



823 Congress Avenue #300
Austin, Texas 78701
737-443-7769

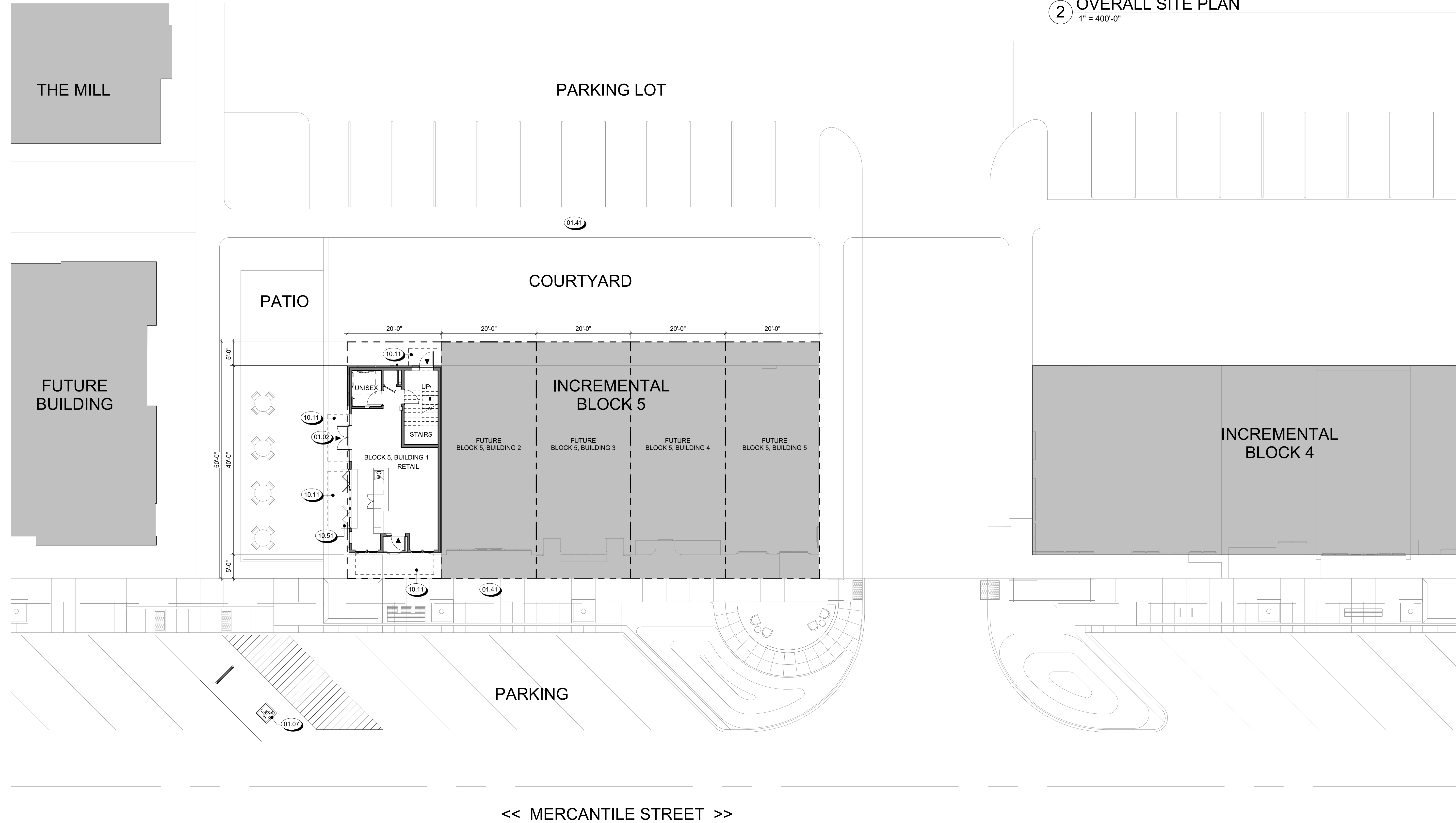
- SITE PLAN NOTES**
1. THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUBSTRUCTURES WHERE DISCREPANCIES OCCUR. CONTACT ARCHITECT.
 2. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. SEE SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
 3. ALL ROOF DRAINAGE SHALL BE DIRECTED TO AN APPROVED DRAINAGE FACILITY. S.C.D.
 4. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
 5. WHERE DISCREPANCIES BETWEEN SOILS REPORT AND ARCHITECT'S DRAWINGS OCCUR, CONTACT ARCHITECT.
 6. PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. MINIMUM SPACING SHALL BE PER INDUSTRY STANDARD UNLESS SHOWN OTHERWISE ON THE LANDSCAPE AND CIVIL DRAWINGS.
 7. FOR INFORMATION & SCOPE NOT NOTED SEE CIVIL AND LANDSCAPE DRAWINGS.
 8. FOR GENERAL SITE ACCESSIBILITY REQUIREMENT REF. **G100** SERIES SHEETS



2 OVERALL SITE PLAN
1" = 400'-0"

KEYNOTE LEGEND

Key Value	Keynote Text
01.02	ACCESSIBLE MAIN ENTRY, PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY
01.07	STANDARD ACCESSIBLE PARKING STALL, S.C.D.
01.41	SIDEWALK, S.C.D.
10.11	AWNING ABOVE
10.51	SERVICE / TRANSACTION COUNTER



