASONRY	PAINTED MURAL			ST
MA-2	PLASTER	SMOOTH TROWELLED			ALT T.B.D.
PT-1	PAINTED				
PT-2	PAINT				
PT-3	PA				
PT-4					
T-1					
T-2	TILE				
T-3	TILE				
T-4	TILE				
ST-1	NOT USED				DO NOT FINISH
ST-2	NOT USED				ACID ETCHED OR PAINTED PATTERN T.B.D.
ST-3	STAINLESS STEEL	SEALED			
WB-1	RAILROAD TIE VENEER	SEALED			
WB-2	PAINTED MDF	GLOSS ENAMEL			GLOSS ENAMEL FINISH
WP-1	WALLPAPER				ALLOWANCE= \$10 X 50 FT
WP-2	WALLPAPER				ALLOWANCE= \$10 X 50 FT
WP-3	WALLPAPER				ALLOWANCE= \$10 X 50 FT
WP-4	WALLPAPER				ALLOWANCE= \$10 X 50 FT



01 EQUIPMENT PLAN
3/8" = 1'-0"

EQUIPMENT NOTES

1. REFER TO EQUIPMENT SCHEDULE BOOK FOR ALL POWER & WATER REQUIREMENTS FOR EQUIPMENT
2. EQUIPMENT TO BE PROVIDED BY OWNER & INSTALLED BY G.C.; SEE EXHIBIT A FOR SHEETS ON ALL KITCHEN EQUIPMENT
3. COORDINATE ALL DELIVERY & INSTALLATION WITH OWNER
4. AN AUTOMATIC SUPPRESSION SYSTEM WILL BE INSTALLED TO PROTECT ALL EQUIPMENT. THIS WILL BE ADDRESSED IN A SEPARATE PERMIT THROUGH A DEFERRED SUBMITTAL
5. COORD. FLOOR DRAIN LOCATION WITH KITCHEN CONSULTANT
6. CONFIRM ALL EQUIP. SELECTIONS WITH KITCHEN CONSULTANT
7. COORD. FINAL KITCHEN FURNITURE, SHELVES, STORAGE, AND LIGHTING WITH KITCHEN CONSULTANT

EQUIPMENT SCHEDULE

KEY	METTLE SOCIAL: EQUIPMENT TITLE	NOTES	QUANTITY	KEY	METTLE SOCIAL: EQUIPMENT TITLE	NOTES	QUANTITY
1	DRAIN BOARD-24"		2	25	PREP TABLE-24"		1
2	WELL-36"		3	26	HEAT LAMP-54"		1
3	POINT OF SALE (POS)		6	27	PANINI PRESS		1
4	8 BEER TAP / WALL MOUNT		1	28	STAINLESS STEEL PREP TABLE		1
5	COOLER W/ SLIDING DOOR-59"		2	29	STORAGE RACKS-42"		5
6	3-PART BAR SINK-75"		2	30	REACH-IN COOLER-65"		1
7	ICE BIN-24"		2	31	MOP SINK-24"		1
8	ICE TEA		2	32	ICE MACHINE-46"		1
9	HAND SINK-12"		5	33	PASTA COOKER		1
10	ESPRESSO MACHINE		1	34	GAS GRILL		1
11	COFFEE MAKER		1	35	DRY RACK		1
12	SANDWICH PREP		2	36	DRY RACK		1
13	FREEZER		1	37	5F		3
14	DISH RACK		1	38	POS		1
15	WALK-IN COOLER 7'-0"		1	39	POS		1
16	DEEP SINK		2	40	PANINI PRESS		6
17	MIXER		1	41	WALK-IN COOLER 9'-0" X 5'-0"		1
18	ROBO COUP		1	42			
19	SANDWICH PREP-48"		2	43			
20	PIZZA OVEN-42"		1	44			
21	FRYER-15"		2	45			
22	GAS RANGE W/GRIDDLE & BROILER-60"		1	46			
23	SALAMANDER BROILER-24"		1	47			
24	GAS RANGE-24"		1				

