

GENERAL REQUIREMENTS

1. ALL WORK SHALL CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND APPLICABLE CODES ADOPTED BY THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
3. ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING.
4. WORK SHALL BE COORDINATED BETWEEN ALL TRADES, INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS.
5. MAINTAIN ALL REQUIRED MEANS OF EGRESS, FIRE PROTECTION SYSTEMS, AND LIFE SAFETY COMPONENTS THROUGHOUT CONSTRUCTION.
6. PROVIDE PROTECTION FOR EXISTING BUILDING ELEMENTS, FINISHES, AND SYSTEMS NOT DESIGNATED FOR REMOVAL.
7. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE SEALED WITH APPROVED UL-LISTED FIRESTOP SYSTEMS IN ACCORDANCE WITH IBC SECTION 714.
8. ALL MATERIALS AND INSTALLATIONS SHALL COMPLY WITH MANUFACTURER SPECIFICATIONS AND INDUSTRY STANDARDS.
9. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS PRIOR TO INSTALLATION.

CODE COMPLIANCE

ALL WORK SHALL COMPLY WITH THE FOLLOWING ADOPTED CODES AND STANDARDS:

- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2021 INTERNATIONAL FIRE CODE (IFC)
- 2021 INTERNATIONAL MECHANICAL CODE (IMC)
- 2021 INTERNATIONAL PLUMBING CODE (IPC)
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2020 NATIONAL ELECTRICAL CODE (NEC)
- NFPA 13 – AUTOMATIC SPRINKLER SYSTEMS
- NFPA 72 – FIRE ALARM SYSTEMS
- ICC A117.1 / TEXAS ACCESSIBILITY STANDARDS (TAS)
- CITY OF AUSTIN AMENDMENTS

THE PROJECT SHALL BE CLASSIFIED AS LEVEL 2 ALTERATION PER IEBC.

GENERAL REQUIREMENTS CHECKLIST

1. VERIFY FIELD DIMENSIONS AND CONDITIONS
2. VERIFY EXISTING UTILITIES AND CAPACITIES
3. COORDINATE ALL MEP SYSTEMS WITH ARCHITECTURAL LAYOUT
4. MAINTAIN FIRE-RESISTANCE RATINGS
5. MAINTAIN REQUIRED EGRESS PATHS
6. PROVIDE ADA-COMPLIANT ACCESS AND CLEARANCES
7. ENSURE VENTILATION MEETS IMC AND ASHRAE 62.1
8. PROVIDE REQUIRED PLUMBING FIXTURES PER OCCUPANT LOAD
9. MAINTAIN FIRE PROTECTION SYSTEMS OPERATIONAL

FIRE SAFETY GENERAL NOTES

1. THE BUILDING IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM PER NFPA 13.
2. EXISTING SPRINKLER SYSTEM SHALL REMAIN IN SERVICE; RELOCATION OR MODIFICATION REQUIRES A SEPARATE PERMIT.
3. FIRE ALARM SYSTEM SHALL REMAIN OPERATIONAL AND SHALL BE MODIFIED AS REQUIRED PER NFPA 72.
4. FIRE-RATED ASSEMBLIES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.
5. FIRE EXTINGUISHERS SHALL BE INSTALLED PER IFC SECTION 906 WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET.
6. ALL EXIT PATHS SHALL REMAIN UNOBSTRUCTED DURING CONSTRUCTION AND AFTER COMPLETION.
7. EMERGENCY LIGHTING AND EXIT SIGNAGE SHALL COMPLY WITH IBC CHAPTER 10.

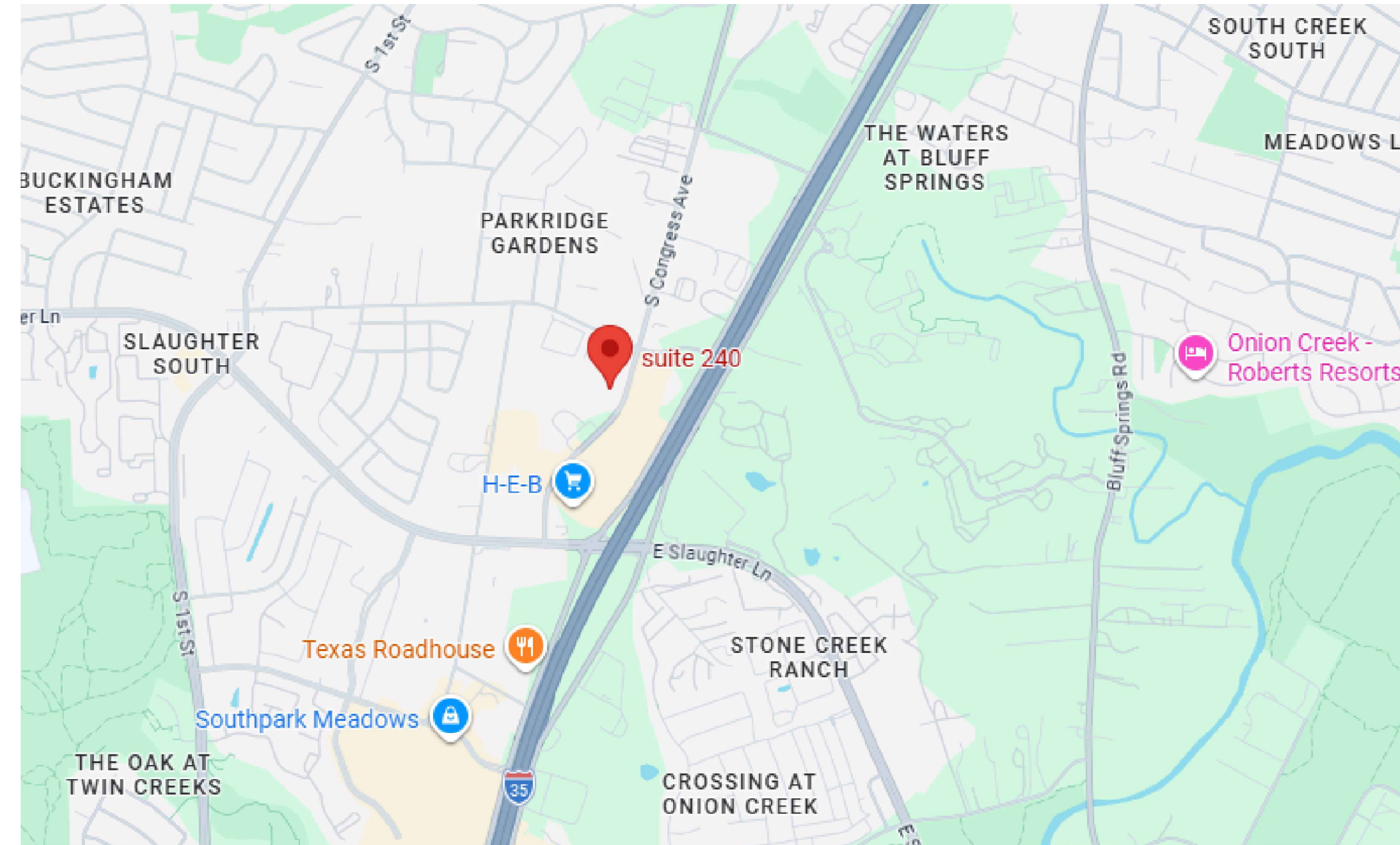
FINAL PERMIT NOTES

1. THIS SET OF DRAWINGS IS INTENDED FOR PERMIT REVIEW AND CONSTRUCTION OF INTERIOR TENANT IMPROVEMENTS.
2. SEPARATE PERMITS MAY BE REQUIRED FOR: FIRE SPRINKLER MODIFICATIONS
FIRE ALARM SYSTEM MODIFICATIONS
3. SHOP DRAWINGS SHALL BE SUBMITTED FOR: MECHANICAL SYSTEMS
ELECTRICAL SYSTEMS
FIRE PROTECTION SYSTEMS
4. CONTRACTOR SHALL SCHEDULE ALL INSPECTIONS REQUIRED BY THE CITY OF AUSTIN.
5. ASBESTOS SURVEY SHALL BE COMPLETED PRIOR TO DEMOLITION IN ACCORDANCE WITH TEXAS REGULATIONS.
6. ENERGY COMPLIANCE DOCUMENTATION (COMCHECK) SHALL BE PROVIDED IF REQUIRED BY AHJ.

SHEET INDEX

A0.0	COVER SHEET
A0.1	SITE PLAN
A1.0	EXISTING/DEMOLITION FLOOR PLAN
A1.1	PROPOSED FLOOR PLAN
A2.0	PROPOSED INTERIOR ELEVATIONS
A3.0	PROPOSED FIRE SAFETY PLAN
A3.1	PROPOSED EMERGENCY EGRESS PLAN
A4.0	PROPOSED FINISH PLAN
A5.0	DOOR SCHEDULE & DETAILS
A6.0	STRUCTURAL DETAIL
A7.0	ADA COMPLIANCE DETAIL
M1.0	PROPOSED HVAC PLAN
M2.0	MECHANICAL DETAIL
E1.0	PROPOSED REFLECTED CEILING PLAN
E1.1	PROPOSED LIGHTING PLAN
E2.0	PROPOSED POWER PLAN
P1.0	PROPOSED PLUMBING PLANS
P2.0	PLUMBING DETAILS

VICINITY MAP



ULTIMATE CONSULTANT-LEVEL CALCULATION REPORT

Project: 8534 S Congress Ave, Suite 240, Austin, Texas
 Interior Tenant Improvement – Full Engineering Coordination Report
 Codes: IBC 2021, IMC 2021, IPC 2021, NEC 2020, ASHRAE 62.1, NFPA 13, City of Austin

FINAL ENGINEERING STATEMENT

Based on the reviewed drawings and calculated loads, all systems including architectural layout, mechanical ventilation, electrical demand, plumbing fixtures, and structural loads are compliant with applicable codes. The proposed tenant improvement does not adversely affect the structural integrity or life safety of the building.

SCOPE OF WORK

8534 S CONGRESS AVE, SUITE 240 AUSTIN, TEXAS
 © INTERIOR REMODELING AND RENOVATION OF EXISTING COMMERCIAL UNIT

PROPERTY INFORMATION

APN : 513047
 ADDRESS: 8534 S CONGRESS AVE SUITE 240 AUSTIN TEXAS
 PROPERTY TYPE: COMMERCIAL / RETAIL
 ZONING: CS
 MUNICIPALITY NAME: AUSTIN

BUILDING DESCRIPTION

BUILDING SIZE: 34,180 SQFT
 STORIES: 1
 LOT AREA: 2.78 ACRES
 YEAR BUILT/RENOVATED: -

GENERAL NOTES

- THIS PROJECT CONSISTS OF THE INTERIOR REMODELING AND TENANT FINISH-OUT OF AN EXISTING COMMERCIAL TENANT SPACE LOCATED AT:
 8534 S CONGRESS AVE, SUITE 240, AUSTIN, TEXAS
- THE SCOPE OF WORK IS LIMITED TO THE RECONFIGURATION AND IMPROVEMENT OF INTERIOR SPACES WITHIN AN EXISTING FULLY CONSTRUCTED COMMERCIAL BUILDING AND DOES NOT INCLUDE ANY STRUCTURAL OR EXTERIOR MODIFICATIONS.
- THE PROPOSED TENANT SPACE IS INTENDED TO FUNCTION AS A BUSINESS OCCUPANCY (GROUP B) INCLUDING OFFICE, CUSTOMER INTERACTION, AND ANIMAL-RELATED SERVICE AREAS.

SCOPE OF WORK

THE WORK UNDER THIS PERMIT SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. **SELECTIVE DEMOLITION**
 - * REMOVAL OF EXISTING NON-LOAD-BEARING INTERIOR PARTITIONS AS INDICATED ON PLANS
 - * REMOVAL OF FINISHES, FIXTURES, AND EQUIPMENT AS REQUIRED FOR NEW LAYOUT
 - * PROTECTION OF ALL EXISTING STRUCTURAL ELEMENTS AND BUILDING SYSTEMS DURING DEMOLITION
2. **NEW CONSTRUCTION**
 - * INSTALLATION OF NEW NON-LOAD-BEARING INTERIOR PARTITIONS (METAL STUD AND GYPSUM BOARD CONSTRUCTION)
 - * CONSTRUCTION OF ROOMS INCLUDING OFFICE, RECEPTION, LOUNGE, AND ANIMAL VISITATION AREAS
 - * INSTALLATION OF DOORS, FRAMES, AND ASSOCIATED HARDWARE IN COMPLIANCE WITH ADA AND IBC REQUIREMENTS
3. **INTERIOR FINISHES**
 - * INSTALLATION OF NEW FLOOR, WALL, AND CEILING FINISHES
 - * FINISHES IN ANIMAL AREAS SHALL BE DURABLE, CLEANABLE, AND MOISTURE-RESISTANT
 - * ALL MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS PER IBC CHAPTER 8
4. **MECHANICAL (HVAC) MODIFICATIONS**
 - * RECONFIGURATION AND BALANCING OF EXISTING HVAC AIR DISTRIBUTION SYSTEM
 - * ADJUSTMENT OF SUPPLY DIFFUSERS AND RETURN AIR PATHWAYS TO ACCOMMODATE NEW LAYOUT
 - * EXISTING ROOFTOP UNIT (RTU) TO REMAIN; CONTRACTOR TO VERIFY CAPACITY AND PERFORMANCE
 - * VENTILATION SHALL COMPLY WITH ASHRAE 62 AND IMC 2021 REQUIREMENTS
5. **ELECTRICAL WORK**
 - * MODIFICATION AND EXTENSION OF EXISTING ELECTRICAL CIRCUITS TO ACCOMMODATE NEW LAYOUT
 - * INSTALLATION OF NEW LIGHTING FIXTURES, SWITCHES, AND RECEPTACLES
 - * PROVISION OF DEDICATED CIRCUITS FOR EQUIPMENT WHERE REQUIRED
 - * INSTALLATION OF EMERGENCY LIGHTING AND EXIT SIGNAGE PER IBC AND NEC
6. **PLUMBING WORK**
 - * MINOR MODIFICATION TO EXISTING PLUMBING SYSTEMS AS REQUIRED FOR NEW LAYOUT
 - * EXISTING FIXTURES TO REMAIN UNLESS OTHERWISE NOTED
 - * ALL PLUMBING WORK SHALL COMPLY WITH IPC 2021 AND LOCAL AMENDMENTS

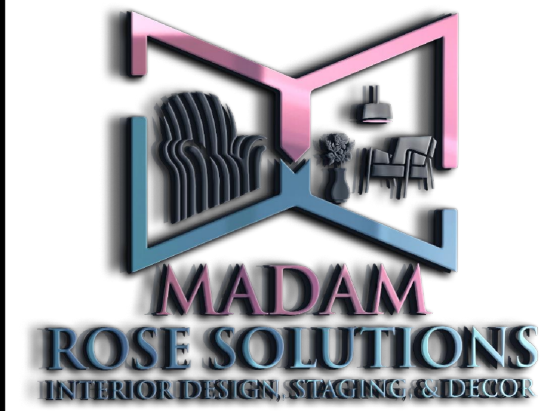
WORK NOT INCLUDED IN SCOPE

THE FOLLOWING ITEMS ARE NOT INCLUDED IN THIS PROJECT AND SHALL REMAIN UNCHANGED:

1. BUILDING FOOTPRINT AND OVERALL SITE LAYOUT
2. STRUCTURAL FRAMING SYSTEM (COLUMNS, BEAMS, SLABS, FOUNDATIONS)
3. EXTERIOR WALLS, FACADE, AND BUILDING ENVELOPE
4. ROOF STRUCTURE AND ROOFING SYSTEMS
5. BUILDING HEIGHT OR NUMBER OF STORIES
6. PRIMARY OCCUPANCY CLASSIFICATION OF THE BUILDING

EXISTING BUILDING SYSTEMS

1. **STRUCTURAL SYSTEM**
 - * EXISTING STRUCTURAL SYSTEM SHALL REMAIN UNCHANGED
 - * NO STRUCTURAL MODIFICATIONS ARE PROPOSED UNDER THIS SCOPE
 - * ALL NEW PARTITIONS ARE NON-LOAD BEARING
2. **MECHANICAL SYSTEM**
 - * EXISTING HVAC SYSTEM SHALL REMAIN IN OPERATION
 - * EXISTING DUCTWORK TO BE REUSED AND MODIFIED AS REQUIRED
 - * CONTRACTOR SHALL VERIFY EXISTING DUCT SIZES, AIRFLOW, AND SYSTEM CAPACITY PRIOR TO CONSTRUCTION
3. **ELECTRICAL SYSTEM**
 - * EXISTING ELECTRICAL PANEL AND SERVICE SHALL REMAIN
 - * LOAD VERIFICATION SHALL BE PERFORMED TO ENSURE ADEQUATE CAPACITY FOR NEW LOADS
4. **PLUMBING SYSTEM**
 - * EXISTING WATER SUPPLY AND SANITARY SYSTEMS SHALL REMAIN
 - * CONTRACTOR SHALL VERIFY LOCATIONS AND CAPACITIES OF EXISTING PIPING
5. **FIRE PROTECTION SYSTEM**
 - * EXISTING FIRE SPRINKLER SYSTEM SHALL REMAIN ACTIVE
 - * ANY MODIFICATION OR RELOCATION OF SPRINKLER HEADS SHALL BE PERFORMED UNDER SEPARATE PERMIT IN ACCORDANCE WITH NFPA 13
 - * EXISTING FIRE ALARM SYSTEM SHALL REMAIN AND BE MODIFIED AS REQUIRED PER NFPA 72



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PROJECT FOR
8534 S CONGRESS AVE SUITE 240 AUSTIN TEXAS
 INTERIOR REMODELING AND RENOVATION OF EXISTING COMMERCIAL UNIT

NO.	REVISION

DRAWING NO.:

DATE:

DRAWN BY:

SHEET:

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GENERAL SITE PLAN NOTES

1. PROJECT SCOPE IS LIMITED TO INTERIOR RENOVATION; NO SITE MODIFICATIONS ARE PROPOSED.
2. EXISTING BUILDING FOOTPRINT, PARKING LAYOUT, AND SITE CIRCULATION SHALL REMAIN UNCHANGED.
3. NO GRADING, DRAINAGE, OR IMPERVIOUS COVER CHANGES ARE PROPOSED.
4. CONTRACTOR SHALL PROTECT ALL EXISTING SITE FEATURES DURING CONSTRUCTION.
5. MAINTAIN ACCESS TO BUILDING ENTRANCES THROUGHOUT CONSTRUCTION.

CODE COMPLIANCE NOTES

ALL SITE-RELATED WORK SHALL COMPLY WITH:

1. CITY OF AUSTIN LAND DEVELOPMENT CODE
2. ADA AND TAS REQUIREMENTS
3. IFC REQUIREMENTS FOR FIRE ACCESS
4. APPLICABLE ZONING REGULATIONS (CS - COMMERCIAL SERVICES)

EXISTING CONDITIONS NOTES

1. ALL EXISTING SITE FEATURES, INCLUDING PARKING, WALKWAYS, AND UTILITIES, SHALL REMAIN.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. ANY DAMAGE TO EXISTING FEATURES SHALL BE REPAIRED TO THE ORIGINAL CONDITION.

ACCESS & PARKING NOTES

1. NO CHANGES TO THE EXISTING PARKING COUNT OR LAYOUT ARE PROPOSED.
2. ACCESSIBLE PARKING SPACES SHALL REMAIN COMPLIANT WITH ADA/TAS.
3. DRIVE AISLES AND FIRE LANES SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.

ACCESSIBILITY SITE NOTES

1. ACCESSIBLE ROUTES FROM PARKING TO THE ENTRANCE SHALL REMAIN COMPLIANT WITH TAS.
2. NO CHANGES TO ACCESSIBLE ENTRANCES ARE PROPOSED.
3. ACCESSIBLE PATH OF TRAVEL SHALL REMAIN CONTINUOUS AND UNOBSTRUCTED.

FIRE DEPARTMENT ACCESS NOTES

1. FIRE LANES SHALL REMAIN CLEAR AND UNOBSTRUCTED.
2. FIRE DEPARTMENT ACCESS SHALL COMPLY WITH IFC REQUIREMENTS.
3. FIRE HYDRANTS SHALL REMAIN ACCESSIBLE AT ALL TIMES.

UTILITY NOTES

1. NO NEW UTILITY CONNECTIONS ARE PROPOSED.
2. EXISTING WATER, SEWER, ELECTRICAL, AND GAS SERVICES SHALL REMAIN.
3. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

STORMWATER NOTES

1. NO CHANGES TO STORMWATER DRAINAGE ARE PROPOSED.
2. EXISTING DRAINAGE PATTERNS SHALL REMAIN UNCHANGED.

LANDSCAPING NOTES

1. NO LANDSCAPING MODIFICATIONS ARE PROPOSED.
2. EXISTING TREES AND VEGETATION SHALL BE PROTECTED.

SITE LIGHTING NOTES

1. EXISTING EXTERIOR LIGHTING SHALL REMAIN UNCHANGED.
2. NO NEW EXTERIOR LIGHTING IS PROPOSED UNDER THIS PERMIT.

TRASH ENCLOSURE NOTES

1. EXISTING TRASH ENCLOSURE SHALL REMAIN.
2. NO MODIFICATIONS ARE PROPOSED.

CONSTRUCTION NOTES

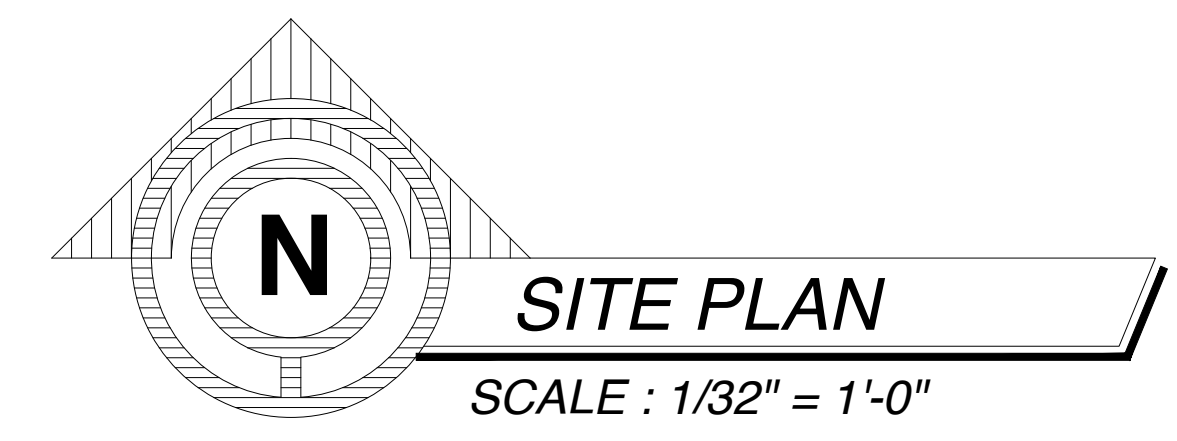
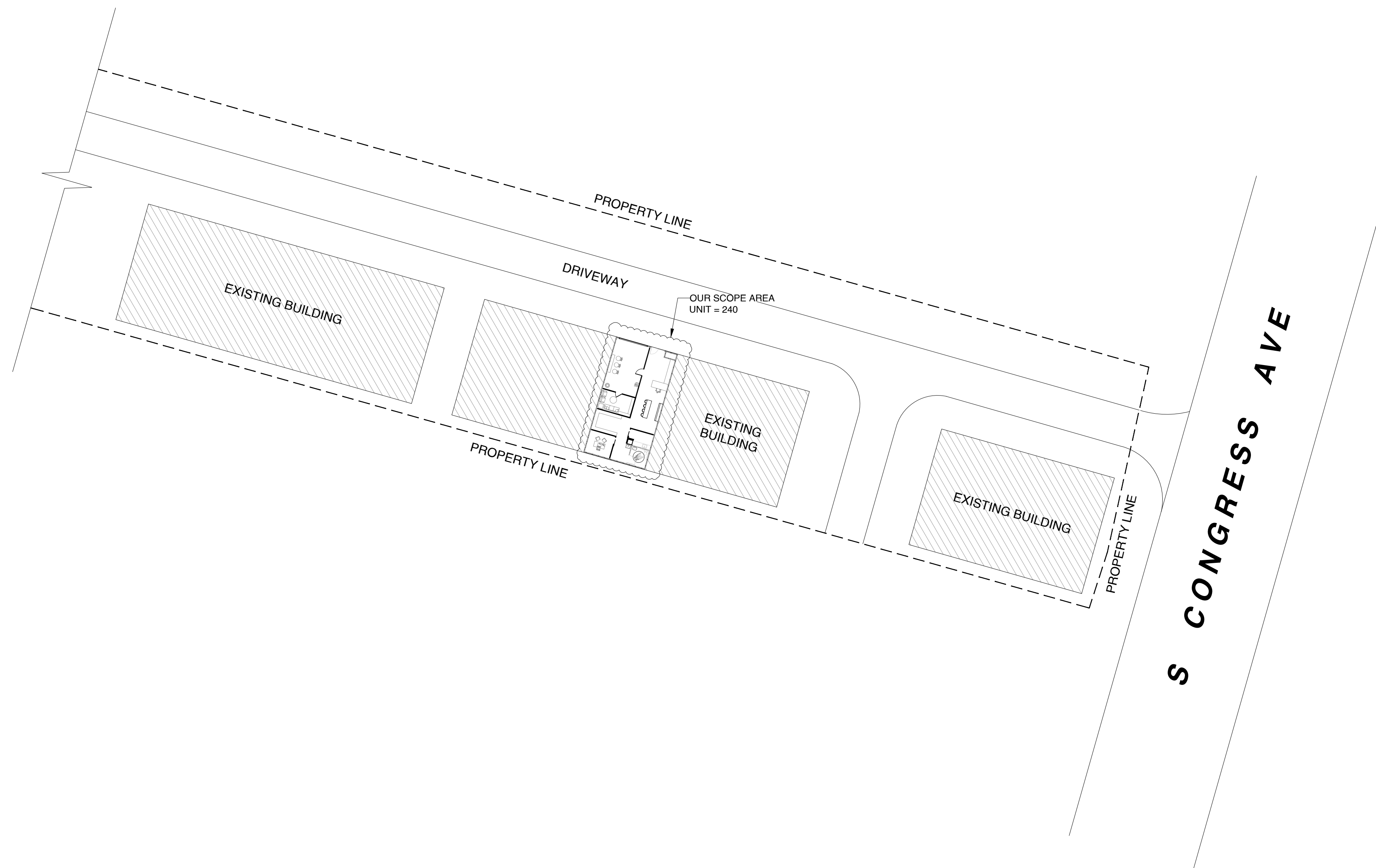
1. CONTRACTOR SHALL MAINTAIN SAFE ACCESS DURING CONSTRUCTION.
2. DUST AND DEBRIS SHALL BE CONTROLLED.
3. CONSTRUCTION ACTIVITIES SHALL NOT IMPACT ADJACENT TENANTS.

GENERAL SITE REQUIREMENTS

1. MAINTAIN FIRE ACCESS AND EMERGENCY ROUTES.
2. MAINTAIN PEDESTRIAN AND ADA ACCESS.
3. PROTECT EXISTING INFRASTRUCTURE.

PROJECT SPECIFIC SITE NOTES

1. THE PROJECT IS STRICTLY LIMITED TO INTERIOR TENANT IMPROVEMENT.
2. NO IMPACT TO SITE INFRASTRUCTURE IS ANTICIPATED.
3. ALL WORK SHALL BE COORDINATED WITH BUILDING MANAGEMENT.