NOT FOR CONSTRUCTION

REVISIONS

SEAL / SIGNATURE

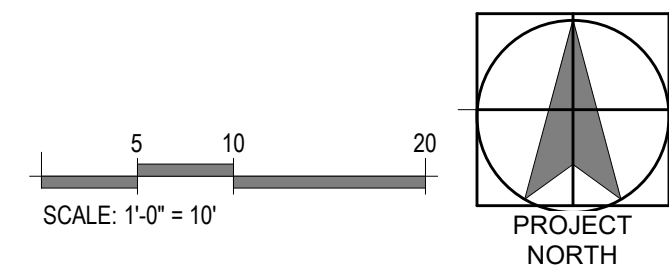
JOB NO. 1646.005

DRAWN SW

CHECK RB

SITE PLAN

SHEET
A111

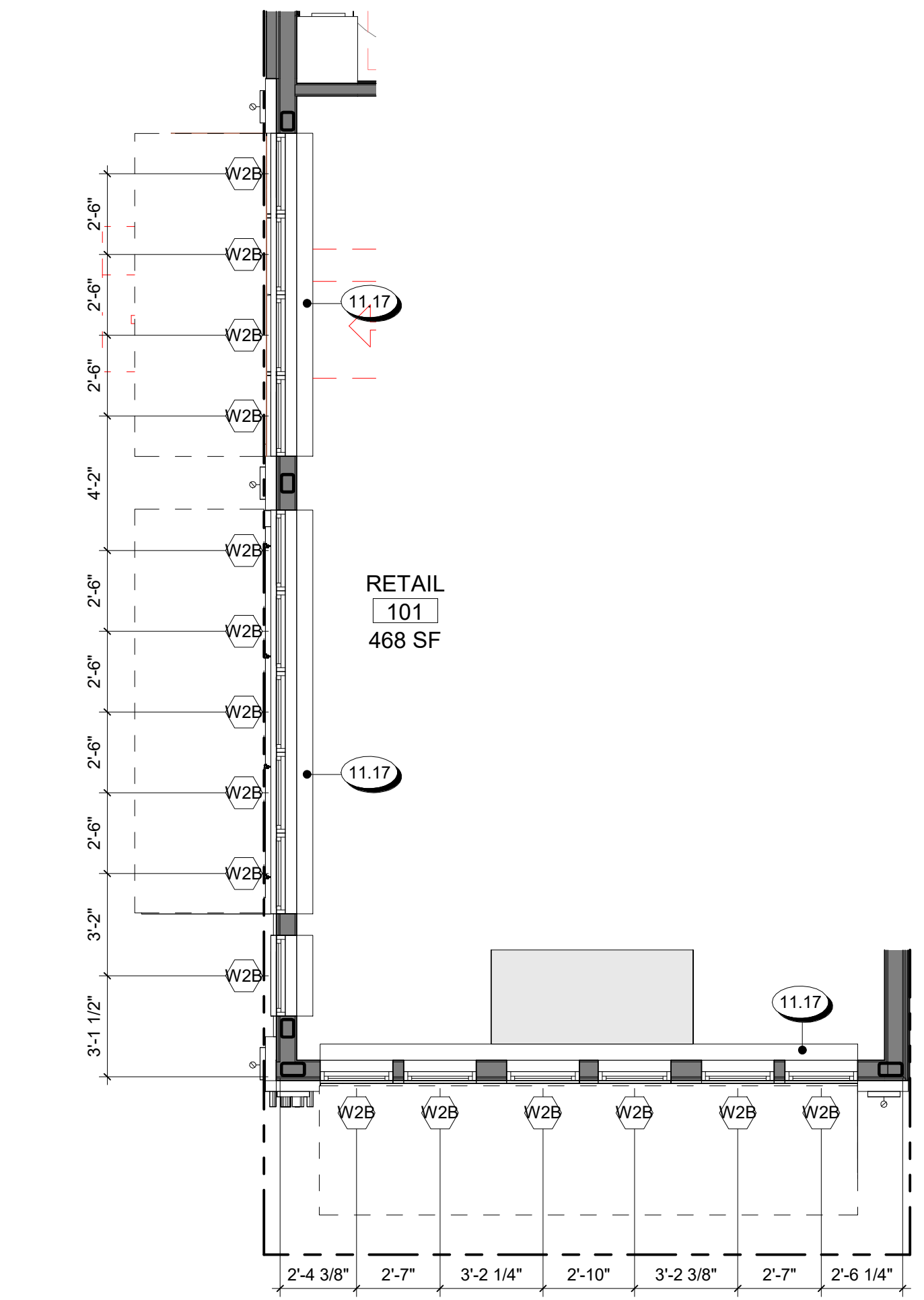


1 SITE PLAN
1" = 10'-0"

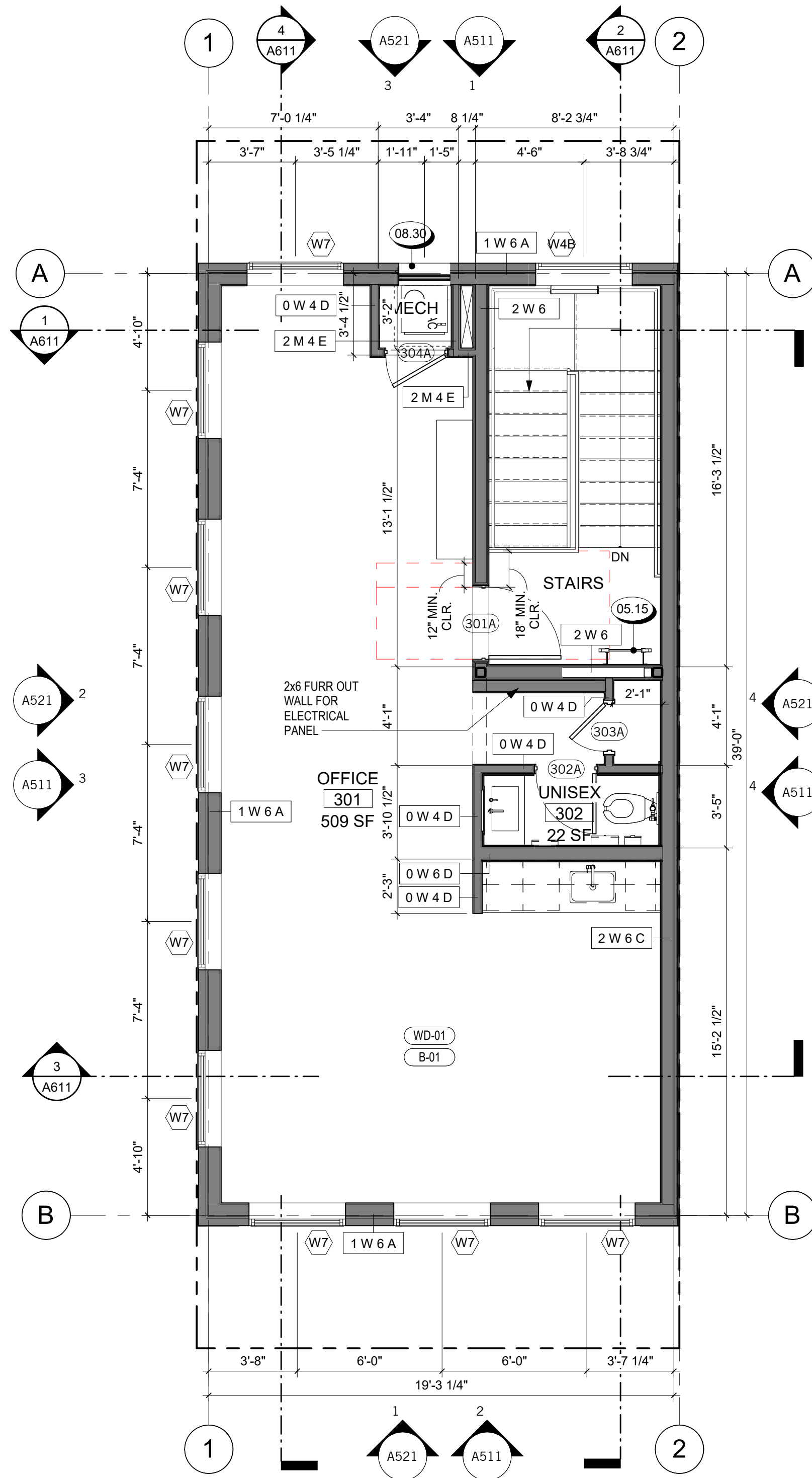
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FLOOR PLAN GENERAL NOTES	
1.	ALL EXTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.), GRIDLINES ARE TO THE FACE OF STUD AT OUTSIDE EXTERIOR WALLS AND CENTERED BETWEEN UNITS AS DIMENSIONED ON PLANS.
2.	ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3.	ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
4.	FOR STUD SIZES AND MATERIAL SEE ALL A2 SERIES PLANS FOR WALL TAGS
5.	ALL SHEATHING SURFACE PLANES TO BE CONTINUOUS. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
6.	ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" MINIMUM AND ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" MINIMUM U.O.N.
7.	SEE G2 SERIES SHEETS FOR ACCESSIBILITY REQUIREMENTS.
8.	FOR EXTERIOR FINISH INFORMATION SEE A5 SERIES SHEETS
9.	FOR REFLECTED CEILING PLAN INFORMATION SEE A4 SERIES SHEETS.

