

CHI'LANTRO CONGRESS

823 CONGRESS AVE. SUITE 175 / AUSTIN, TX 78701

PROJECT DESCRIPTION

Tenant Finish-Out/Remodel of an existing 181sqft space for a Korean BBQ walk-up restaurant to include serving food prepared off-site, coffee/espresso prepared on-site, outdoor cafe seating, and a new overhang and exterior counter.

APPLICABLE CODES

2012 International Building Code with Austin Amendments

2012 City of Austin Energy Code

2012 International Fire Code with Austin Amendments

2012 Uniform Mechanical Code with Austin Amendments

2012 Uniform Plumbing Code with Austin Amendments

2012 Texas Accessibility Standards

2011 National Electric Code with Austin Amendments

PROJECT CONTACTS

Jae Kim

Chi'Lantro 512.568.0256 jaekim@chilantrobbq.com

ARCHITECT

Matt Fajkus Architecture, LLC 900 East 6th Street - Suite 100 Austin, Texas 78702 512.432.5137 matt@mfarchitecture.com

Project Manager: lan M. Ellis ian@mfarchitecture.com

MEP ENGINEER

12710 Research Blvd. Suite 355 Austin, Texas 78759 512.416.1654

Project Manager: Aaron Campbell acampbell@ttgcorp.com

STRUCTURAL ENGINEER

Smith Structural Engineers 9701 Brodie Lane Suite A-204 Austin, Texas 78748 512.381.0127

Project Manager: Paula Hilbrich Lee paula@smith-structural.com

GENERAL CONTRACTOR

Structura 9208 Waterford Centre Blvd. Suite 100 Austin, Texas 78758 512.495.9702

ARCHITECTURAL A0.0 Cover Sheet & General Notes

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CONGRESS

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REVISIONS: 1 1

PROJECT NUMBER: 1422 DATE: 12.03.2014

1 1

PERMIT DRAWING TITLE: **COVER SHEET AND NOTES**

A. During the construction period the Contractor shall have full access to and use of the premises for construction operations, including the use of the site. The Contractor's use of the premises is only limited by the Owner's right to perform work or to retain other contractors on portions of the project. Construction shall not inhibit the business of adjacent tenants or adjacent buildings. 3. PRICE AND PAYMENT PROCEDURES

A. Schedule of Values: A statement furnished by Contractor allocating portions of the Contract Sum to various portions of the Work and used as the basis for 6. PROPOSAL REQUEST reviewing Contractor's Applications for Payment.

3.2 Schedule of Values

A. Coordination: Coordinate preparation of the Schedule of Values with preparation of Contractor's Construction Schedule. B. Correlate line items in the Schedule of Values with other required administrative forms and schedules, including the following: Application for Payment forms with Continuation Sheets

C. Submit the Schedule of Values to Architect at earliest possible date but no later than seven days before the date scheduled for submittal of initial Applications for Payment.

3.3 Allowances

A. Schedule of Allowances 1. Reference Construction Contract for all Allowances.

B. Costs Included with Allowances 1. Cost of product to Contractor or subcontractor, less applicable trade

Applicable taxes.

3. Labor required under allowance, only when labor is is specified to be included.

6. Product handling at site, including unloading, uncrating, and storage. 7. Protection of products from elements and from damage 8. Labor for installation and finishing, except when installation is specified as part of allowance.

9. Other expenses required to complete installation. 10. Contractor overhead and profit.

C. Correlation with Contract Submittals 1. Schedule shop drawings, product data, samples, and deliver dates in Progress Schedule for products selected under allowances.

D. Inspection and Testing Allowance Inspection and testing allowances include the cost of engaging the inspection or testing agencies and costs for reporting the results as well as costs for the actual inspections and tests. 2. The allowance does not include incidental labor required to assist the testing agencies, or costs of retesting upon failure of previous tests and inspection. The allowance also does not include costs of services not

3.4 Applications for Payment

A. Submit the Schedule of Values for the project to the Architect at the earliest possible date but no later than 7 days before the date schedule for the first submittal of the initial Applications for Payment 1. Arrange the Schedule of Values in tabular form with separate columns to

indicate the following for each item listed: a. Related Specification Section or Division b. Description of Work

required by the Contract Documents.

 c. Name of Subcontracto d. Name of Manufacturer or Fabricator. e. Name of Supplier.

2. Provide a breakdown of the Contract Sum in sufficient detail to facilitate continued evaluation of Applications for Payment and progress reports. Break principal subcontract amounts down into several line items. 3. Taxes: Contractor shall pay all local and state taxes. 4. Waivers of Mechanics Lien: With each Application for Payment, submit

waivers of mechanics liens from subcontractors, sub-subcontractors and suppliers for the construction period covered by the previous application. When an application shows completion of an item, submit final or full

5. Use AIA Document G702 and AIA Document G703 Continuation Sheets as form for Applications for Payment

B. Payment for Costs

1. Costs resulting from ill-timed or defective work, or work not conforming to Contract Documents, including costs for additional services of Architect or other consultants shall be borne by the party responsible for ill-timed, rejected, or non-conforming Work.

3.5 Contract Modification Procedures

1. Promptly revise Schedule of Values and Application for Payment forms to record each approved Change Order as a separate line item and adjust the contract Sum as shown on Change Order.

2. Promptly revise Progress Schedules to reflect any change in Contract Time, revise sub-schedules to adjust times for other items of work affected by the change, and resubmit. Submit name of individual authorized to accept changes, and to be responsible for informing others in Contractor's employ of changes in the Work.

B. Minor Changes in the Work 1. The Architect will issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or

Contract Time C. Change Order Proposal Requests

1. Owner-Initiated Proposal Requests: The Architect will issue a detailed

description of proposed changes in the Work that will require adjustment to the Contract Sum or Contract Time. Is necessary, the description will include supplemental or revised Drawings and Specifications. 2. Proposal requests issued by the Architect are for information only. Do not consider them as an instruction either to stop work in Progress or to execute the proposed change.

3. Within 14 days of receipt of a proposal request, submit an estimate of

cost necessary to execute the change to the Architect for review.

4. Include a list of quantities of products required and unit costs, with the total amount of purchases to be made. Where requested, furnish survey

data to substantiate quantities 5. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts

6. Include a statement indicating the effect the proposed change in the Work will have on the Contract Time. 7. Proposal Request is for information only and does not authorize changes in Contract Sum or Contract Time.

8. Contractor-Initiated Proposals: When latent or unforeseen conditions require modifications to the Contract, the Contractor may propose changes by submitting a request for a change to the Architect.

9. Include a statement outlining the reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and Contract time.

10. Include a list of quantities of products required and unit costs, with the total amount of the purchases to be made. Where requested, furnish survey data to substantiate quantities. 11. Indicate applicable taxes, delivery charges, equipment rental, and

12. Comply with requirements in Section "Product Substitutions" if the proposed change requires substitution of one product or system for a product or system specified. 13. Proposal Request Form: Use AIA Document G709 for Change Order

Proposal Requests. 14. Proposal Request is for information only and does not authorize changes 3. STAINLESS STEEL in Contract Sum or Contract Time.

amounts of trade discounts.

D. Change Order Procedures 1. Upon the Owner's approval of a Proposal Request, issue a Change Order for signature of the Owner on AIA Form G701.

2. Architect and Owner will review Change Order Request and evaluate proposed changes. Architect and Owner may accept or request Change Order Request.

4. SUBSTANTIAL COMPLETION

A. When the Contractor determines that the Work or a designated portion thereof is substantially complete, the Contractor shall prepare a list of items to be completed or corrected and submit this punch list to the Architect along with a written request for Substantial Completion and inspection of the Work. Substantial completion will not be considered unless the Contractor submits a thorough and complete punch list.

5. FINAL COMPLETION

A. The Work area and adjacent spaces/rooms shall be thoroughly cleaned inside and outside, including the cleaning of windows. Cleaning includes removal of smudges, marks, stains, fingerprints, soil, dirt, spots, dust, lint, and other foreign materials from finished and exposed surfaces. This includes cleaning

after Owner installation of furniture, security, and signage. B. The Contractor shall assemble and deliver to the Architect printed or typewritten operating, servicing, maintenance, and cleaning instructions and parts lists for all items of equipment provided as part of the Contract. Include names and addresses of local representatives of each unit of equipment. Index manuals containing items of different equipment.

A. Use AIA Document G709 for Change Order Proposal Requests. B. Include a statement of reason and list of quantities of products required and unit costs, with the total amount of purchases to be made. Where requested

furnish survey data to substantiate quantities. C. Indicate line itemized: applicable taxes, overhead (10% max.), profit (10% max.), delivery charges, equipment rental, and amounts of trade discounts.

7. INDUSTRY STANDARDS

A. Applicability of Standards: Except where Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.

B. All applicable aspects of the Work must comply with local and city ordinances and regulations as well as rules set forth by the Property Owners or Property C. All applicable aspects of the Work must comply with Texas Accessibility

Standards and or the regulations set forth by the Americans with Disabilities Act 2010 ADA Standards where appropriate

DIVISION 02 - EXISTING CONDITIONS

A. Conduct Project operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do not close or obstruct streets, walks, or other occupied or used facilities without permission from the respective governing authorities. Provide and obtain Permits from

B. Protection of Existing Improvements: Provide protections necessary to prevent damage to existing improvements indicated to remain in place. C. Protect improvements on adjoining properties and on Owner's property.

D. Restore damaged improvements to their original condition, as acceptable to

Property Owners.

2. EXISTING SERVICES

A. General: Indicated locations are approximate. Determine exact locations

B. Arrange and pay for disconnecting, removing, capping, and plugging utility services. Notify affected utility companies in advance and obtain approval before starting this Work. C. Place markers to indicate location of disconnected services. Identify service

lines and capping locations on Project Record Documents 3. WASTE MATERIALS

and federal regulations.

A. Remove waste materials from Owner's property. All disposal to follow state

DIVISION 03 - CONCRETE

1. SUMMARY

A. Work includes pourback and modification required by construction. See

Structural for specifications beyond the notes in this Division.