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 INTERIOR REMODELING AND RENOVATION OF
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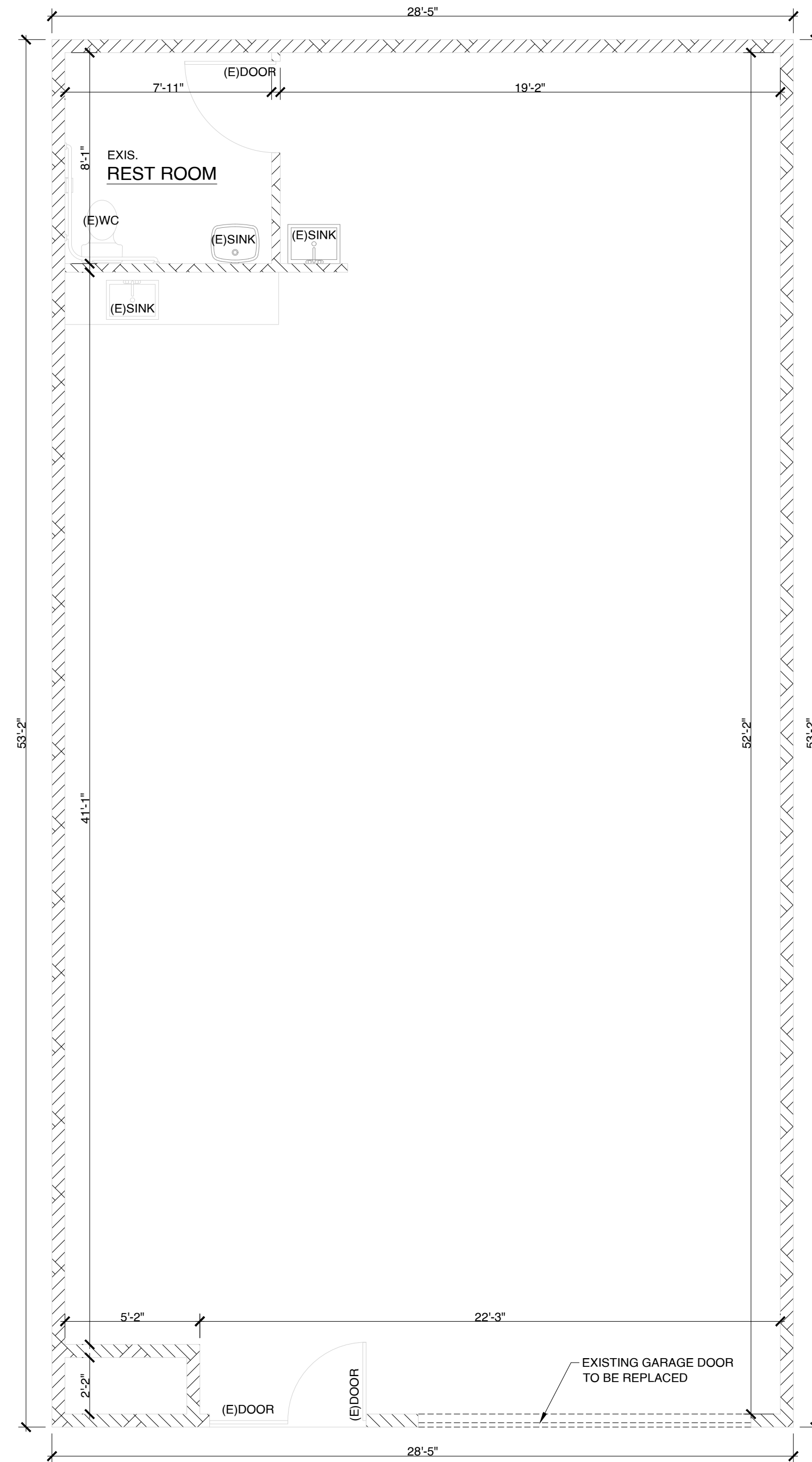
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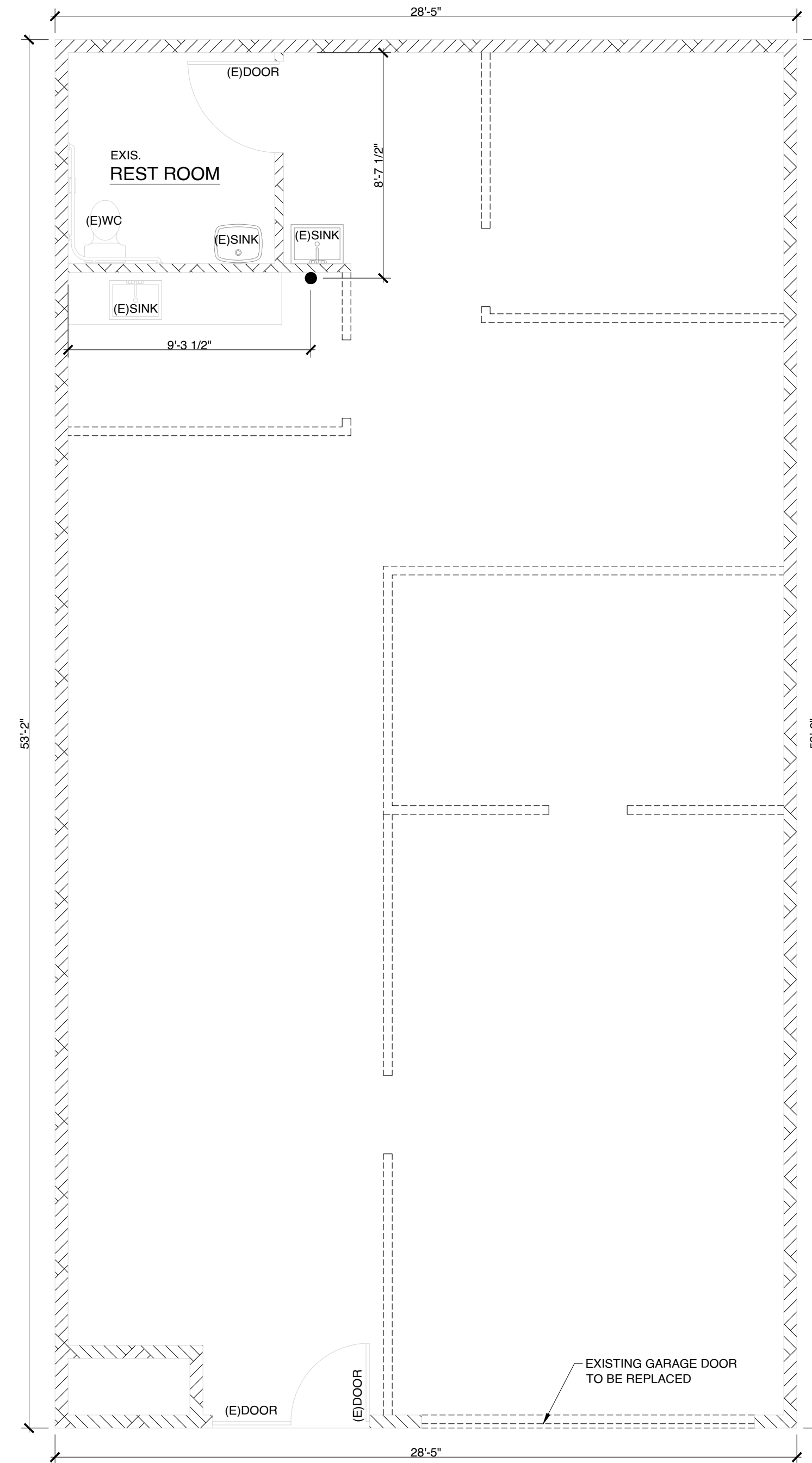
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DEMOLITION PLAN NOTES

- DEMOLITION SHALL BE LIMITED TO AREAS INDICATED ON DRAWINGS. NO STRUCTURAL ELEMENTS SHALL BE REMOVED OR ALTERED.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION.
- ALL DEMOLITION WORK SHALL COMPLY WITH IEBC 2021 - ALTERATION LEVEL 2 REQUIREMENTS.
- EXISTING STRUCTURAL COMPONENTS, INCLUDING COLUMNS, BEAMS, SLABS, AND LOAD-BEARING WALLS, SHALL REMAIN INTACT.
- PROTECT EXISTING HVAC DUCTWORK, PIPING, ELECTRICAL CONDUITS, AND FIRE PROTECTION SYSTEMS DURING DEMOLITION.
- ANY DAMAGE TO EXISTING SYSTEMS SHALL BE REPAIRED OR REPLACED TO THE ORIGINAL CONDITION.
- PROVIDE TEMPORARY BARRIERS, DUST PARTITIONS, AND PROTECTION TO ADJACENT OCCUPIED AREAS.
- MAINTAIN FIRE PROTECTION SYSTEMS AND EGRESS PATHS DURING DEMOLITION ACTIVITIES.
- REMOVE ALL DEBRIS AND DISPOSE OF MATERIALS IN ACCORDANCE WITH LOCAL REGULATIONS.
- HAZARDOUS MATERIALS (IF ENCOUNTERED) SHALL BE HANDLED IN ACCORDANCE WITH TEXAS REGULATIONS AND OSHA STANDARDS.
- ASBESTOS SURVEY SHALL BE COMPLETED PRIOR TO DEMOLITION IN ACCORDANCE WITH STATE REQUIREMENTS.
- COORDINATE DEMOLITION ACTIVITIES WITH BUILDING MANAGEMENT TO MINIMIZE DISRUPTION.



EXISTING FLOOR PLAN
SCALE : 1/4" = 1'-0"



DEMOLITION FLOOR PLAN
SCALE : 1/4" = 1'-0"

LEGEND

•	DEMOLISH EXISTING SLAB FOR DRAIN PIPE
---	NEW DIVIDING WALLS PROPOSED.
///	EXISTING WALL



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ARCHITECTURAL NOTES

- GENERAL ARCHITECTURAL**
ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
NEW PARTITIONS SHALL BE NON-LOAD-BEARING UNLESS OTHERWISE NOTED.
PARTITIONS SHALL EXTEND TO THE UNDERSIDE OF THE STRUCTURE OR CEILING AS INDICATED.
ALL GYPSUM BOARD ASSEMBLIES SHALL COMPLY WITH IBC CHAPTER 8 REQUIREMENTS.
PROVIDE MOISTURE-RESISTANT GYPSUM BOARD IN WET OR SERVICE AREAS.
ALL FINISHES SHALL BE COMMERCIAL GRADE AND SUITABLE FOR INTENDED USE.
- ROOM FUNCTION & SPACE USE**
TENANT SPACE INCLUDES:
RECEPTION/CHECKOUT AREA
OFFICE SPACE
LOUNGE/WAITING AREA
ANIMAL VISITATION ROOMS
SUPPORT/SERVICE AREAS
SPACE USE SHALL BE CLASSIFIED UNDER BUSINESS OCCUPANCY (GROUP B).
ANIMAL-RELATED AREAS SHALL BE TREATED AS LOW-HAZARD, NON-MEDICAL SERVICE SPACES.
- FIRE-RESISTANCE & MATERIALS**
MAINTAIN ALL EXISTING FIRE-RATED ASSEMBLIES.
NEW RATED WALLS (IF ANY) SHALL COMPLY WITH UL-LISTED ASSEMBLIES.
ALL PENETRATIONS SHALL BE FIRESTOPPED PER IBC SECTION 714.
INTERIOR FINISHES SHALL COMPLY WITH FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS PER IBC SECTION 803.
- DOORS & ACCESSIBILITY**
ALL DOORS SHALL COMPLY WITH IBC CHAPTER 10 AND TAA/ADA REQUIREMENTS.
MINIMUM CLEAR DOOR WIDTH SHALL BE 32 INCHES.
DOOR HARDWARE SHALL BE ACCESSIBLE AND OPERABLE WITH ONE HAND.
REQUIRED MANEUVERING CLEARANCES SHALL BE MAINTAINED AT ALL DOORS.
DOOR SWINGS SHALL NOT OBSTRUCT REQUIRED EGRESS PATHS.
- INTERIOR FINISHES**
ANIMAL AREAS SHALL HAVE:
DURABLE, NON-POROUS FINISHES
CLEANABLE WALL AND FLOOR SURFACES
FLOORING SHALL BE SLIP-RESISTANT PER ADA REQUIREMENTS.
CEILING SHALL ALLOW ACCESS TO MEP SYSTEMS WHERE REQUIRED.
- ADDITIONAL NOTES**
CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
ALL EQUIPMENT AND FIXTURES SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
MAINTAIN REQUIRED CLEARANCES FOR EQUIPMENT AND ACCESSIBILITY.
PROVIDE BLOCKING FOR WALL-MOUNTED EQUIPMENT AND ACCESSORIES.
COORDINATE CEILING LAYOUTS WITH LIGHTING, DIFFUSERS, AND FIRE PROTECTION.
ALL WORK SHALL COMPLY WITH APPLICABLE BUILDING CODES AND STANDARDS.
- UTILITY NOTES**
CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
RELOCATE OR MODIFY UTILITIES AS REQUIRED TO ACCOMMODATE THE NEW LAYOUT.
COORDINATE UTILITY ROUTING WITH ARCHITECTURAL AND MEP SYSTEMS.
PROVIDE ACCESS PANELS WHERE REQUIRED FOR MAINTENANCE.

FURNITURE & EQUIPMENT LOAD

Item	Estimated Weight	Distribution
Office Furniture	300 lbs	Distributed
Seating	400 lbs	Distributed
Equipment	500 lbs	Localized
TOTAL	≈1200 lbs	Within live load limits

STRUCTURAL LOAD ANALYSIS (IBC 1607)

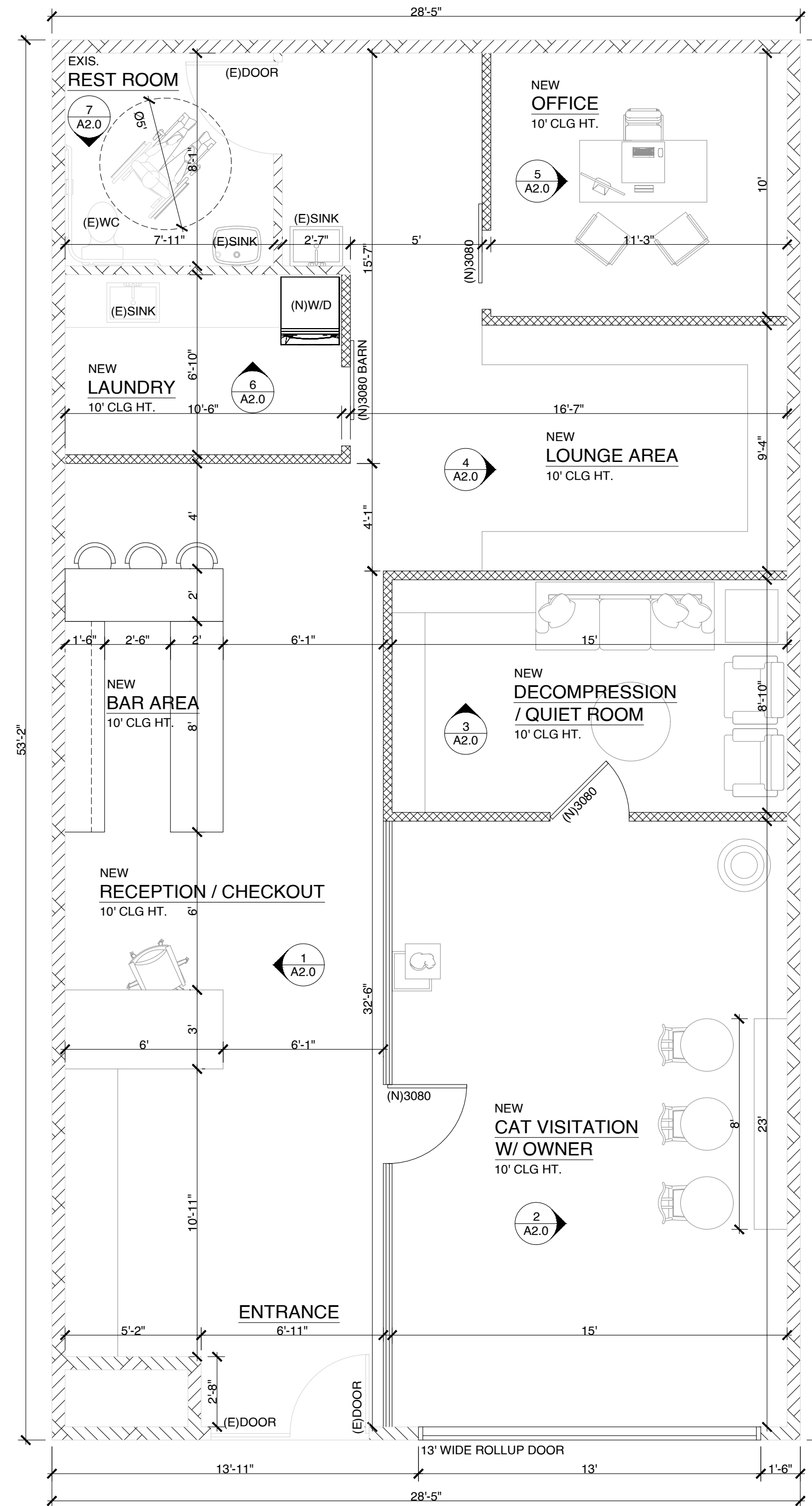
Component	Load Value	Remarks
Live Load	50 PSF	Business occupancy
Dead Load	15 PSF	Finishes + partitions
Partition Load	10-15 PSF	Non-load bearing
Total Load	≈65 PSF	Within typical slab capacity

No structural modifications proposed. Existing structure adequate. No change in load path.

ARCHITECTURAL SPACE & OCCUPANT LOAD ANALYSIS

Space	Area (SF)	Load Factor	Occupants	Remarks
Reception	150	150	1	Low density
Office	200	150	2	Typical office
Lounge	300	150	2	Waiting area
Animal Room	250	150	2	Special ventilation
Decompression	200	150	1	Controlled space
Support	300	150	2	Back of house
TOTAL	1400	-	10	Design Occupant Load

Occupant load per IBC Table 1004.5. Used for plumbing, egress, and ventilation calculations.



PROPOSED FLOOR PLAN
SCALE : 1/4" = 1'-0"

WALL LEGEND

	NEW EXTERIOR WALL (CMU 8")
	NEW EXTERIOR WALL (2"x6")
	NEW INTERIOR WALL (2"x4")
	EXISTING WALL
	DEMOLISH WALL



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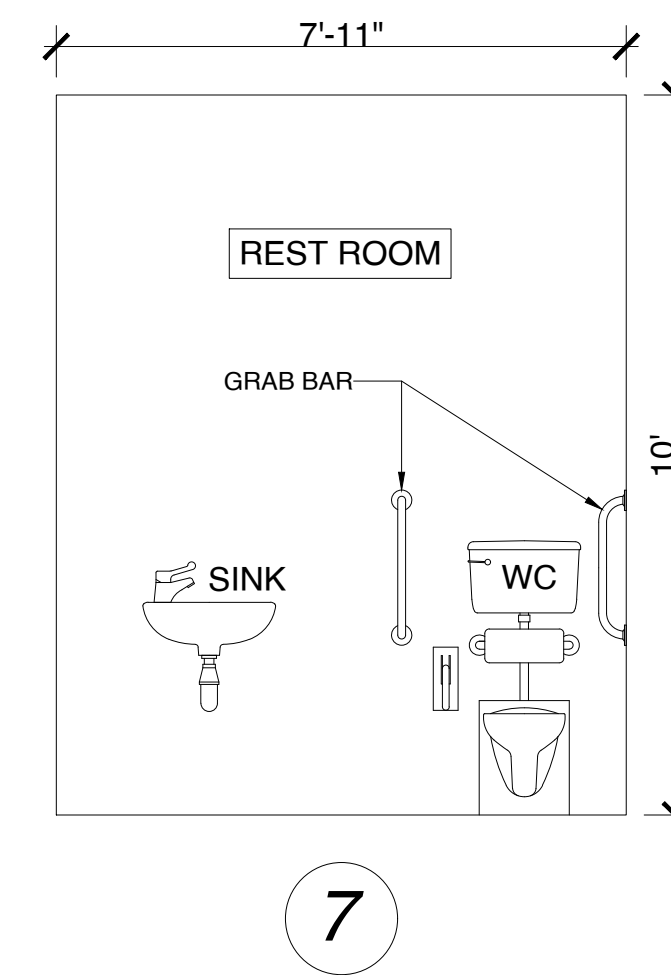
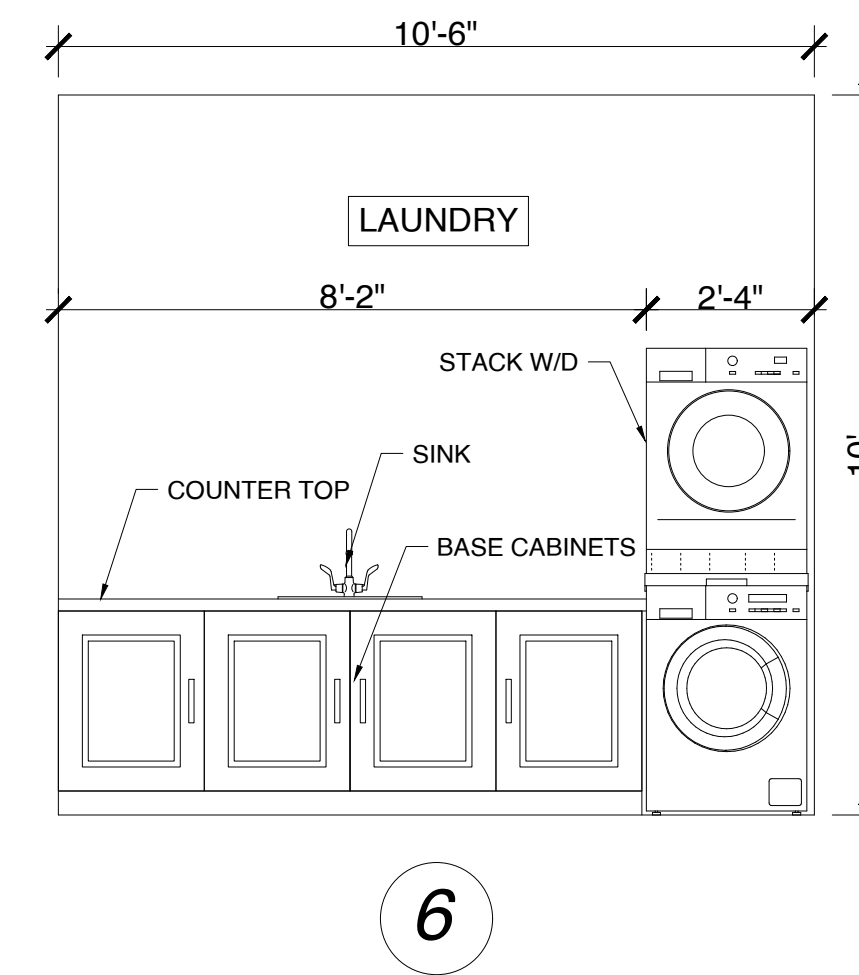
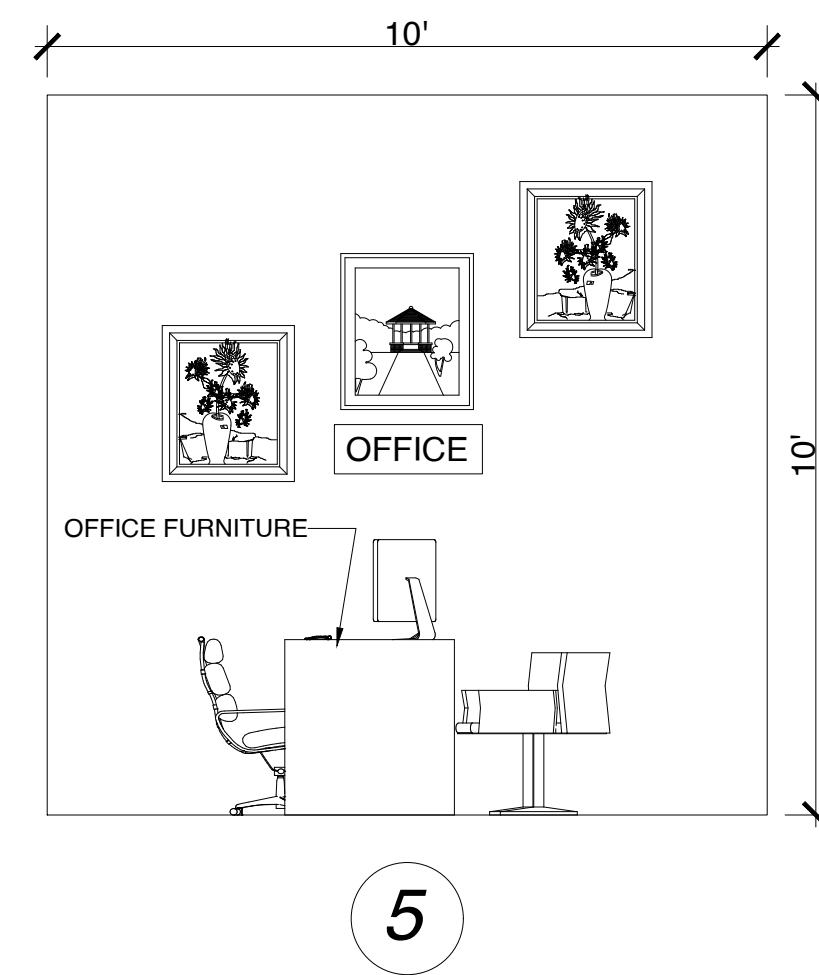
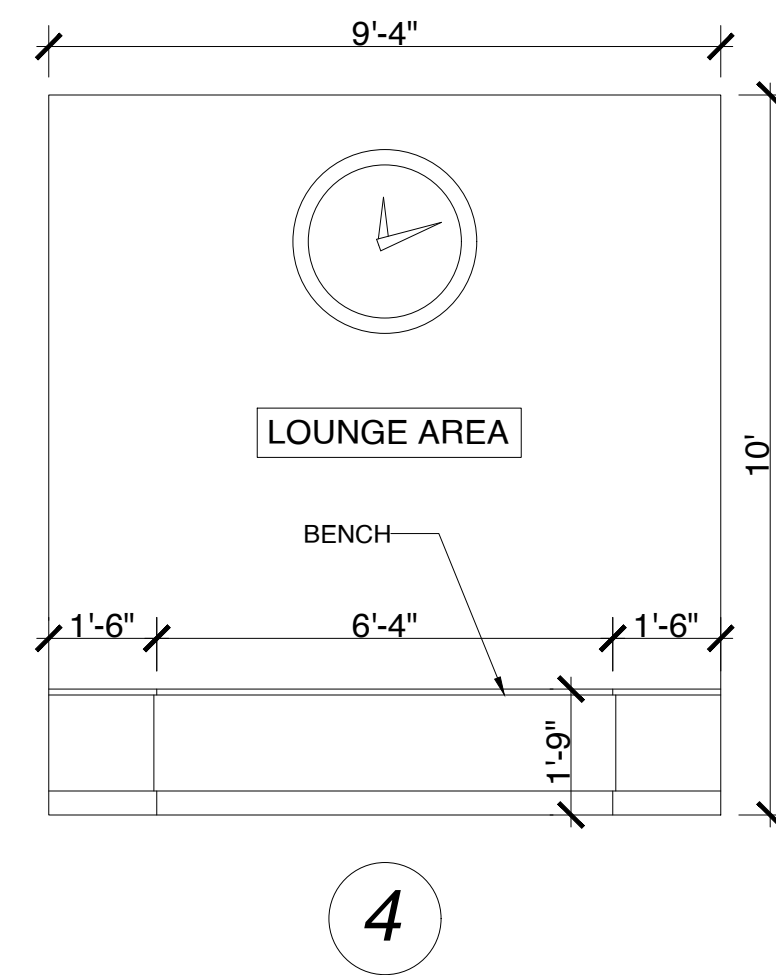
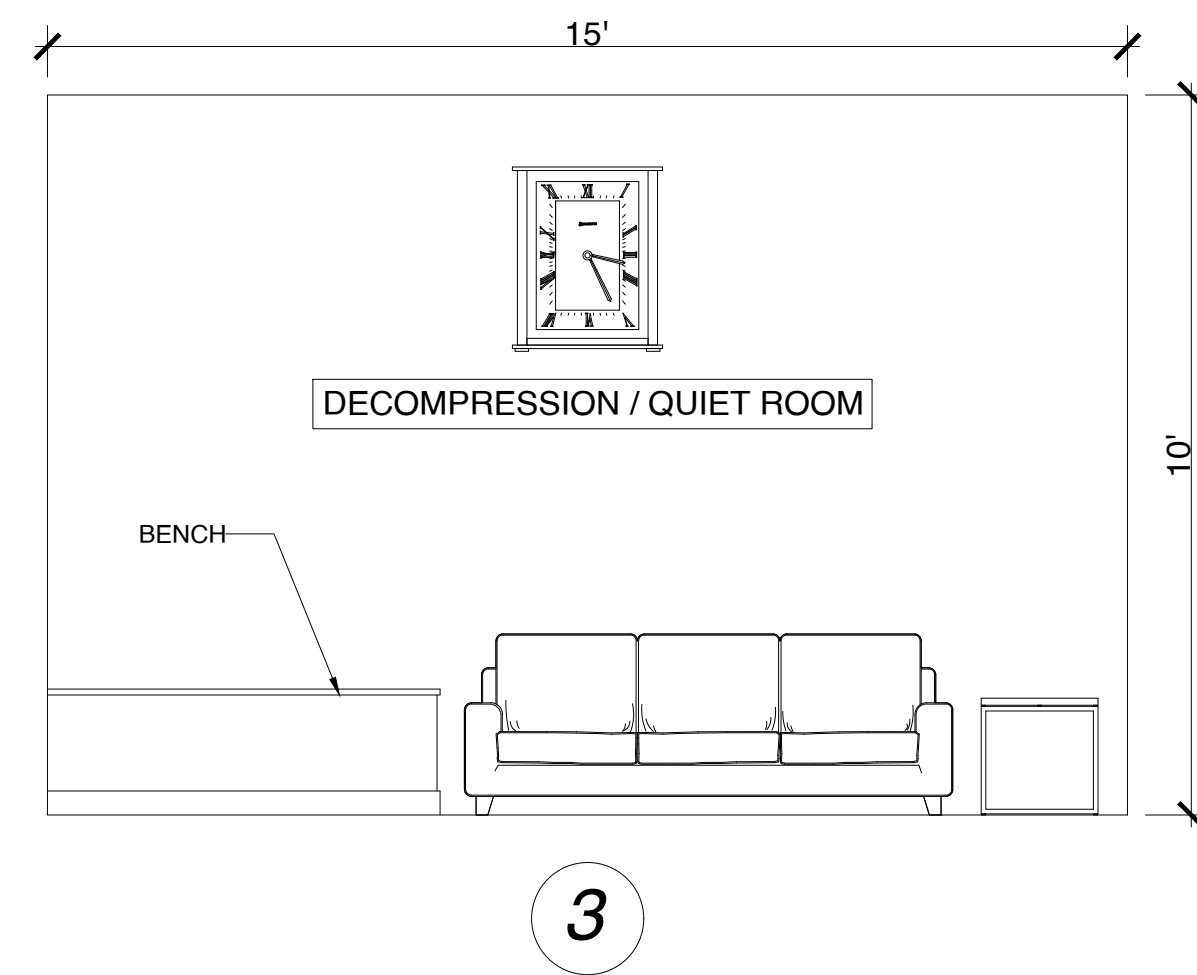
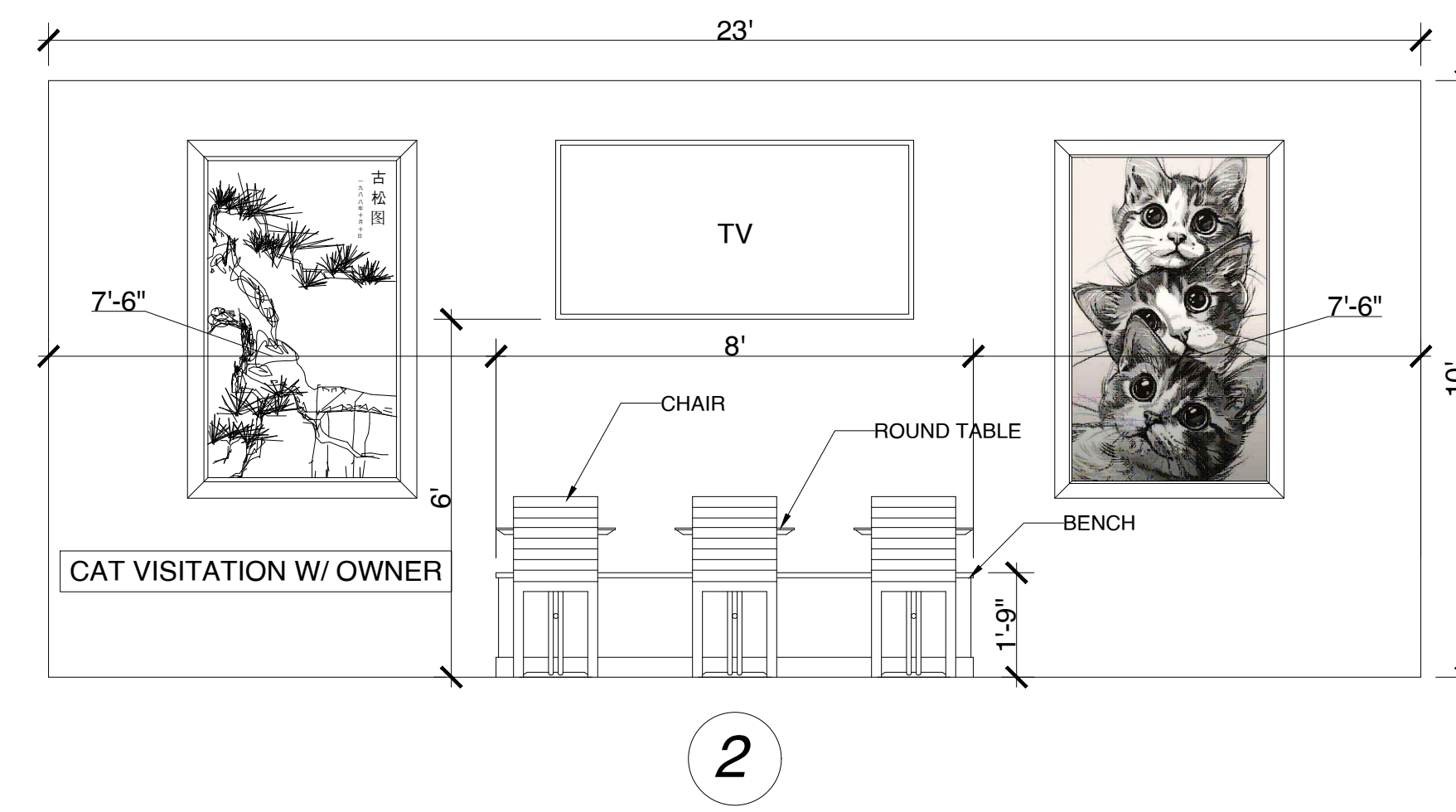
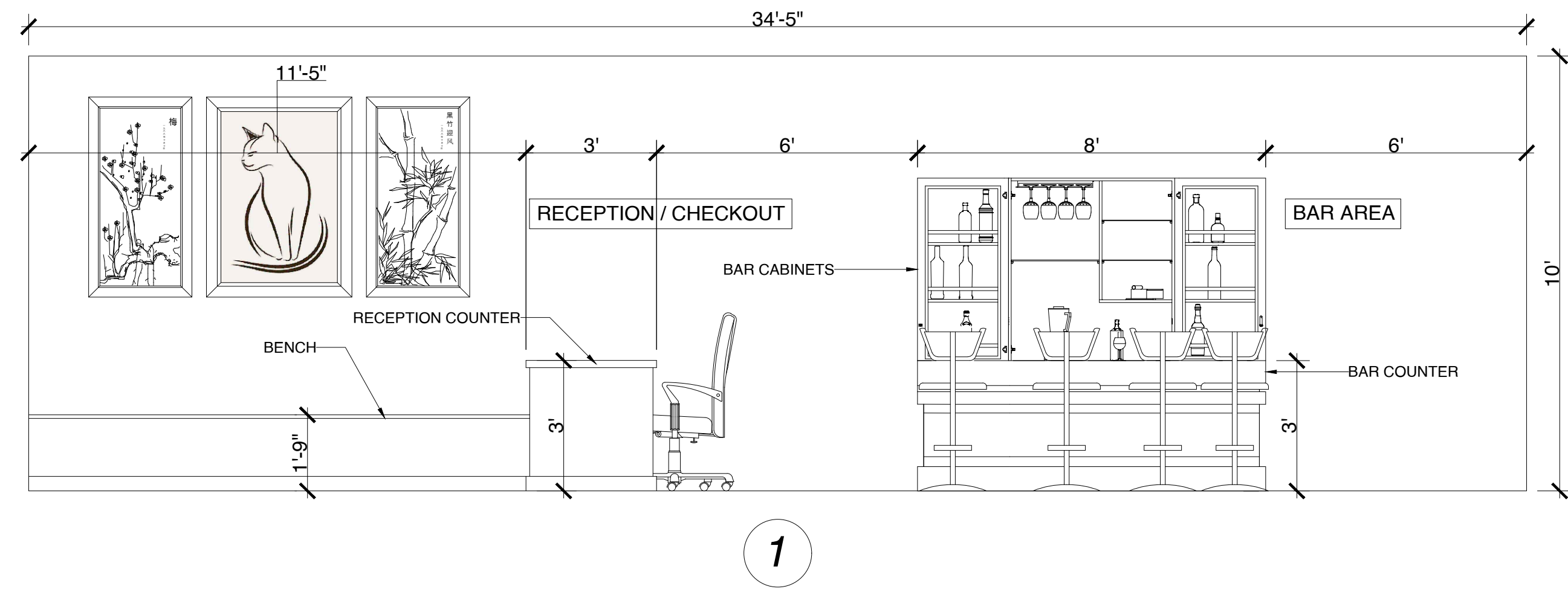
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ELEVATION NOTES

