

# INTERIOR REMODEL INDEPENDENCE TITLE SUITE XXX

PLAZA BALCONES  
BALCONES, SUITE 101  
AUSTIN, TEXAS 78613

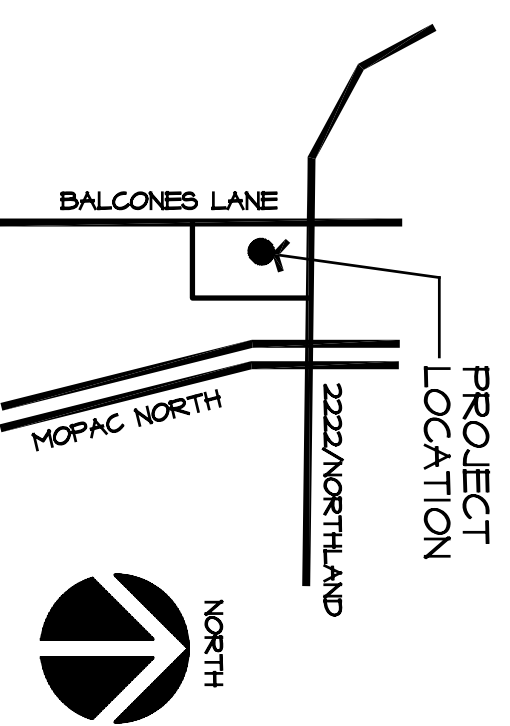
## DRAWING INDEX

- A-1 COVER SHEET
- A-2 FLOOR PLAN & DETAILS
- A-2 CEILING PLAN & DETAILS

## PROJECT DIRECTORY

<b>ARCHITECT</b>	<b>TENANT</b>
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## LOCATION MAP



## GENERAL NOTES

1. CONTRACTOR TO VISIT SITE AND VERIFY CONDITIONS PRIOR TO STARTING WORK.
2. CONTRACTOR TO FURNISH ALL PERMITS AND OBTAIN ALL APPROVALS REQUIRED BY GOVERNING AGENCIES.
3. ALL WORK IS TO COMPLY WITH THE APPLICABLE CODES AND RULES OF THE CITY OF AUSTIN.
4. ALL EQUIPMENT, FIXTURES, AND MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. TRADES ARE TO VERIFY CONDITION OF WORK BY OTHERS AS ACCEPTABLE FOR THEIR INSTALLATION PRIOR TO STARTING WORK. STARTING OF WORK INDICATES ACCEPTANCE.
6. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS. VERIFY ALL DIMENSIONS OF EXISTING SPACE TO BE RENT.
7. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES TO EXISTING BUILDING OR PREVIOUSLY COMPLETED WORK INCURRED BY HIS STAFF OR SUBCONTRACTORS.
8. CONTRACTOR TO PROTECT AREAS AND SURFACES ADJACENT TO CONSTRUCTION AREA FROM DAMAGE & DEBRIS.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN AND SAFE JOB SITE THROUGHOUT THE CONSTRUCTION PERIOD.
10. UNLESS INDICATED OTHERWISE, SUBSTITUTIONS OF MATERIALS/FINISHES SPECIFIED ARE NOT PERMITTED UNLESS REQUESTED AND APPROVED IN WRITING BY THE ARCHITECT OR THE OWNER.
11. PREPARE ALL SURFACES FOR INSTALLATION OF NEW FINISHES AND MATERIALS AS INDICATED ON THE PLANS AND FINISH SCHEDULE.
12. AT THE COMPLETION OF CONSTRUCTION, THE GENERAL CONTRACTOR WILL THOROUGHLY CLEAN THE ENTIRE DEMOLISHED SPACE INCLUDING, BUT NOT LIMITED TO, ALL WALL, FLOOR AND GLASS SURFACES, ALL RETURN AND SUPPLY AIR GRILLS, LIGHT FIXTURE LENSES AND TOILET ROOM FIXTURES AND ACCESSORIES.
13. PRIOR TO PURCHASE CONTRACTOR SHALL SUBMIT FOR APPROVAL SAMPLES, MANUFACTURER'S CATALOG DATA AND/OR SHOP DRAWINGS OF PRODUCTS AND FINISHES OTHER THAN THOSE SPECIFIED.
14. LIGHTING SCHEDULE PREPARED BY A QUALIFIED ENGINEER RECEIVED BY A LICENSED ENGINEER. PROVIDE MEP DRAWINGS AND ALL SCOP PENETRATIONS SHALL BE PERFORMED BY THE APPROVED RETAIL CENTER ROOFING CONTRACTOR.
15. ALL DOORS ARE LOCATED 4" OFF ADJACENT WALL UNLESS INDICATED OTHERWISE.
16. ALL DIVISIONS ARE TO BE FINISH FACE OF WALL UNLESS INDICATED OTHERWISE.
17. ALL DOOR OPENINGS ARE TO BE FRAMED WITH DOUBLE STOPS AT THE JAMB UNLESS INDICATED OTHERWISE.