A. Strength: 3,000psi at 28 days unless otherwise shown. B. Mix: ACI 211.1; slump max 4" +/- 1"; air content 4-6%.

C. Installation: Place continuously or to construction joint: compact: level. D. Reinforcement: Standard 301, 315, 318 by ACI; wire ASTM A 185; bar ASTM A 615 (Notify in time for inspection). E. Finish: 1/16" in 1' and 1/4" in 10' tolerance unless noted otherwise.

F. Finish: Grind and polish existing concrete or seal existing concrete if acceptable - confirm sample finishes with Architect and Owner the condition of existing concrete after demolition and before selecting a finish.

G. Finish: Use non-VOC materials - adjacent tenants must not experience fumes

from concrete sealing. **DIVISION 04 - MASONRY**

1. EXISTING CONCRETE MASONRY UNIT

A. Existing CMU to remain exposed with clear seal/paint or cover with white subway tile, lay horizontally. Confirm with Owner and Architect.

DIVISION 05 - METALS

C. Finish: Hot dip galvanized.

1. LIGHT GAUGE STEEL FRAMING

A. Light Gauge Cold Formed Steel per Design Manual by AISI. B. Stud, track and bridging same gauge. Minimum 18 gauge over 12' height, per 30 psf wind load and max deflection 1/360 span. Space 16" maximum on

2. METAL FABRICATION

A. Provide fabrications as required to complete Project. B. Metal fabrications include items made from iron and steel shapes, plates, bars, strips, tubes, pipes and casings. C. Submit: Product data and shop drawings.

2.2 Products

A. Steel Plates, Shapes and Bars: ASTM A 36. B. Brackets, Flanges and Anchors: ASTM A 36.

C. Fasteners: Comply with applicable ASTM reference standard for appropriate

D. Galvanizing: Provide a zinc coating for those items exposed to weather.

F. Supplementary Framing, Bracing, Bridging, Solid Blocking, End Clips.

E. Framing Accessories

A. Workmanship: Use materials of size and thickness as required to produce strength and durability in finished product for use intended. Work to accepted shop drawings, using proven details of fabrication and support. Use type of materials indicated or specified for various components of work.

B. Provide for anchorage, coordinated with supporting structure. Fabricate and space anchoring devices to provide adequate support for intended use. C. Field Measurements: Take field measurements prior to preparation of shop drawings and fabrications, where possible. Do not delay Work progress; allow for trimming and fitting where taking field measurements before fabrication might delay Work. D. Welding: Comply with AWS Code for procedures of manual shielded metal arc

welding, appearance and quality of welds made, and methods used inc correcting welding work. E. Steel: Prime and galvanize (after assembly).

A. Provide stainless steel typical of heavy duty commercial kitchen environments B. Provide stainless steel to meet all applicable Health requirements.

DIVISION 06 - WOOD PLASTICS COMPOSITES

A. Bridging, Fire Stops, and Blocking to comply with governing building code. Include blocking for millwork and bath accessories. B. Lumber shall bear Southern Pine Inspection Bureau grade mark. Plywood shall bear American Plywood Association grade mark.

C. Delivery and Storage: Keep materials under cover and dry. Protect against exposure to weather and contact with damp or wet surfaces. Stack lumber as well as plywood and other panels; provide for air circulation within and around stacks and under temporary coverings including polyethylene and similar material. For lumber and plywood pressure treated with water-borne chemicals, sticker between each course to provide air circulation. D. Coordination: Fit carpentry work to other work; scribe and cope as required for accurate fit. Correlate location of furring, nailers, blocking, grounds and similar

supports to allow attachment of other work including window treatment, finish

carpentry, architectural woodwork, coordinate locations with interior design

2. MATERIALS

A. Lumber Standards: Manufacture lumber to comply with PS 20 "American Softwood Lumber Standard" and with applicable grading rules of inspection agencies certified by American Lumber Standards Committee's (ALSC) Board

B. Provide dressed lumber, S4S, unless otherwise indicated. C. Provide seasoned lumber with 19% maximum moisture content at time of dressing and shipment for sizes 2" or less in nominal thickness, unless otherwise indicated.

D. For interior shelving provide Poplar mitered with square edges. Select only uniform grain wood free of defects. E. Provide wood for support or attachment of other work including bucks, nailers, blocking, furring, grounds, stripping and similar members. Provide lumber of

sizes indicated, worked into shapes shown. F. Provide Backing Panels: For mounting electrical or telephone equipment, provide fire retardant treated plywood panels with grade designation, APA C-D PLUGGED INT with exterior glue, in thickness not less than 3/4". G. Miscellaneous Materials:

Fasteners and Anchorages: Provide size, type, material, and finish as indicated as as recommended by applicable standards, complying with applicable Federal Specifications for nails, staples, screws, bolts, nuts, washers and anchoring devices. Provide metal hangers and framing anchors of the size and type recommended by the manufacturer for each use including recommended nails.

3. EXECUTION

A. Set carpentry work to required levels and lines, with members plum and true and accurately cut and fitted. B. Securely attach carpentry work to substrate by anchoring and fastening as

shown and as required by recognized standards. Countersink nail heads on

exposed carpentry work and fill holes. C. Wood Furring: Install plumb and level with closure strips at edges and openings. Shim with wood as required for tolerance of finished work. D. Use common wire nails, except as otherwise indicated. Use finishing nails for

finish work. Select fasteners of size that will not penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting of wood. Predrill as required.

E. Wood Grounds, Nailers, Blocking and Sleepers: Provide wherever shown and where required for screeding or attachment of other work. form to shapes as shown and cut as required for true line and level of work to be attached. Coordinate location with other work involved.

F. Attach to substrates as required to support applied loading. Countersink bolts and nuts flush with surfaces, unless otherwise indicated

4. FINISH CARPENTRY

A. Submit shop drawings, samples of counter material, stain, and paint options where applicable.

5. INTERIOR ARCHITECTURAL WOODWORK

A. Provide Architectural Grade Quality and workmanship according to Standards of Architectural Woodwork Industry by AWI. B. Finish: Ipe C. Open shelving to be Poplar and supported with floating shelf hardware hidden 4. COUNTER SURFACES

within finish shelves and supported by hidden blocking in walls. D. Mitered corners, square edges, no reveal throughout. E. Provide all wood samples for approval in raw form and with various seals -

matte, gloss, high gloss, etc. - for approval by Owner and Architect. 6. EXTERIOR ARCHITECTURAL WOODWORK

A. Provide Architectural Grade Quality and workmanship according to Standards of Architectural Woodwork Industry by AWI.

B. Finish: Ipe C. Exterior wood ceiling to be Ipe T&G with square edges and no reveal. Miter at

D. Exterior counter to be Ipe T&G with square edges and no reveal. Miter at E. Provide all wood samples for approval in raw form and with various seals -

matte, gloss, high gloss, etc. - for approval by Owner and Architect.

DIVISION 07 - THERMAL AND MOISTURE

1. INSULATION

A. Submit Product Data based on required determined by MEP Engineers. B. Material. Accessories 1. Minimum R 19 thermal resistance under roof deck. Determine type with Owner's approval. Do not cover or paint until approved by Architect and

2. Sound Attenuation Insulation: minimum 3-1/2" unfaced batt where noted on drawings including but not limited to exam and consultation rooms, lavatories, compounding lab and plumbing partitions.

2. JOINT SEALING

A. Submit Product Data and color options. Warranty: Provide 1 year labor warranty and manufacturer material warranty. Max 1/2" thick. Supplier: DAP, Dow Corning, GE. Application: Tool joint concave. Promptly remove overrun with solvent.

3. FLASHING

A. All roof penetrations, envelope penetrations to be flashed by original flashing contractor or contractor approved by Property Owner if applicable. B. Install flashing to shed water and prevent water penetration. C. 2 Year labor and material warranty against leak, wrinkle and deterioration. All flashing to meet standard of the SMACNA Manual.

DIVISION 08 - OPENINGS

A. Reuse existing door. If replacement is necessary, see below. B. Execution: Provide Raco or similar doors and hardware to match existing. Submit shop drawings for approval by Architect and Owner prior to ordering or

2. PREFINISHED STEEL FRAMES

A. Submit Shop Drawings: Indicate frame elevations, reinforcement, fire rating, and finish. Manufacturer product data, accessories. Samples of Raco product. NOT USED B. Execution: Verify that opening sizes and tolerances are acceptable.

Coordinate with wall construction for anchor placement. Coordinate installation

of glass and glazing. C. Tolerances: Maximum diagonal distortion: 1/16" measured with straight edges crossed corner to corner. D. Warranty: Provide manufacturer's guarantee against defects in materials and workmanship for 1 year.

E. Coordinate installation of frames with installation of hardware

A. Submit Product Data on each Glass Type. Provide structural, physical and 2 HOUR FIRE RATED WALL BETWEEN CHI'LANTRO SUITE AND ADJACENT SUITES.

environmental characteristics, size limitations, special handling or installation B. Safety: Tempered or laminated per code and governing authority. C. Installation: Verify that opening for glazing are correctly sized and within tolerance. Must verify that surfaces of glazing channels or recesses are clean,

free of obstructions, and ready to receive glazing. D. Clean: Remove labels after work is complete and clean glass. Remove and replace broken or damaged glass. **DIVISION 23 - HVAC** E. Protection of Finished Work: Do not adhere markers to glass surface. Protect glass from construction contaminates or damage.

F. Use existing glazing where possible. G. Remove any black-out paints/films on existing glazing. H. Modify existing glazing and framing to install new transaction windows. I. Protect all existing and new glazing/frames during construction.

A. Submit Schedule, brochure, template to door, sample. Label with key drawing. B. Hardware to be approved by Architect or Owner before installation. C. Reference current Texas Accessibility Standards and Americans with Disabilities Act guidelines. Replace/adjust existing hardware if necessary to meet TAS/ADA requirements. D. Adjust hardware for smooth operation.

E. Project Record: Document actual locations of installed cylinders and their master key code.

5. TRANSACTION WINDOWS

A. Provide custom manual operation, self-closing transaction windows as indicated in the drawings. Provide transaction windows to maximize existing rough opening of the facade framing. Remove existing glazing and adjust existing frame as necessary to accommodate new transaction windows. Provide frames in Dark Bronze finish to match existing

DIVISION 09 - FINISHES

1. WOOD - IPE

A. Provide Architectural Grade Quality and workmanship according to Standards of Architectural Woodwork Industry by AWI. B. Provide Ipe with mitered corners, square edges, and no reveal throughout.