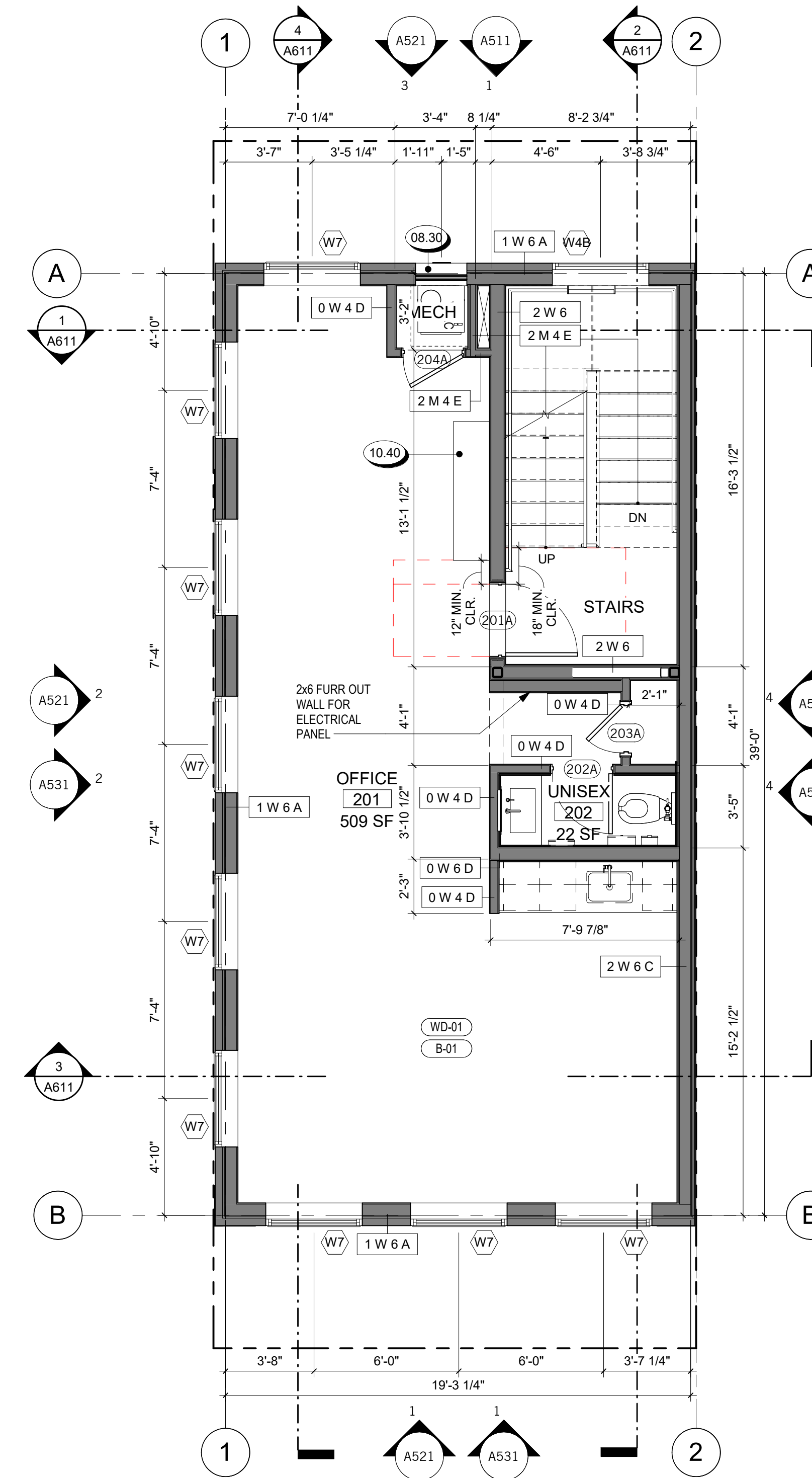
FLOOR PLAN SYMBOLS	
	WALL FRAMING, SEE PARTITION SCHEDULE
	CONCRETE WALL, S.S.D.
	SEMI RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.
	STRUCTURAL COLUMNS, S.S.D.
	WINDOW TYPE
	DOOR TYPE
	ROOM NUMBER
	SLOPE DIRECTION
	SPOT ELEVATION
	FIRE SPRINKLER SYSTEM STAND PIPE, S.P.D.
	FLOOR/DECK DRAIN
	ROOF DRAIN S.P.D.
	SCUPPER
	D.S.