1. INTERIOR ELEVATIONS ARE PROVIDED FOR REFERENCE OF FINISHES AND DESIGN INTENT.
2. ALL DIMENSIONS AND DETAILS SHALL BE VERIFIED IN FIELD.
3. PROVIDE FINISH MATERIALS AS INDICATED AND PER SPECIFICATIONS.
4. ALL EXPOSED SURFACES SHALL BE FINISHED AND FREE OF DEFECTS.
5. COORDINATE MILLWORK, CASEWORK, AND EQUIPMENT WITH ARCHITECTURAL DRAWINGS.
6. NO EXTERIOR MODIFICATIONS ARE INCLUDED IN THIS PROJECT SCOPE.



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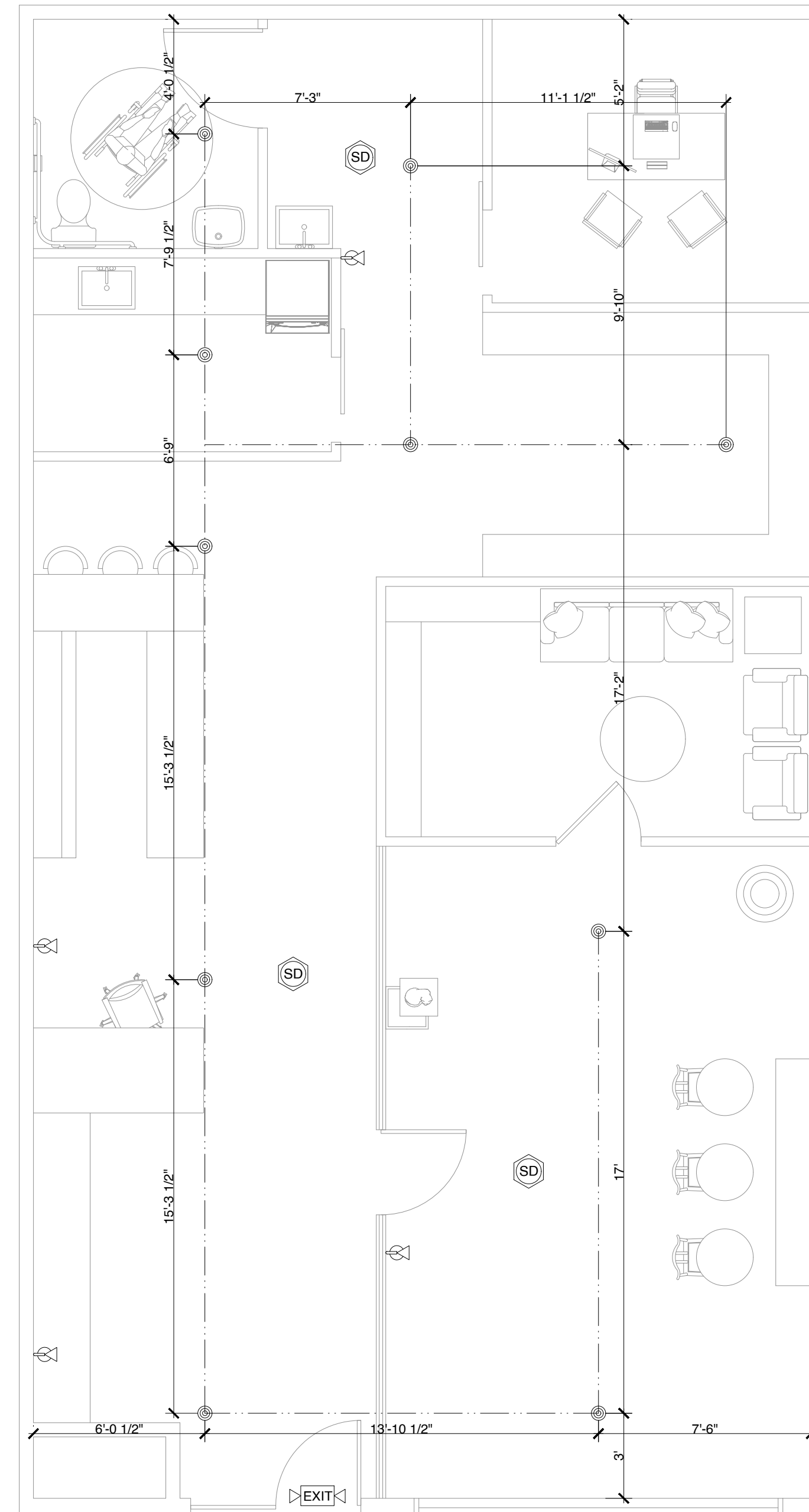
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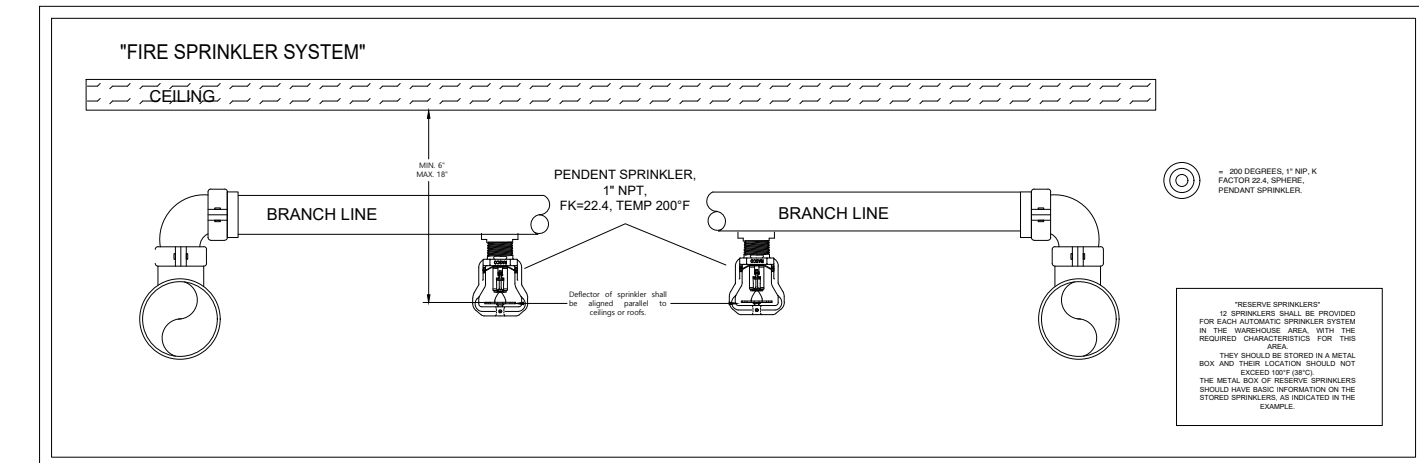
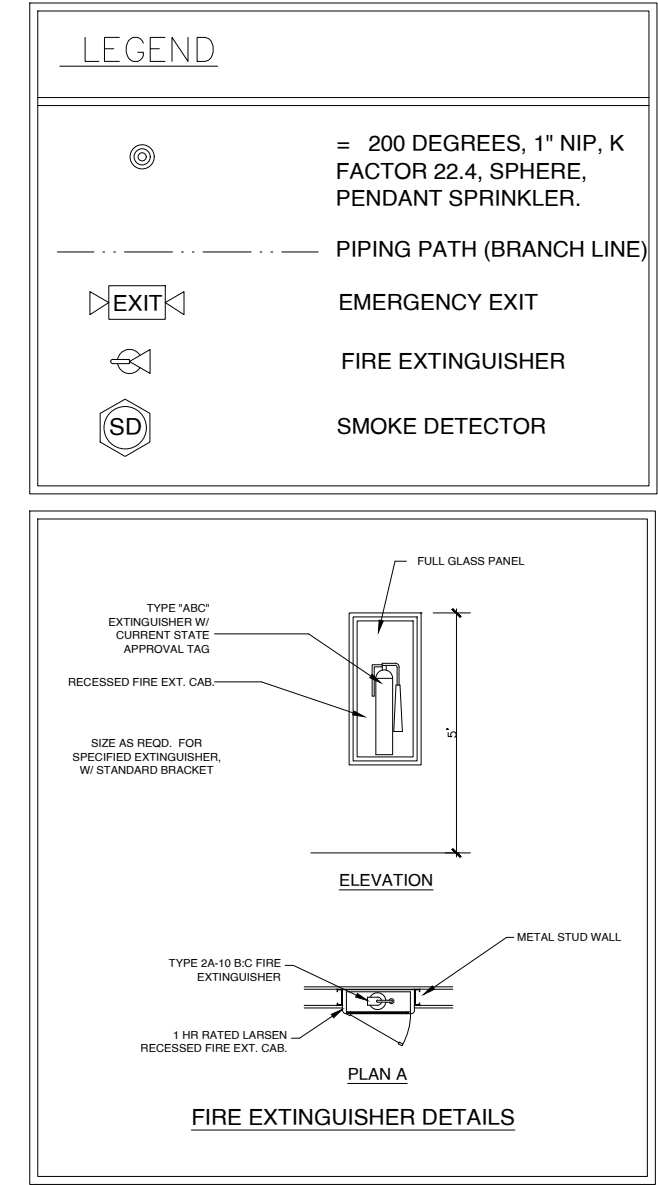
PROPOSED
INTERIOR ELEVATIONS
 SCALE : 3/8" = 1'-0"

FIRE SAFETY PLAN NOTES

1. THE BUILDING IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM PER NFPA 13.
2. SPRINKLER HEADS SHALL BE ADJUSTED TO ACCOMMODATE THE NEW LAYOUT UNDER A SEPARATE PERMIT.
3. FIRE ALARM SYSTEM SHALL COMPLY WITH NFPA 72 AND REMAIN OPERATIONAL.
4. SMOKE DETECTORS SHALL BE RELOCATED AS REQUIRED.
5. FIRE EXTINGUISHERS SHALL BE INSTALLED PER IFC SECTION 906:
MAXIMUM TRAVEL DISTANCE: 75 FEET
MINIMUM RATING: 2A-10BC
6. MAINTAIN ALL FIRE-RATED WALLS AND ASSEMBLIES.
7. ALL PENETRATIONS SHALL BE PROPERLY FIRESTOPPED.
8. MAINTAIN FIRE DEPARTMENT ACCESS AND SYSTEM FUNCTIONALITY DURING CONSTRUCTION.
9. PROVIDE SIGNAGE AND EMERGENCY SYSTEMS PER CODE.



**PROPOSED
FIRE SAFETY PLAN**
SCALE : 1/4" = 1'-0"



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PROJECT FOR
8534 S CONGRESS AVE SUITE
240 AUSTIN TEXAS
INTERIOR REMODELING AND RENOVATION OF
EXISTING COMMERCIAL UNIT

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EMERGENCY EGRESS NOTES

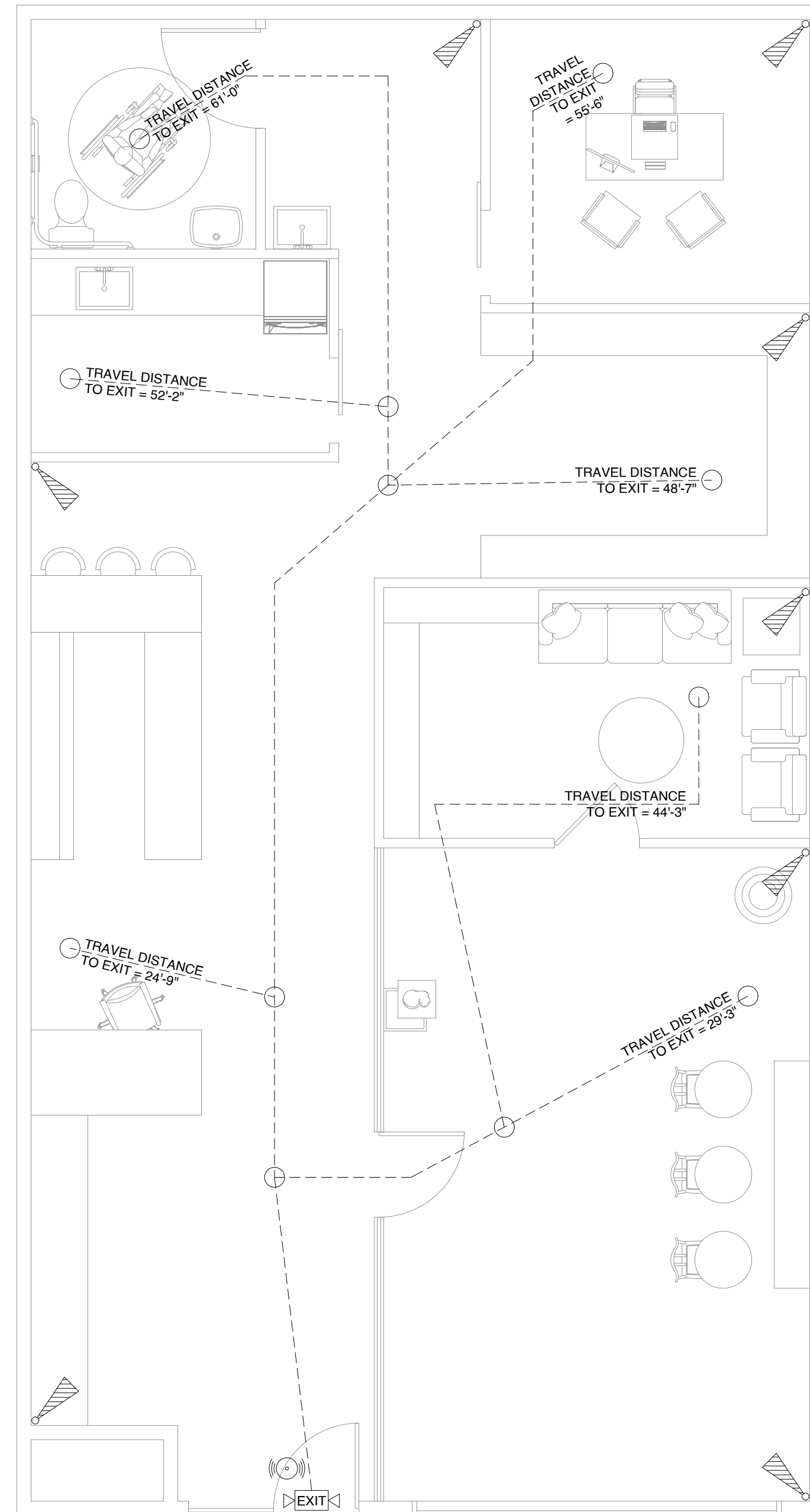
- OCCUPANT LOAD SHALL BE CALCULATED PER IBC TABLE 1004.5.
- MEANS OF EGRESS SHALL COMPLY WITH IBC CHAPTER 10.
- MAXIMUM TRAVEL DISTANCE SHALL NOT EXCEED:
200 FT FOR SPRINKLERED BUILDINGS
- EXIT PATHS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
- MINIMUM CLEAR WIDTH FOR EGRESS DOORS: 32 INCHES.
- EXIT DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE.
- PROVIDE ILLUMINATED EXIT SIGNS PER IBC SECTION 1013.
- PROVIDE EMERGENCY LIGHTING PER IBC SECTION 1008.
- ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH TAS REQUIREMENTS.
- VERIFY THAT ALL OCCUPANTS HAVE DIRECT ACCESS TO AN EXIT.

LEGEND	
	CCTV CAMERA
	EMERGENCY EXIT
	PANIC BUTTON
	INTRUSION ALARM
	PATH OF TRAVEL

NOTE:
PANIC BUTTON LOCATIONS TO BE DETERMINED BY OWNER/ TENANT BASED ON FINAL FURNITURE AND EQUIPMENT LAYOUT. TO BE INSTALLED AT STRATEGIC, CONCEALED, AND ACCESSIBLE LOCATIONS IN COORDINATION WITH SECURITY PROVIDER.



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**PROPOSED
EMERGENCY EGRESS PLAN**
SCALE : 1/4" = 1'-0"

EGRESS ANALYSIS (IBC CHAPTER 10)

Criteria	Required	Provided	Status	Code Ref
Exit Count	1	1	OK	IBC 1006
Travel Distance	200 ft	≈61 ft	OK	IBC 1017
Door Width	32 inch	36 inch	OK	IBC 1010
Egress Width	0.2 in/person	Adequate	OK	IBC 1005

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FINISHES – GENERAL NOTES

GENERAL REQUIREMENTS

1. GENERAL CONTRACTOR SHALL SUBMIT COMPLETE FINISH SUBMITTALS TO ARCHITECT/DESIGNER FOR APPROVAL PRIOR TO ORDERING ANY MATERIALS. SUBMITTALS SHALL INCLUDE:

- MANUFACTURER SPECIFICATIONS
- * PRODUCT DATA SHEETS
- * COLOR SELECTIONS
- * PHYSICAL SAMPLES

2. ALL FINISH WORK SHALL COMPLY WITH:

IBC 2021 CHAPTER 8 (INTERIOR FINISHES) IECC 2021 (WHERE APPLICABLE) CITY OF AUSTIN REQUIREMENTS

3. THIS FINISH SCHEDULE SHALL BE CROSS-REFERENCED WITH:

- * ARCHITECTURAL FLOOR PLANS
- * REFLECTED CEILING PLANS (RCP)
- * INTERIOR ELEVATIONS
- * FINISH SCHEDULES AND DETAILS

ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING.

SUBSTRATE PREPARATION

4. CONTRACTOR SHALL EXAMINE ALL SUBSTRATES PRIOR TO INSTALLATION OF FINISHES.

5. SUBSTRATES SHALL BE:

- * SMOOTH
- * LEVEL
- * CLEAN
- * FREE OF DEFECTS

6. INSTALLATION OF FINISH MATERIALS SHALL CONSTITUTE ACCEPTANCE OF SUBSTRATE CONDITIONS.

7. ALL EXISTING SURFACES (FLOORS, WALLS, CEILINGS) SHALL BE PROPERLY PREPARED TO RECEIVE NEW FINISHES.

INSTALLATION REQUIREMENTS

- 8. ALL FINISH MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 9. PROVIDE PROPER ADHESIVES, FASTENERS, AND INSTALLATION SYSTEMS AS REQUIRED.
- 10. ALL WORK SHALL MEET INDUSTRY STANDARDS AND MANUFACTURER WARRANTY REQUIREMENTS.

FLOORING & TRANSITIONS

- 11. ALL FLOORING TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF DOOR OPENINGS UNLESS NOTED OTHERWISE.
- 12. PROVIDE APPROPRIATE TRANSITION STRIPS BETWEEN DIFFERENT FLOORING MATERIALS, INCLUDING:

- * TILE TO CARPET
- * TILE TO RESILIENT FLOORING
- * TILE TO CONCRETE

13. TRANSITION SYSTEMS SHALL BE SUBMITTED FOR APPROVAL AND SHALL INCLUDE PRODUCTS SUCH AS:

- * SCHLUTER SCHIENE (OR APPROVED EQUAL) FOR TILE TRANSITIONS

TILE INSTALLATION

- 14. TILE LAYOUTS SHALL BEGIN AT THE CENTERLINE OF THE ROOM AND EXTEND TOWARD PERIMETER WALLS.
- 15. AVOID TILE CUTS LESS THAN 4 INCHES UNLESS OTHERWISE APPROVED.
- 16. ALL GROUT JOINTS SHALL BE ALIGNED BETWEEN FLOOR TILE AND BASE TILE.
- 17. PROVIDE PROPER SEALING, GROUTING, AND CLEANING PER MANUFACTURER REQUIREMENTS.

WALL FINISHES & PROTECTION

18. ALL WALL FINISHES SHALL HAVE PROPERLY FINISHED TERMINATION EDGES.

19. TILE EDGES SHALL INCLUDE:

- * BULLNOSE TRIM
- * METAL EDGE TRIM (SCHLUTER OR EQUAL)

20. WALL PROTECTION SYSTEMS SHALL INCLUDE MANUFACTURER-RECOMMENDED TRIMS AND CAPS.

21. PAINTED SURFACES SHALL BE:

- * SANDED, PATCHED, AND PRIMED
- * FINISHED WITH MINIMUM TWO COATS

PAINTING REQUIREMENTS

22. PAINT FINISHES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

- * WALLS → EGG-SHELL FINISH
- * CEILINGS → FLAT FINISH
- * DOORS, FRAMES, TRIM → SEMI-GLOSS FINISH

23. ALL ACCESS PANELS, EXPOSED MECHANICAL GRILLES, AND DEVICES SHALL BE PAINTED TO MATCH ADJACENT SURFACES UNLESS NOTED OTHERWISE.