C. For interior shelving provide wood to match cladding in grain and color.

2. GYPSUM DRYWALL A. Standard: Recommended Specifications by Gypsum Association and 2003

B. Material: 5/8" gypsum wall board. C. Submit: Accessory information. D. Execute: Level 5 finish throughout.

A. Warrant for one year against defect like noticeable discolor, mildew, peel,

crack, blister, chalk, irregular sheen change, softness, tackiness. B. Submit requested colors and samples. C. Supplier: Sherwin-Williams D. Protect other work, replace damage. E. Prepare: Wood: Smooth, clean, sap sealed, compatibility filled. Steel: remove grease, oil, dirt, and dust. Touch up shop primer with compatible or same product. Remove rust to bright metal before retouch. Concrete: verify compatibility with curing products. Remove dust and oxidized separating

compound. Provide normal minor patching and alkali neutralization. Drywall: clean, drv. smooth. F. All colors to be selected by Architect or Owner. Color samples (on walls) should be provided by Contractor prior to painting for Owner, Architect and Interior Designer to approve. G. Contract base price shall include 1 color for millwork, 1 color for doors, and 1

color for cabinets, 2 colors for walls and 1 color for ceiling. H. Contract base shall include 1 latex color and 2 oil colors per room. I. All painted surfaces shall receive one coat primer and two color coats unless noted otherwise. Temperature shall be above 50 degrees and wood shall have moisture content below 20% before painting J. All interior paints are Low-VOC or Zero-VOC. VOC content not to exceed 100

grams per liter. Paint to be Sherwin Williams, Benjamin Moore, or equal. K. alt: Zero-VOC paint. VOC content not to exceed 5 grams per liter. L. Painting Contractor to protect adjacent work and clean and remove all debris and provide Owner with clearly labeled excess quantities of each paint used at end of job. Contractor is responsible for field priming at various stages and shall coordinate with paint Sub-Contractors as required.

M. Roll all gyp. bd. walls. The only texture will be the nap of the painter's roller.

N. All gyp. bd. walls to be white. Contractor to submit paint samples.

A. Interior Counter Surfaces to be Stainless Steel

B. Exterior Counter Surfaces to be Wood - Ipe.

A. General: Install per manufacturer's specs and T.C.A. Handbook requirements. Provide trim tile, cove and bullnose or polished as required. Line up all joints unless noted otherwise. Clean tile face to remove all grout & bedding. Protect all work upon completion. Thin set tile using recognized and high quality standards. Review tile layout with Architect and Owner after tile selection is made and prior to performing the work. Use standard white subway tile. Lay horizontal beginning at counter surface and up to Gyp. Bd. ceiling at Lease Space/Juice Bar.

DIVISION 10 - SPECIALTIES

D. Submit product data and finish samples.

1. FIRE EXTINGUISHERS, CABINETS, AND ACCESSORIES A. General Requirements: Comply with local codes and governing authorities having jurisdiction. Provide and locate as required by Fire Marshall. B. UL-Listed Products: Provide new UL-listed fire extinguishers bearing UL "Listing Mark" for type, rating, and classification of extinguishers indicated. C. Manufacturers: Subject to compliance with requirements, provide products by

2. TOILET ACCESSORIES

A. General Requirement: As shown on drawings. Must comply with TAS and B. See A1.1 for Bathroom Permission

Larsen's Manufacturing Co. or Modern Metal Products.

3. EXTERIOR SIGNAGE

A. Signage by others.

DIVISION 11 - EQUIPMENT

A. All appliances and specialty kitchen/cafe equipment to be provided by Owners. Contractor shall install with the approval/instruction/supervision of the Owners or Architect.

DIVISION 12 - FURNISHINGS

1. GENERAL FURNISHINGS

A. General Contractor to coordinate with Owner or Architect on furniture installation and placement. General Contractor shall protect installed furniture and replace any damaged furniture or millwork.

DIVISION 13 - SPECIAL CONSTRUCTION

DIVISION 21 - FIRE SUPPRESSION

DIVISION 14 - CONVEYING EQUIPMENT

EXISTING SPRINKLERS TO REMAIN. NO FIRE SUPPRESSION / SPRINKLERS PER GROUP B OCCUPANCY.

DIVISION 22 - PLUMBING

NOT USED

NOT USED

DIVISION 26 - ELECTRICAL

NOT USED

NOT USED

DIVISION 28 - ELECTRONIC SAFETY & SECURITY

NOT USED

DIVISION 32 - EXTERIOR IMPROVEMENTS

DIVISION 31 - EARTHWORK

DIVISION 27 - COMMUNICATIONS

NOT USED

NOT USED **DIVISION 33 - UTILITIES**

NOT USED

GENERAL PROJECT NOTES

COORDINATE THE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEM WORK WITH THAT OF OTHER TRADES IN ORDER THAT THE VARIOUS COMPONENTS OF THE SYSTEMS SHALL BE INSTALLED AT THE PROPER TIME, SHALL FIT THE AVAILABLE SPACE, AND SHALL ALLOW PROPER SERVICE ACCESS TO THOSE REQUIRING MAINTENANCE, INCLUDING EQUIPMENT SPECIFIED IN OTHER DIVISIONS. ALL COORDINATION CONFLICTS INCLUDING ELECTRICAL EQUIPMENT REQUIREMENTS MUST BE ADDRESSED DURING BID. SUBMITTING A BID SIGNIFIES GENERAL CONTRACTOR AND/OR CONSTRUCTION MANAGER HAS REVIEWED THE CONTRACT DOCUMENTS FOR COORDINATION ISSUES AND IS RESPONSIBLE FOR THE FINAL COORDINATION.

2. ALL WORK CALLED FOR ON THESE DRAWINGS SHALL BE CONSTRUCTED IN COMPLIANCE WITH LOCAL CITY ORDINANCE AND BUILDING CODES. THE GENERAL CONTRACTOR / CONSTRUCTION MANAGER IS RESPONSIBLE FOR THE QUALITY AND COORDINATION OF ALL REQUIREMENTS.

3. THE CONTRACTOR / CONSTRUCTION MANAGER MUST COMPLY WITH ANY AND

ALL RULES SET BY THE BUILDING OWNER OR PROPERTY MANAGEMENT. 4. THE CONTRACTOR / CONSTRUCTION MANAGER IS TO REMOVE ALL DEBRIS ASSOCIATED WITH CONSTRUCTION OF THE PROJECT. THE CONSTRUCTION SITE IS TO BE BROOM SWEPT AT THE CONCLUSION OF EACH WORKING DAY CONSTRUCTION DEBRIS MUST NOT INHIBIT THE BUSINESS OF ADJACENT TENANTS OR ADJACENT BUILDINGS.

CONTRACTOR / CONSTRUCTION MANAGER IS TO SUPPLY ALL MATERIAL AND LABOR NECESSARY TO COMPLETE THE WORK DESCRIBED HEREIN.

CONTRACTOR / CONSTRUCTION MANAGER IS RESPONSIBLE FOR SECURING THE CONSTRUCTION SITE AND THE STORAGE OF MATERIALS.

7. CONTRACTOR / CONSTRUCTION MANAGER WILL SCHEDULE THE USE AND OR SHUT DOWN OF BUILDING SERVICES WITH THE BUILDING OWNER AND OR MANAGEMENT. CONTRACTOR / CONSTRUCTION MANAGER SHOULD BE PREPARED TO PERFORM ANY WORK RELATED TO THE SAME DURING NON-BUSINESS HOURS.

CONTRACTOR / CONSTRUCTION MANAGER SHALL SCHEDULE AND OBTAIN PERMISSION FROM THE BUILDING OWNER AND OR MANAGEMENT FOR ACCESS TO SPACES OUTSIDE OF THE CONSTRUCTION SITE. THESE SPACES INCI UDE BUT ARE NOT LIMITED TO MECHANICAL ROOMS, ROOF, ELECTRICAL ROOMS, ADJACENT TENANTS.

CONTRACTOR / CONSTRUCTION MANAGER IS RESPONSIBLE FOR PROTECTING ALL COMPLETED WORK AND AREAS WITHIN THE BUILDING USED FOR ACCESS

10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN THESE DOCUMENTS, ACTUAL FIELD CONDITIONS, AND IDEAL ADVISEMENT OF RELATED TRADES. CONTRACTOR MUST BRING THIS TO THE ATTENTION OF THE ARCHITECT THROUGHOUT THE DURATION OF THE PROJECT TO COMPLETION.

11. WHEN SUBMITTALS ARE CALLED FOR ON THE DOCUMENTS, THEY ARE FIRST TO BE REVIEWED BY THE GENERAL CONTRACTOR / CONSTRUCTION MANAGER. THE SUBMITTAL MUST BE STAMPED INDICATING THE DATE WHEN RECEIVED BY THE GENERAL CONTRACTOR / CONSTRUCTION MANAGER. AFTER THE GENERAL CONTRACTOR / CONSTRUCTION MANAGER HAS REVIEWED THE SUBMITTAL IT CAN THEN BE ISSUED TO THE ARCHITECT. ALL SUBMITTALS ARE TO BE SUPPLIED TO THE ARCHITECT IN TRIPLICATE.

12. CONTRACTOR / CONSTRUCTION MANAGER IS TO WARRANTY ALL WORK

DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR / CONSTRUCTION

MANAGER IS TO PROVIDE OWNER DOCUMENTATION OF ANY ADDITIONAL

WARRANTY PERIOD PROVIDED BY MANUFACTURER OR SUPPLIER FOR MATERIALS OR EQUIPMENT INSTALLED. 13. CONTRACTOR / CONSTRUCTION MANAGER IS RESPONSIBLE FOR FINAL FINE

CLEANING AT THE COMPLETION OF THE PROJECT PRIOR TO OCCUPANCY.