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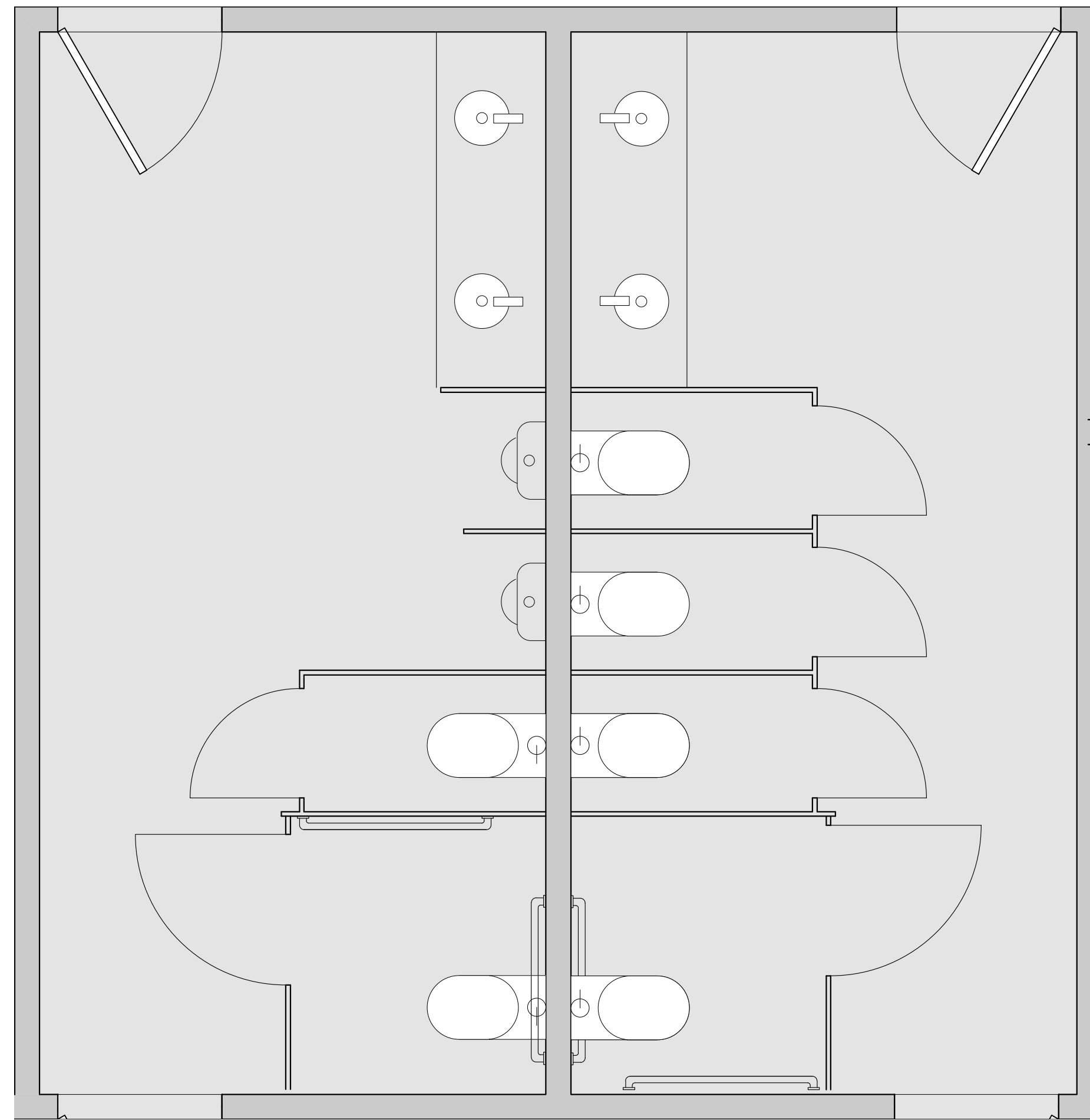
KITCHEN &
BAR EQUIP.

NUMBER OF SHEET

1.5

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TITLE OF SHEET
<h1>PLAN & BATHROOM FIXTURE SCHEDULE</h1>