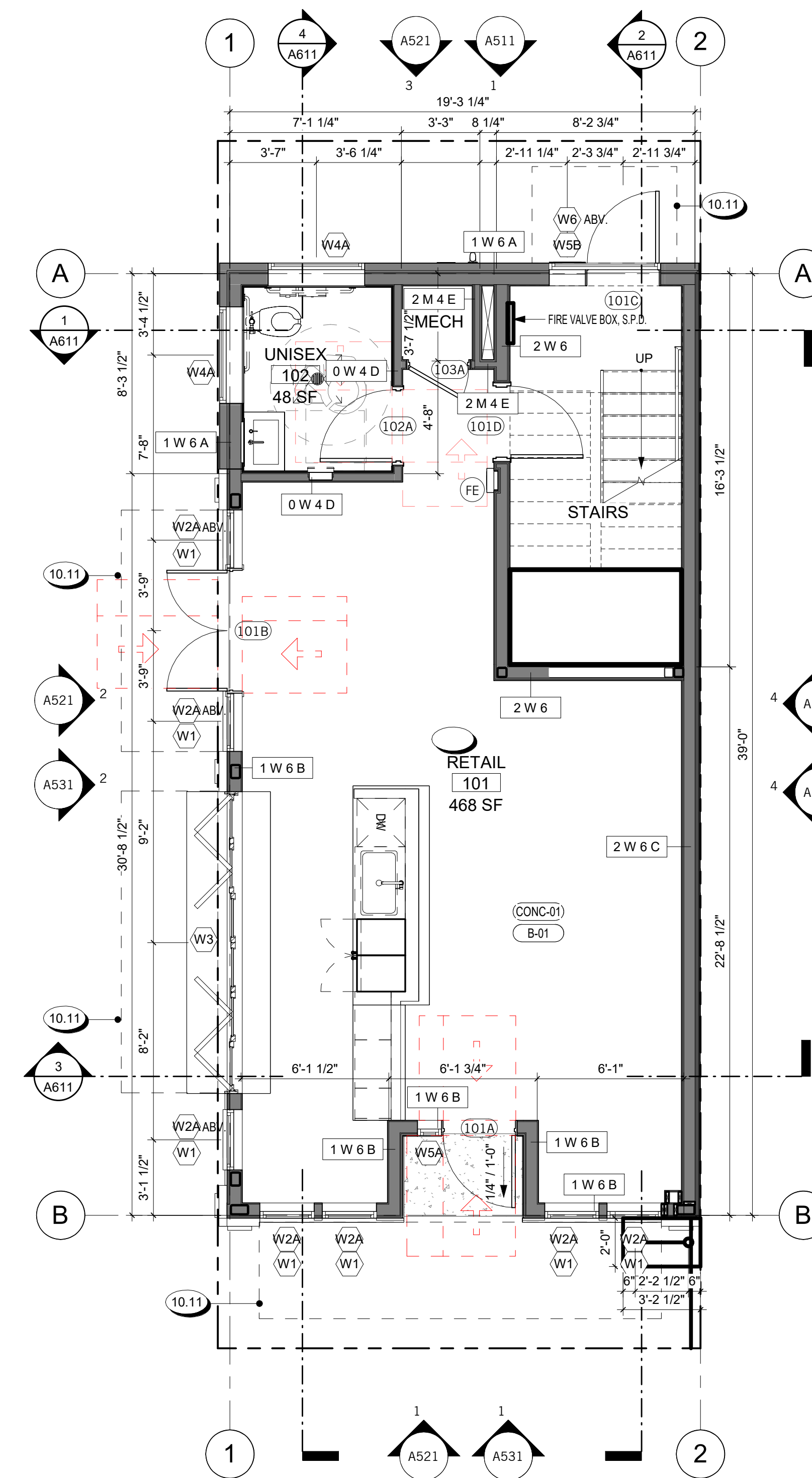
4 LEVEL 1 FLOOR PLAN - UPPER WINDOWS
1/4" = 1'-0"



3 LEVEL 3 FLOOR PLAN - OFFICE
1/4" = 1'-0"



2 LEVEL 2 FLOOR PLAN - OFFICE
1/4" = 1'-0"



1 LEVEL 1 FLOOR PLAN - RETAIL
1/4" = 1'-0"

FIRE PROTECTION NOTES	
1.	PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTIVE ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED. (RC SECTION 110.5.8)
2.	FOR FIRE RATED WALL TYPE LOCATIONS, SEE CODE ANALYSIS AND G1 SHEETS. FOR DETAILS SEE BUILDING PLANS, A2 SERIES.
3.	FIRE WALLS, FIRE BARRIERS, ETC. SHALL BE LABELED IN AN ACCESSIBLE AREA AT 30'-0" O.C. STATING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"

KEYNOTE LEGEND	
Key Value	Keynote Text
05.15	ROOF ACCESS LADDER. SEE ROOF DETAILS
08.30	EXTERIOR WALL LOUVER AT VTAC UNIT
10.11	AWNING ABOVE
10.40	FIXED SHELVES
11.17	6" DEEP SHELF OR LEDGE FOR PLANTS

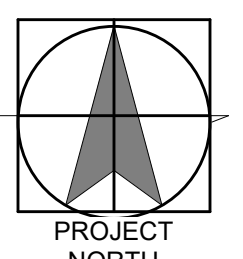
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REVISIONS