MATERIALS AND EQUIPMENT FOR A PERIOD OF ONE YEAR STARTING AT THE

GENERAL CODE NOTES

TO THE CONSTRUCTION SITE

PLANS HAVE BEEN DRAWN IN COMPLIANCE WITH ALL ADOPTED CITY OF AUSTIN

2. CURRENTLY ADOPTED CODES BY CITY OF AUSTIN:

(Ordinance # 20100624-143, effective 10-1-10)

Local Amendments to Chapter 25-12, Building Technical Codes: A. Building Code

2009 Amended International Building Code (related to Bed & Breakfasts) (Ord.

20120112-031 effective 2-23-12) 2012 International Building Code includes the 2012 International Existing Building Code (Ordinance # 20130606-089, effective 09-16-13)

B. Energy Code 2009 City of Austin Energy Code (Ordinance # 20100408-051, effective 10-1-10) Contractors for Energy Code Required Testing (PDF) (This is a list of contractors that are allowed to perform energy code testing) 2012 City of Austin Energy Code (Ordinance # 20130606-091, effective 09-16-13)

Commissioning Acceptance Form (provided to Inspections at mechanical rough)

Commissioning Summary Template (provided to Commercial Plan Review)

2009 International Building Code includes the 2009 International Existing Building Code

2011 National Electrical Code (Ordinance 20111020-089, effective 02-01-12) 2011 Amended National Electric Code (related to City Registration of Electrical

C. Electric Code

Contractors) (Ordinance # 20130606-056, effective 09-16-13) D. Fire Code 2009 International Fire Code (Ordinance # 20100624-142, effective 10-1-10)

2012 International Fire Code (Ordinance # 20130606-092, effective 09-16-13) (Checklist-

E. Property Maintenance Code 2009 International Property Maintenance Code (Ordinance # 20100408-052, effective

Section 105.4.2 effective 07-01-13)

effective 01-01-14) F. Mechanical Code 2009 Uniform Mechanical Code (Ordinance # 20100624-145, effective 10-1-10)

2012 IPMC International Property Maintenance Code (Ordinance # 20130926-145,

2009 Amended Uniform Mechanical Code (Ord. 20111020-088, effective 10-20-11)

2012 Uniform Mechanical Code (Ordinance # 20130606-090, effective 09-16-13) G. Plumbing Code

2009 Uniform Plumbing Code (Ordinance #2010624-146, effective 10-1-10) 2009 Amended Uniform Plumbing Code (Ord. 20111020-090, effective 10-20-11) 2012 Uniform Plumbing Code (Ordinance # 20130606-093, effective 09-16-13) (Graywater Laundry-to-Landscape Sections 103.1.3, 1602.16, 1602.16.1, 1602.16.2, and 1602.16.3 effective 06-17-13)

900 East 6th St. Suite 100 Austin, TX 78702 TEL: 512 432 5137

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REVISIONS:

PROJECT NUMBER: 1422 DATE: 12.03.2014 **PERMIT** DRAWING TITLE: **SPECIFICATIONS**

AND NOTES

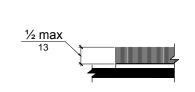


FIGURE 302.2 CARPET PILE HEIGHT

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.

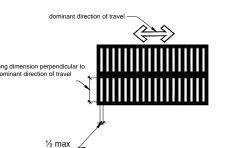


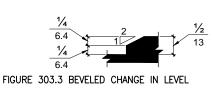
FIGURE 302.3 ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

303.2 VERTICAL. CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO



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.



304 TURNING SPACE 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

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

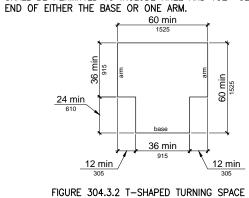


FIGURE 305.3 CLEAR FLOOR OR GROUND SPACE

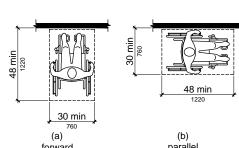


FIGURE 305.5 POSITION OF CLEAR FLOOR OR GROUND SPACE

305.7.1 FORWARD APPROACH. ALCOVES SHALL BE 36 INCHES (915 MM) WIDE MINIMUM WHERE THE

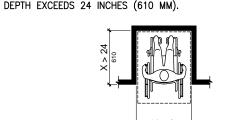


FIGURE 305.7.1 MANEUVERING CLEARANCE IN AN ALCOVE, FORWARD APPROACH 305.7.2 PARALLEL APPROACH. ALCOVES SHALL BE 60 INCHES (1525 MM) WIDE MINIMUM WHERE THE DEPTH EXCEEDS 15 INCHES (380 MM)

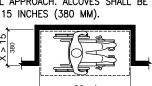


FIGURE 305.7.2 MANEUVERING CLEARANCE IN AN ALCOVE, PARALLEL APPROACH 306 KNEE AND TOE CLEARANCE

306.2.1 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

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

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.

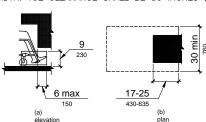


Figure 306.2 Toe Clearance

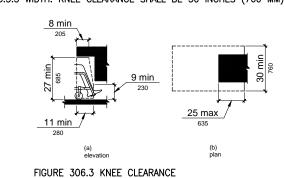
306.3 KNEE CLEARANCE.

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 REDUCÉ 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.



307 PROTRUDING OBJECTS

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.

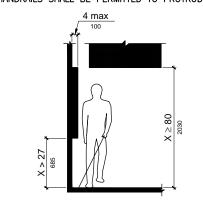


FIGURE 307.2 LIMITS OF PROTRUDING OBJECTS

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.

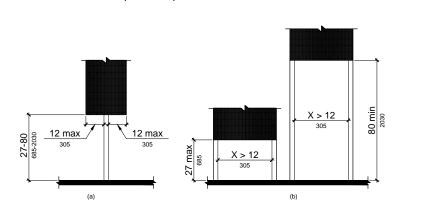


FIGURE 307.3 POST-MOUNTED PROTRUDING OBJECTS

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 FDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE LOCATED 27 INCHES (685 MM) MAXIMUM ABOVE THE FINISH

EXCEPTION: DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1980

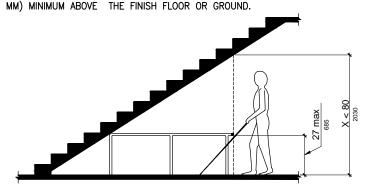


FIGURE 307.4 VERTICAL CLEARANCE			
308 REACH RANGES			
CHILDREN'S REACH RANGES			
Forward or Side Reach	High (maximum)	Low (minimum)	
Ages 3 and 4	36 in (915 mm)	20 in (510 mm)	
Ages 5 through 8	40 in (1015 mm)	18 in (455 mm)	
Ages 9 through 12	44 in (1120 mm)	16 in (405 mm)	

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

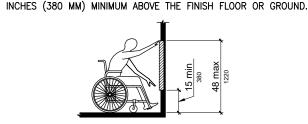


FIGURE 308.2.2 OBSTRUCTED HIGH FORWARD REACH

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

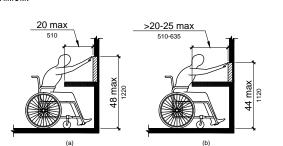
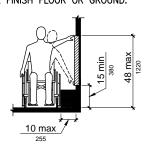


FIGURE 308.3.1 UNOBSTRUCTED SIDE REACH

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.



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

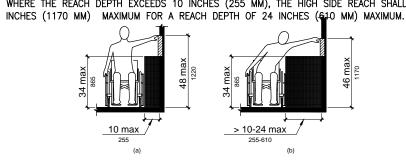


FIGURE 308.3.2 OBSTRUCTED HIGH SIDE REACH

EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2 INCHES (115 MM) MAXIMUM. 309 OPERABLE PARTS

309.2 CLEAR FLOOR SPACE. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 SHALL

309.3 HEIGHT. OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN 308. 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. CHAPTER 4: ACCESSIBLE ROUTES

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 MUST 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.

403.3 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.

403.2 FLOOR OR GROUND SURFACE. FLOOR OR GROUND SURFACES SHALL COMPLY WITH 302.

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.

403.5.1 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

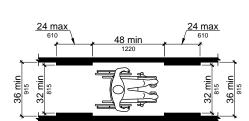
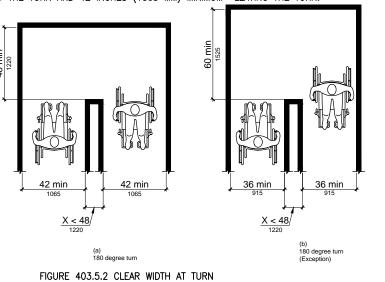


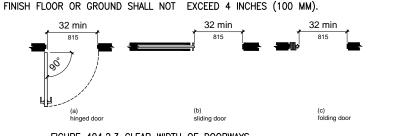
FIGURE 403.5.1 CLEAR WIDTH OF AN ACCESSIBLE ROUTE

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 SHALI 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.



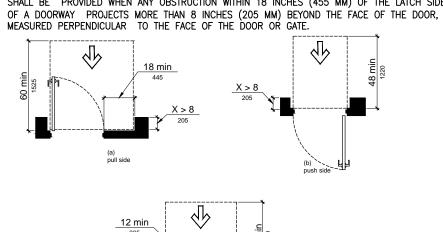
403.5.3 PASSING SPACES. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60 INCHES (1525 MM) SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET (61 M) MAXIMUM.

404.2.3 CLEAR WIDTH. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (815 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (915 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (865 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (865 MM) AND 80 INCHES (2030 MM) ABOVE THE



404.2.4 MANEUVERING CLEARANCES. MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH 404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.

404.2.4.3 RECESSED DOORS AND GATES. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES (455 MM) OF THE LATCH SIDE



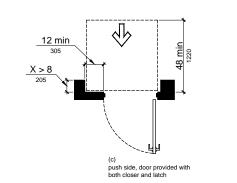


FIGURE 404.2.4.3 MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES

602 DRINKING FOUNTAINS

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

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) MAXIMUM 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

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.

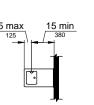


FIGURE 602.5 DRINKING FOUNTAIN SPOUT LOCATION

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) OF 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.

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

603.2 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.

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 OR GROUND. 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.