## MEP. REQUIREMENTS

**MECHANICAL** VERIFY THE EXISTING MECHANICAL SYSTEM FOR THE REMOVE. THE EXISTING SYSTEMS WILL BE INSTALLED IN LOCATIONS SUITABLE FOR WORK. A WALL DESIGNATED TO RECEIVE TENANT-INSTALLED CABINET WORK. INSTALL NEW FILTERS AND BALANCE BLENDS SYSTEM AT COMPLETION OF CONSTRUCTION.

**ELECTRICAL** VERIFY THE EXISTING ELECTRICAL SYSTEM FOR THE REMOVE. NEW OUTLETS AS SHOWN. CONTRACTOR TO PROVIDE ELECTRICAL PANELS TO BE MINIMUM 220 AMP. SEE ELECTRICAL SHEETS FOR MORE INFORMATION. ELECTRICAL CONTRACTOR TO PROVIDE ALL CONDUITING, JUNCTION BOXES AND PULL STRINGS FOR ALL INDICATED PHONE DATA AND SECURITY OUTLETS.

**PLUMBING** VERIFY THE EXISTING PLUMBING SYSTEM FOR THE REMOVE. DEMOLITION INCLUDES REMOVAL OF TWO TOILET ROOMS. REMOVAL WORK INCLUDES NEW TOILET ROOMS IN THE AREA OF ONE DEMOLISHED TOILET ROOM. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL A FIRE ALARM SYSTEM WITH ADJUDICABLE AND VISUAL INDICATORS IN ALL AREAS.

**SECURITY** TENANT WILL PROVIDE SECURITY SYSTEM.

**DATA/VOICE** TENANT WILL PROVIDE CABELING AND DEVICES.

## PROJECT INFORMATION

SCOPE OF WORK:  
INTERIOR FINISH-OUT OF SHELL RETAIL SPACE INTO A CONVENIENCE STORE RETAIL FACILITY. WORK TO INCLUDE ALL WORK DESCRIBED WITHIN THE DRAWINGS AND SPECIFICATIONS.  
ADDRESS:  
THE SHOPS AT SILVERADO  
12920 PARKER LANE, SUITE 101  
CEDAR PARK, TEXAS 78613  
TOTAL AREA: 3210 SF

## CODE INFORMATION

CITY, STATE GOVERNING CODES:  
2008 INTERNATIONAL BUILDING CODE  
2008 INTERNATIONAL ELECTRICAL CODE  
2003 NATIONAL FIRE ALARM AND SIGNALING CODE  
2006 INTERNATIONAL ENERGY CONSERVATION CODE  
2006 INTERNATIONAL ENERGY CONSERVATION CODE  
TEXAS ACCESSIBILITY STANDARDS