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FLOOR PLANS

SHEET
A211





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ROOF PLAN NOTES

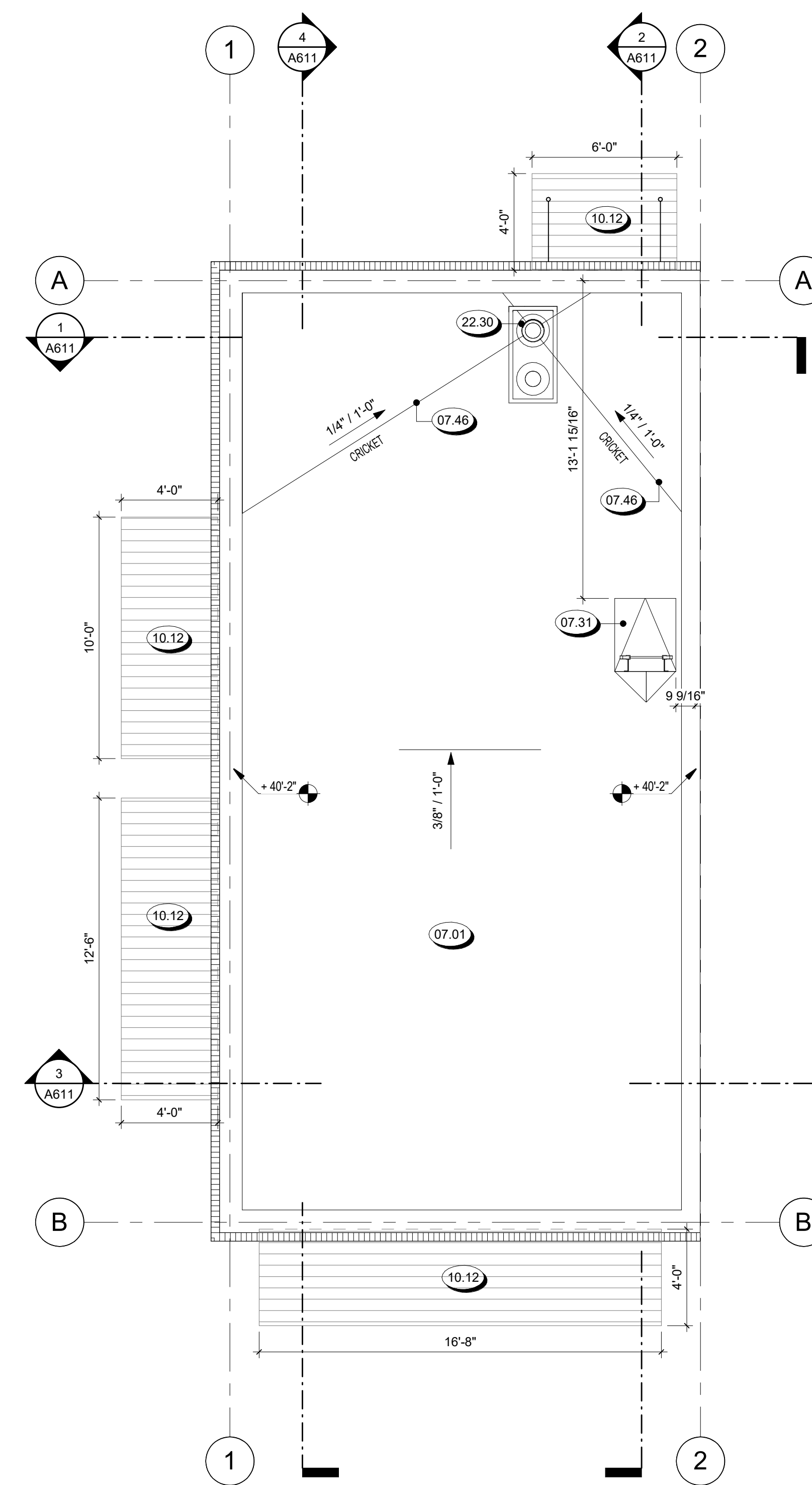
- ALL ROOF DECK HEIGHTS ARE MEASURED FROM THE MAIN T.O.C. OR T.O.S.F. AT DATUM + 0'-0" U.O.N.
- ALL ROOF DECKS SHALL SLOPE 3/8" / 1'-0" MIN. AND ALL CRICKETS SHALL SLOPE 1/4" / 1'-0" MIN. TO A ROOF DRAIN U.O.N. VERIFY WITH ROOFING MANUFACTURER PRIOR TO ROOF FRAMING TO CONFIRM COMPLIANCE WITH PRODUCT AND MANUFACTURE'S WARRANTY.
- PROVIDE PLYWOOD CLIPS AT ALL UNSUPPORTED EDGES OF ROOF SHEATHING (MIN.) S.S.D. FOR ADDITIONAL BLOCKING REQUIREMENTS.
- FOR ROOF STRUCTURE, S.S.D. AND BUILDING SECTIONS
- LOCATE VENTS, FLUES AND STACKS ON THE BACKSIDE OF RIDGE OR IN BUILT-UP (FLAT ROOFS) U.O.N.
- PROVIDE CLEANOUTS AT GRADE FOR ALL EXTERIOR DOWN SPOUTS.

ROOF PLAN SYMBOLS

- INDICATES BUILT-UP FRAMING. ALL FRAMING TO BE BUILT UP PLYWOOD AND 2X FRAMING OF STRUCTURAL ROOF SYSTEM U.O.N. SEE STRUCTURAL FOR BUILT-UP PLATFORM / SUPPORTS FOR EQUIPMENT.
- SEE FINISH SCHEDULE FOR FINISH MATERIALS
- ROOF AND OVERFLOW DRAIN, S.P.D.
- TIE BACK, SEE E.B.M. DRAWINGS
- B.O.T. BOTTOM OF TRUSS
- D.S. DOWN SPOUT
- H.P. HIGH POINT
- L.P. LOW POINT
- T.O.B. TOP OF BEAM
- T.O.P. TOP OF PLATE
- T.O.R. TOP OF ROOF FRAMING
- T.O.S. TOP OF STL. BEAM.
- T.O.W. TOP OF WALL = TOP OF PLATE AT WALL

KEYNOTE LEGEND

Key Value	Keynote Text
07.01	TPO SINGLE PLY ROOFING O/ 1/2" COVER BOARD O/ RIGID THERMAL INSULATION O/ ROOF SHEATHING
07.31	ROOF HATCH, SEE ROOF DETAILS
07.46	ROOF CRICKET, TPO O/ COVERBOARD O/ RIGID INSULATION SLOPED TO DRAIN
10.12	AWNING, FINISHED WITH BERRIDGE STANDING SEAM ROOFING - PRE-WEATHERED GALVALUME
22.30	ROOF DRAIN, SPD