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 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR. 604 WATER CLOSETS AND TOILET COMPARTMENTS 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

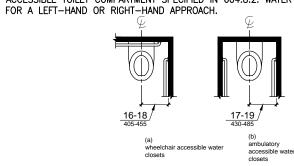


FIGURE 604.2 WATER CLOSET LOCATION 604.3.1 SIZE. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES (1525 MM) MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES (1420 MM) MINIMUM

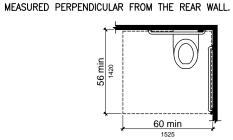
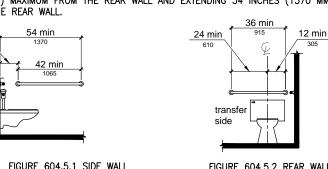


FIGURE 604.3.1 SIZE OF CLEARANCE AT WATER CLOSETS

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.

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. SEÀTS SHÁLL NOT BE SPRUNG TO RETÙRN TO Á LIFTED POSITION. 604.5 GRAB BARS. RAB 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. 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) MINIMUM FROM THE REAR WALL

GRAB BAR AT WATER CLOSETS



GRAB BAR AT WATER CLOSETS

604.5.2 REAR WALL. THE REAR WALL GRAB BAR SHALL BE 36 INCHES (915 MM) LONG MINIMUM 604.8.3 COAT HOOKS AND SHELVES. COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE 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.

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

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 48 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.

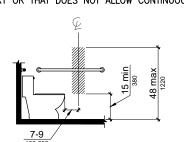


FIGURE 604.7 DISPENSER OUTLET LOCATION

604.8 TOILET COMPARTMENTS. WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF 604.8.1 AND 604.8.3. COMPARTMENTS CONTAINING MORE THAN ONE PLUMBING FIXTURE SHALL COMPLY WITH 603. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH

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

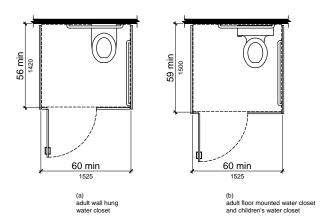


FIGURE 604.8.1.1 SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT 604.8.1.2 DOORS, TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH 404 EXCEPT THAT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION 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 SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE SIDE WALL OR 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

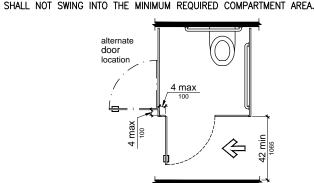


FIGURE 604.8.1.2 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

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 GREATER THAN 66 INCHES (1675 MM) WIDE. TOE CLEARANCE AT THE FRONT PARTITION IS NOT REQUIRED IN A COMPARTMENT FOR CHILDREN'S

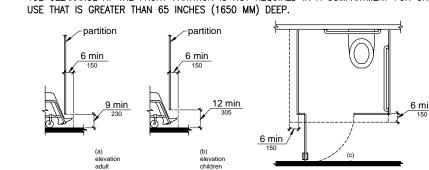
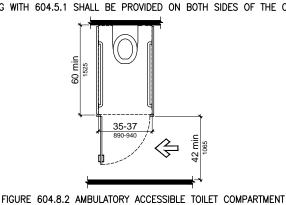


FIGURE 604.8.1.4 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE 604.8.1.5 GRAB BARS. GRAB BARS SHALL COMPLY WITH 609. A SIDE-WALL GRAB BAR COMPLYING WITH 604.5.1 SHALL BE PROVIDED AND SHALL BE LOCATED ON THE WALL CLOSEST O THE WATER CLOSET. IN ADDITION, A REAR-WALL GRAB BAR COMPLYING WITH 604.5.2 SHALL

604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH 604.8.2. 604.8.2.1 SIZE. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL HAVE A DEPTH OF 60 INCHES (1525 MM) MINIMUM AND A WIDTH OF 35 INCHES (890 MM) MINIMUM AND 37 INCHES (940 MM)

604.8.2.2 DOORS. TOILET COMPARTMENT DOORS, INCLUDING 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. 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. 604.8.2.3 GRAB BARS. GRAB BARS SHALL COMPLY WITH 609. A SIDE-WALL GRAB BAR COMPLYING WITH 604.5.1 SHALL BE PROVIDED ON BOTH SIDES OF THE COMPARTMENT.



REACH RANGES SPECIFIED IN 308. SHELVES SHALL BE LOCATED 40 INCHES (1015 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR.

604.9 WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE. WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE SHALL COMPLY WITH 604.9.

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.

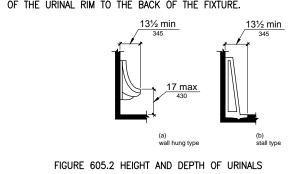
604.9.3 HEIGHT. THE HEIGHT OF WATER CLOSETS SHALL BE 11 INCHES (280 MM) MINIMUM AND 17 INCHES (430 MM) MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.

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

604.9.7 TOILET COMPARTMENTS. TOILET COMPARTMENTS SHALL COMPLY WITH 604.8. 605 URINALS 605.2 HEIGHT AND DEPTH. URINALS SHALL BE THE STALL—TYPE OR THE WALL—HUNG TYPE WITH THE RIM 17 INCHES (430 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13 1/2 INCHES (345 MM) DEEP MINIMUM MEASURED FROM THE OUTER FACE



605.3 CLEAR FLOOR SPACE. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED.

605.4 FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH 309. 606 LAVATORIES AND SINKS 606.2 CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE COMPLYING WITH 305, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED. 606.3 HEIGHT. LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF

THE RIM OR COUNTER SURFACE 34 INCHES (865 MM) MAXIMUM ABOVE THE FINISH FLOOR OR

606.4 FAUCETS. CONTROLS FOR FAUCETS SHALL COMPLY WITH 309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM. 606.5 EXPOSED PIPES AND SURFACES. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

FIGURE 703.4.2 LOCATION OF TACTILE SIGNS AT DOORS

703.5 VISUAL CHARACTERS. VISUAL CHARACTERS SHALL COMPLY WITH 703.5. 703.5.1 FINISH AND CONTRAST. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. 703.5.2 CASE. CHARACTERS SHALL BE UPPERCASE OR LOWERCASE OR A COMBINATION OF BOTH. 703.5.3 STYLE. CHARACTERS SHALL BE CONVENTIONAL IN FORM. CHARACTERS SHALL NOT BE ITALIC OBLIQUE SCRIPT HIGHLY DECORATIVE OR OF OTHER UNUSUAL FORMS. 703.5.4 CHARACTER PROPORTIONS. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF

The Height of the uppercase letter "i" 703.5.5 CHARACTER HEIGHT. MINIMUM CHARACTER HEIGHT SHALL COMPLY WITH TABLE 703.5.5. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN. CHARACTER HEIGHT

SHALL BE BASED ON THE UPPERCASE LETTER "I". 703.5.6 HEIGHT FROM FINISH FLOOR OR GROUND. VISUAL CHARACTERS SHALL BE 40 INCHES (1015 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

703.5.7 STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10 PERCENT MINIMUM AND 30 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER. 703.5.8 CHARACTER SPACING. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT CHARACTERS, EXCLUDING WORD SPACES. SPACING BETWEEN NDIVIDUAL CHARACTERS SHALL BE 10 PERCENT MINIMUM AND 35 PERCENT MAXIMUM OF

703.5.9 LINE SPACING. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE CHARACTER HEIGHT.

703.6 PICTOGRAMS. PICTOGRAMS SHALL COMPLY WITH 703.6. 703.6.1 PICTOGRAM FIELD. PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES (150 MM) MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.

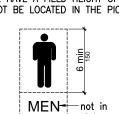


FIGURE 703.6.1 PICTOGRAM FIELD DARK-ON-LIGHT.

703.6.2 FINISH AND CONTRAST. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD. 703.6.3 TEXT DESCRIPTORS. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. TEXT DESCRIPTORS SHALL COMPLY WITH 703.2, 703.3 AND 703.4. 703.7 SYMBOLS OF ACCESSIBILITY. SYMBOLS OF ACCESSIBILITY SHALL COMPLY WITH 703.7. 703.7.1 FINISH AND CONTRAST. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND

WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT

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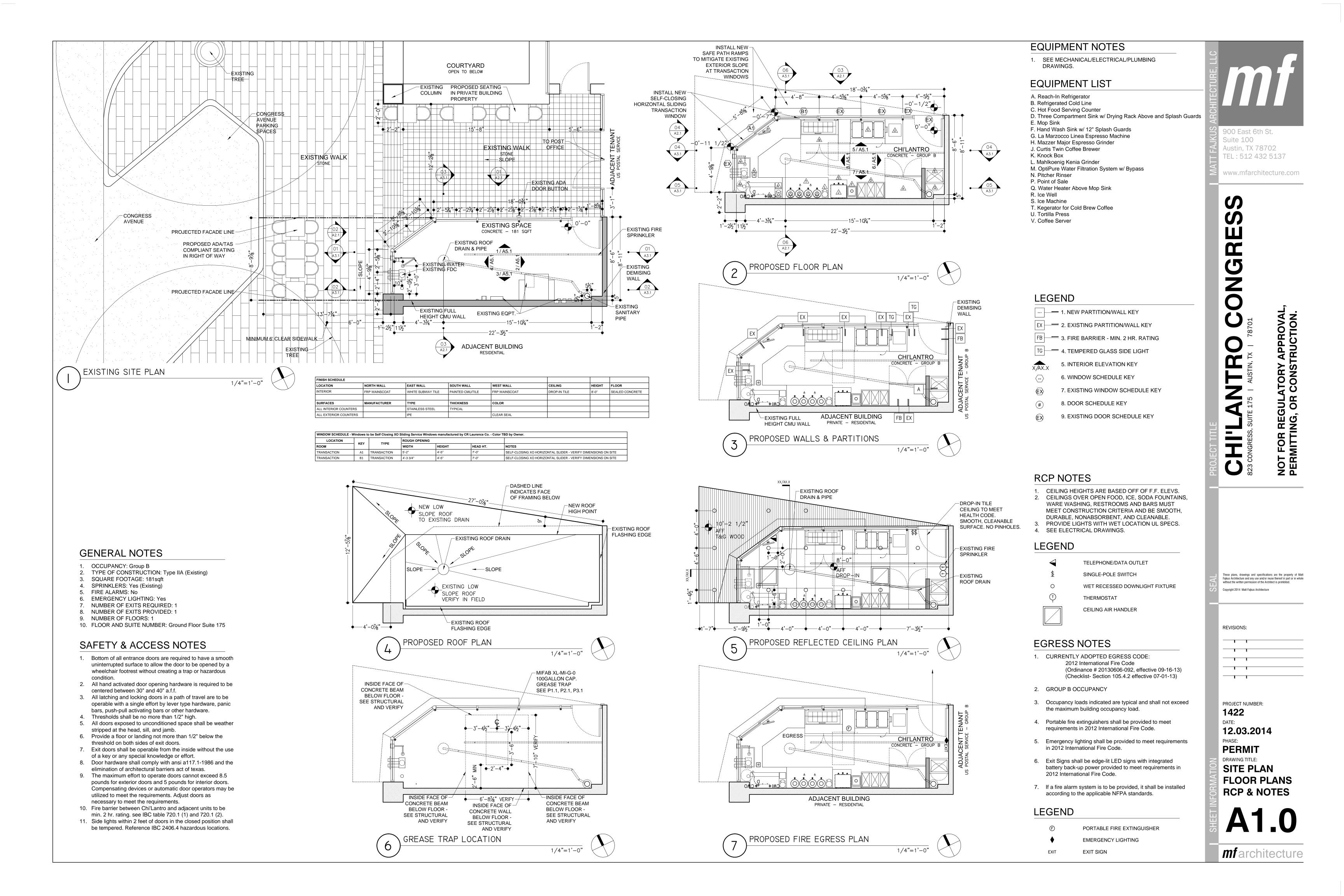
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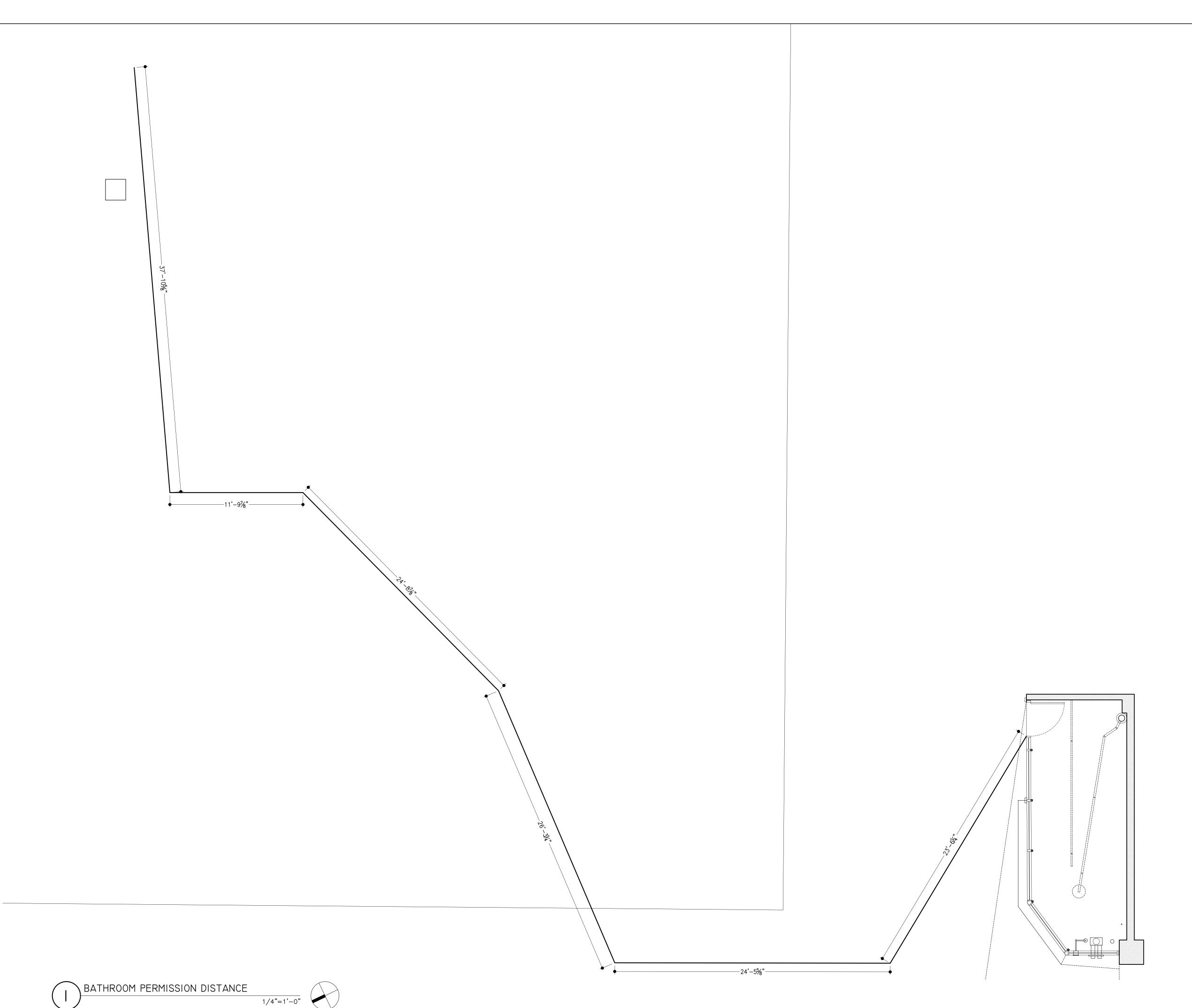
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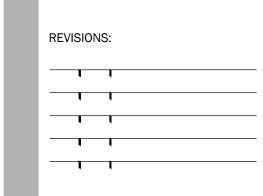
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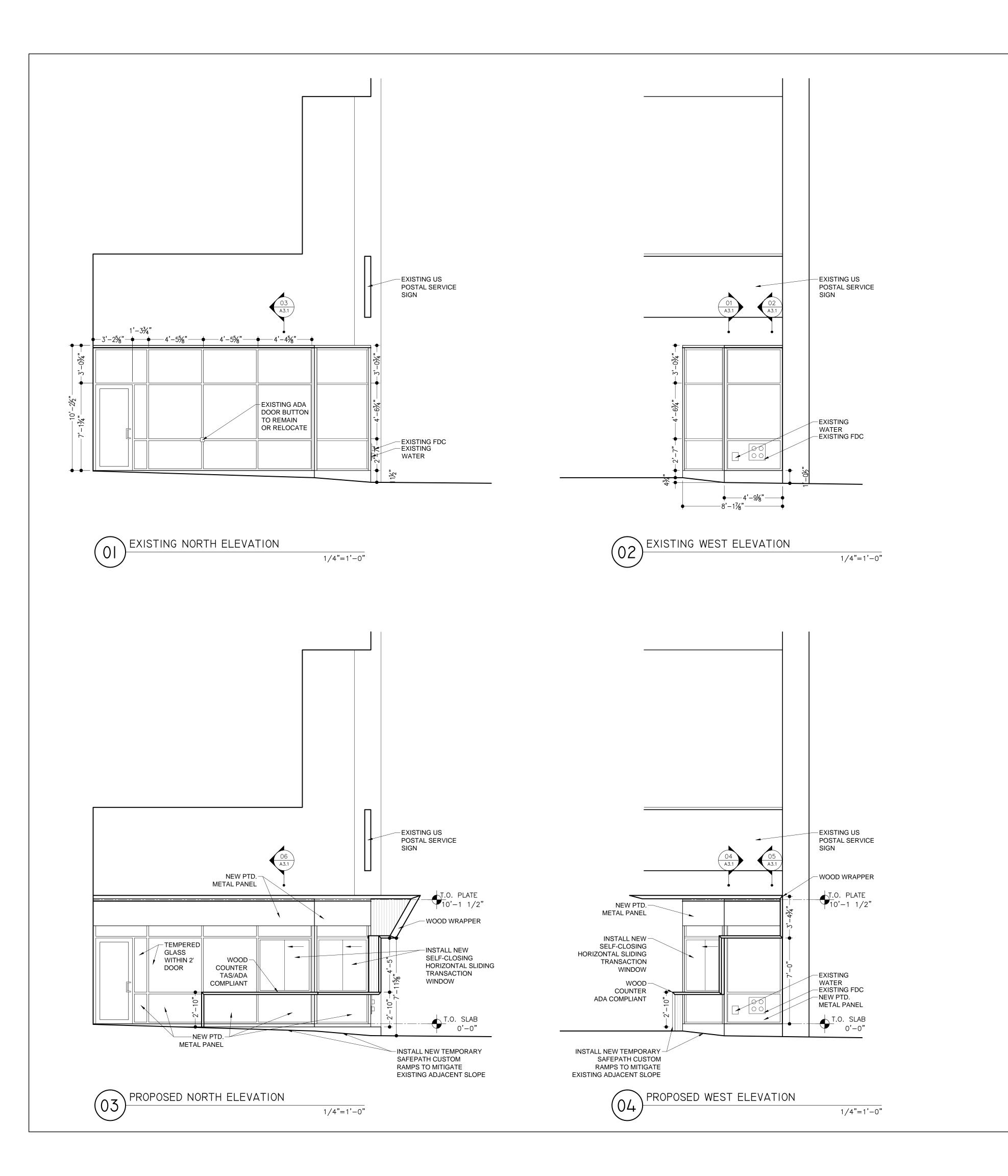
TOTAL DISTANCE: 148'-8 13/32"