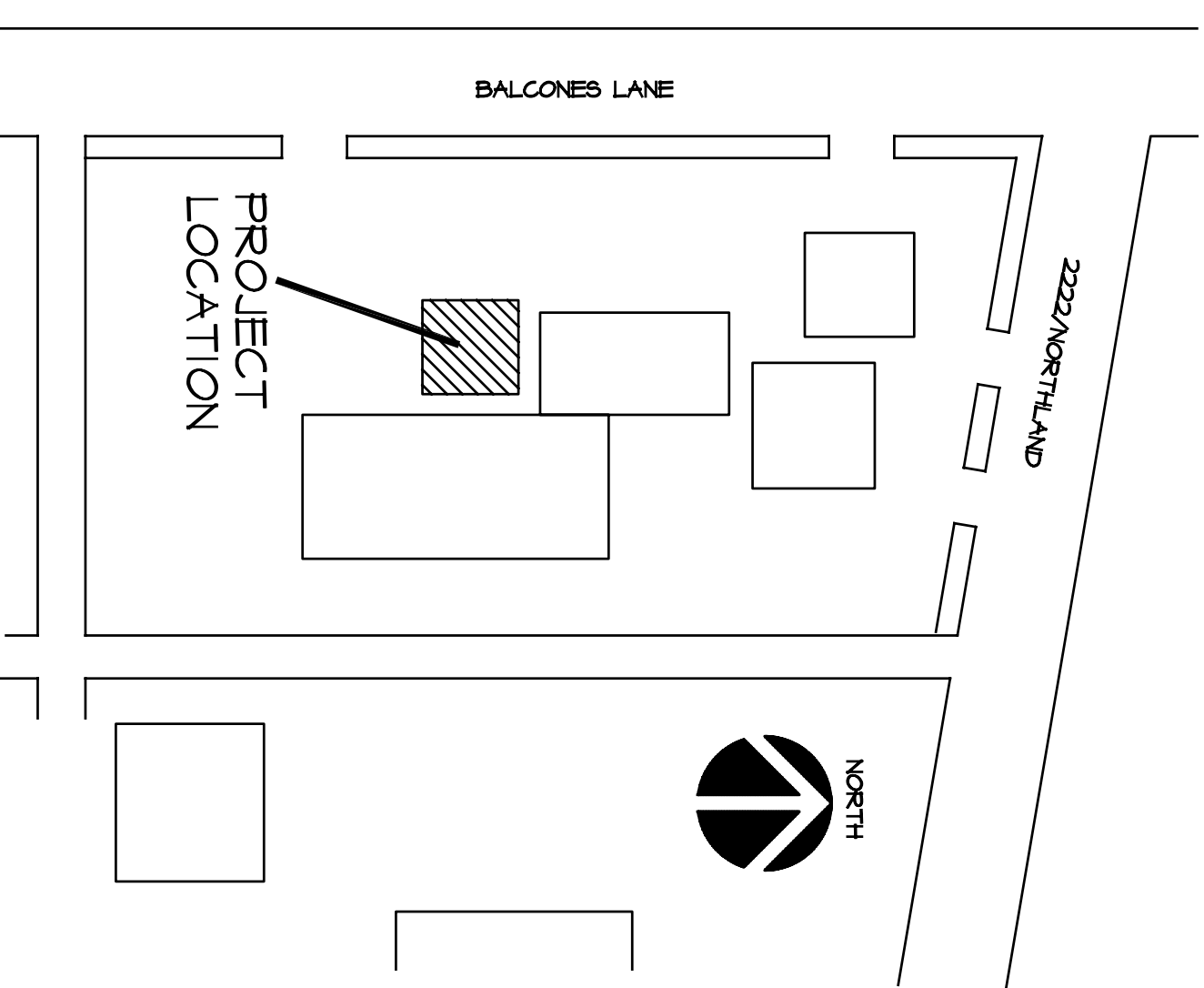
OCCUPANCY: 22  
BANK: 224 SF  
WORK: 204 SF  
TOILETS: 186 SF  
CONFERENCE: 276 SF  
TOTAL OCCUPANCY LOAD: 6735

OCCUPANCY GROUP: 2 PROVIDED  
NUMBER OF TOILETS: (I) REQUIRED  
NUMBER OF LAVATORIES: (C) REQUIRED  
DRINK MACHINE/WATER PROVIDED: 123