SPECIAL PROJECT REQUIREMENTS (VERY IMPORTANT)

24. ANIMAL-RELATED AREAS SHALL INCLUDE:

- * NON-POROUS, CLEANABLE FINISHES
- * MOISTURE-RESISTANT MATERIALS
- * DURABLE FLOORING RESISTANT TO WEAR AND CLEANING CHEMICALS

25. STORAGE, JANITOR, AND MECHANICAL ROOMS SHALL RECEIVE:

- * EPOXY PAINT OR EQUIVALENT HIGH-DURABILITY COATING

FIRE & LIFE SAFETY COMPLIANCE

26. ALL FINISH MATERIALS SHALL MEET CLASS A FLAME SPREAD RATING PER:

- * IBC SECTION 803
- * ASTM E84

27. CONTRACTOR SHALL PROVIDE MANUFACTURER DOCUMENTATION VERIFYING:

- * FLAME SPREAD INDEX
- * SMOKE DEVELOPMENT RATING

28. ANY MATERIALS NOT MEETING REQUIRED RATINGS SHALL NOT BE INSTALLED.

ACCESSIBILITY (ADA / TAS)

29. FLOOR FINISHES SHALL BE:

- * SLIP-RESISTANT
- * STABLE AND FIRM

30. FLOOR TRANSITIONS SHALL NOT EXCEED ALLOWABLE HEIGHT DIFFERENCES PER TAS/ADA REQUIREMENTS.

31. CHANGES IN LEVEL SHALL COMPLY WITH ACCESSIBILITY STANDARDS.

CASEWORK & COUNTERS

32. COUNTER BACKSPASHES SHALL BE:

- * MINIMUM 4 INCHES HIGH
- * SAME MATERIAL AS COUNTERTOP UNLESS NOTED OTHERWISE

33. MOSAIC TILE BACKSPASHES SHALL OVERRIDE STANDARD BACKSPASH REQUIREMENTS WHERE INDICATED.

QUALITY CONTROL & COORDINATION

34. CONTRACTOR SHALL COORDINATE FINISH INSTALLATION WITH:

- * MECHANICAL SYSTEMS (DIFFUSERS, GRILLES)
- * ELECTRICAL DEVICES (SWITCHES, OUTLETS)
- * PLUMBING FIXTURES

35. IF DISCREPANCIES ARE IDENTIFIED BETWEEN DRAWINGS:

- * WORK SHALL STOP
- * ARCHITECT SHALL BE NOTIFIED IMMEDIATELY

STORAGE & HANDLING

36. ALL FINISH MATERIALS SHALL BE STORED IN:

- * DRY CONDITIONS
- * CONTROLLED TEMPERATURE ENVIRONMENTS

37. MATERIALS SHALL BE ACCLIMATED PER MANUFACTURER REQUIREMENTS PRIOR TO INSTALLATION.

CLOSEOUT REQUIREMENTS

38. CONTRACTOR SHALL PROVIDE OWNER WITH:

- * MAINTENANCE MANUALS
- * CLEANING INSTRUCTIONS
- * WARRANTY DOCUMENTATION

39. PROVIDE ADDITIONAL STOCK MATERIALS (ATTIC STOCK) AS REQUIRED AND COORDINATE QUANTITY WITH OWNER.

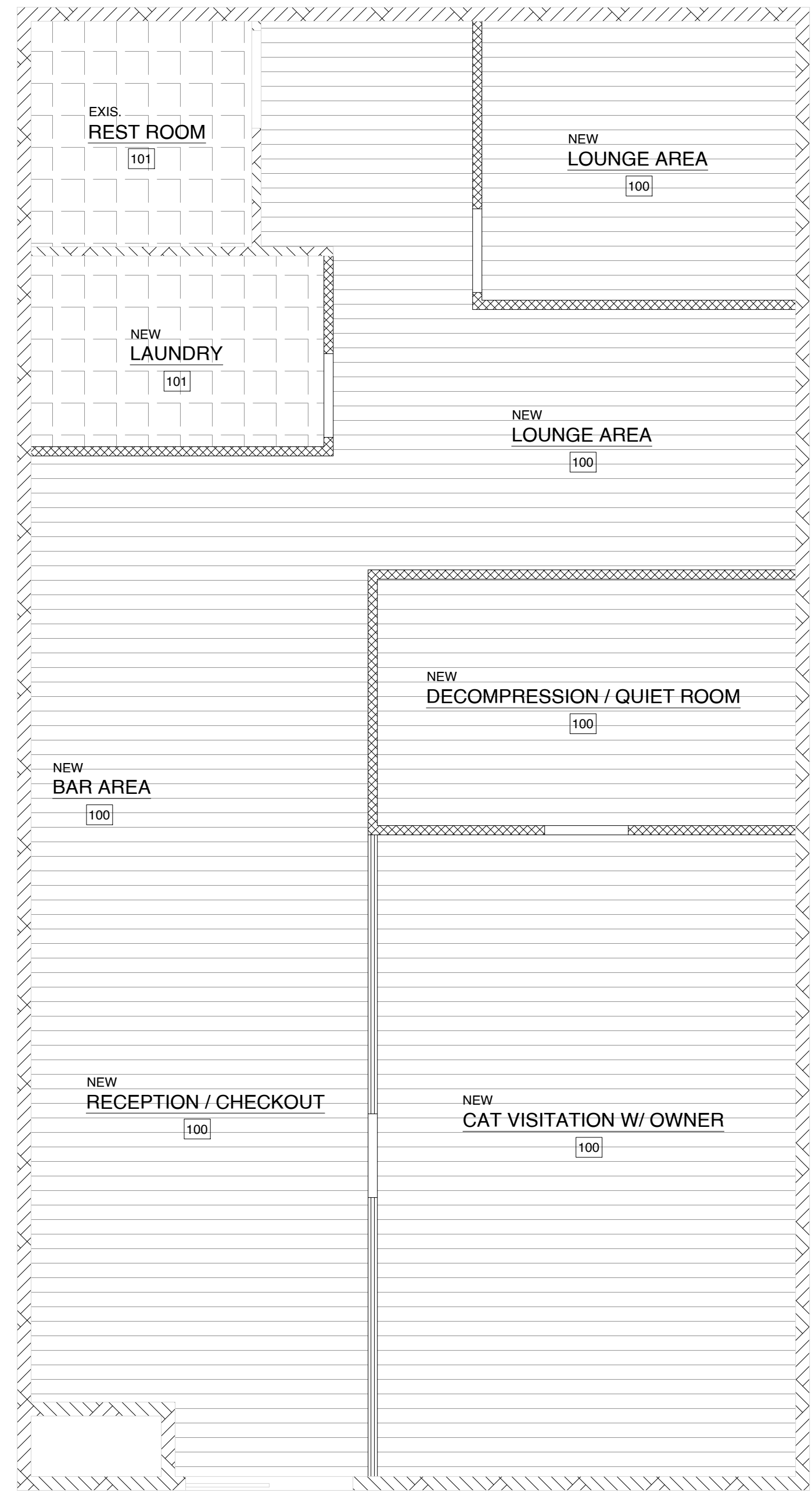
PROCUREMENT & SCHEDULING

40. CONTRACTOR SHALL VERIFY LEAD TIMES FOR ALL FINISH MATERIALS.

41. COORDINATE PROCUREMENT WITH PROJECT SCHEDULE.

42. COSTS ASSOCIATED WITH DELAYS, RESELECTION, OR EXPEDITED SHIPPING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

AREA FINISH SCHEDULE			
AREA	FLOOR	WALLS	CEILING
100	VINYL FLOORING COLOR SZ TBD BY OWNER	PAINTED DRYWALL (G.C. VERIFY W/ OWNER)	LAY IN TYPE METAL GRID VINYL CLAD CEILING TILE
101	QUARRY TILE COLOR SZ TBD BY OWNER	FRP PANELS (G.C. VERIFY W/ OWNER)	GREEN BOARD / MR DRYWALL W/ WASHABLE MOISTURE-RESISTANT PAINT



**PROPOSED
FINISH PLAN**
SCALE : 1/4" = 1'-0"



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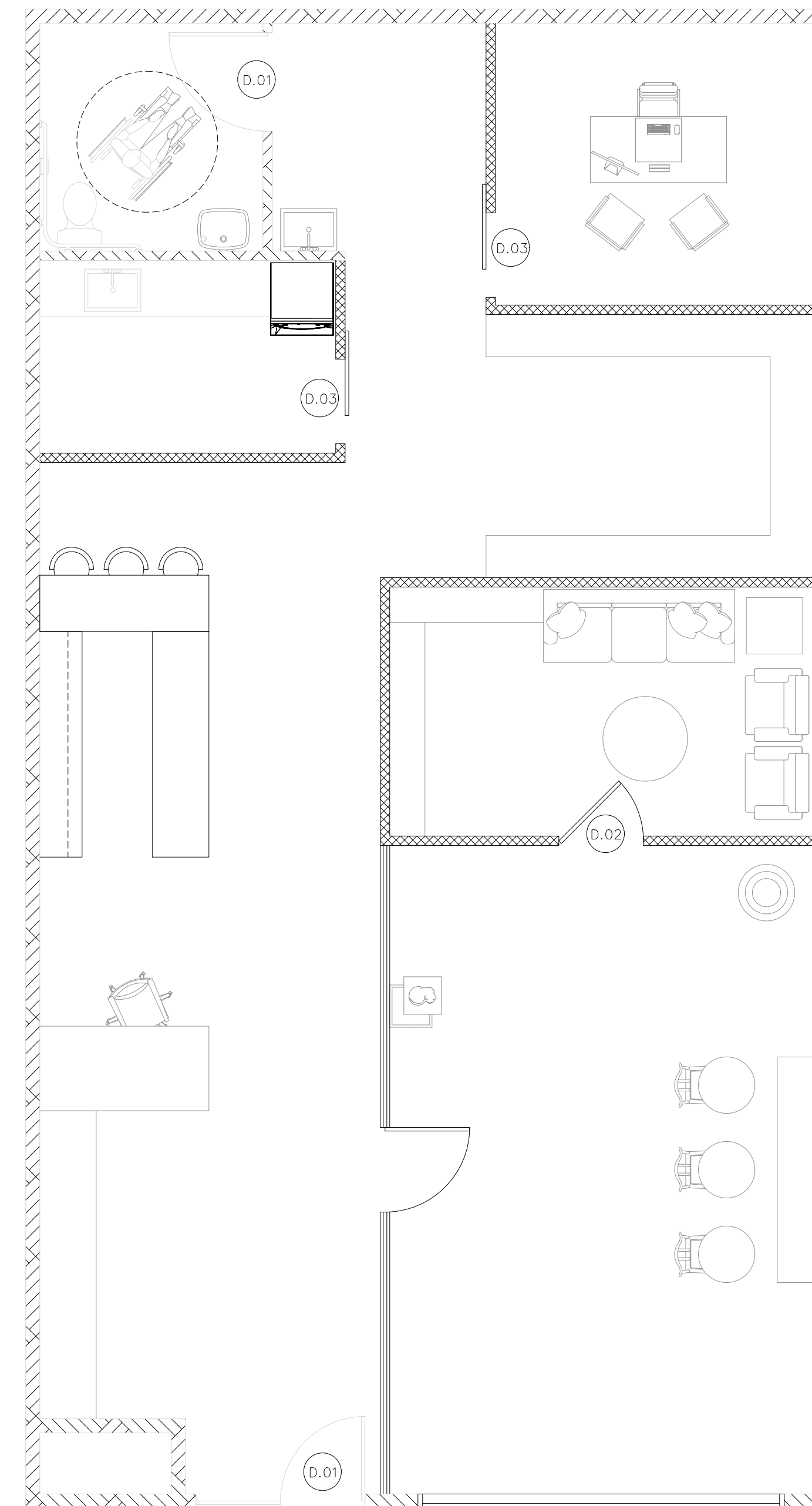
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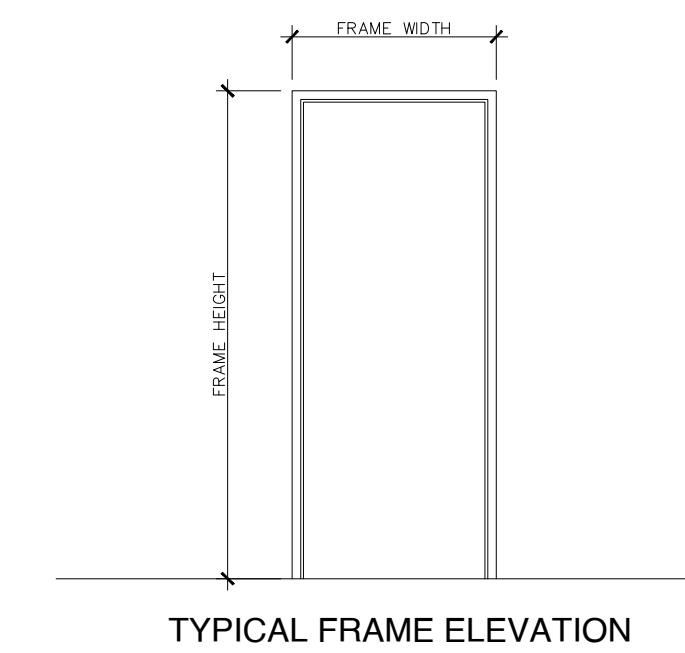
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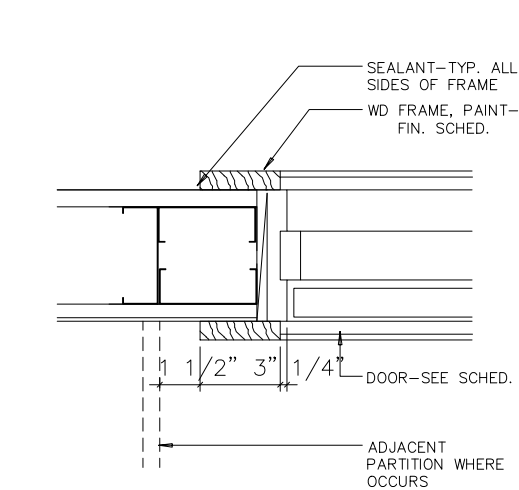
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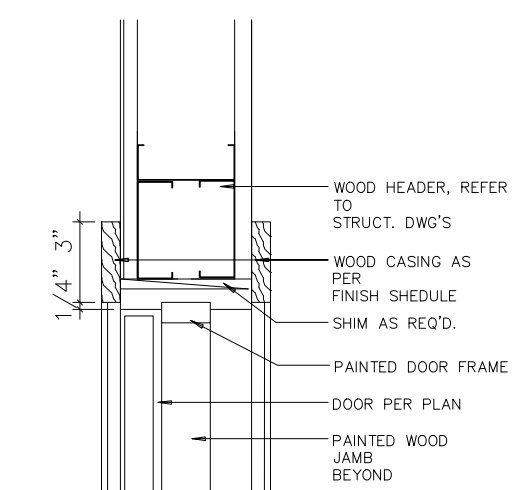
PROPOSED FLOOR PLAN
SCALE : 1/4" = 1'-0"



DOOR TAG	WIDTH (IN)	HEIGHT (IN)	FRAME MATERIAL	FRAME FINISH	PANEL FINISH
D.01	USE EXISTING	USE EXISTING	USE EXISTING	USE EXISTING	USE EXISTING
D.02	36	96	ALUMINUM FRAME	PNT-03	PNT-02
D.03	36	96	ALUMINUM FRAME	PNT-03	PNT-02



INTERIOR DOOR JAMB DETAIL



INTERIOR DOOR HEAD DETAIL

DOOR SCHEDULE & DETAILS

SCALE : NOT TO SCALE

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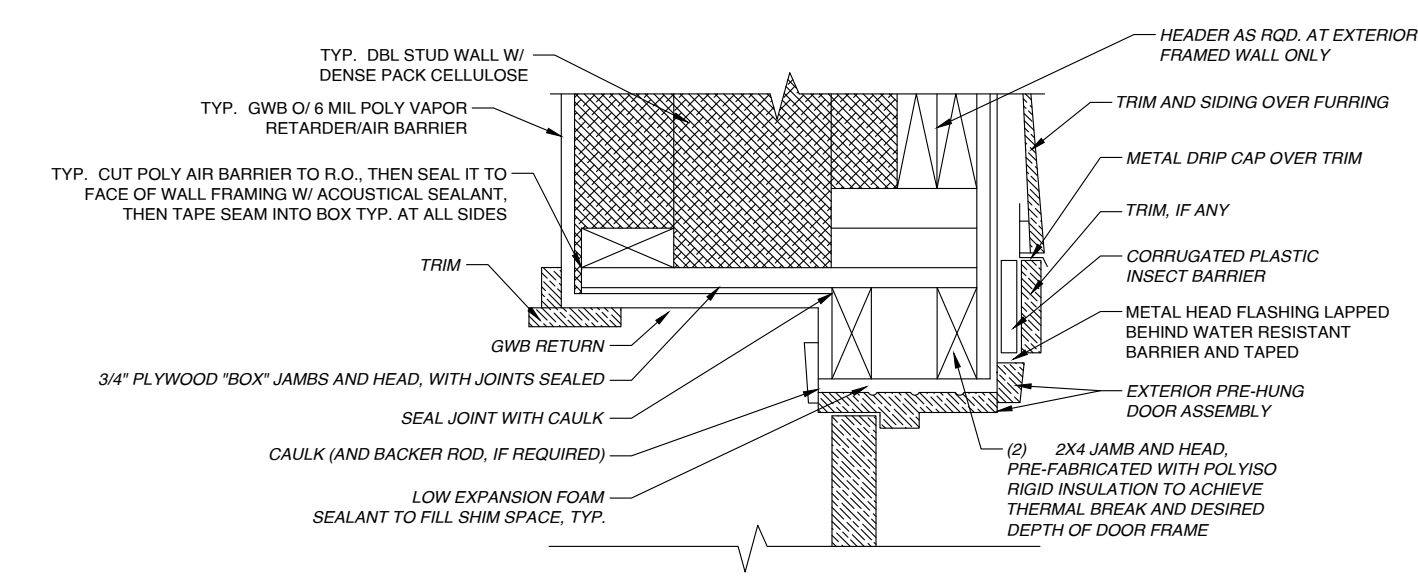
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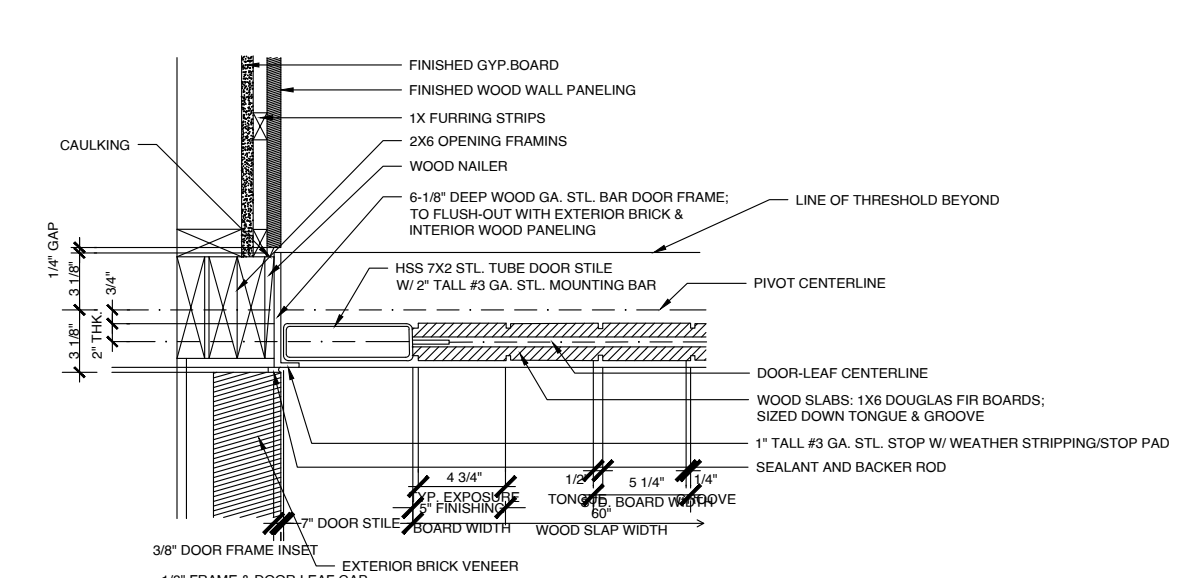
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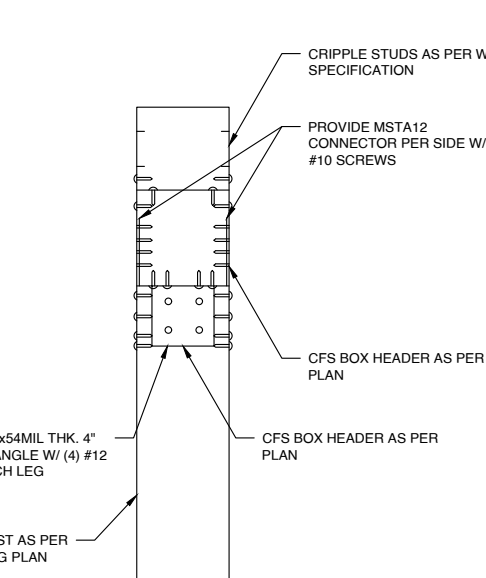
PROJECT FOR
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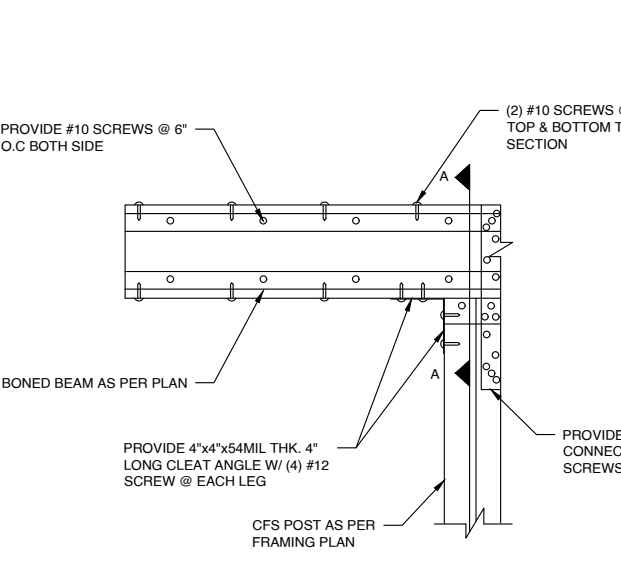
JAMB DETAIL



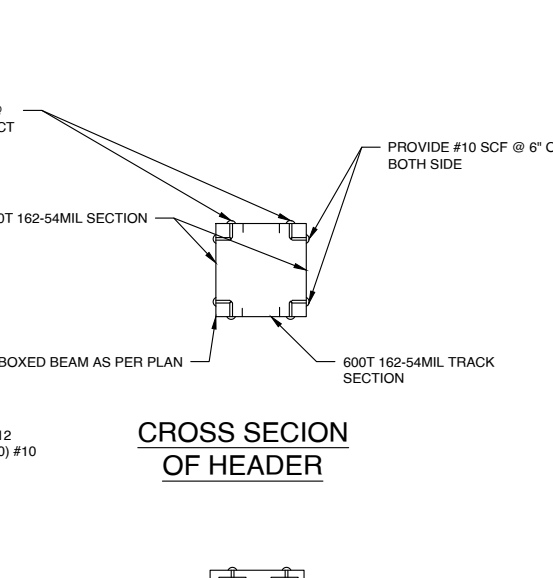
HEAD DETAIL



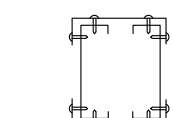
SECTION A-A



ELEVATION

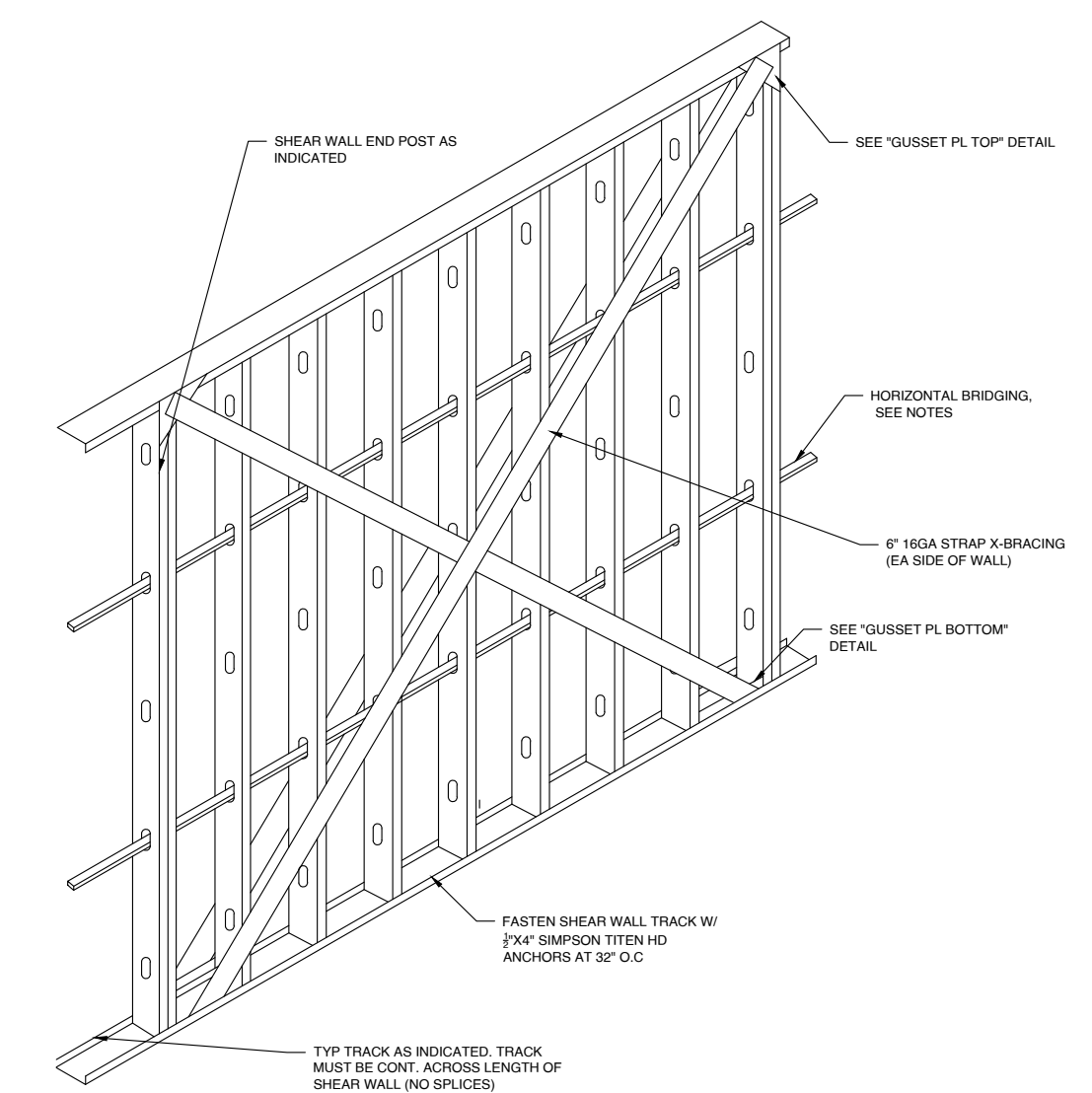


CROSS SECTION OF HEADER

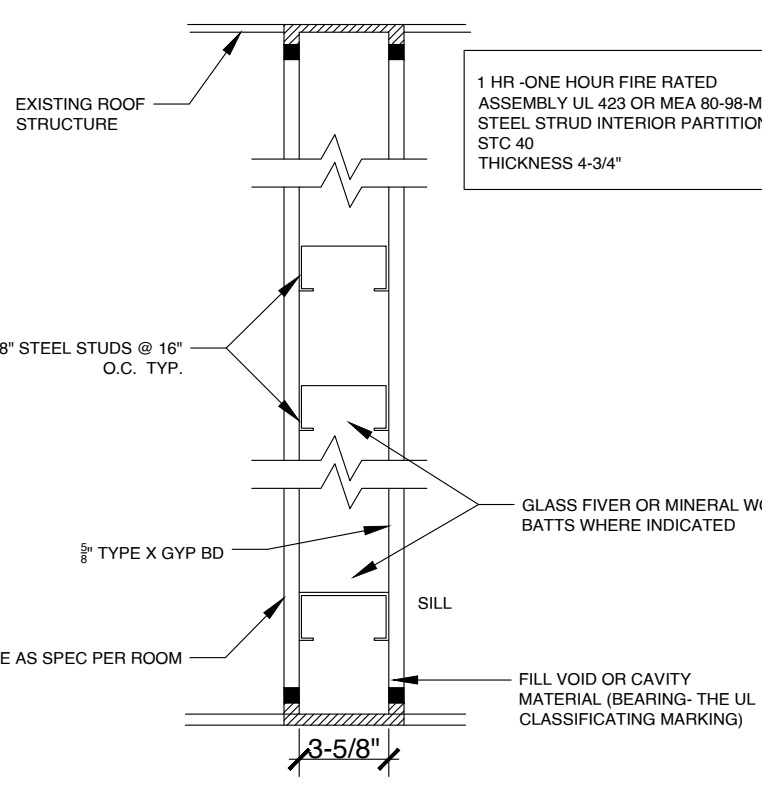


SECTION ARRANGEMENT

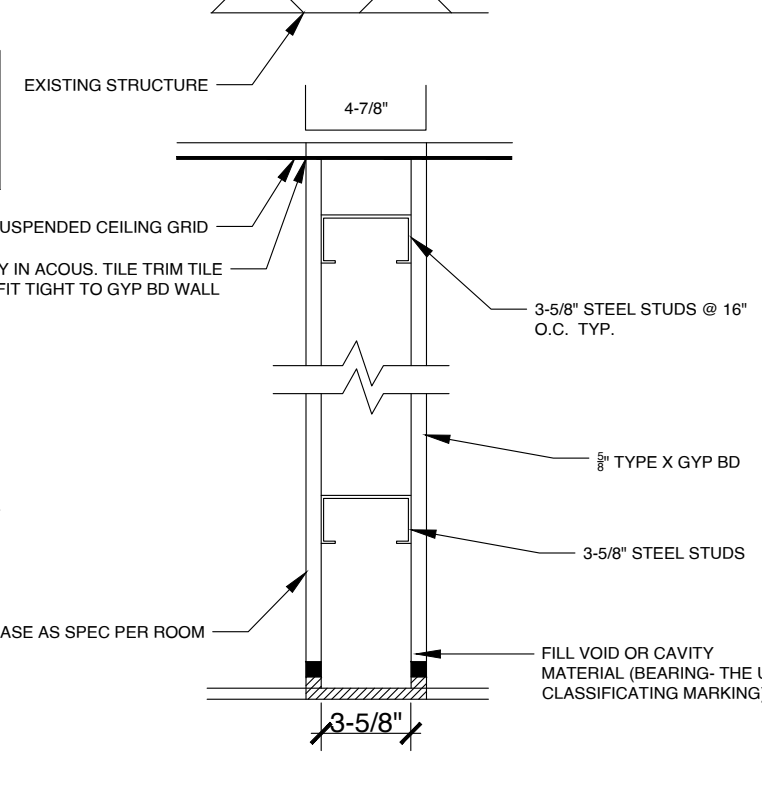
TYP. CFS BOXED HEADER TO CFS POST DETAIL