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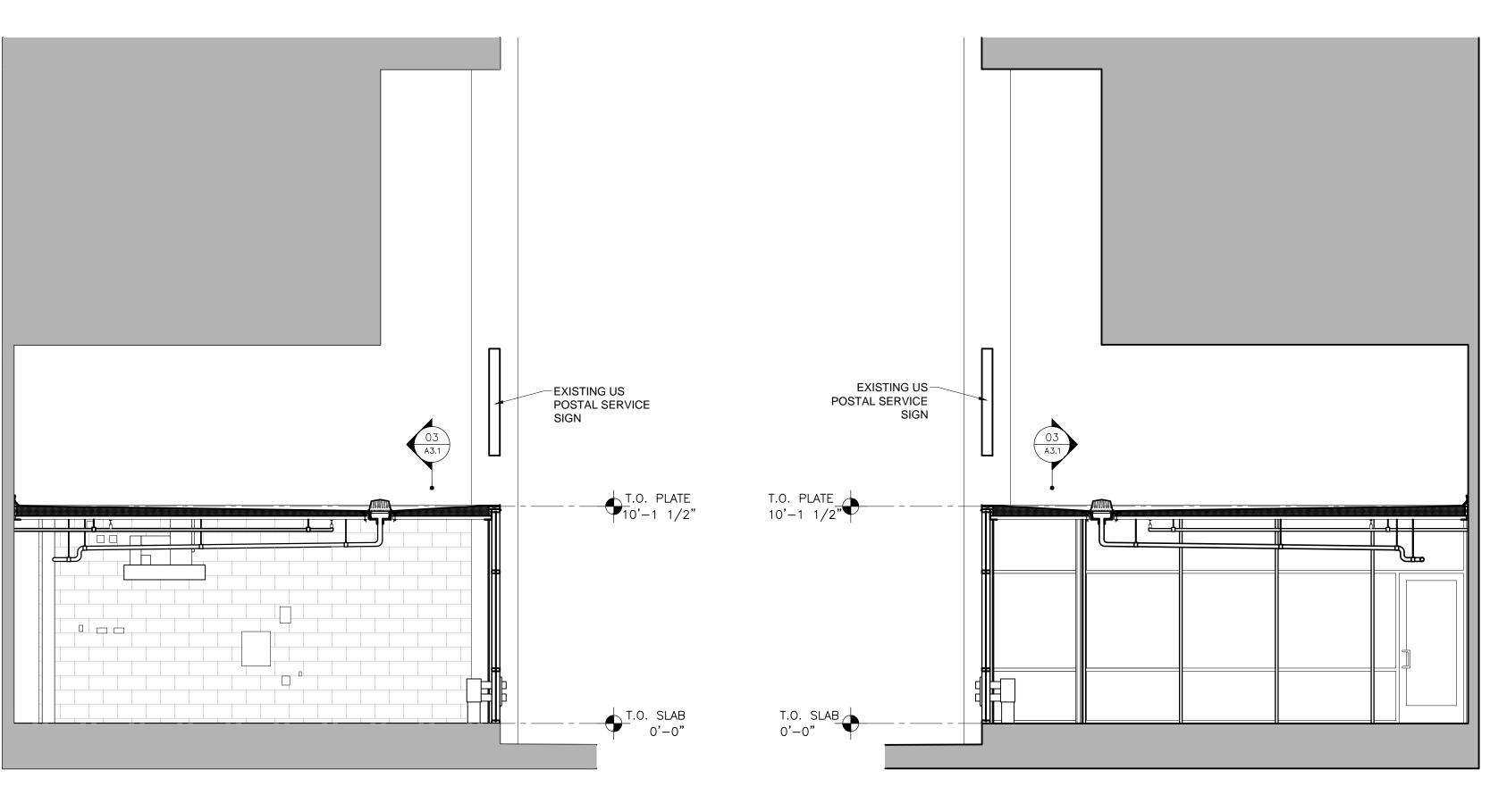
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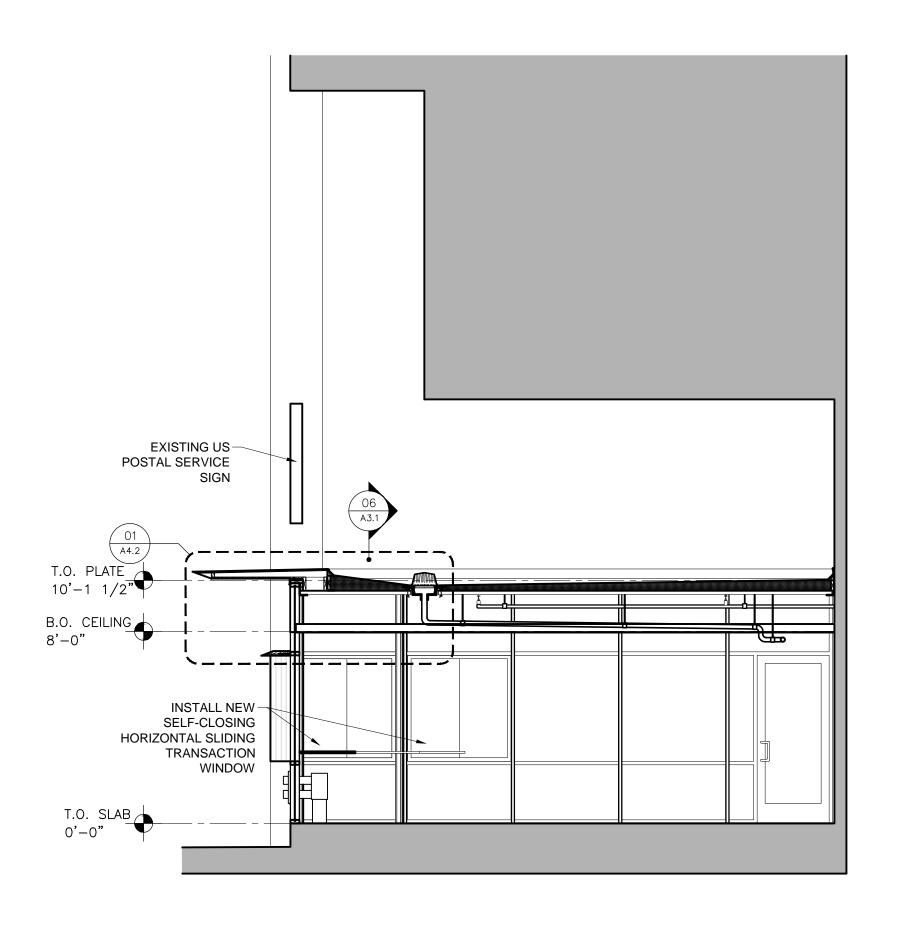
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ELEVATIONS

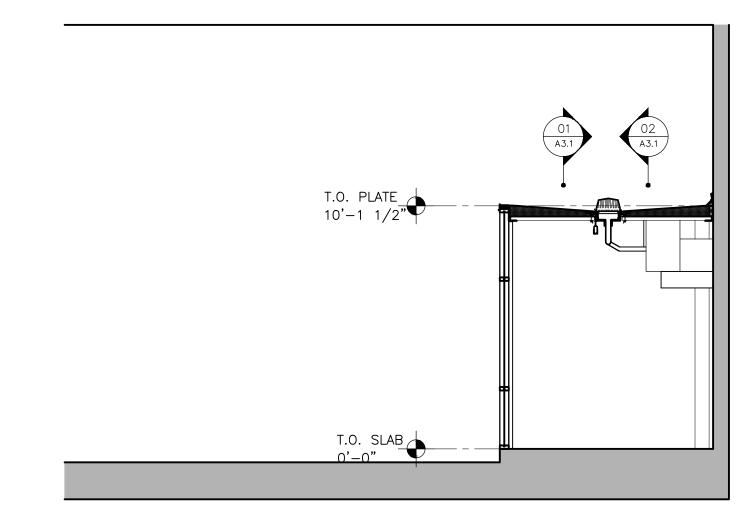
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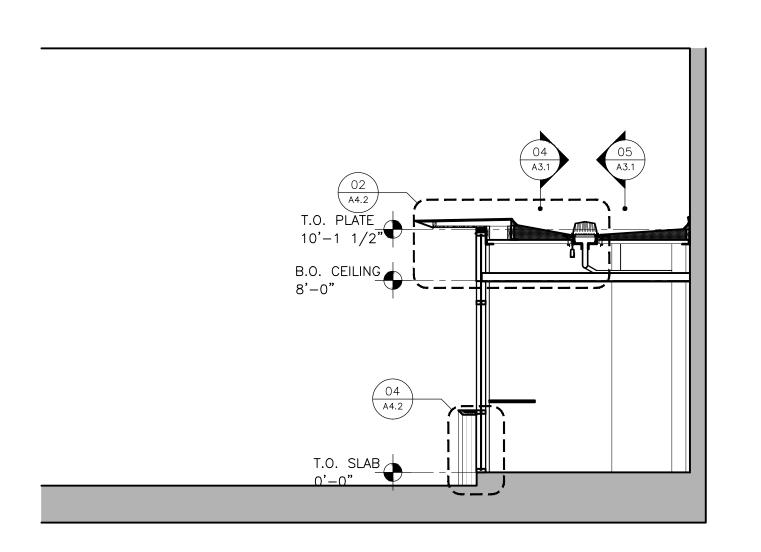
















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PROPOSED BUILDING SECTION LOOKING SOUTH

EXISTING BUILDING SECTION

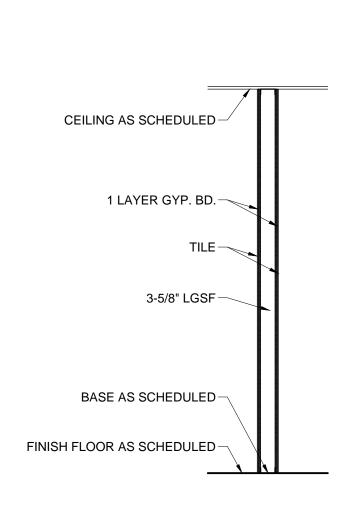
LOOKING SOUTH

1/4"=1'-0"

1/4"=1'-0"

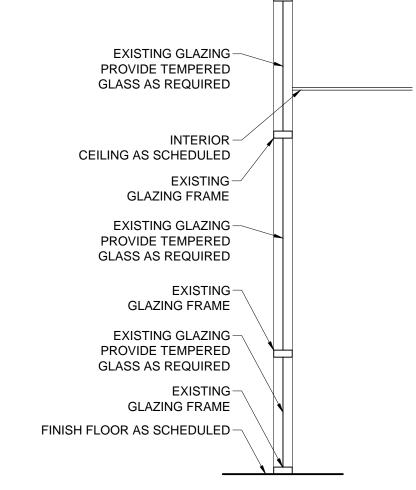
—EXISTING US POSTAL SERVICE SIGN

T.O. SLAB 0'-0"