## ITEM SPECIFICATION

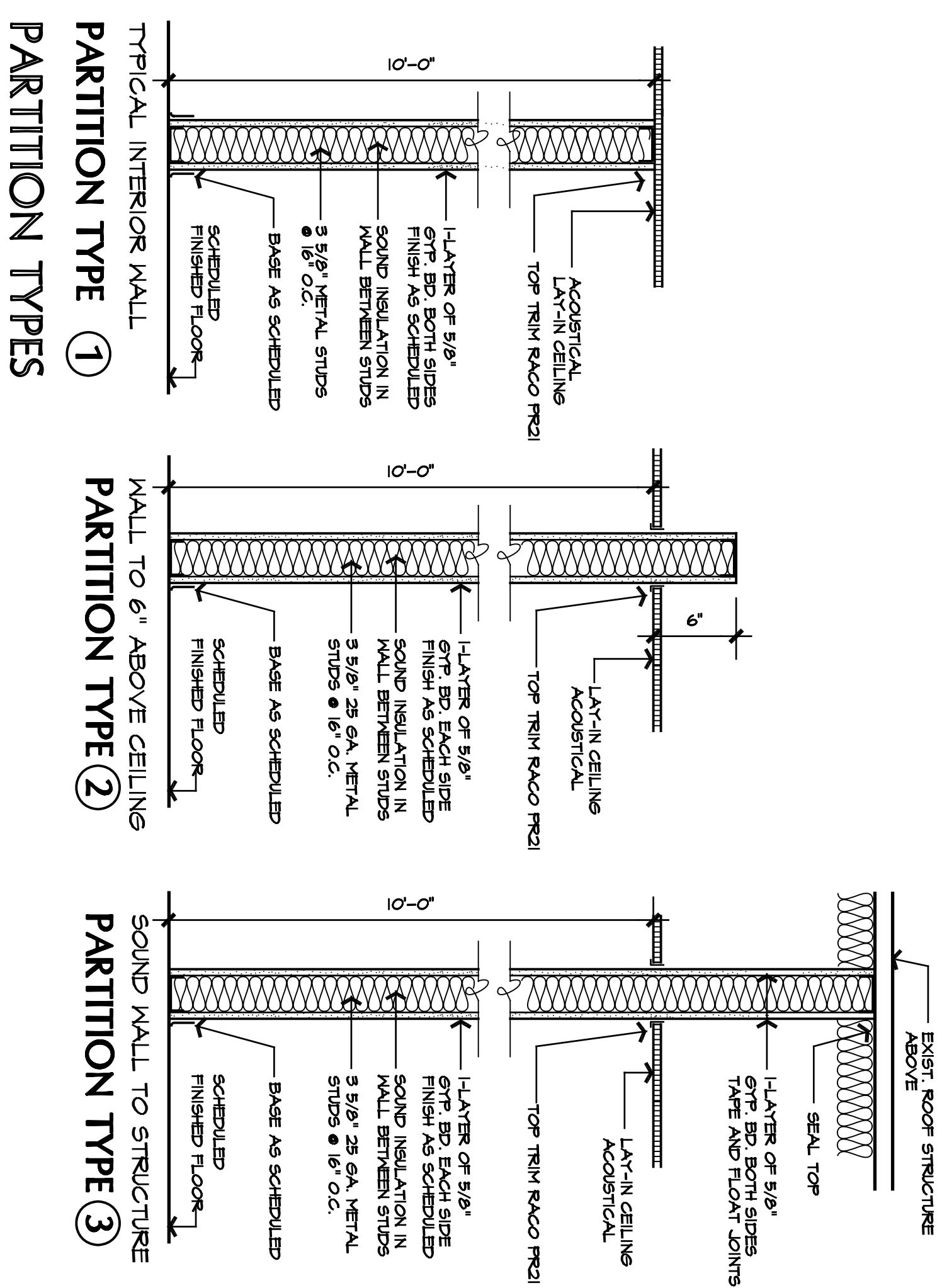
<b>FLOORING VCT-1</b>	HANINGTON 899 LUXGULL, 918 SOAR APPLE, 1222 IRON, 3028 PERSIMMON, LAMIN LAM IN A PATTERN TO BE SPECIFIED
<b>CARPET GPT-1</b>	DIRECT GUE CARPET - SWAN DISPERSE TILE STYLE NUMBER 84976, COLOR NOVEMBER #15461, PATTERN TO BE SPECIFIED
<b>TILE FLOOR CT-1</b>	CERAMIC TILE - THE AD 8688, LAMIN PLANKS IN FINISH KOSCIUSKO #9011
<b>TILE FLOOR/WALL CT-2</b>	CERAMIC TILE - XXX IN FINISH KOSCIUSKO #9011
<b>HOOD BASE MB-1</b>	4" RUBBER COVER, COLOR TO BE SELECTED
<b>RUBBER BASE RB-1</b>	4" RUBBER COVER, COLOR TO BE SELECTED
<b>LAMINATE PL-1</b>	PLASTIC LAMINATE - FORMICA 909-9P BLACK SCULPTED FINISH
<b>LAMINATE PL-2</b>	PLASTIC LAMINATE - MILSOMART 799K-C7 COCOSMILA
<b>LAMINATE PL-3</b>	PLASTIC LAMINATE - MILSOMART 7909-60 FLORIN MAPLE
<b>SURFACE GR-1</b>	SOLID SURFACE - HANSTONE SWAN COTTON R8301
<b>PAINT, PT-1</b>	1-COAT 100% ACRYLIC LATEX PRIMER OVER ROLL TEXTURE
<b>PAINT, PT-1</b>	2-COATS DEVCO SATIN LATEX
<b>PAINT, PT-1</b>	COLOR: SHERWIN WILLIAMS SK7005 PURE WHITE
<b>PAINT, PT-1</b>	COLOR: SHERWIN WILLIAMS SK6646 KUDQUART