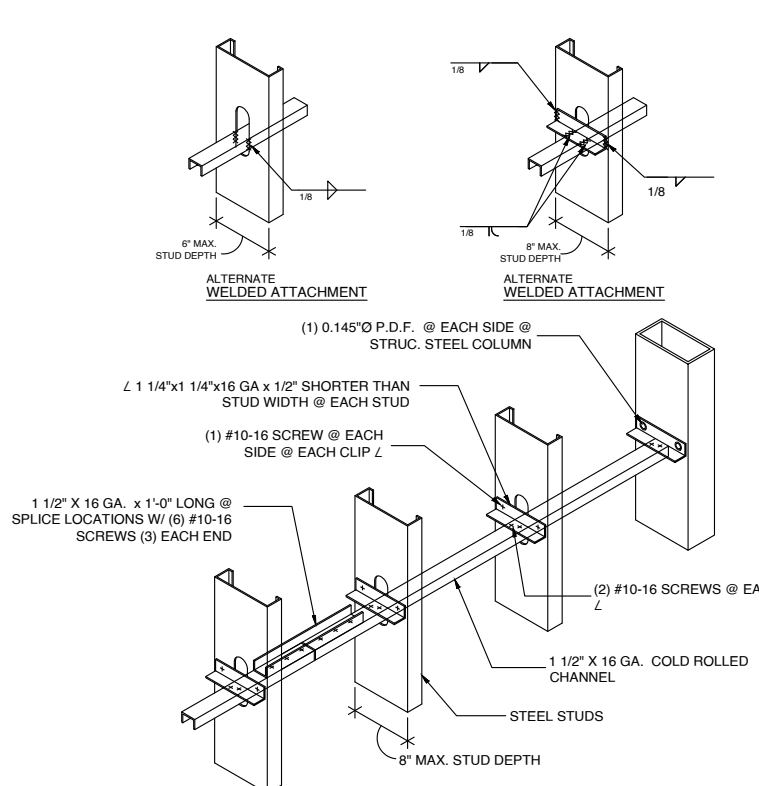
CFS-DIAGONAL STRIP SHEAR WALL DETAIL



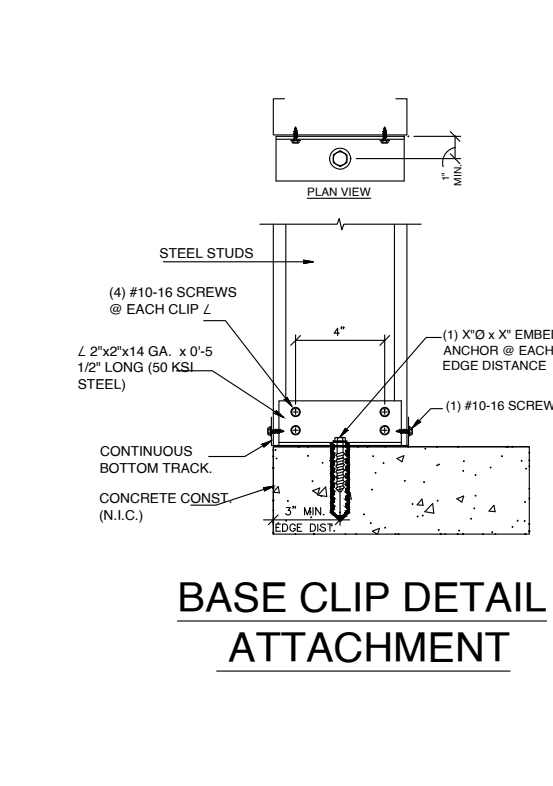
1-HR RATED WALL



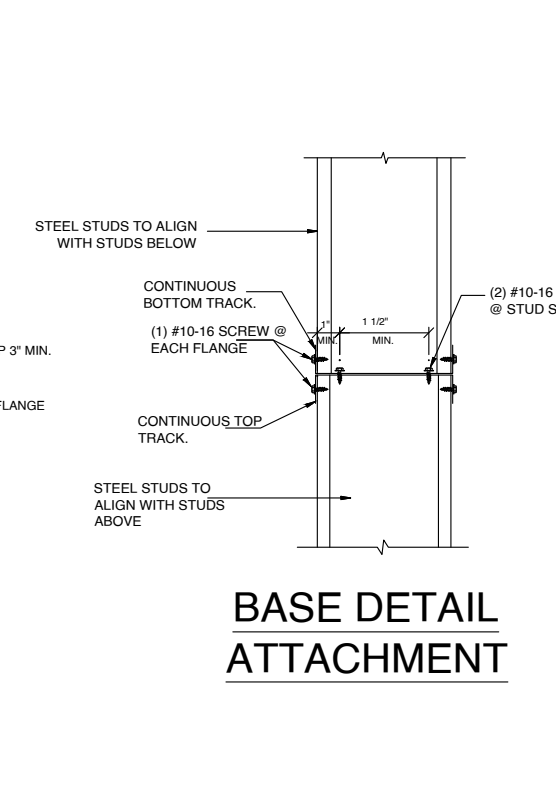
INTERIOR PARTITION WALL



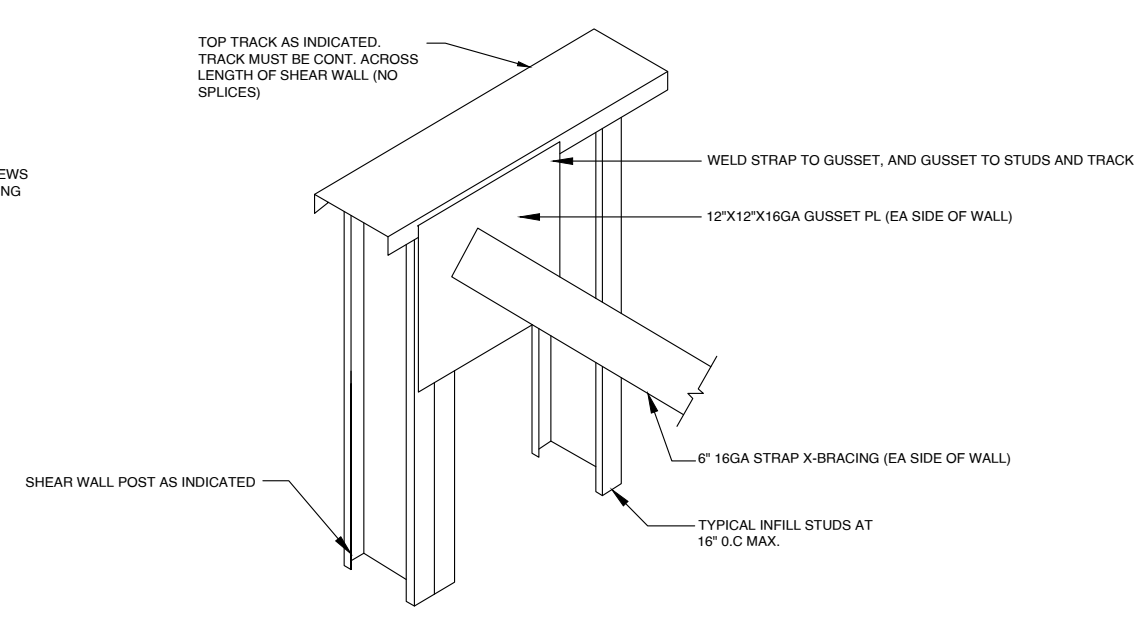
COLD ROLLED CHANNEL BRIDGING DETAIL



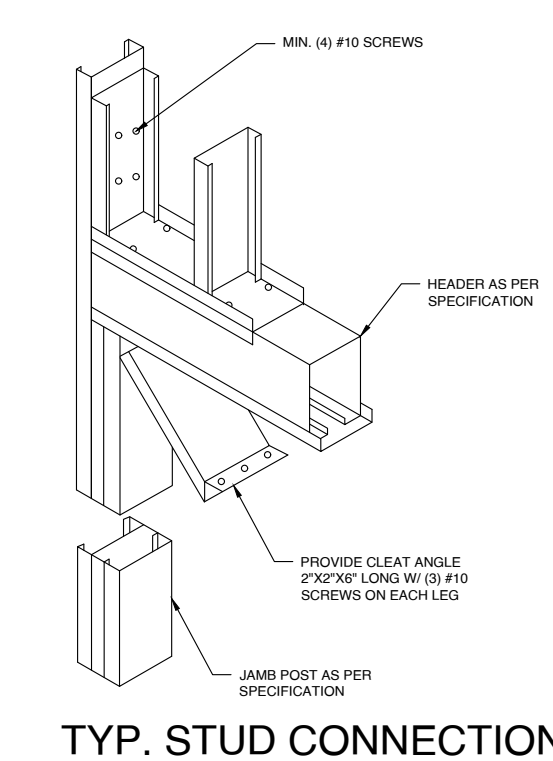
BASE CLIP DETAIL ATTACHMENT



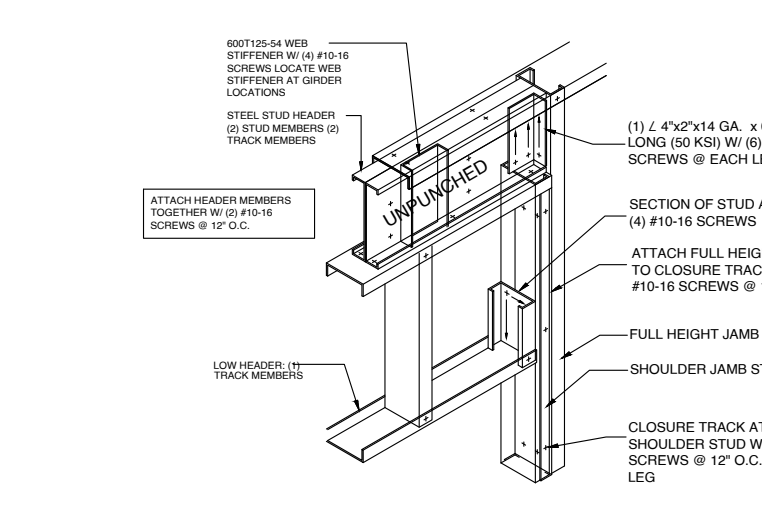
BASE DETAIL ATTACHMENT



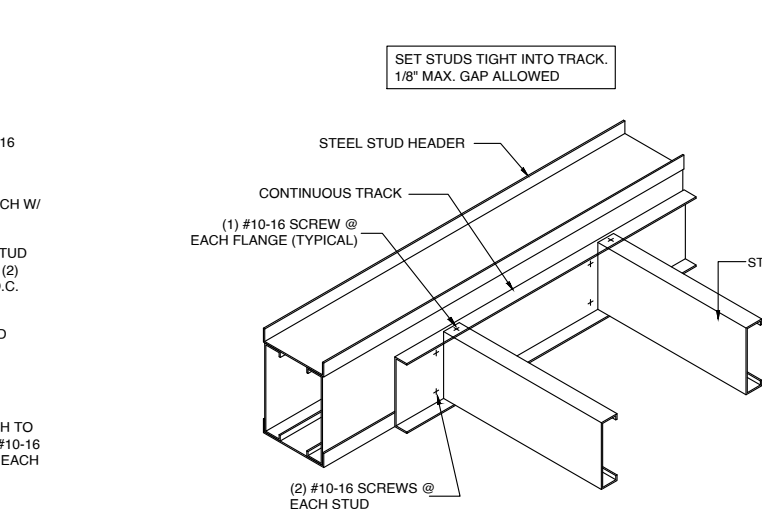
CFS-GUSSET PL TOP



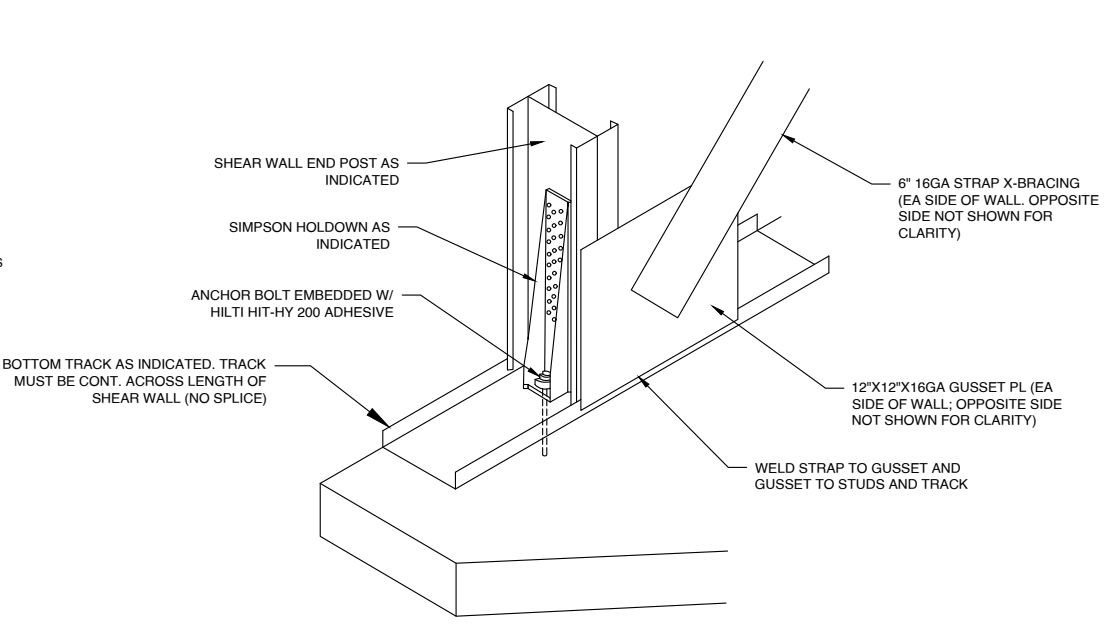
TYP. STUD CONNECTION



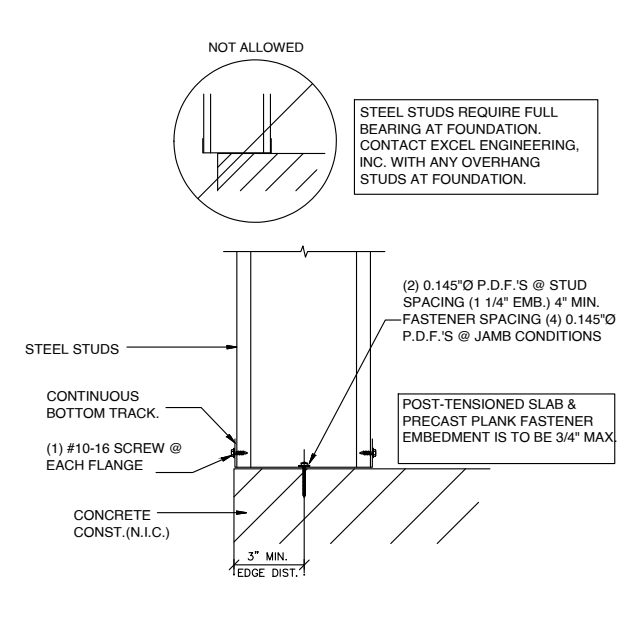
LOAD BEARING HEADER - JAMB ATTACHMENT



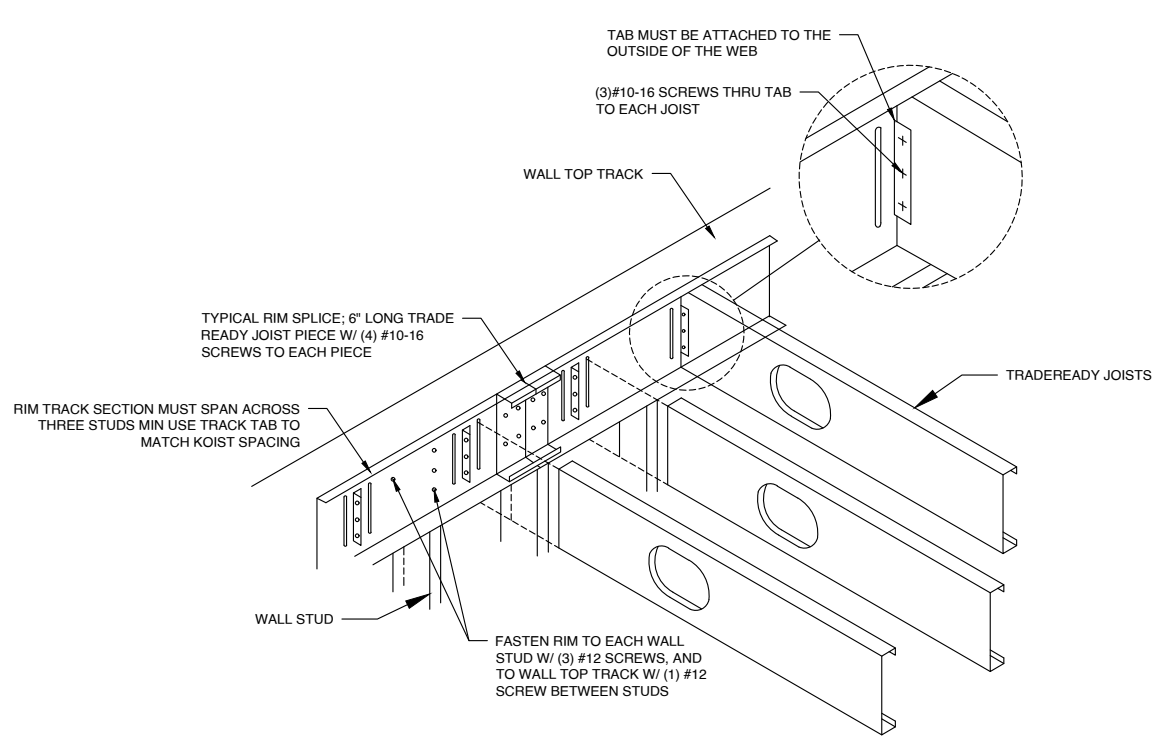
STUD TO HEADER ATTACHMENT



CFS-GUSSET PL BOTTOM



BASE DETAIL ATTACHMENT



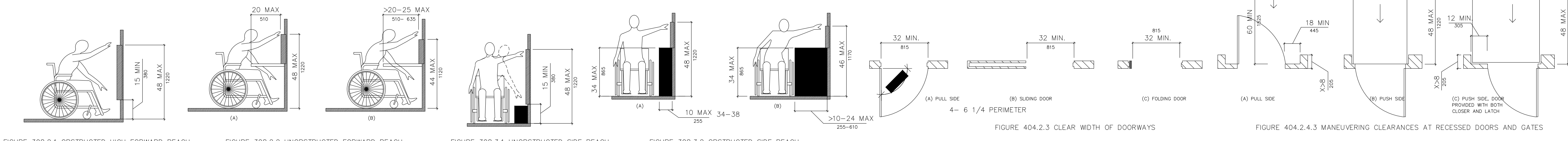
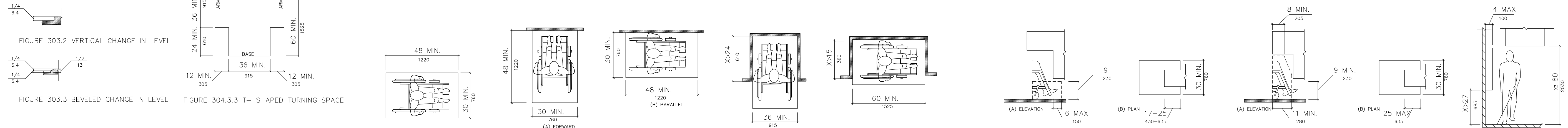
CFS-RIM TRACK TYPICAL DETAIL

- NOTE:
1. COLD-FORMED STEEL (CFS) SHEAR WALLS INCLUDING STUDS, CHORDS, AND TOP AND BOTTOM TRACK SECTION SHALL BE DESIGNED PER AISI S313 AND AISI S400 MINIMUM.
 2. STRAP-BRACED WALLS SHALL BE DESIGNED IN ACCORDANCE WITH AISI S313 AND AISI S400 CURRENT EDITIONS.
 3. WHERE CHORD COMPRESSION FORCES EXCEED THE CAPACITY OF A 3 STUD PACK, USE HSS TUBE STEEL MEMBER. CHORD MEMBERS MUST ALIGN FLOOR TO FLOOR.
 4. NO REINFORCING IS ALLOWED IN TOP TRACK WITH SHEAR WALLS OR WITH ANY WALL FRAMING WITH SHEAR WALLS AND TIE-RODING COLLECTORS.
 5. SPLICE TOP TRACK BETWEEN CHORDS TO DEVELOP THE TENSION OR COMPRESSION CHORD FORCE, WHICHEVER IS GREATER.

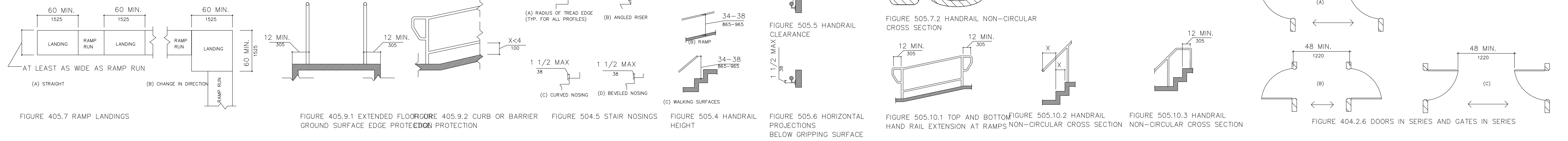
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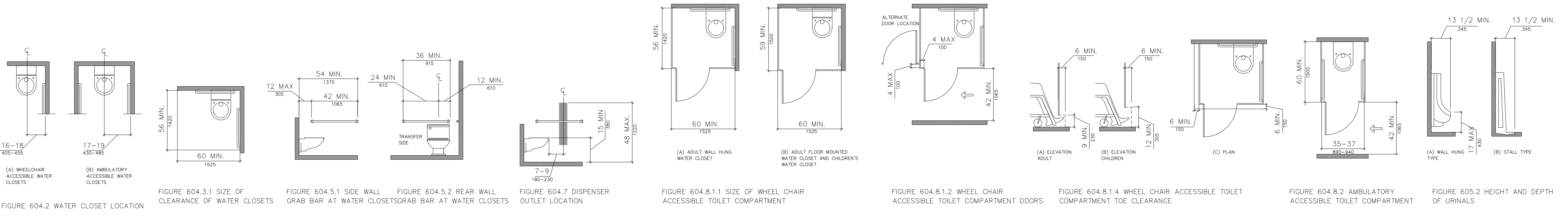
GENERAL



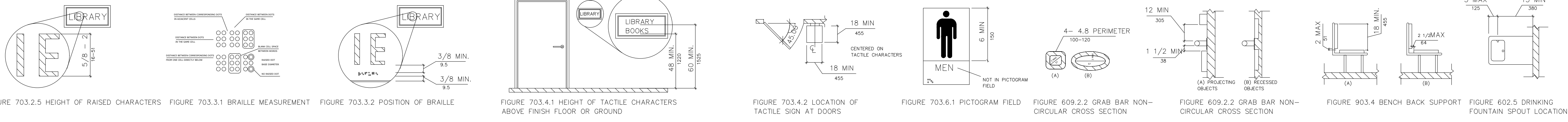
RAMPS AND STAIRS



TOILET AND BATHING ROOMS



SIGNAGE



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MECHANICAL NOTES

1. GENERAL MECHANICAL REQUIREMENTS

ALL MECHANICAL WORK SHALL COMPLY WITH:
 2021 INTERNATIONAL MECHANICAL CODE (IMC)
 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 ASHRAE 62.1 (VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY)
 CITY OF AUSTIN MECHANICAL CODE AMENDMENTS
 CONTRACTOR SHALL VERIFY ALL EXISTING HVAC EQUIPMENT, DUCTWORK, AND SYSTEM CAPACITY PRIOR TO CONSTRUCTION.
 EXISTING HVAC SYSTEM (RTU AND ASSOCIATED DUCTWORK) SHALL REMAIN AND BE MODIFIED AS REQUIRED TO ACCOMMODATE NEW LAYOUT.

2. HVAC DESIGN & AIR DISTRIBUTION

AIR DISTRIBUTION SYSTEM SHALL BE REBALANCED TO MATCH NEW SPACE CONFIGURATION.
 SUPPLY AND RETURN AIR LOCATIONS SHALL BE COORDINATED WITH ARCHITECTURAL LAYOUT.
 ALL OCCUPIED SPACES SHALL RECEIVE ADEQUATE CONDITIONED AIR AND RETURN AIR PATHWAYS.

3. VENTILATION REQUIREMENTS

MINIMUM OUTDOOR AIR VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH ASHRAE 62.1 VENTILATION RATE PROCEDURE.
 VENTILATION SHALL BE CALCULATED BASED ON:
 OCCUPANT LOAD (CFM/PERSON)
 AREA (CFM/SF)
 SPACES SHALL MEET MINIMUM VENTILATION REQUIREMENTS AS FOLLOWS:
 OFFICE AREAS: MINIMUM OUTDOOR AIR PER PERSON AND PER AREA
 LOUNGE/WAITING AREAS: INCREASED OCCUPANT-BASED VENTILATION
 ANIMAL VISITATION AREAS: HIGHER VENTILATION RATES TO CONTROL ODORS AND CONTAMINANTS

4. SPECIAL REQUIREMENTS - ANIMAL AREAS

ANIMAL-RELATED AREAS SHALL BE PROVIDED WITH ENHANCED VENTILATION.
 MINIMUM AIR CHANGES PER HOUR (ACH) RECOMMENDED: 6 ACH OR GREATER.
 EXHAUST OR RETURN AIR SHALL BE PROVIDED TO PREVENT ODOR TRANSFER TO ADJACENT SPACES.
 MAINTAIN ACCEPTABLE INDOOR AIR QUALITY PER ASHRAE STANDARDS.

5. DUCTWORK & INSTALLATION

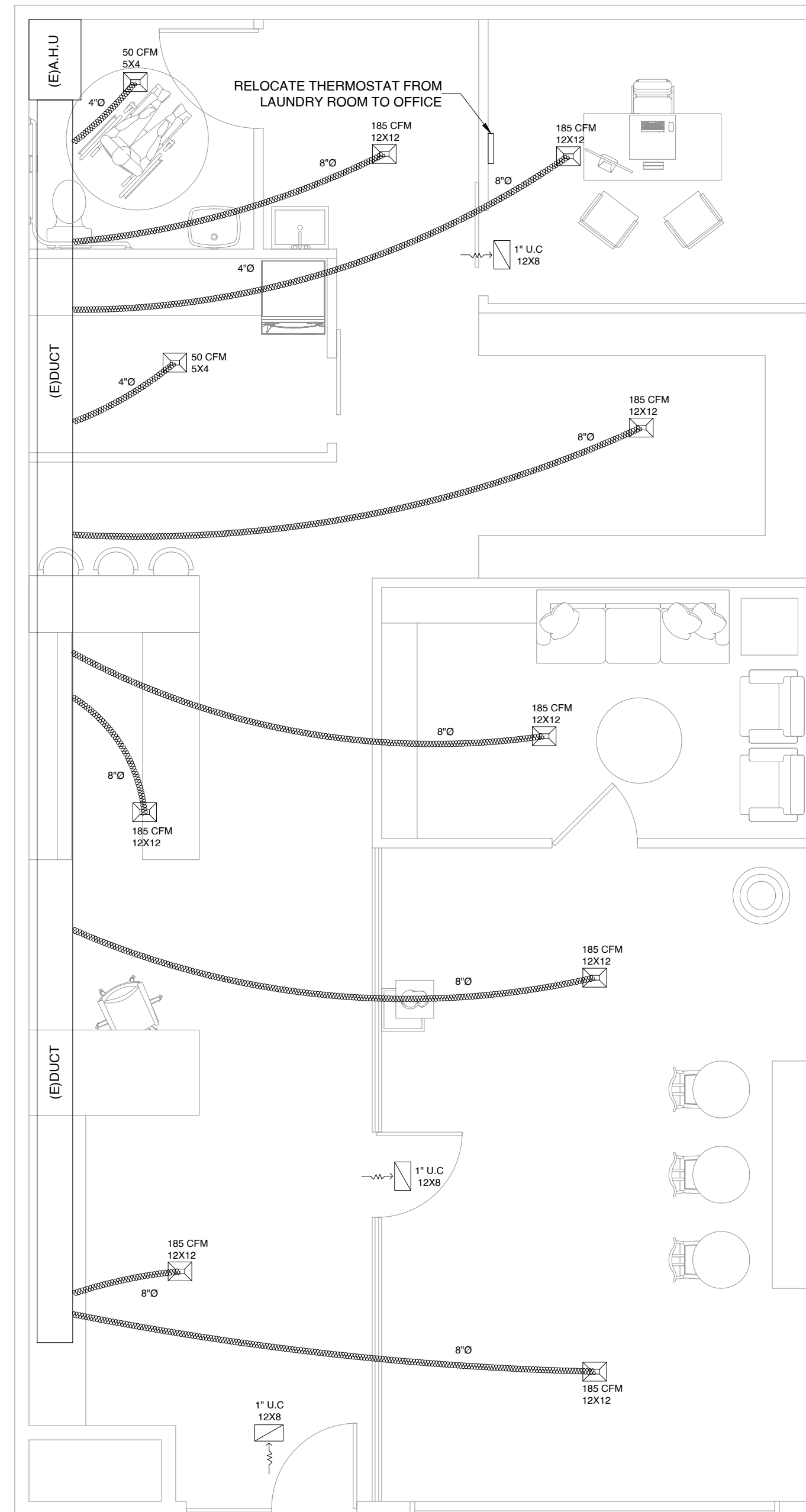
EXISTING DUCTWORK SHALL BE REUSED AND MODIFIED AS REQUIRED.
 CONTRACTOR SHALL VERIFY DUCT SIZES AND AIRFLOW CAPACITY.
 PROVIDE BALANCING DAMPERS WHERE REQUIRED.
 FLEXIBLE DUCTS SHALL BE KEPT TO MINIMUM LENGTHS AND PROPERLY SUPPORTED.