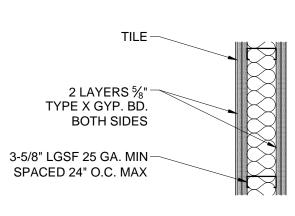


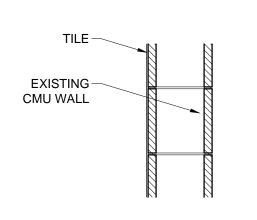
TYPICAL ROOM PARTITION

1/2"=1'-0"



EXISTING - GLAZING FRAME







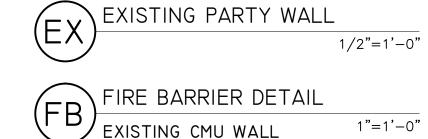
GLAZED PARTITION

1/2"=1'-0"



NOTE: REFERENCE UL DESIGN U419

EXISTING DEMISING WALL





- 1. PARTITION TYPE REFERENCES ARE LOCATED ON THE INTERIOR PARTITIONS FLOOR PLAN.
- 2. CEILING HEIGHTS MAY VARY ON EITHER OR BOTH SIDES OF THE PARTITION. REFER TO FLOOR PLAN, REFLECTED CEILING PLAN AND CEILING FINISH NOTES FOR CEILING HEIGHTS.
- 3. METAL STUDS SHALL BE SPACED AT 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE. LIGHT GAUGE STEEL FRAMING STUDS SPACED AT 16" O.C. MAXIMUM SHALL BE USED WHERE SPECIFIED OR DETAILED.
- 5. UNLESS INDICATED OTHERWISE, ALL GYPSUM BOARD IS TO BE 5/8" THICK, FIRE RESISTANT.
- 6. PARTITION TYPE REFERENCES ARE CALLED ON THE FLOOR PLAN AND DO NOT INCLUDE THE APPLIED FINISHES. REFER TO PLAN FOR ROOM FINISH REFERENCES.
- 7. ALL JOINTS IN GYPSUM BOARD SURFACES SHALL BE TAPED AND FLOATED, INCLUDING FIRE—RATED PARTITIONS, UNRATED PARTITIONS, EXPOSED SURFACES, CONCEALED SURFACES, AND SURFACES ABOVE THE CEILINGS.
- 8. UNLESS INDICATED OTHERWISE, ALL SOUND ATTENUATION INSULATION SHALL BE CONTINUOUS FOR THE FULL HEIGHT OF THE PARTITION AND 3" THICK.
- 9. PARTITION TYPES AND DETAILS SHOWN HEREIN ARE TYPICAL. WHERE PARTITION TYPES OR DETAILS VARY ONLY SLIGHTLY FROM THE TYPICAL, THE ABBREVIATION "SIM" SHALL BE USED ADJACENT TO THE PARTITION TYPE REFERENCE OR DETAIL DETAIL REFERENCE. PARTITIONS OR DETAILS NOT SIMILAR SHALL BE CONSTRUCTED IN A LOGICAL MANNER USING THE PRINCIPLES EVIDENT IN THE TYPICAL PARTITION TYPES AND DETAILS.
- 10. REFER TO INTERIOR DETAILS, SECTIONS AND MISC DETAILS ON THE DRAWINGS FOR SPECIAL PARTITION CONDITIONS.
- 11. WHERE TILE IS INDICATED, REPLACE GYP. BD. WITH 5/8" CEMENTITIOUS PANEL WHICH HAS BEEN CERTIFIED FOR "WET NAIL" APPLICATION.
- 12. USE 3-5/8" 362S162-43 LGSF JOISTS AT L/240 FOR DROP CEILING FRAMING SPACED 16" ON CENTER THROUGHOUT.
- 13. SUSPEND FROM ROOF STRUCTURE USING TYPICAL #8 VERTICAL HANGERS PLACED AT ½ AND ½ POINTS, EVERY 32", PERPENDICULAR TO JOISTS WHERE NECESSARY USING BEST PRACTICES AT CLOUD CEILINGS.
- 14. SUSPEND DROP IN TILE CEILING USING TYPICAL HANGERS AND SPACING WHERE NECESSARY USING BEST PRACTICES.
- 15. DROP IN TILE TO BE COMPATIBLE WITH HEALTH REQUIREMENTS.
- 16. FIRE BARRIER BETWEEN RESTAURANT SPACE AND ADJACENT UNITS TO BE MIN. 2 HR. RATING. SEE IBC TABLE 720.1 (1) AND 720.1 (2).

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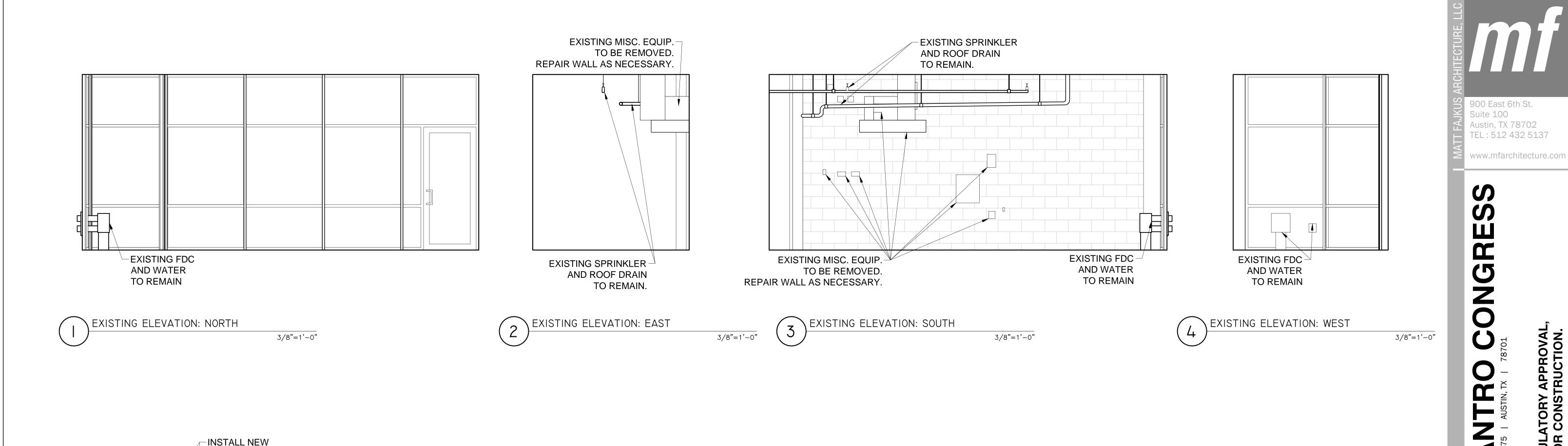
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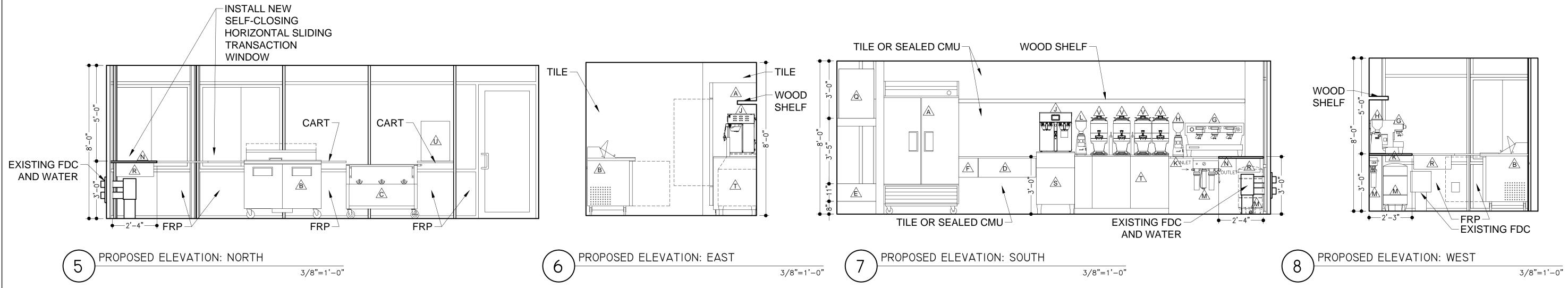
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AND NOTES

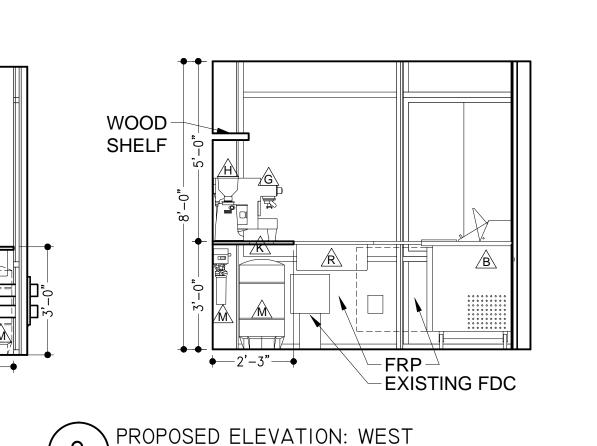
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EQUIPMENT LIST

- A. Reach-In Refrigerator
- B. Refrigerated Cold Line
- C. Hot Food Serving Counter
- D. Three Compartment Sink w/ Drying Rack Above and Splash Guards
- E. Mop Sink
- F. Hand Wash Sink w/ 12" Splash Guards
- G. La Marzocco Linea Espresso Machine
- H. Mazzer Major Espresso Grinder
- J. Curtis Twin Coffee Brewer K. Knock Box
- L. Mahlkoenig Kenia Grinder
- M. OptiPure Water Filtration System w/ Bypass
- N. Pitcher Rinser
- P. Point of Sale
- Q. Water Heater Above Mop Sink
- R. Ice Well
- S. Ice Machine
- T. Kegerator for Cold Brew Coffee
- U. Tortilla Press
- V. Coffee Server



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A5.1