NUMBER OF SHEET

1.6

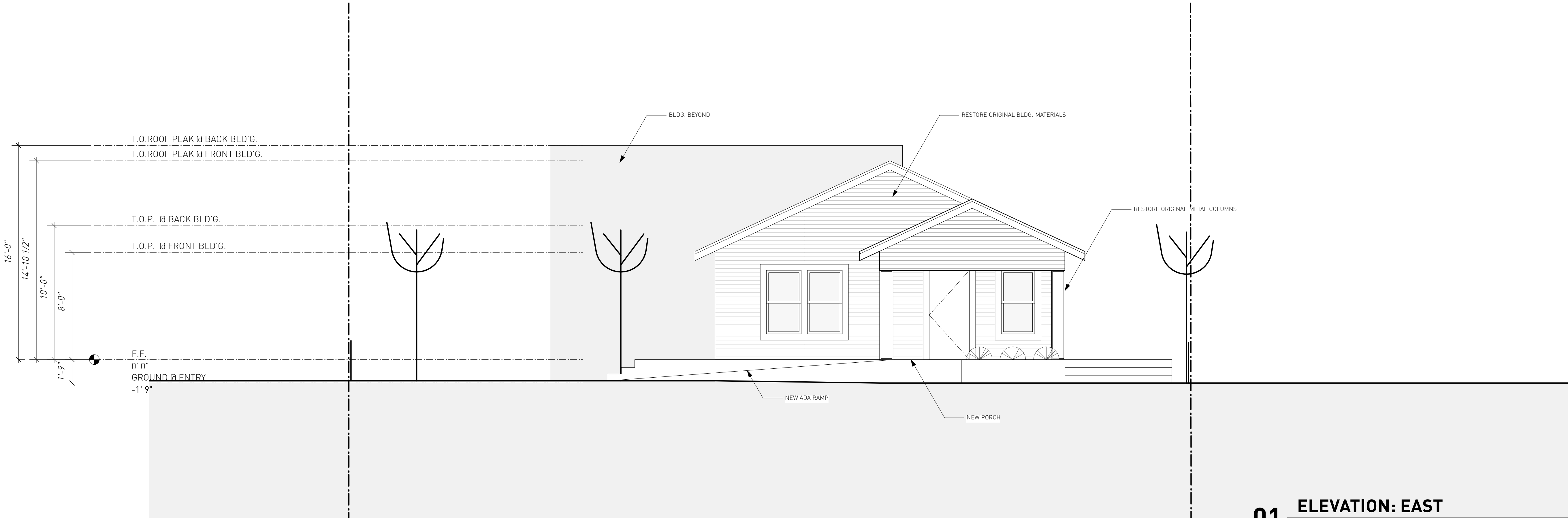
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 **01** **BATHROOMS**
1/2" = 1'-0"

[illegible]



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ELEVATIONS

NUMBER OF SHEET

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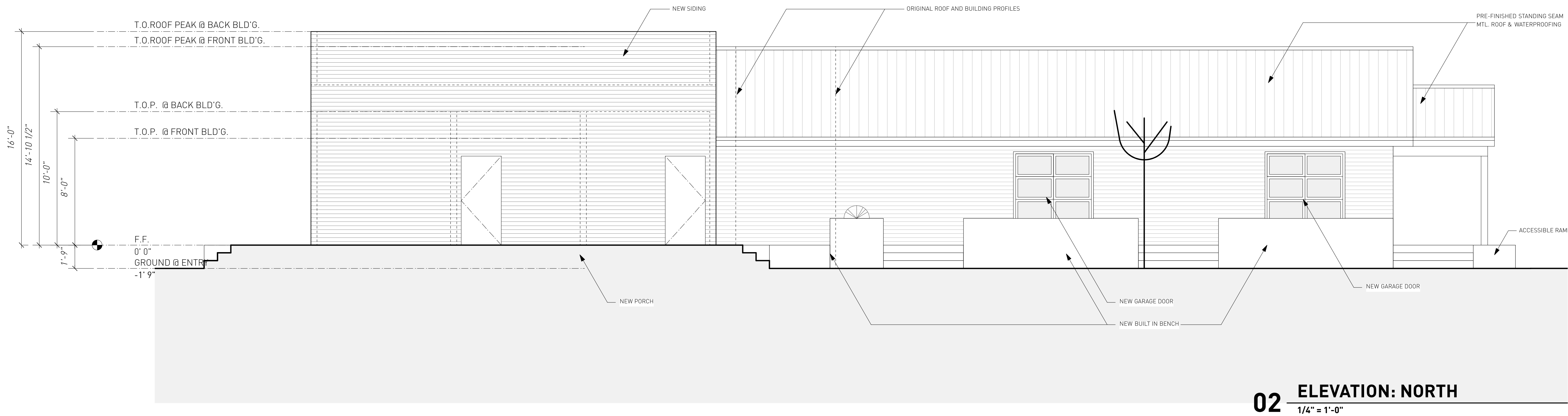
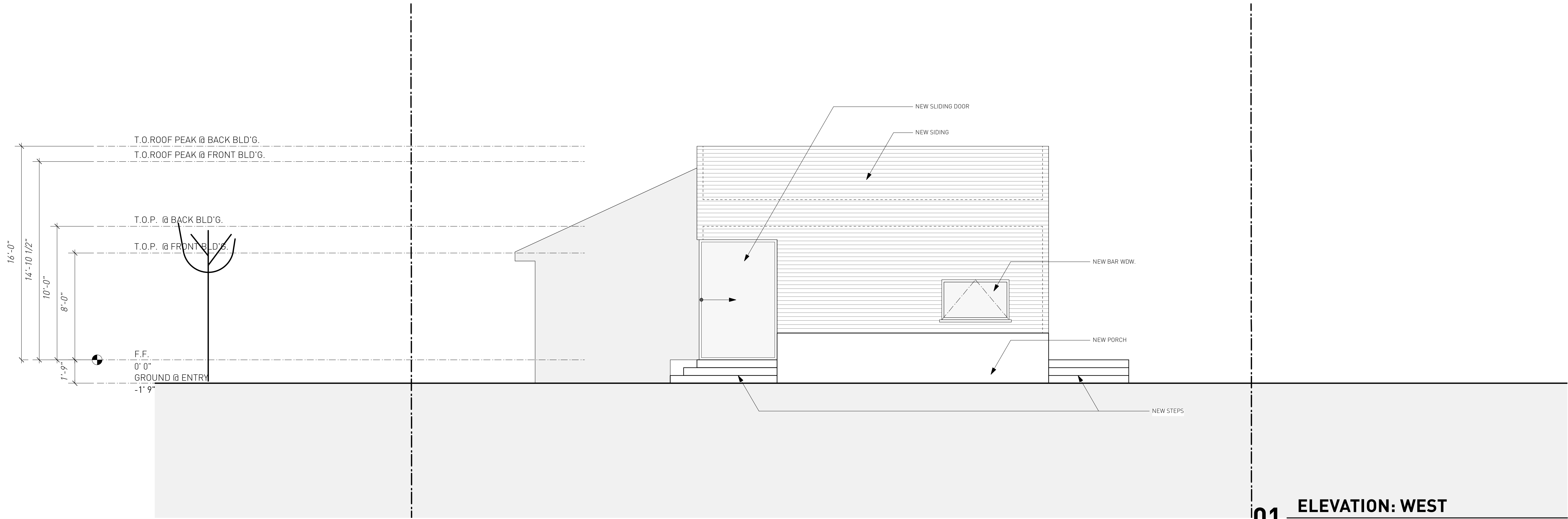
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02 PHOTO: EAST
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ELEVATIONS