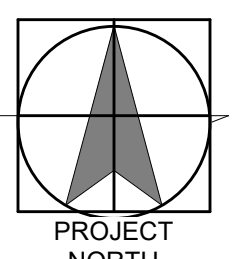
1 ROOF PLAN
1/4" = 1'-0"

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REVISIONS

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JOB NO. 1646.005
DRAWN SW
CHECK RB

ROOF PLAN



SHEET
A311

- CEILING PLAN NOTES**
1. CEILING HEIGHTS FROM T.O. FINISH FLOOR TO FACE OF CEILING GYP.
 2. EXTERIOR SOFFIT HEIGHTS FROM T.O. FINISH FLOOR TO FACE OF EXTERIOR SOFFIT MATERIAL.
 3. ALL DIMENSIONS TO F.O. STUD, (U.O.N.)
 4. FOR CEILING DIFFUSERS, REGISTERS, AND VENTS TYPES, S.M.D.
 5. FOR FURTHER INFORMATION REGARDING CEILING FIXTURES TYPES, S.E.D.
 6. LOCATE LIGHTING FIXTURE @ CENTER OF CEILING U.O.N.
 7. COORDINATE ALL FRAMING AT RECESSED FIXTURE LOCATIONS TO ACCOMMODATE FIXTURE LAYOUT PRIOR TO FRAMING.
 8. SOFFIT WIDTH DIMENSIONS ARE FROM FACE OF STUD TO OUTER FINISH EDGE OF SOFFIT GYP. BOARD.
 9. STENCIL THE FOLLOWING TEXT: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" IN CONCEALED SPACE ABOVE CEILINGS ON BOTH SIDES OF 1-HR RATED WALLS
 10. SOME LIGHTING FIXTURE TAGS ARE MODIFIED TO MATCH ELECTRICAL DRAWINGS FIXTURE SCHEDULE & LIGHTING CUTSHEETS

REFLECTED CEILING SYMBOLS

MTL-01 INTERIOR FINISH MATERIAL

GYP BOARD, PAINTED

MARINE GRADE PLYWOOD, PAINTED P-02

ALIGN

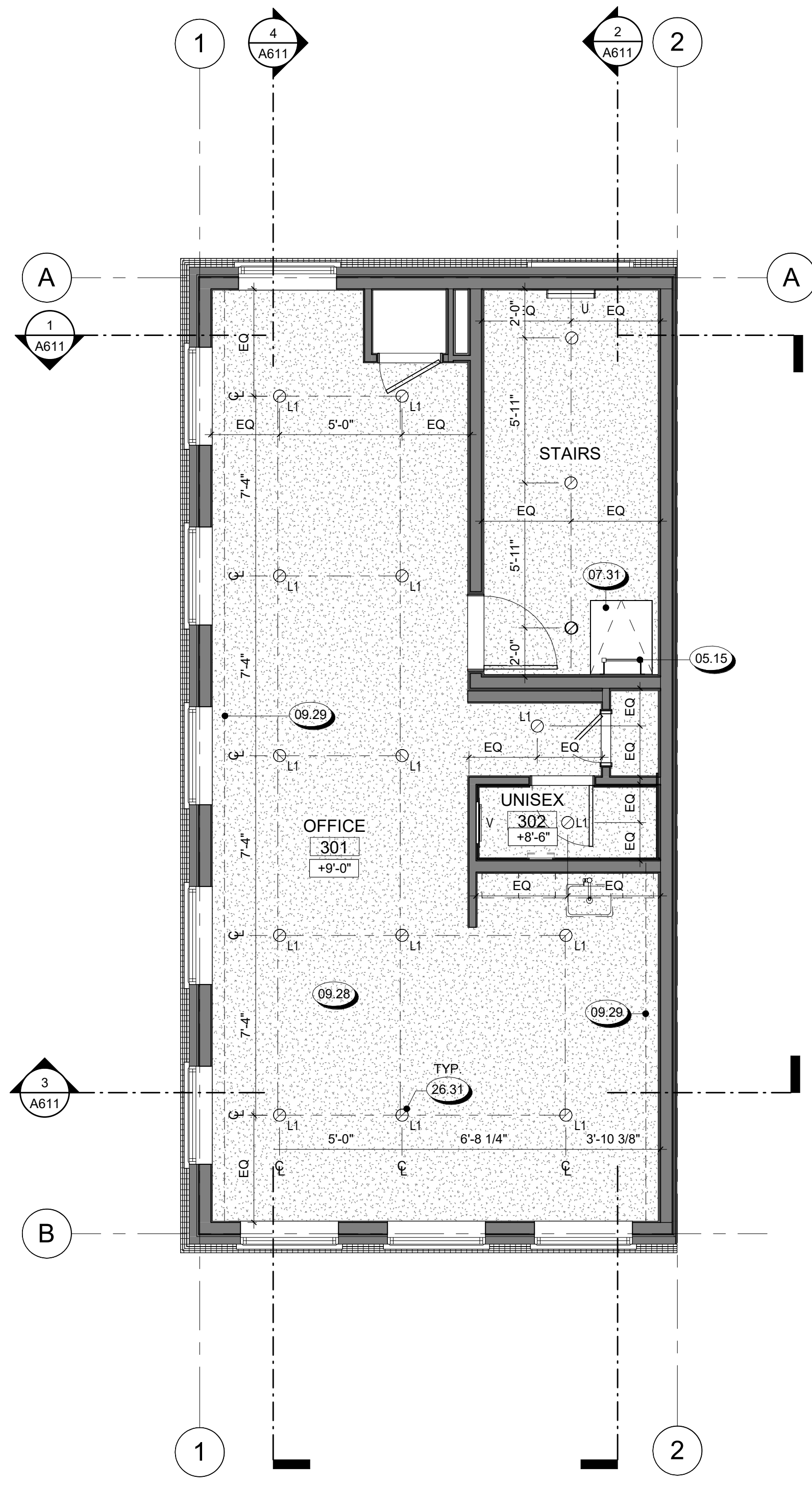
MECH. REGISTERS (S.M.D.) TRANSFER GRILLES

LIGHT FIXTURES (S.E.D.)