6. CONTROLS

THERMOSTAT LOCATION SHALL BE COORDINATED WITH NEW LAYOUT.
 SYSTEM CONTROLS SHALL MAINTAIN THERMAL COMFORT PER ASHRAE 55.

7. TESTING & BALANCING

AIR BALANCING SHALL BE PERFORMED AFTER INSTALLATION.
 PROVIDE DOCUMENTATION VERIFYING AIRFLOW AND SYSTEM PERFORMANCE.



**PROPOSED
 HVAC PLAN**
 SCALE : 1/4" = 1'-0"



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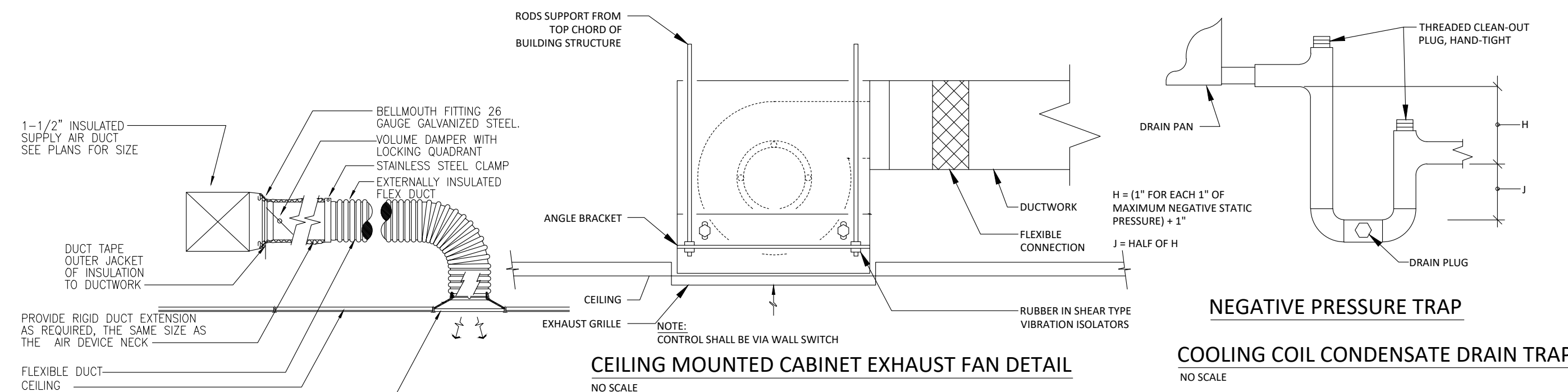
M2.0

H.V.A.C. DESIGN REQUIREMENTS		YES	NO
1.	DUCT SMOKE DETECTOR.		●
2.	FIRE DAMPER(S).		●
3.	SMOKE DAMPER(S).		●
4.	FIRE RATED ENCLOSURE.		●
5.	FIRE RATED ROOF CEILING ASSEMBLY.		●
6.	FIRE STOPPING.		●
7.	SMOKE CONTROL.		●

EXHAUST FAN SCHEDULE: EF-1	
MANUFACTURER:	--
MODEL:	--
CFM:	100
SP:	0.10".
DRIVE:	DIRECT.
LOCATION:	CEILING.
ACCESORIES:	DRAFT DAMPER.

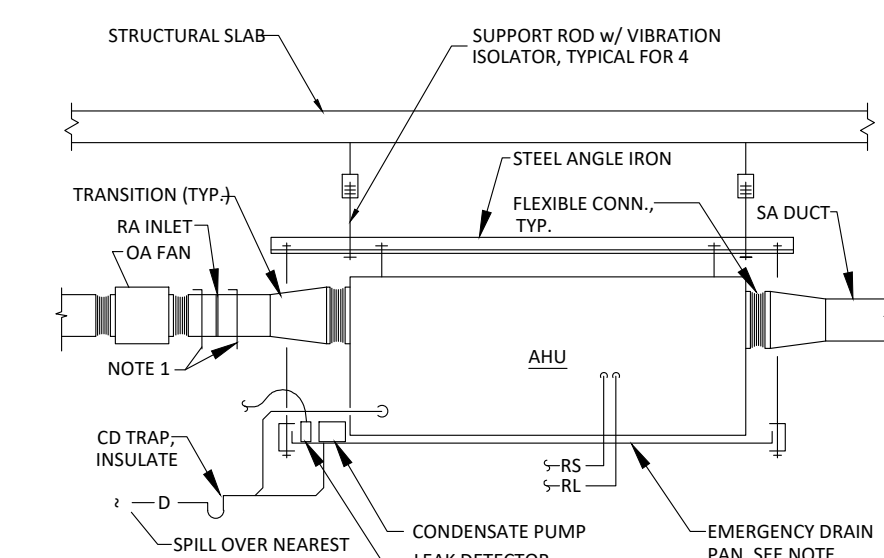
NOTE:
 USE DESIGNATED EXHAUST FAN OR APPROVED EQUAL.

AIR CONDITIONING LEGEND	
SYMBOL	LEGEND
A.H.U.	AIR HANDLING UNIT.
C.U.	CONDENSING UNIT.
O.A.	OUTSIDE AIR.
R/A	RETURN AIR.
S.A.	SUPPLY AIR.
W.S.A.	WALL SUPPLY AIR.
C.S.A.	CEILING SUPPLY AIR.
RL & S	REFRIGERANT LIQUID & SUCTION PIPE.
CFM	CUBIC FEET PER MINUTE.
M.V.D.	MANUAL VOLUME DAMPER.
O.B.D.	OPPOSED BLADE DAMPER.
	THERMOSTAST.
	DUCTWORK.
	F.D. FLEXIBLE DUCT.
	SUPPLY AIR DIFFUSER.
	RETURN AIR / TRANSFER GRILLE.
	MANUAL VOLUME DAMPER.
	DENOTES AIR DISTRI. DEVICE.
	DISTRIBUTION BOX.
	UC UNDER CUT DOOR ABOVE FINISH FLOOR AS NOTED



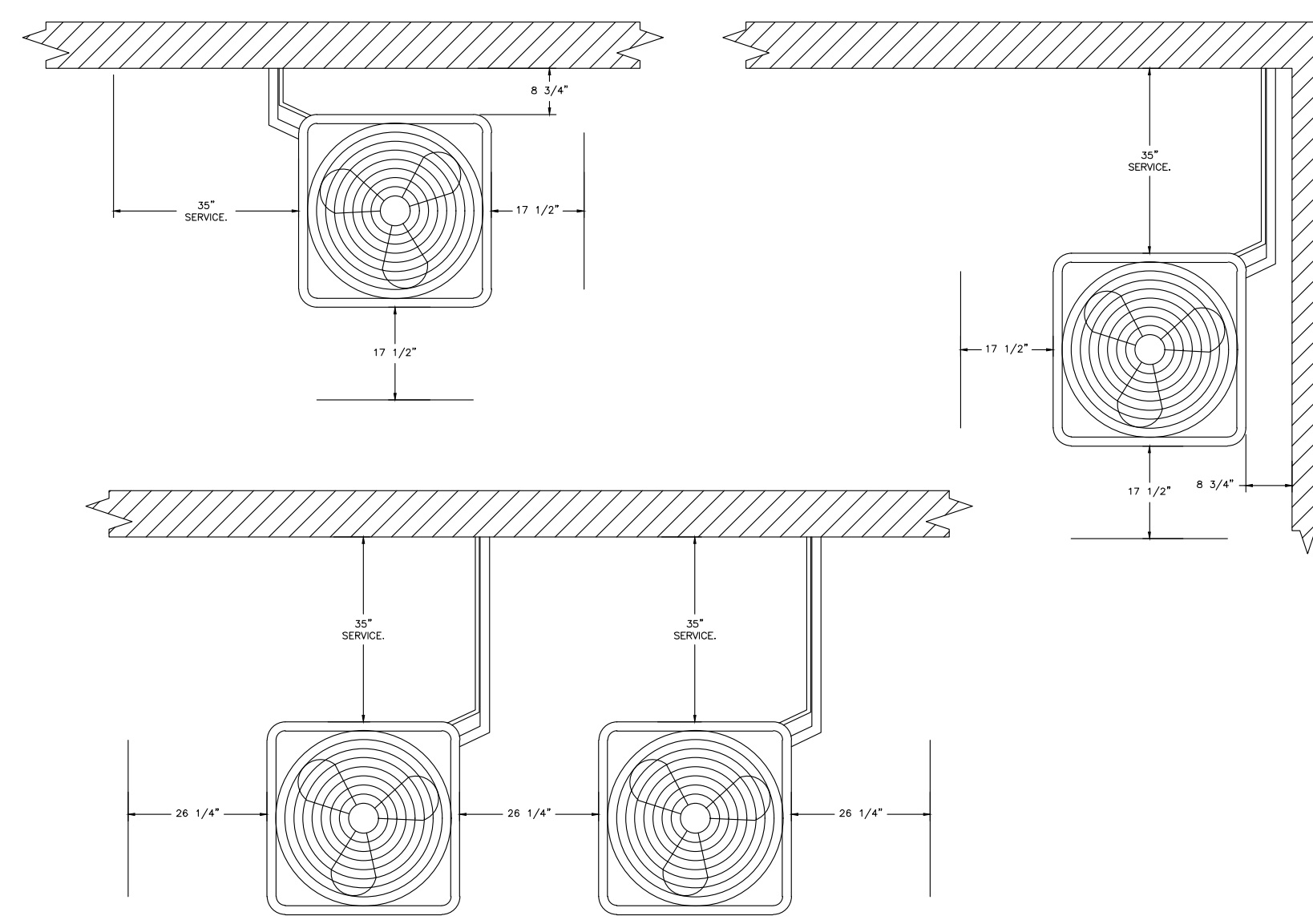
NOTE:
 1. SUPPORT FLEX DUCT FROM STRUCTURE SO THAT IT DOES NOT KINK, SAG OR REST ON LIGHT FIXTURES, CEILING SUPPORT TEES OR TILE.
 2. SEE PLAN FOR DUCT SIZE. PROVIDE SAME SIZE AS DIFFUSER NECK SIZE.

FLEX. DUCT DETAIL
 NO SCALE

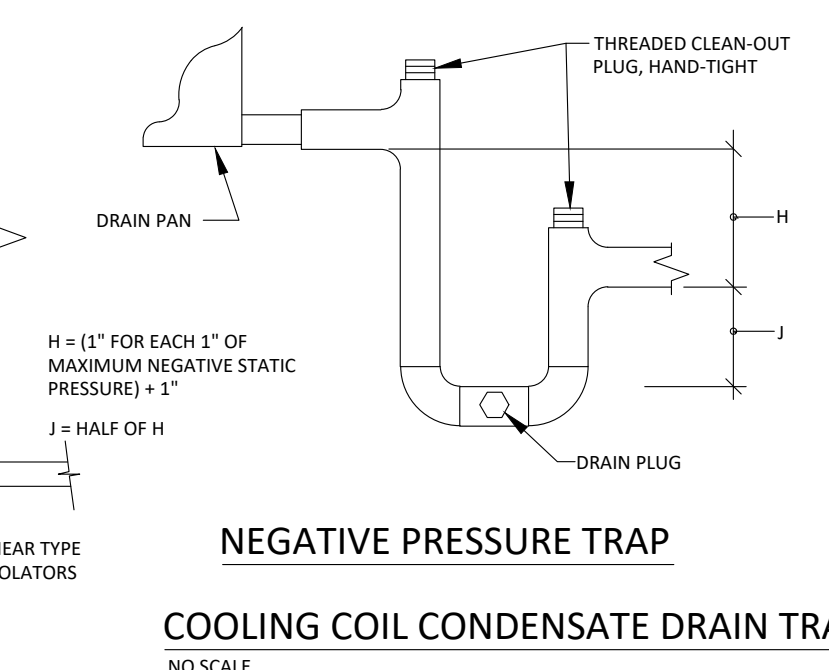


NOTE:
 1. PROVIDE VOLUME DAMPER AT RA DUCT OPENING AND OA FAN DISCHARGE.
 2. DRAIN PAN SHALL BE CONSTRUCTED OF 18 GAUGE GALVANIZED STEEL w/ SOLDERED JOINTS AND 2" HIGH ROLLED EDGE. EXTEND PAN MINIMUM OF 6" BEYOND UNIT.

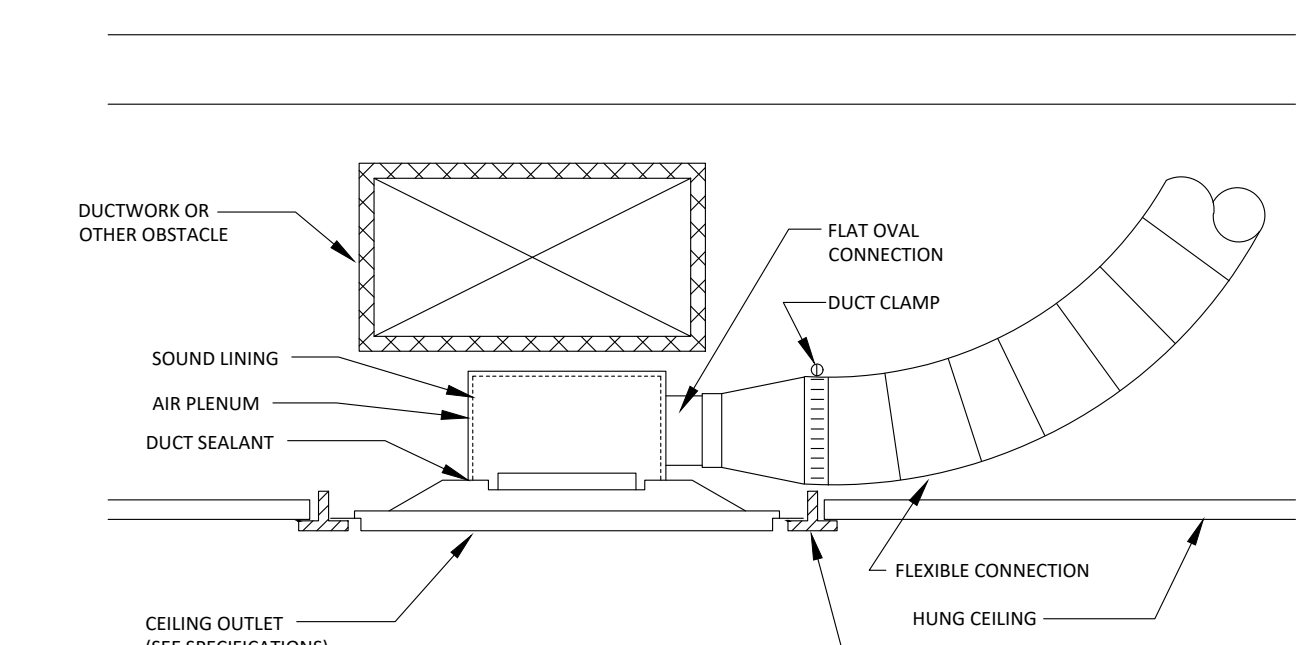
CEILING MOUNTED AC UNIT DETAIL
 NO SCALE



CONDENSER CLEARANCES
 48" CLEARANCE REQUIRED ABOVE CONDENSERS.
 (NOTE: **CONDENSERS SHOWN HERE ARE NOT DRAWN AT SCALE).



NEGATIVE PRESSURE TRAP
COOLING COIL CONDENSATE DRAIN TRAP
 NO SCALE



NOTES:
 1. THIS DETAIL SHALL APPLY TO CEILING OUTLETS THAT ARE LOCATED BELOW DUCTWORK OR OTHER OBSTACLES WHERE CLEARANCES ARE MINIMAL.
 2. THE SIZE OF THE SUPPLY AIR PLENUM SHALL BE A MINIMUM OF 1" LARGER IN HEIGHT AND WIDTH THAN THE FLAT OVAL DUCTWORK CONNECTION.
 3. THE SUPPLY SHALL BE INSULATED w/ 1/2" SOUND LINING. THE PLENUM/DIFFUSER CONNECTION SHALL BE SEALED WITH AN APPROVED DUCTWORK SEALANT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A ROUND TO FLAT OVAL TRANSITION SECTION OF DUCTWORK AS REQUIRED.
 5. THE FOLLOWING SCHEDULE SHALL BE USED BY THE CONTRACTOR FOR ROUND TO FLAT OVAL DUCTWORK SIZE EQUIVALENT.

ROUND FLEX DUCT SIZE (IN.)	FLAT OVAL REQ'D SIZE (IN.)
6"Ø	4"x7"
8"Ø	4"x10", 6"x9"
10"Ø	6"x12", 8"x11"
12"Ø	6"x15", 8"x14", 10"x13"
14"Ø	8"x17", 10"x16", 12"x15"

CEILING OUTLET DETAIL
 NO SCALE

MECHANICAL HVAC ANALYSIS (ASHRAE 62.1)

Space	Area	Required CFM	Provided CFM	ACH	Status
Reception	150	15	185	7+	OK
Office	200	22	185	6+	OK
Lounge	300	33	370	6+	OK
Animal Room	250	90	185	6+	OK
Decompression	200	75	185	6+	OK
TOTAL	1400	≈134	≈1480	-	OK

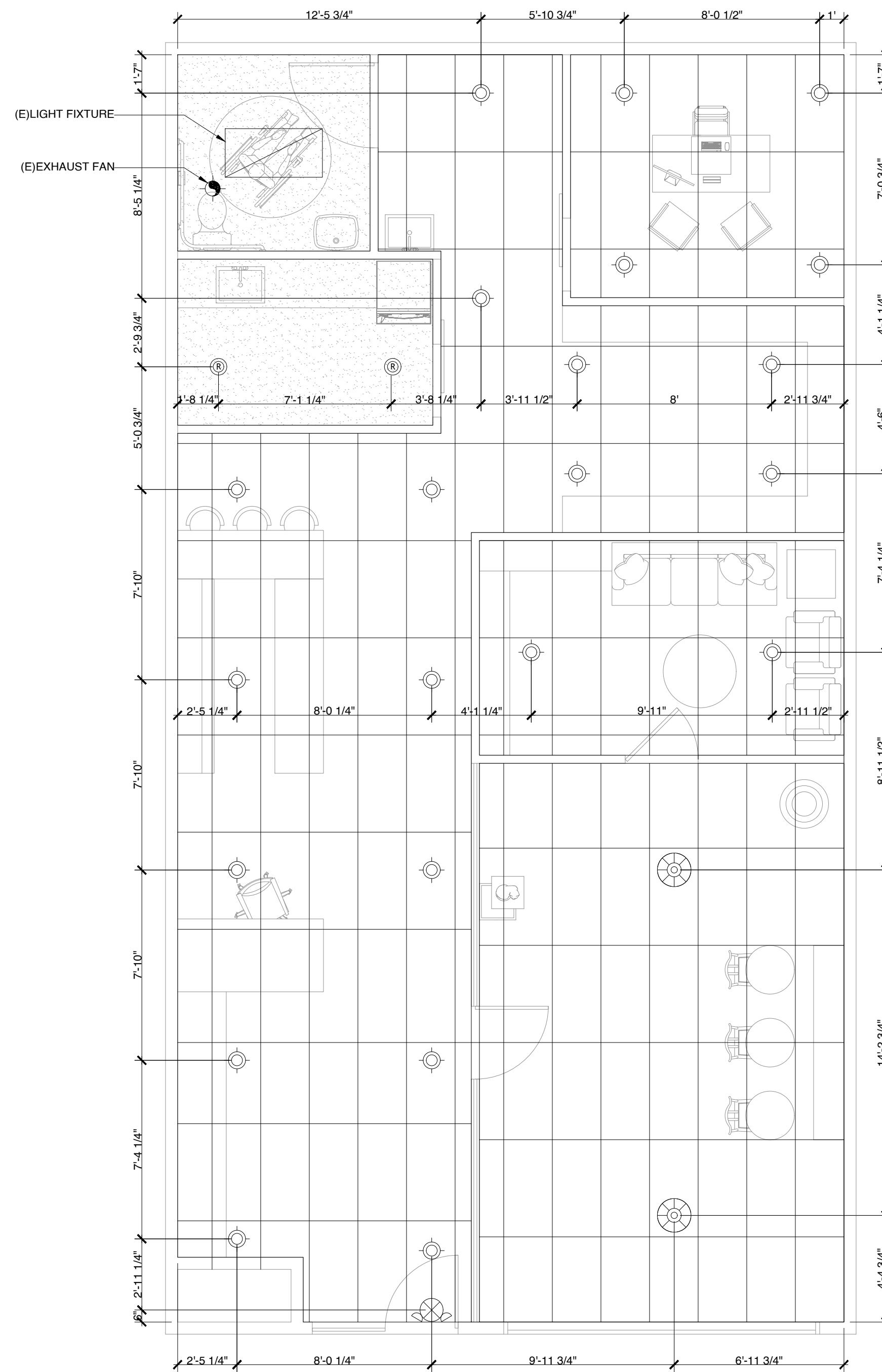
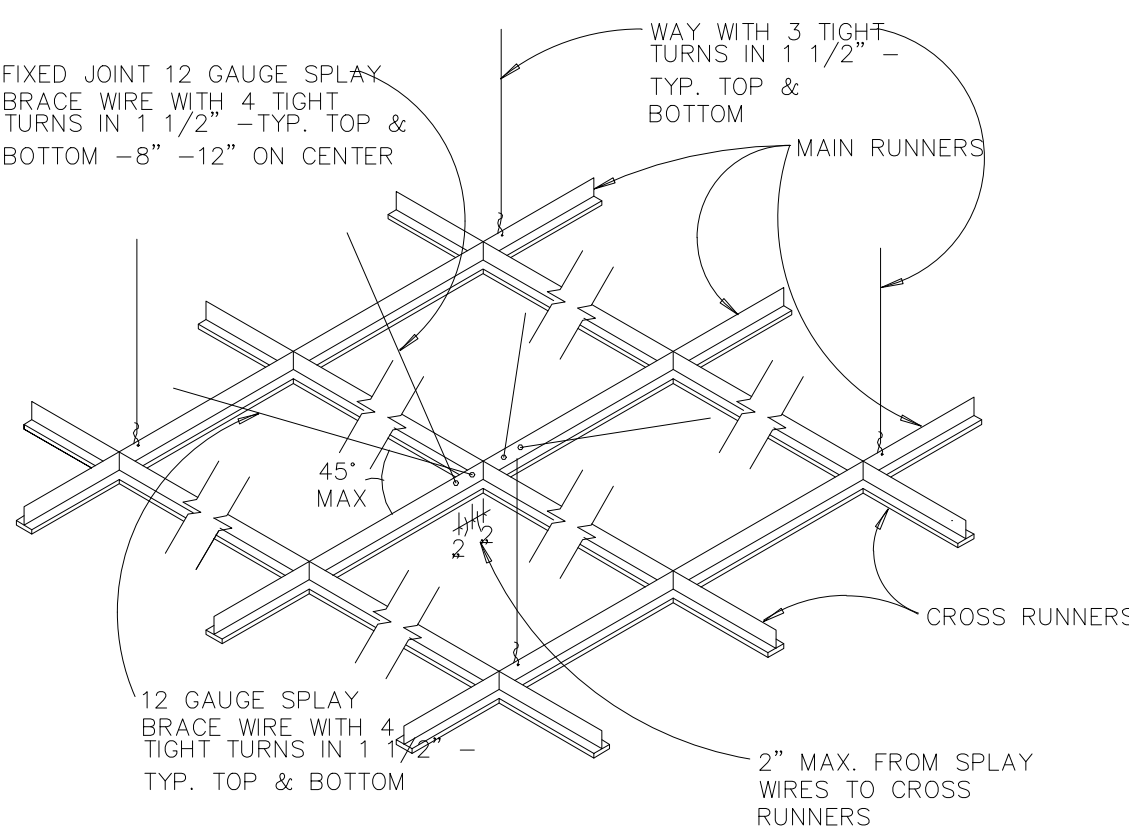
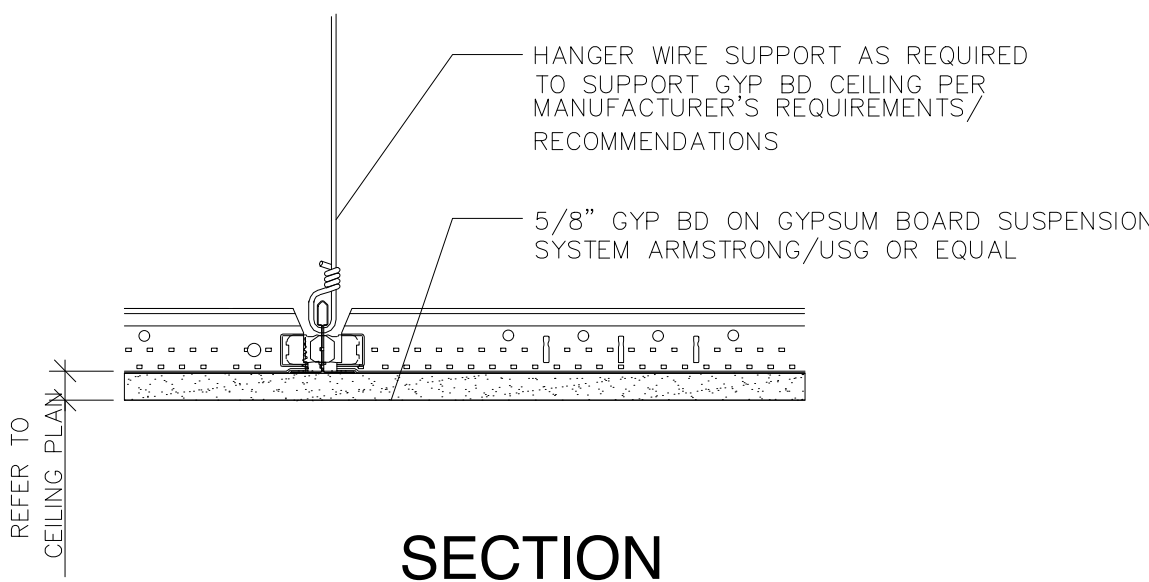
Ventilation per ASHRAE 62.1. Animal spaces designed for ≥6 ACH for odor and air quality control.

ELECTRICAL NOTES

- GENERAL ELECTRICAL REQUIREMENTS**
ALL ELECTRICAL WORK SHALL COMPLY WITH:
2020 NATIONAL ELECTRICAL CODE (NEC)
CITY OF AUSTIN ELECTRICAL CODE
CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL SERVICE CAPACITY PRIOR TO INSTALLATION.
- POWER DISTRIBUTION**
EXISTING ELECTRICAL PANEL SHALL REMAIN AND BE UTILIZED FOR NEW CIRCUITS.
NEW CIRCUITS SHALL BE ADDED AS REQUIRED TO ACCOMMODATE:
LIGHTING LOADS
RECEPTACLES
EQUIPMENT LOADS
CIRCUITS SHALL BE PROPERLY LABELED AND BALANCED ACROSS PHASES.
- LIGHTING SYSTEMS**
PROVIDE LIGHTING FIXTURES PER PLAN AND DESIGN INTENT.
LIGHTING LEVELS SHALL COMPLY WITH IES STANDARDS.
LIGHTING POWER DENSITY SHALL COMPLY WITH IECC REQUIREMENTS.
- RECEPTACLES & EQUIPMENT**
PROVIDE RECEPTACLES IN ACCORDANCE WITH NEC SPACING REQUIREMENTS.
GFI PROTECTION SHALL BE PROVIDED IN:
WET AREAS
SERVICE AREAS
DEDICATED CIRCUITS SHALL BE PROVIDED FOR EQUIPMENT AS REQUIRED.
- LIFE SAFETY ELECTRICAL**
PROVIDE EMERGENCY LIGHTING PER IBC SECTION 1008.
PROVIDE EXIT SIGNAGE PER IBC SECTION 1013.
SYSTEMS SHALL BE CONNECTED TO EMERGENCY POWER IF REQUIRED.
- LOW VOLTAGE SYSTEMS**
COORDINATE INSTALLATION OF:
DATA
SECURITY
ALARM SYSTEMS
LAYOUT TO BE COORDINATED WITH OWNER REQUIREMENTS.
- ELECTRICAL PANEL NOTES**
EXISTING ELECTRICAL PANEL SHALL REMAIN IN SERVICE.
PANEL CAPACITY SHALL BE VERIFIED TO ENSURE IT CAN SUPPORT ADDITIONAL LOADS.
ADDITIONAL BREAKERS SHALL BE INSTALLED FOR:
HVAC EQUIPMENT
WATER HEATER
WASHER/DRYER
- GENERAL RECEPTACLES**
LOAD CALCULATIONS SHALL BE PERFORMED PER NEC ARTICLE 220.
ALL BREAKERS SHALL BE PROPERLY SIZED AND LABELED.
MAINTAIN CLEAR WORKING SPACE AROUND PANEL PER NEC 110.26.