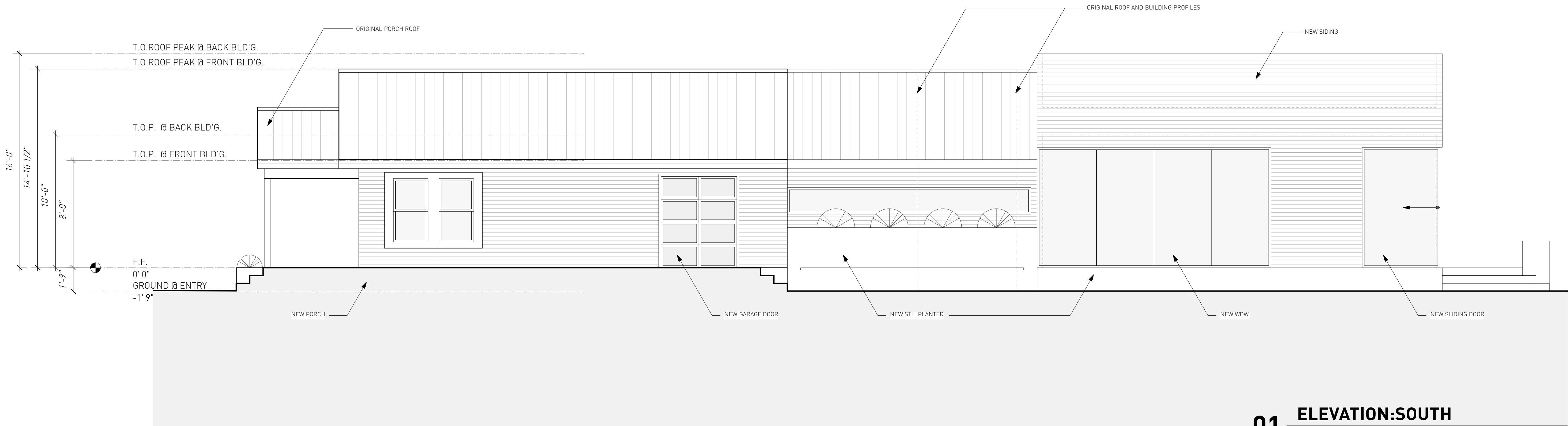
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