<b>PAINT, PT-1</b>	COLOR: SHERWIN WILLIAMS SK6675 AFTERNOON
<b>PAINT, PT-5</b>	METAL DOOR/FRAME - SENGLEDS - COLOR: MATCH PT-1
<b>TOILET PAPER HOLDER</b>	BOBRICK - B-212, STAINLESS STEEL
<b>PAPER TOWEL DISPENSER</b>	BOBRICK - B-264, STAINLESS STEEL
<b>PAPER TOWEL DISPENSER</b>	BOBRICK - B-262, STAINLESS STEEL
<b>GRAB BARS</b>	BOBRICK - B-1689 24"X 96"X, STAINLESS STEEL
<b>INTERIOR DOORS</b>	BOBRICK - B-550 X 56 & B-550 X 42, STAINLESS STEEL
<b>INTERIOR DOOR FRAMES</b>	KOHANK 5X11 5/8" DOOR, WOOD VENEER
<b>INTERIOR DOOR HANDWAYS</b>	THIELY PREFINISHED FRAME
<b>WATER CLOSET</b>	BRUSHED ALUMINUM LEVER TYPE ADA COMPLIANT TYPE WHITE SEAT
<b>HOT WATER HEATER</b>	IN-LINE INSTANT-HOT TYPE
<b>FIRE EXTINGUISHER (LOCATE AS NOTED)</b>	LAGER'S 1#10, COMPANY - MP SERIES, DRY CHEM, #P-10, COLOR: RED OR BUAL
<b>HANDICAPPED TOILET SIGNAGE</b>	LOCALLY PURCHASED PREMANUFACTURED SIGNAGE TO MEET ALL REQUIREMENTS FOR ADA COMPLIANT SIGNAGE
<b>COVER PLATE</b>	WALLS, WHITE PLASTIC
<b>WALL HANG LAVATORY</b>	ELER 1031-3444, WALL HANG 20X18, OR APPROVED EQUAL.
<b>WALL HANG LAVATORY</b>	CHICAGO FACET #PFA-3171, OR APPROVED EQUAL, HVOX