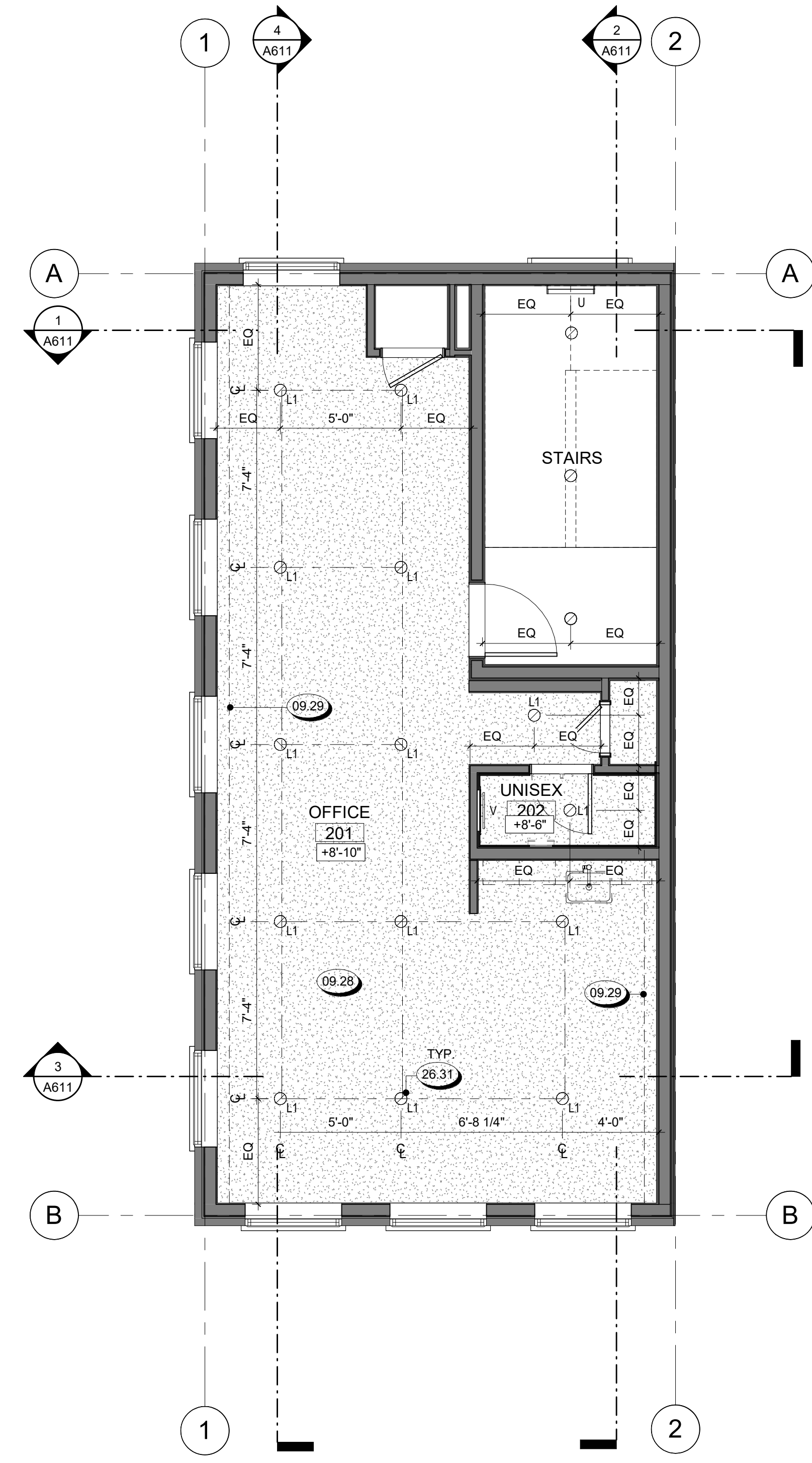
RANGE HOOD

000 KEYNOTE LEGEND

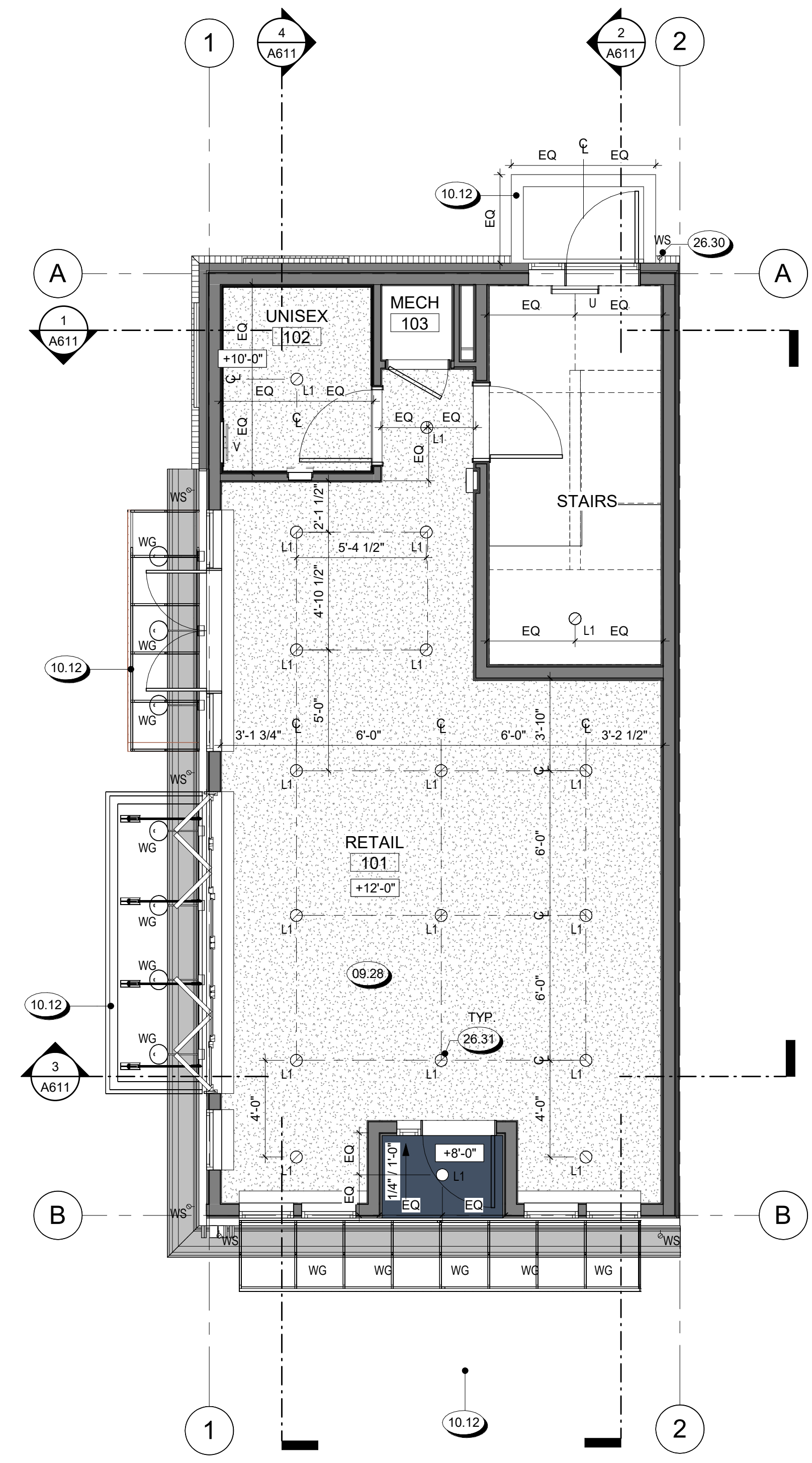
Key Value	Keynote Text
05.15	ROOF ACCESS LADDER, SEE ROOF DETAILS
07.31	ROOF HATCH, SEE ROOF DETAILS
09.28	GYP. BD. CEILING, PAINTED INTERIOR DETAILS
09.29	FUR DOWN FOR FUTURE SPRINKLER, SEE INTERIOR DETAILS
10.12	AWNING, FINISHED WITH BERRIDGE STANDING SEAM ROOFING - PRE-WEATHERED GALVALUME
26.30	EXTERIOR LIGHTING FIXTURE, SED
26.31	INTERIOR LIGHTING FIXTURE, SED