REFLECTED CEILING PLAN NOTES

- DIMENSIONS ON REFLECTED CEILING PLANS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE
- LIGHT FIXTURES ARE INDICATED FOR LOCATION ONLY, SEE ELECTRICAL FOR TYPES.
- NOT ALL ACCESS DOORS ARE SHOWN, REFER TO MECHANICAL AND ELEC DRAWINGS FOR ADDITIONAL ACCESS DOOR REQUIREMENTS.
- THE CONTRACTOR SHALL COMPARE THIS REFLECTED CEILING PLAN WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN, AND EXHAUST PLANS. THE CONTRACTOR SHALL REPORT ANY OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT.
- RELOCATE SUPPLY DRAIN AND VENT PIPES TO MAINTAIN SCHEDULED CEILING HEIGHTS.
- COORDINATE RELOCATIONS WITH MEP ENGINEERS.



ELECTRICAL LEGEND

	DUPLEX OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	DUPLEX OUTLET BELOW COUNTER
	CEILING OUTLET
	FLOOR OUTLET
	GROUND FAULT OUTLET
	WEATHER PROOF OUTLET
	220v OUTLET
	EXHAUST FAN
	EXHAUST FAN / LIGHT
	RECESSED CAN LIGHT
	EYEBALL LIGHT
	VAPOR PROTECTED LIGHT
	CEILING LIGHT
	PENDANT LIGHT
	SCONE LIGHT
	WALL LIGHT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CABLE T.V. JACK
	HIGH SPEED INTERNET
	BUTTON
	JUNCTION BOX
	PHONE JACK
	SMOKE DETECTOR
	STROBE SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	INTERCOM
	ELECTRIC METER
	1 BULB FLUORESCENT
	2 BULB FLUORESCENT
	VANITY LIGHTS
	CHIMES
	FLOOD LIGHT
	SPEAKER HARD WIRE
	CEILING FAN W/LIGHT
	CHANDELIER
	RECESSED EMERGENCY LIGHT/EXIT COMBO
	300 AMP ELEC PANEL
	200 AMP ELEC PANEL
	100 AMP ELEC PANEL



STAMP

PROJECT FOR
**8534 S CONGRESS AVE SUITE
240 AUSTIN TEXAS**
INTERIOR REMODELING AND RENOVATION OF
EXISTING COMMERCIAL UNIT

NO.	REVISION

DRAWING NO.:

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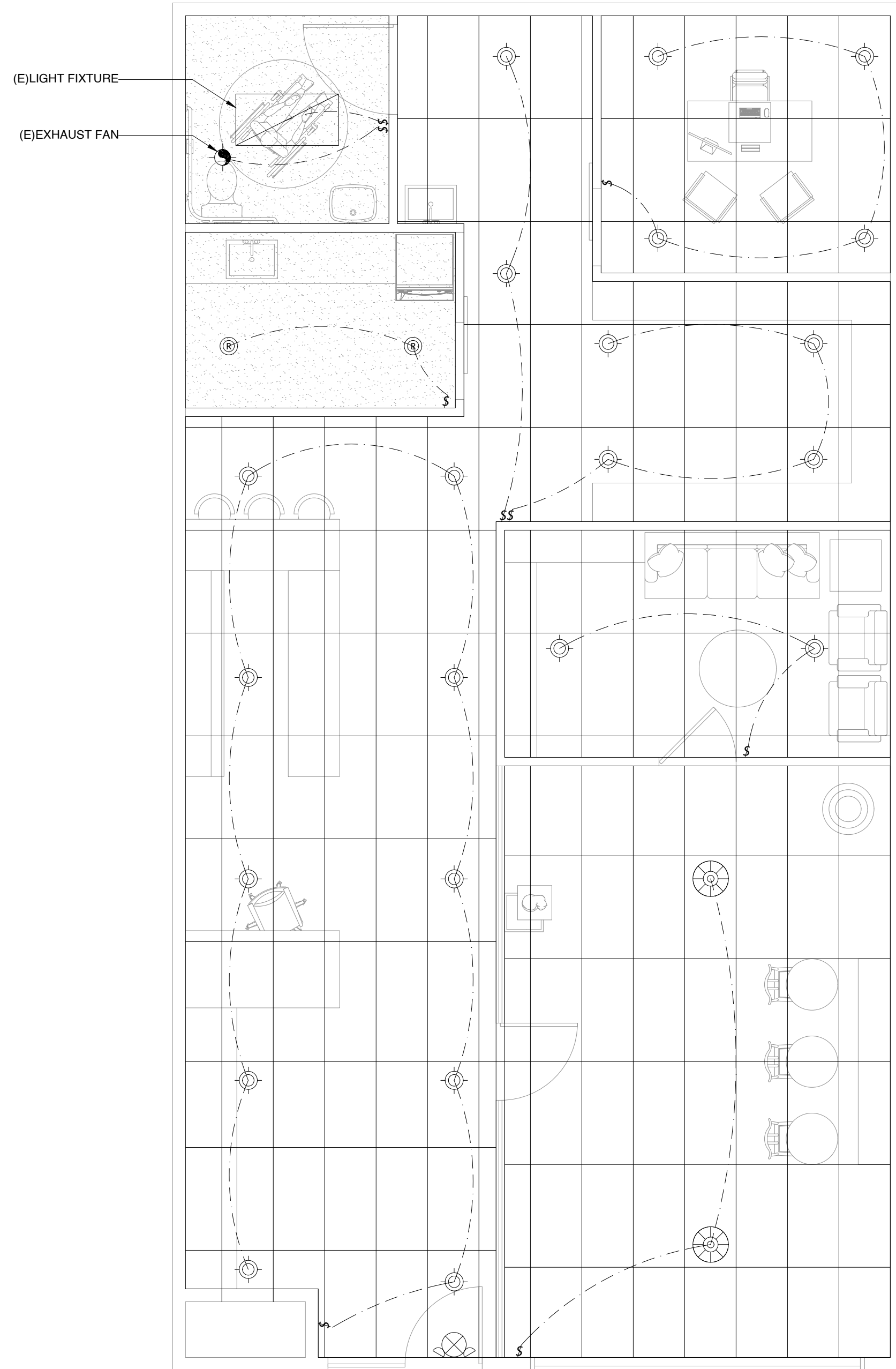
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LEGEND (CEILING TYPE)

SYMBOL	ITEM	DESCRIPTION	MODEL	MANUFACTURER	COLOR/FINISH	REMARKS
	ACT-02	Acoustical ceiling tile	Backstage Noir	Armstrong	1318 Black	24"x48", 15/6 lay-in acoustical ceiling tile w/ black trim and diffusers
	DWC-01	Gypsum board ceiling	-	-	PNT-03	-

ELECTRICAL NOTES

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RECEPTACLES
EQUIPMENT LOADS
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- LIGHTING SYSTEMS**
PROVIDE LIGHTING FIXTURES PER PLAN AND DESIGN INTENT.
LIGHTING LEVELS SHALL COMPLY WITH IES STANDARDS.
LIGHTING POWER DENSITY SHALL COMPLY WITH IECC REQUIREMENTS.
- RECEPTACLES & EQUIPMENT**
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WASHER/DRYER
- GENERAL RECEPTACLES**
LOAD CALCULATIONS SHALL BE PERFORMED PER NEC ARTICLE 220.
ALL BREAKERS SHALL BE PROPERLY SIZED AND LABELED.
MAINTAIN CLEAR WORKING SPACE AROUND PANEL PER NEC 110.26.



**PROPOSED
LIGHTING PLAN**
SCALE : 1/4" = 1'-0"

ELECTRICAL LOAD & PANEL ANALYSIS (NEC 220)

Load Type	Qty	Unit Load	Total Load	Circuit Type
Lighting	1400 SF	1.2 W/SF	1680 W	General
Receptacles	12	180 VA	2160 VA	General
Washer/Dryer	1	5000 W	5000 W	Dedicated
Water Heater	1	4000 W	4000 W	Dedicated
TOTAL	-	-	≈12.8 kW	-

Panel sizing recommended: 100A minimum. Load per NEC Article 220.

ELECTRICAL LEGEND

	DUPLEX OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	DUPLEX OUTLET BELOW COUNTER
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	EYEBALL LIGHT
	VAPOR PROTECTED LIGHT
	CEILING LIGHT
	PENDANT LIGHT
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	WALL LIGHT
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	SPEAKER HARD WIRE
	CEILING FAN W/LIGHT
	CHANDELIER
	RECESSED EMERGENCY LIGHT/EXIT COMBO
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ELECTRICAL NOTES

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WASHER/DRYER
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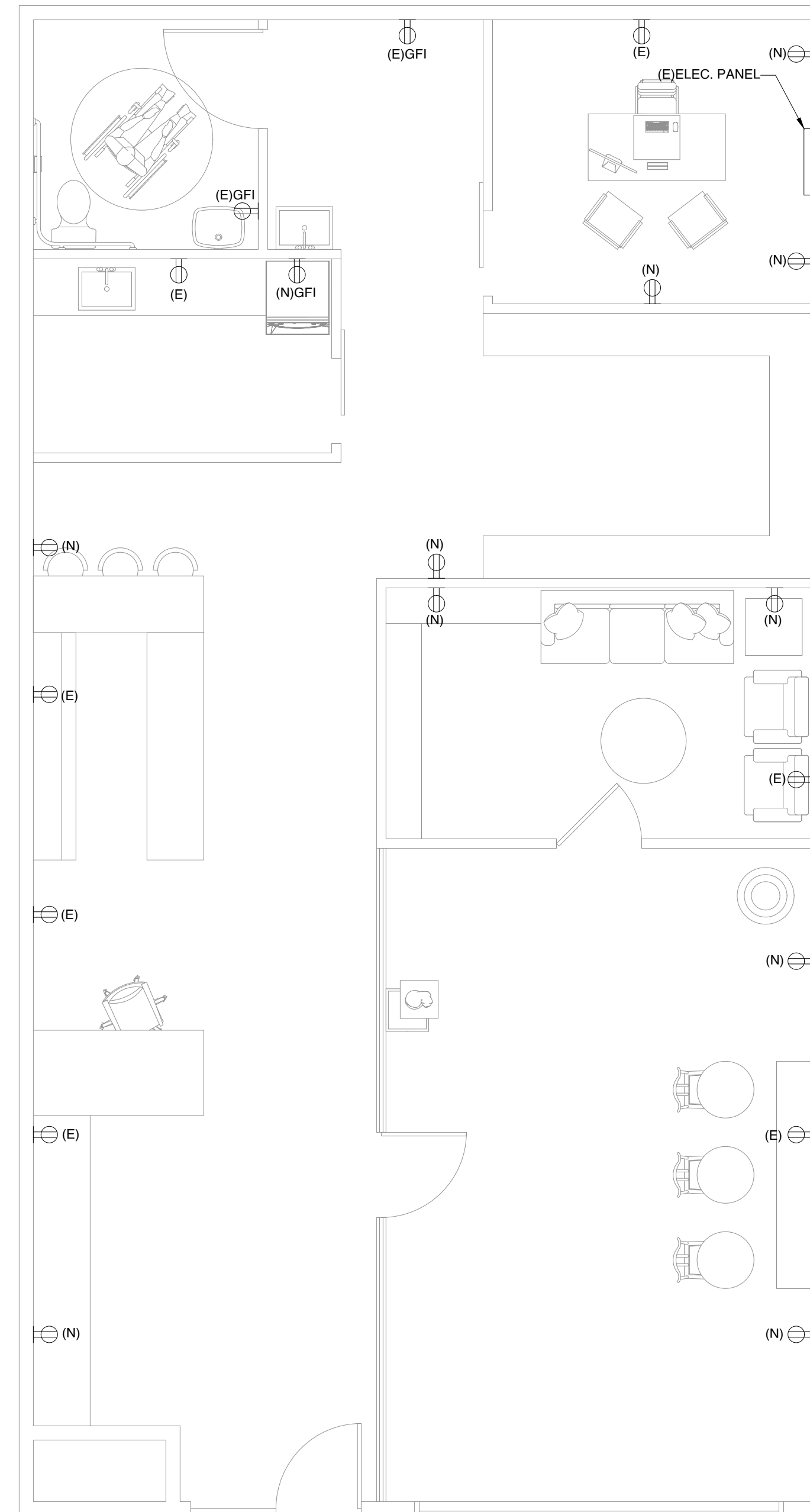
POWER PLAN NOTES

- ALL FEEDER FUSES SHALL BE BUSSMAN TYPE KTN-R OR EQUIVALENT, ALL MOTOR FUSES SHALL BE CURRENT LIMITING DUAL ELEMENT TYPE RATED 250V OR 600V FOR THE APPLIED EQUIPMENT.
- ALL BREAKERS SHALL BE SPARES UNLESS INDICATED OTHERWISE. ALL SPACES SHALL BE 50 AMP. SIZE, ONE (1) POLE UNLESS INDICATED OTHERWISE, COMPLETE WITH BUSS CONNECTIONS, READY FOR BREAKER INSTALLATION. ALL BREAKERS SHALL BE CAPABLE OF WITHSTANDING A MINIMUM FAULT CURRENT OF 22,000 AMPERES FOR 250V. SYSTEMS, SYMMETRICAL, BUT IN NO CASE SHALL BE LESS THAN THE LARGEST BUSS RATING IN THE PANEL BOARD.
- MOUNT RECEPTACLE 6" ABOVE COUNTER / TABLE. RECEPTACLE SHALL BE GROUND FAULT PROTECTED TYPE.
- OUTLETS IN KITCHEN, SERVING AREA AND RESTROOMS SHALL BE GFI TYPE RECEPTACLES.
- CONNECT EXHAUST FAN VIA LIGHTING SWITCH.
- COMPLIANCE OF SECTION 110-26(A) N.E.C. WORKING SPACE
- PROVIDE CONNECTION FOR WATER HEATER, PROVIDE DISC. SW. PER NEC REQUIREMENTS, EQUIPMENT TO BE ENERGY STAR.
- PROVIDE MAINTENANCE RECEPTACLE WITHIN 25' OF ALL MECHANICAL EQUIPMENT PER NEC 210.63.

ELECTRICAL LOAD & PANEL ANALYSIS (NEC 220)

Load Type	Qty	Unit Load	Total Load	Circuit Type
Lighting	1400 SF	1.2 W/SF	1680 W	General
Receptacles	12	180 VA	2160 VA	General
Washer/Dryer	1	5000 W	5000 W	Dedicated
Water Heater	1	4000 W	4000 W	Dedicated
TOTAL	-	-	≈12.8 kW	-

Panel sizing recommended: 100A minimum. Load per NEC Article 220.



**PROPOSED
POWER PLAN**
SCALE : 1/4" = 1'-0"

ELECTRICAL LEGEND

	DUPLEX OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	DUPLEX OUTLET BELOW COUNTER
	CEILING OUTLET
	FLOOR OUTLET
	GROUND FAULT OUTLET
	WEATHER PROOF OUTLET
	220v OUTLET
	EXHAUST FAN
	EXHAUST FAN / LIGHT
	RECESSED CAN LIGHT
	EYEBALL LIGHT
	VAPOR PROTECTED LIGHT
	CEILING LIGHT
	PENDANT LIGHT
	SCONCE LIGHT
	WALL LIGHT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CABLE T.V. JACK
	HIGH SPEED INTERNET
	BUTTON
	JUNCTION BOX
	PHONE JACK
	SMOKE DETECTOR
	STROBE SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	INTERCOM
	ELECTRIC METER
	1 BULB FLUORESCENT
	2 BULB FLUORESCENT
	VANITY LIGHTS
	CHIMES
	FLOOD LIGHT
	SPEAKER HARD WIRE
	CEILING FAN W/LIGHT
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	RECESSED EMERGENCY LIGHT/EXIT COMBO
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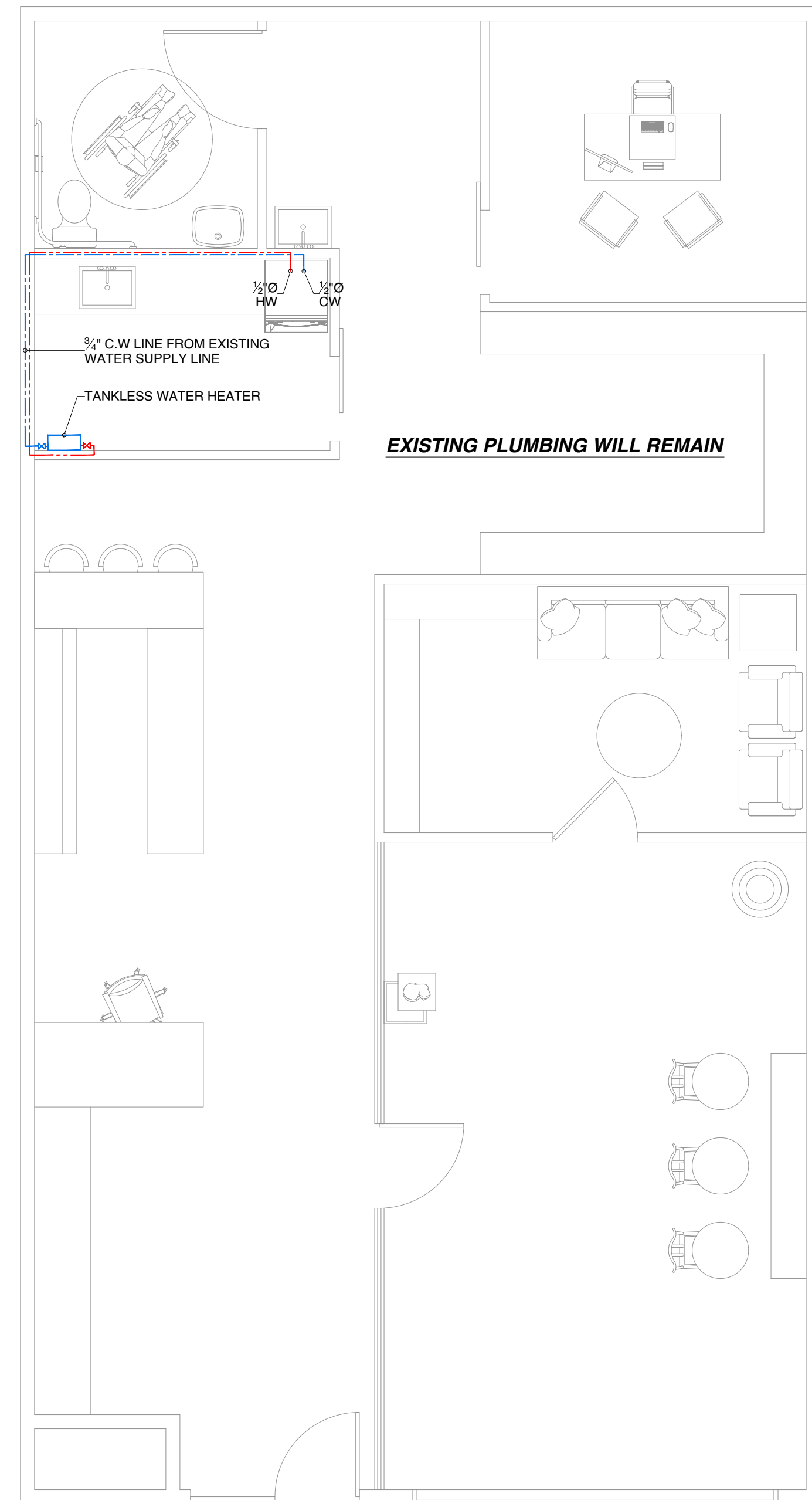
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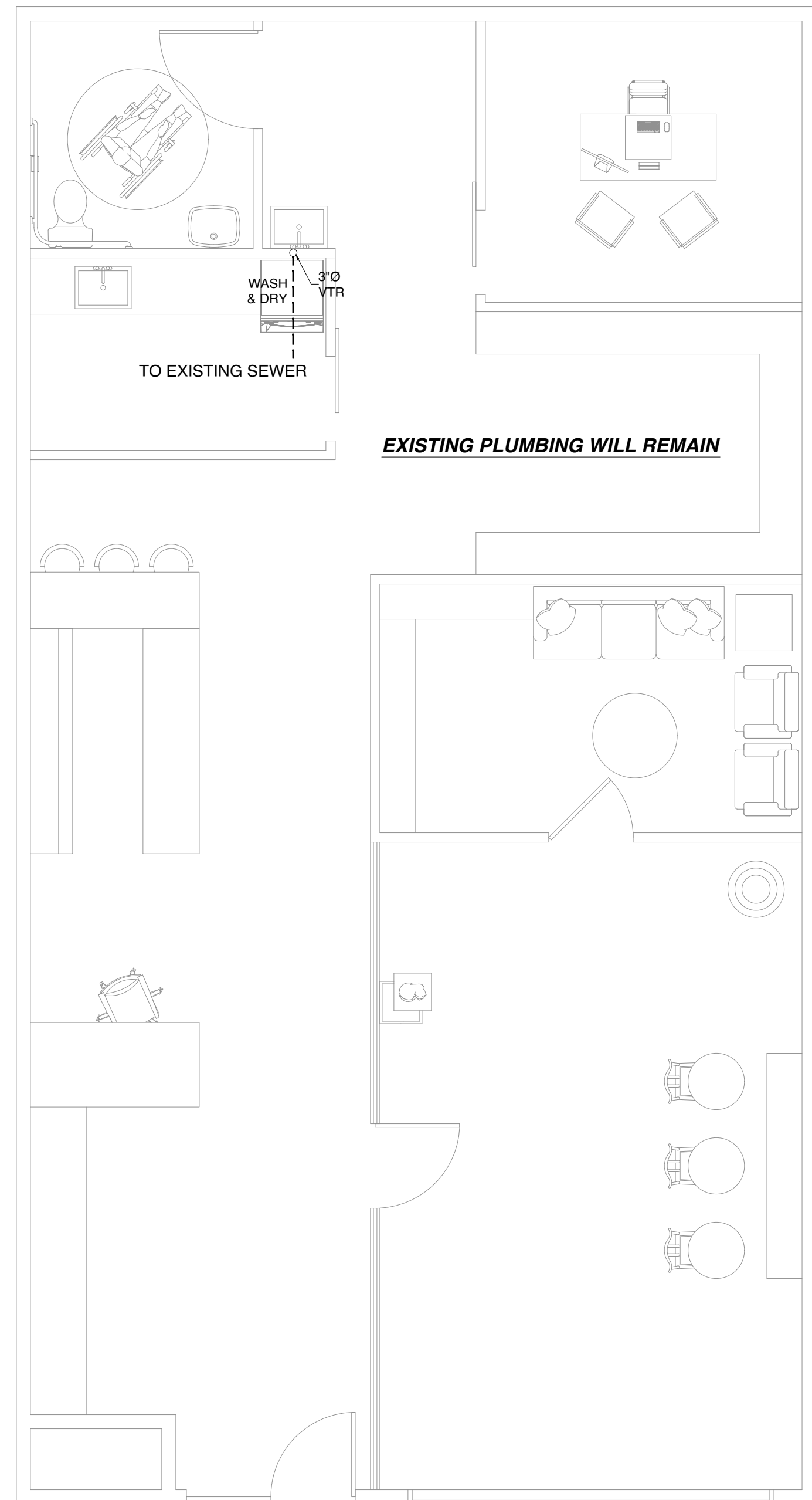
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PLUMBING NOTES

- GENERAL PLUMBING REQUIREMENTS**
ALL PLUMBING WORK SHALL COMPLY WITH:
2021 INTERNATIONAL PLUMBING CODE (IPC)
CITY OF AUSTIN PLUMBING CODE AMENDMENTS
CONTRACTOR SHALL VERIFY ALL EXISTING PIPING LOCATIONS AND CAPACITIES PRIOR TO CONSTRUCTION.
- FIXTURE REQUIREMENTS**
PLUMBING FIXTURES SHALL BE PROVIDED BASED ON OCCUPANT LOAD PER IBC CHAPTER 29.
EXISTING FIXTURES SHALL REMAIN AND BE VERIFIED FOR COMPLIANCE.
- WATER SUPPLY SYSTEM**
EXISTING WATER SUPPLY SYSTEM SHALL REMAIN.
PROVIDE SHUTOFF VALVES AT ALL FIXTURES.
ALL PIPING SHALL BE INSTALLED PER CODE AND MANUFACTURER REQUIREMENTS.
- SANITARY SYSTEM**
SANITARY PIPING SHALL COMPLY WITH IPC REQUIREMENTS.
MAINTAIN REQUIRED SLOPE:
2" PIPE -- 1/4" PER FOOT
3" PIPE -- 1/8" PER FOOT
PROVIDE CLEANOUTS AS REQUIRED.
- FIXTURES & EQUIPMENT**
FIXTURES SHALL COMPLY WITH ADA/AS ACCESSIBILITY REQUIREMENTS.
PROVIDE LOW-FLOW FIXTURES PER CODE REQUIREMENTS.
WATER HEATER SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
- VENTING**
ALL FIXTURES SHALL BE PROPERLY VENTED PER IPC.
AIR ADMITTANCE VALVES (IF USED) SHALL COMPLY WITH CODE.



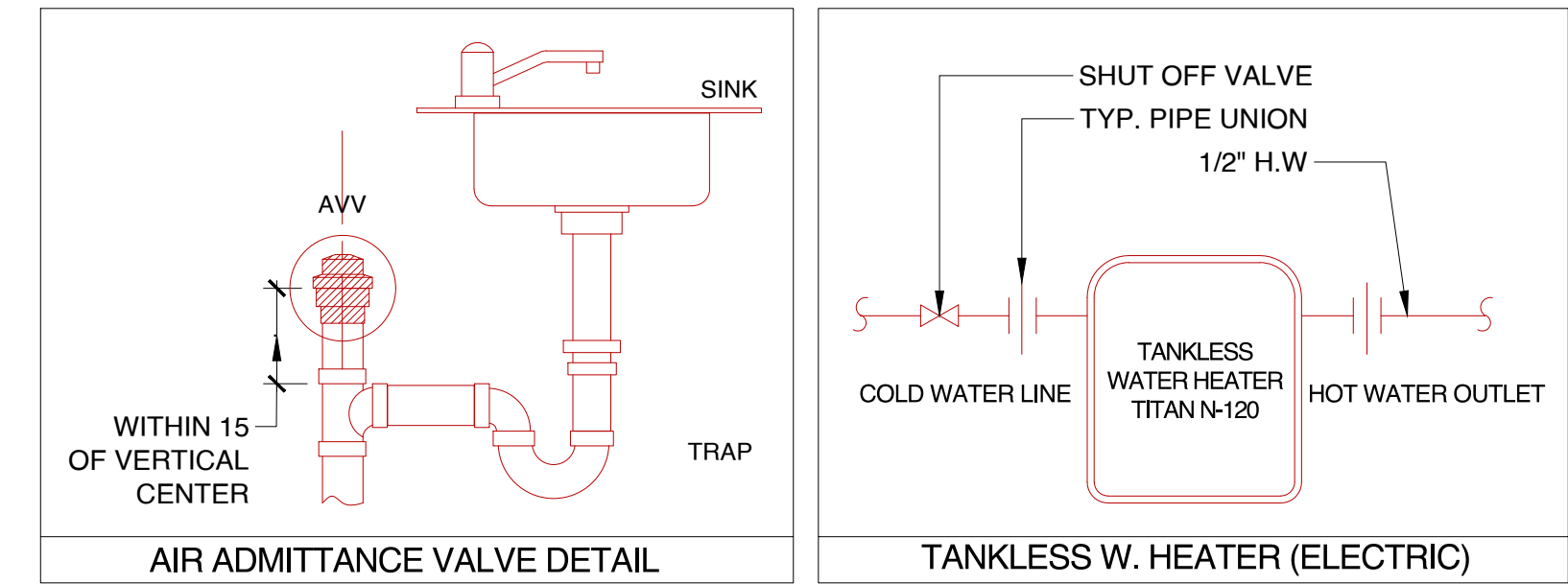
1 / PROPOSED
WATER SUPPLY PLAN
SCALE : 1/4" = 1'-0"



2 / PROPOSED
SEWER PLAN
SCALE : 1/4" = 1'-0"

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	COLD WATER (C.W.) LINE.
	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GATE VALVE.
	FLOOR CLEAN-OUT.
	CLEAN-OUT TO GRADE.
CW	COLD WATER.
HW	HOT WATER.
VTR	VENT THRU ROOF.
VTW	VENT THRU WALL.

PLUMBING NOTE
1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS:
2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT.
3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.