## CENTER PLAN



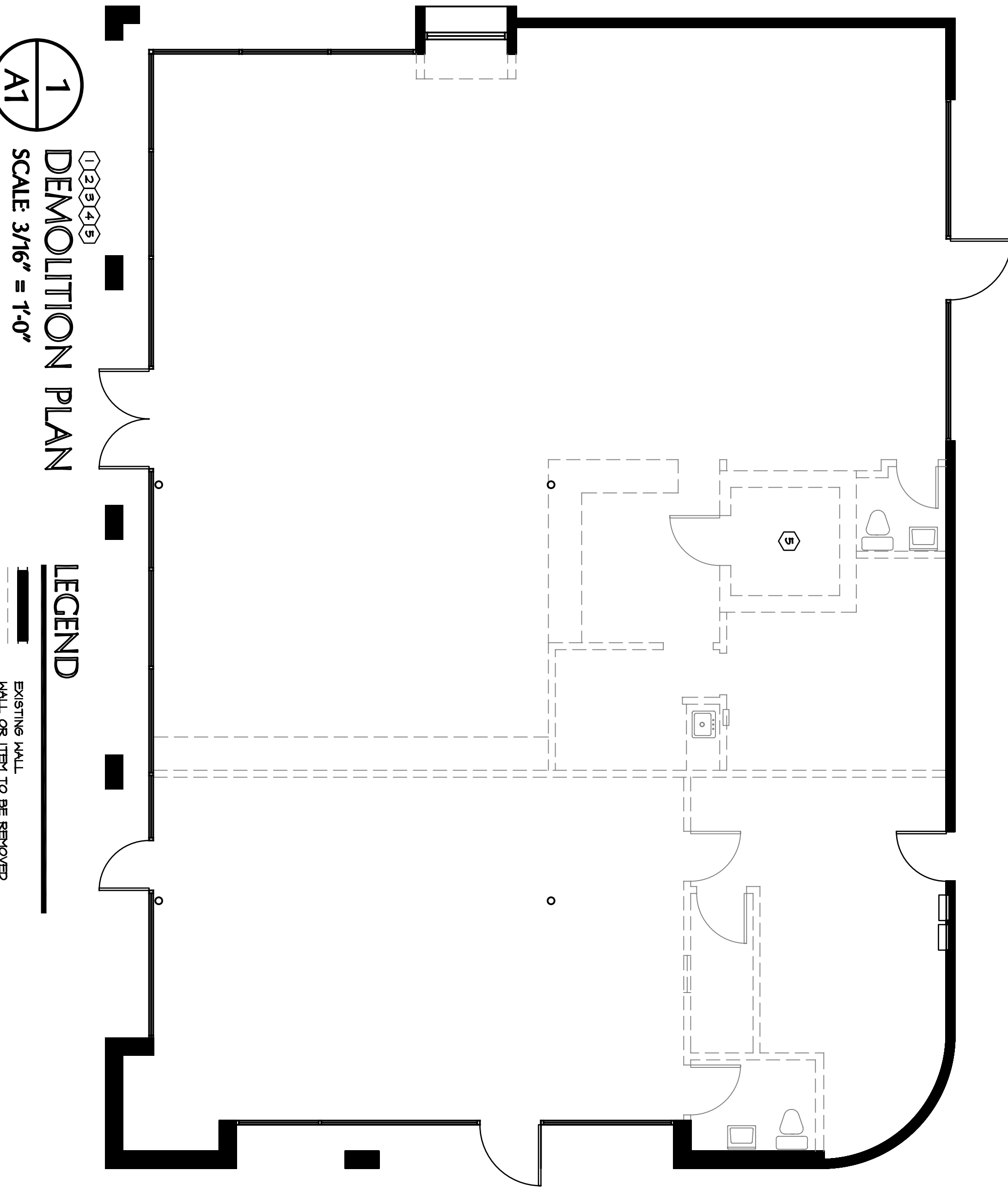
## DEMOLITION KEYED NOTES

- 1 REMOVE EXISTING WALLS AND OTHER TRADES, REPAIR SURFACES, DO NOT SAVE DOORS, FRAMES OR HARDWARE. REMOVE ALL OUTLETS IN THE SPACE DO NOT REMOVE PANELS AND OTHER BASE ELECTRICAL SYSTEM.
- 2 REMOVE CEILING GRID SYSTEM AND TILES, CEILING HEIGHTS VARY FROM 10'-0" AFF. TO 10'-6" AFF. NEW CEILING TO BE AT 10'-0" AFF.
- 3 REMOVE ONLY MECHANICAL SYSTEM ELEMENTS BEING RECYCLED OR REUSED IN THE MECHANICAL WORK FOR THE REMODEL.
- 4 REMOVE PLUMBING FIXTURES, PLUMBING SYSTEM WILL BE MODIFIED FOR THE REMODEL. REFER TO THE FLOOR PLAN AND NOTES.
- 5 PREPARE FLOOR CONDITION FOR SCHEDULED NEW FLOORING.



## DEMOLITION PLAN

SCALE 3/16" = 1'-0"



DATE	2/14/10
PROJECT NUMBER:	IDTT-2-10
SHEET:	A1

REVISIONS:	

## COVER SHEET



INTERIOR REMODEL ·  
INDEPENDENCE TITLE-PLAZA BALCONES  
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