PLUMBING FIXTURE CONNECTION SCHEDULE						
MARK	DESCRIPTION	WASTE	VENT	C.W.	H.W.	REMARKS / SPECS
WC	WATER CLOSET.	3"	2"	3/4"	--	FLOOR MOUNTED, TANK TYPE, 1.28 GPF.
LAV	LAVATORY.	2"	2"	1/2"	--	COUNTER TOP, 1.5 GPM.
SW	SHOWER.	2"	2"	1/2"	1/2"	ANTI-SCALDING VALVE, 1.5 GPM HEAD
DW	DISHWASHER.	3/4"	--	1/2"	1/2"	1-1/2" INDIRECT WASTE LINE.
2CSK	TWO COMPARTMENT SINK.	2"	2"	1/2"	1/2"	WALL MTD, 1.5 GPM.
JSK	JANITOR SINK.	2"	2"	1/2"	1/2"	STAINLESS STEEL SINK FLOOR MTD, WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR.	--	--	1/2"	--	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE.	3"	2"	1/2"	1/2"	WALL MTD, RECESSED BOX WITH 2" TRAP, VALVED WATER CONNECTION.
HB	HOSE BIBB.	--	--	3/4"	--	VACUUM BREAKER



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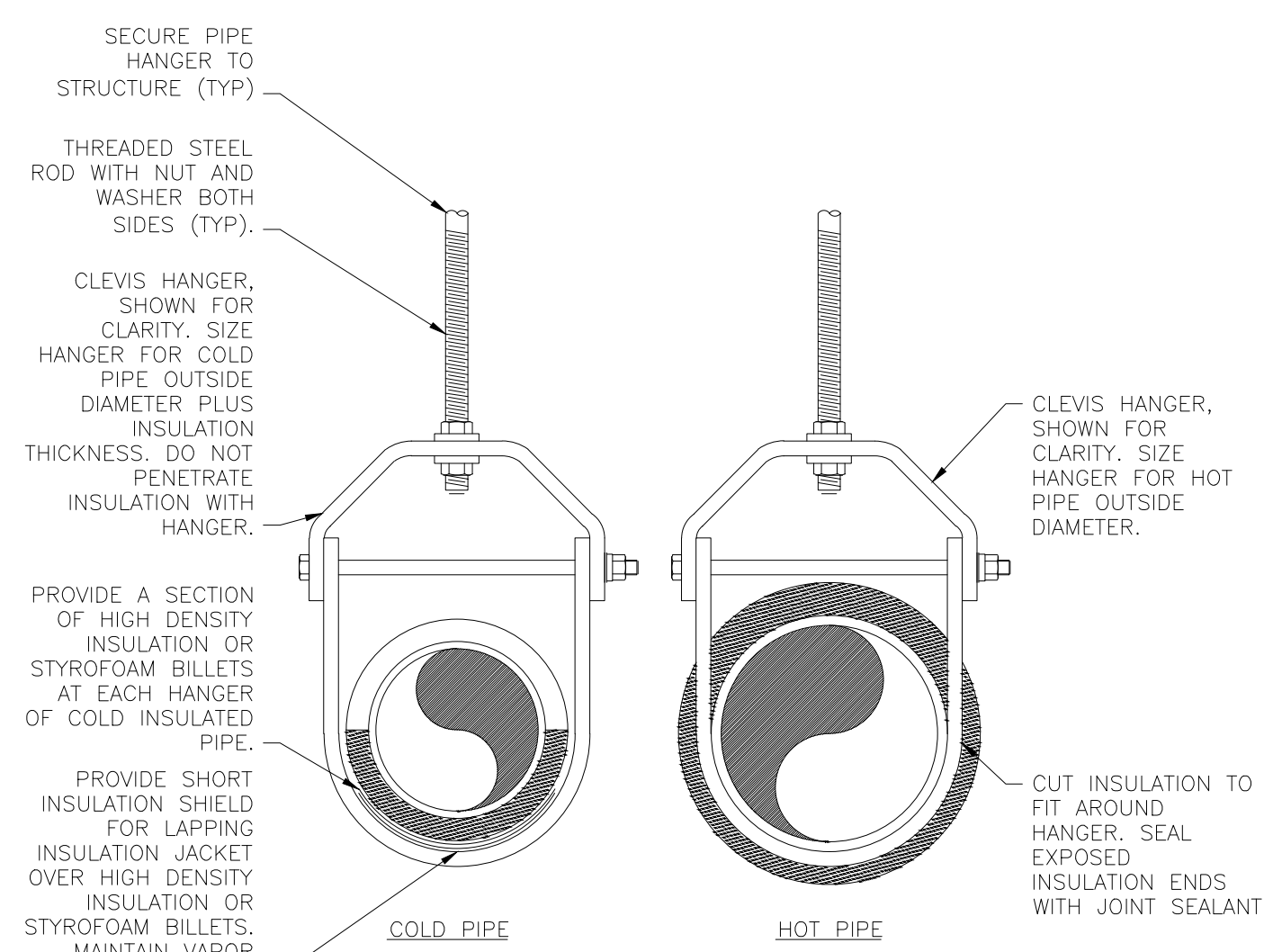
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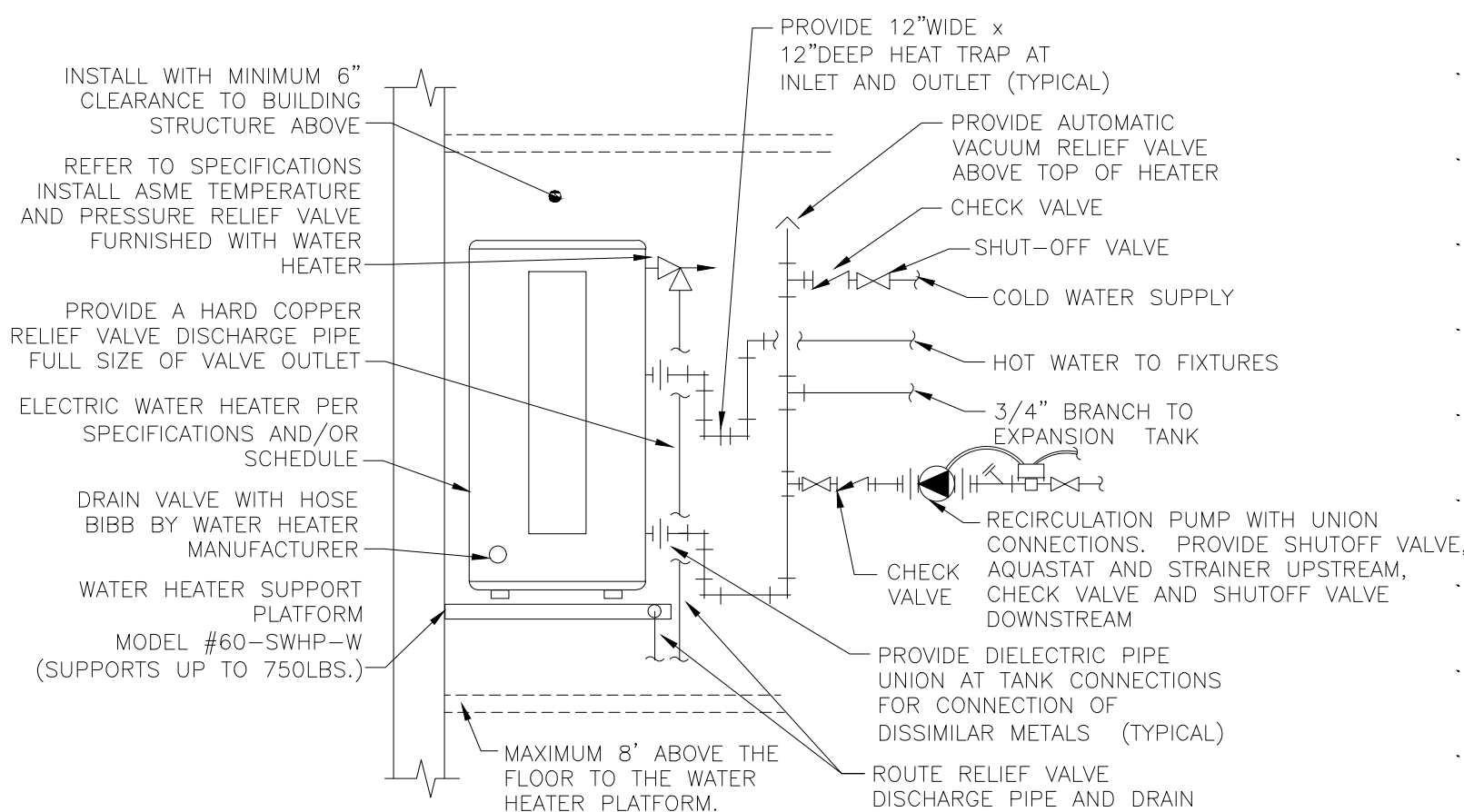
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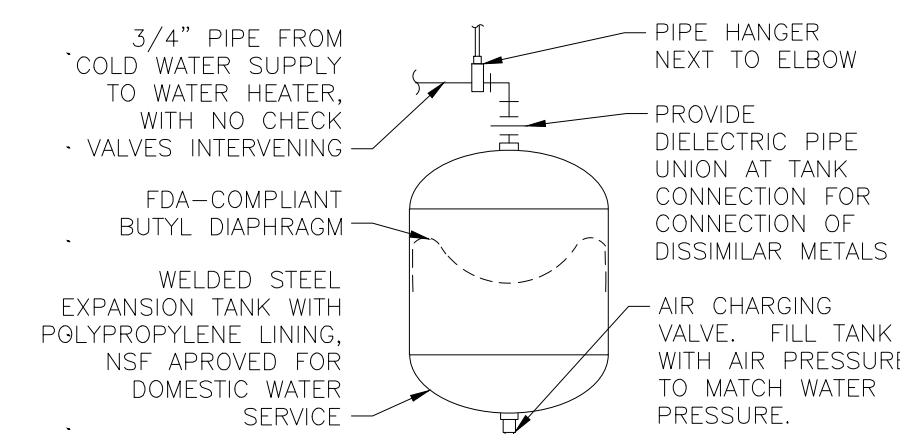
REFER TO SPECIFICATIONS FOR INSULATION TYPES, INSULATION THICKNESSES, HANGER TYPES, HANGER ROD CONNECTIONS TO STRUCTURE AND HANGER SPACING.

1 INSULATED PIPE HANGER DETAIL
NO SCALE



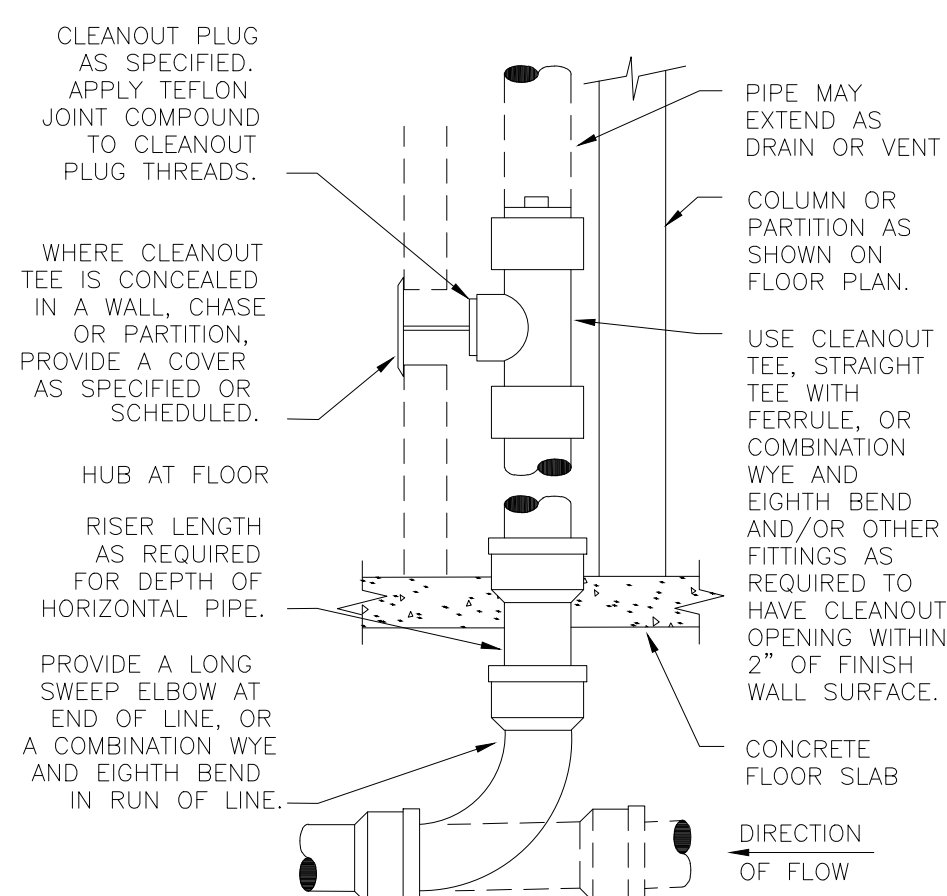
REFER TO SPECIFICATIONS, SCHEDULES AND NOTES FOR MORE INFORMATION. PIPING ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST TO SUIT FIELD CONDITIONS. VERIFY CONNECTION SIZES AND LOCATIONS PER MANUFACTURER'S REQUIREMENTS. REFER TO FLOOR PLANS FOR PIPE SIZES. PROVIDE SEISMIC STRAP OR BRACING IF/AS REQUIRED BY LOCAL AUTHORITIES AND/OR SEPARATE DETAIL. INSTALL WITH BOTTOM MINIMUM 6"-6" ABOVE FLOOR IF ABOVE JANITOR'S SINK; OTHERWISE HIGH AS POSSIBLE. POWER WIRING AND DISCONNECT SWITCH ARE SPECIFIED BY ELECTRICAL. INTERLOCK OF AQUASTAT WITH RECIRCULATION PUMP IS SPECIFIED BY ELECTRICAL IF REQUIRED. PROVIDE SEISMIC STRAP OR BRACING WHEN REQUIRED BY LOCAL AUTHORITIES.

2 ELECTRIC WATER HEATER OVERHEAD
NO SCALE



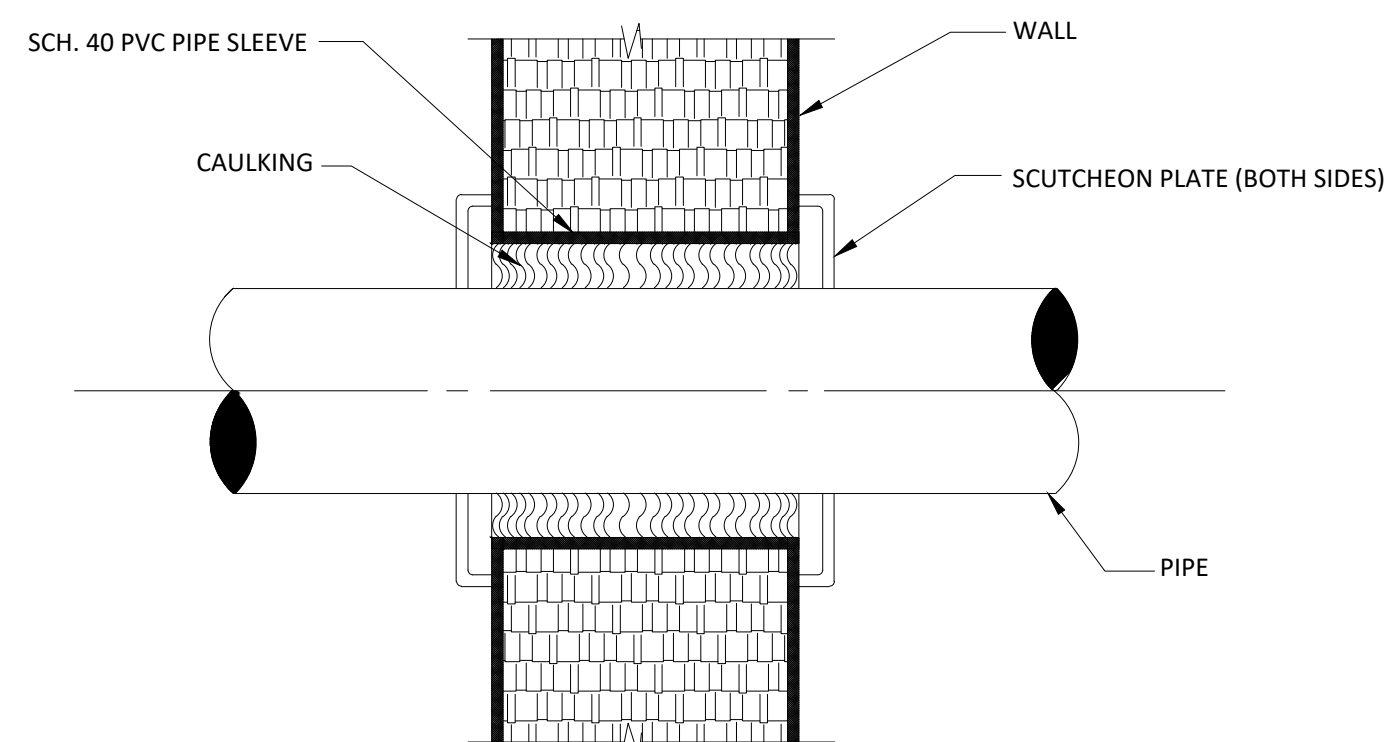
PIPING ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST TO SUIT FIELD CONDITIONS. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION PROCEDURE. VERIFY PROPER OPERATION WHEN INSTALLED. PROVIDE SEISMIC STRAP OR BRACING WHEN REQUIRED BY LOCAL AUTHORITIES.

3 SMALL EXPANSION TANK
NO SCALE

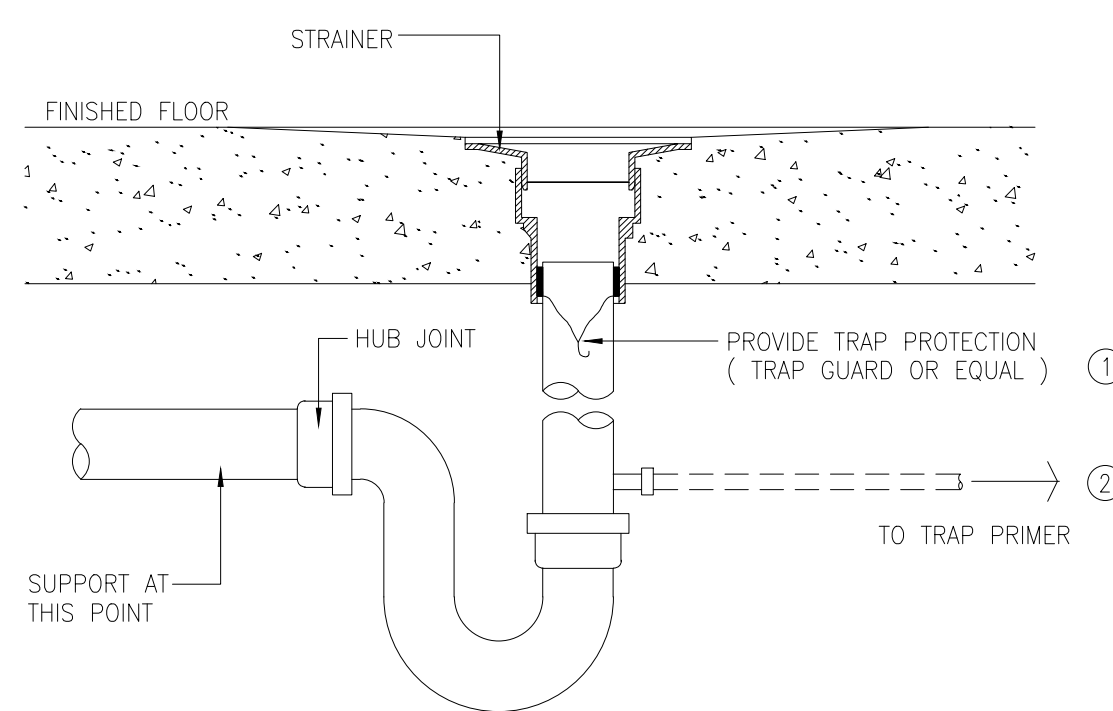


REFER TO SPECIFICATIONS AND SCHEDULES FOR MORE INFORMATION. PROVIDE WCO AT BASE OF RAIN-LEADER DOWNSPOUTS AND SOIL STACKS. PROVIDE WCO WHERE SHOWN ON PLAN, AND ON SANITARY WASTE BRANCHES LONGER THAN FIVE FEET NOT SERVED WITH A FLOOR CLEANOUT. LOCATE ABOVE FIXTURE FLOOR RIM WITHIN FOUR FEET OF FLOOR. CONSULT LOCAL CODES AND OFFICIALS FOR OTHER WCO REQUIREMENTS.

05 WALL CLEANOUT
SCALE: N.T.S.

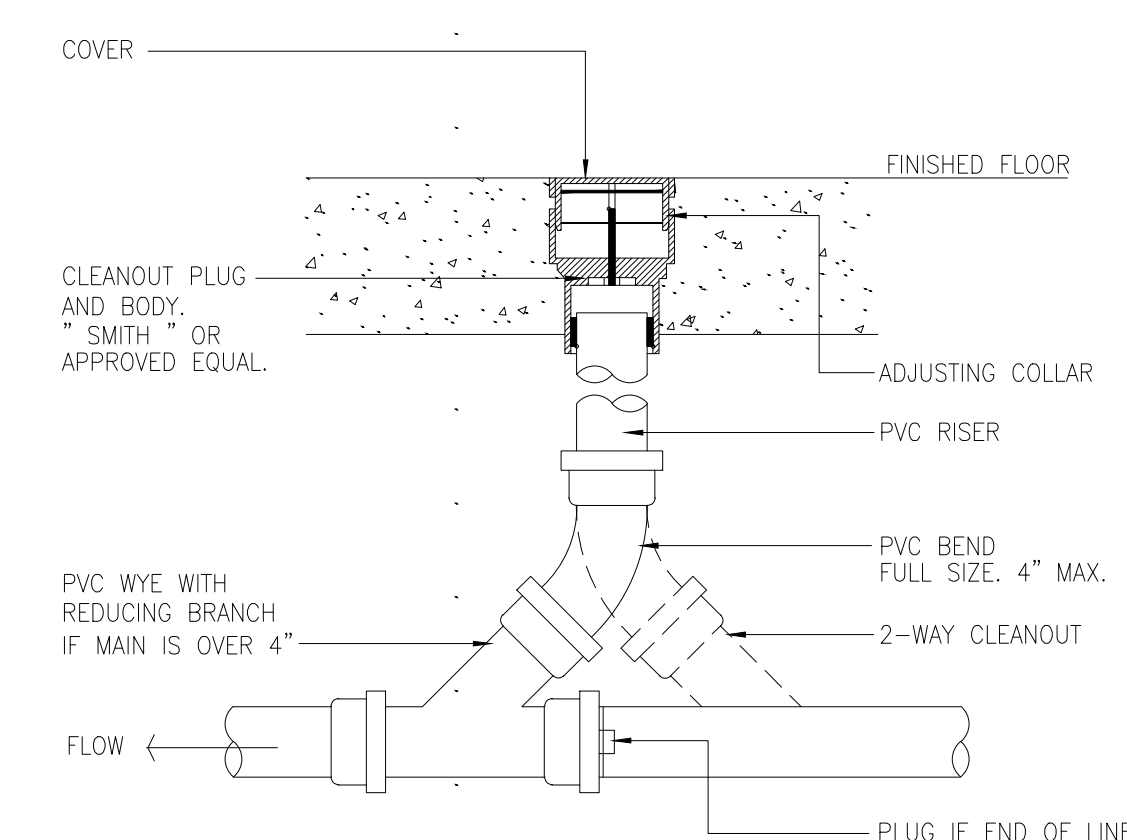


04 PIPE THRU WALL DETAIL
SCALE: N.T.S.

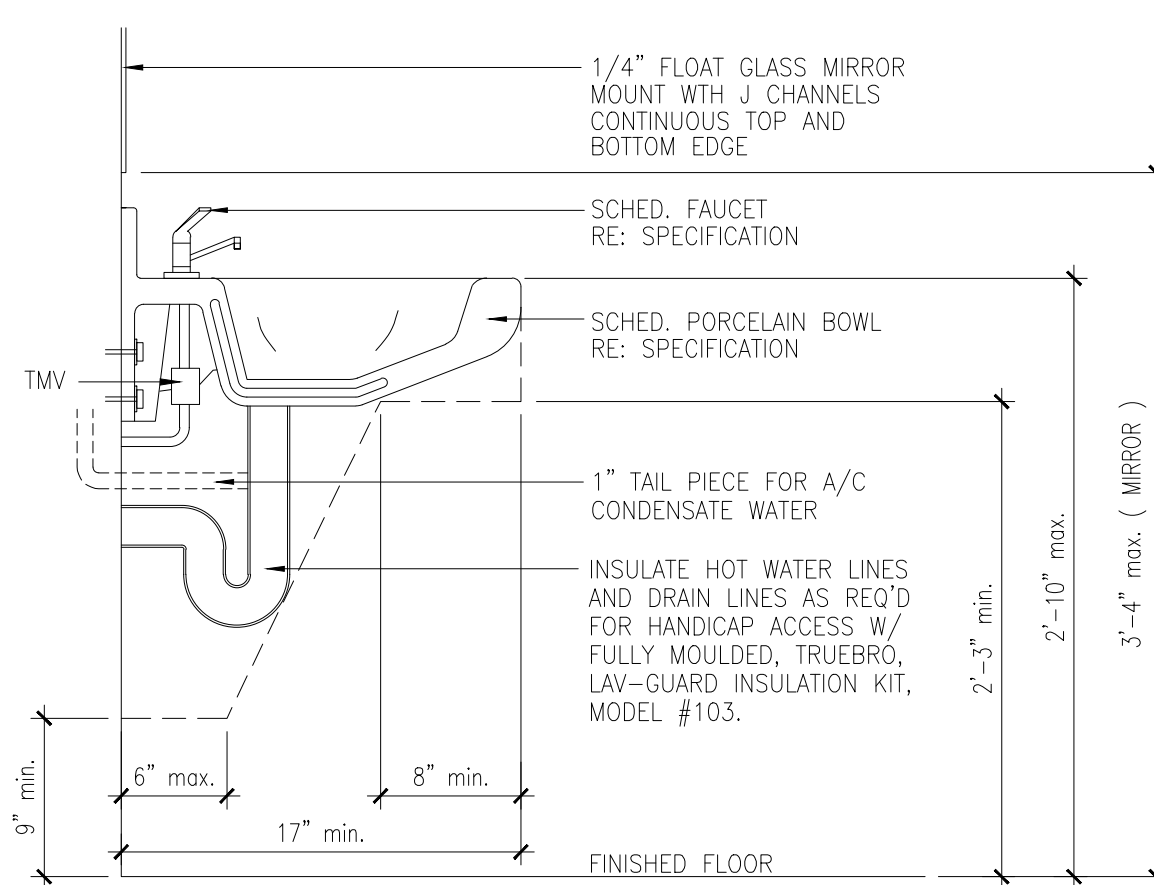


1. PROVIDE TRAP PROTECTION IN KITCHEN AREA, WITHOUT TRAP PRIMER.
2. PROVIDE TRAP PRIMER IN RESTROOM, INSTEAD OF TRAP GUARD.

06 FLOOR DRAIN DETAIL
SCALE: N.T.S.

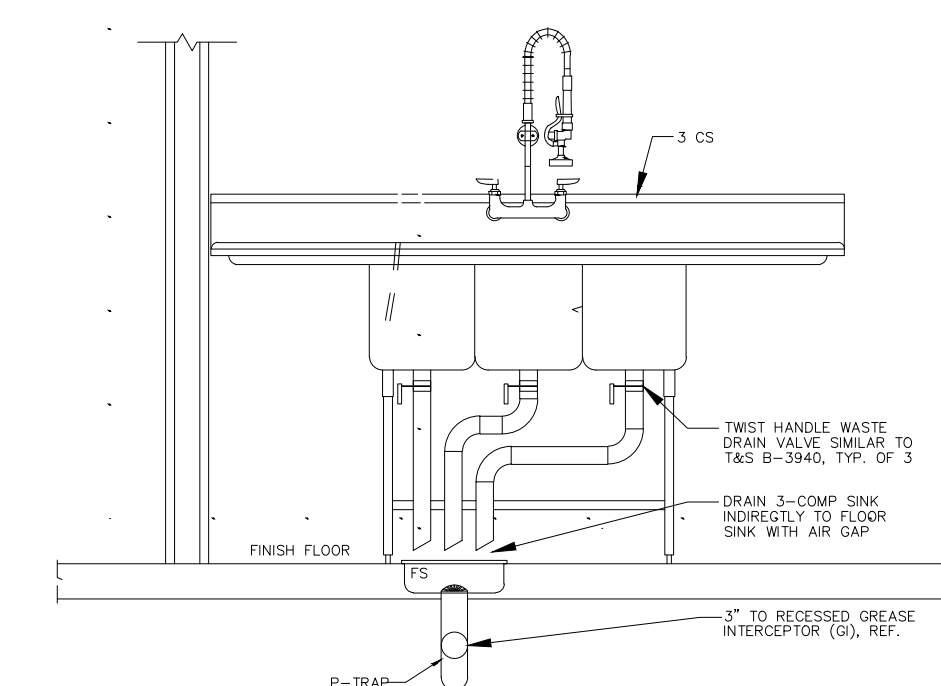


07 FLOOR CLEAN-OUT DETAIL
SCALE: N.T.S.



INSTALL TMV LIMITED TO MAX. TEMPERATURE OF 110 DEGREE F. FOR HAND SINK WITH "WATT" 1/2" LFMMVM1-UT, LEAD FREE THREADED MIXING VALVE AND SHALL COMPLY ASSE 1070 TYPE.

08 HANDSINK / LAVATORY DETAIL
SCALE: N.T.S.



09 3-COMPARTMENT SINK DETAIL
SCALE: N.T.S.

PLUMBING ANALYSIS (IBC 2902 / IPC 2021)

Fixture	Required	Provided	Code Ref	Status
Water Closet	1	1	IBC 2902.1	OK
Lavatory	1	1	IBC 2902.1	OK

Fixture count based on occupant load. ADA compliance required per TAS.

PROJECT FOR
8534 S CONGRESS AVE SUITE
240 AUSTIN TEXAS
INTERIOR REMODELING AND RENOVATION OF
EXISTING COMMERCIAL UNIT

NO.	REVISION

DRAWING NO.:

DATE:

DRAWN BY:

SHEET:

P2.0