3 REFLECTED CEILING PLAN - 3RD FLOOR
1/4" = 1'-0"



2 REFLECTED CEILING PLAN - 2ND FLOOR
1/4" = 1'-0"



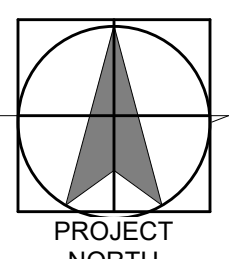
1 REFLECTED CEILING PLAN - 1ST FLOOR
1/4" = 1'-0"

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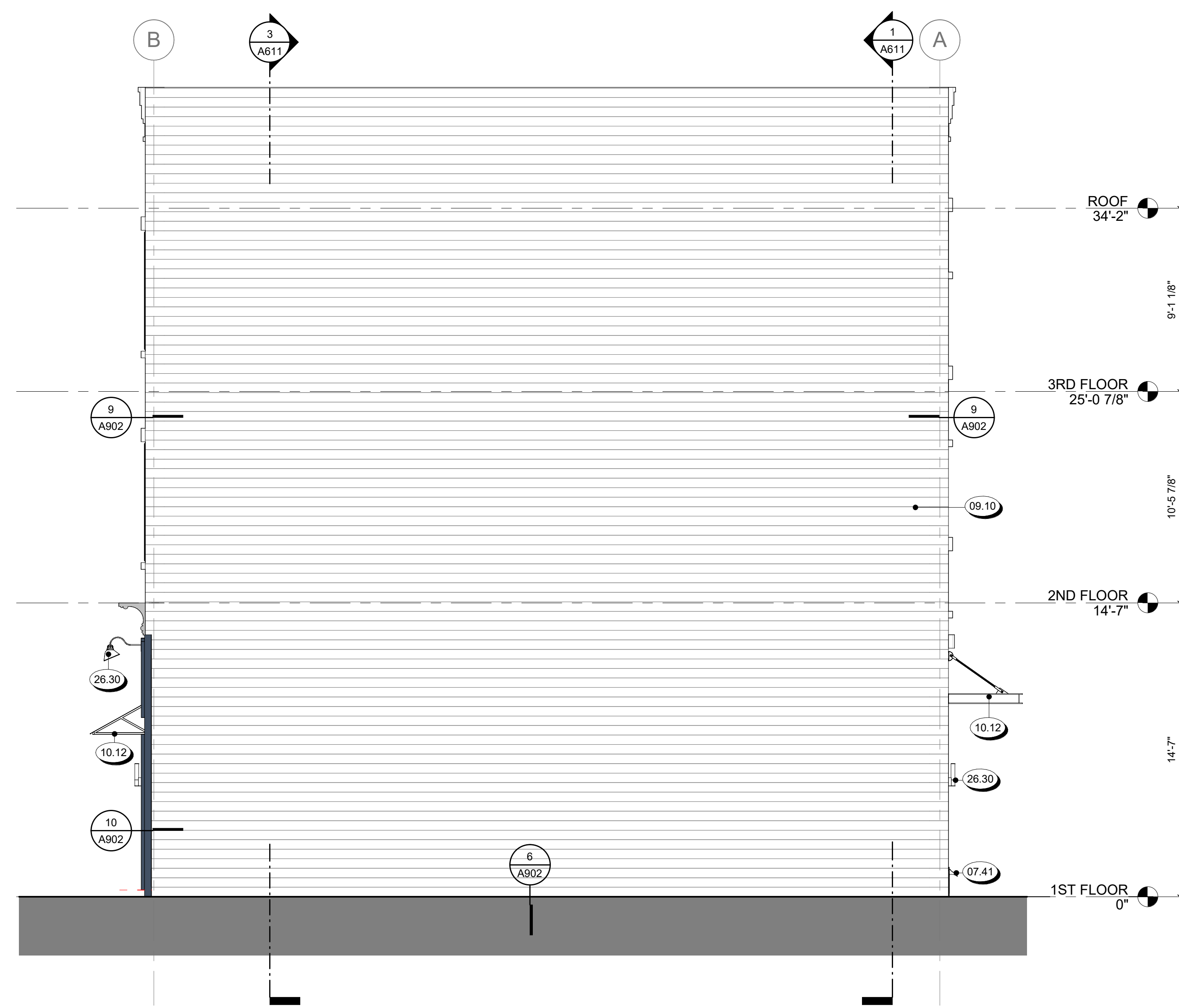
REFLECTED CEILING PLANS



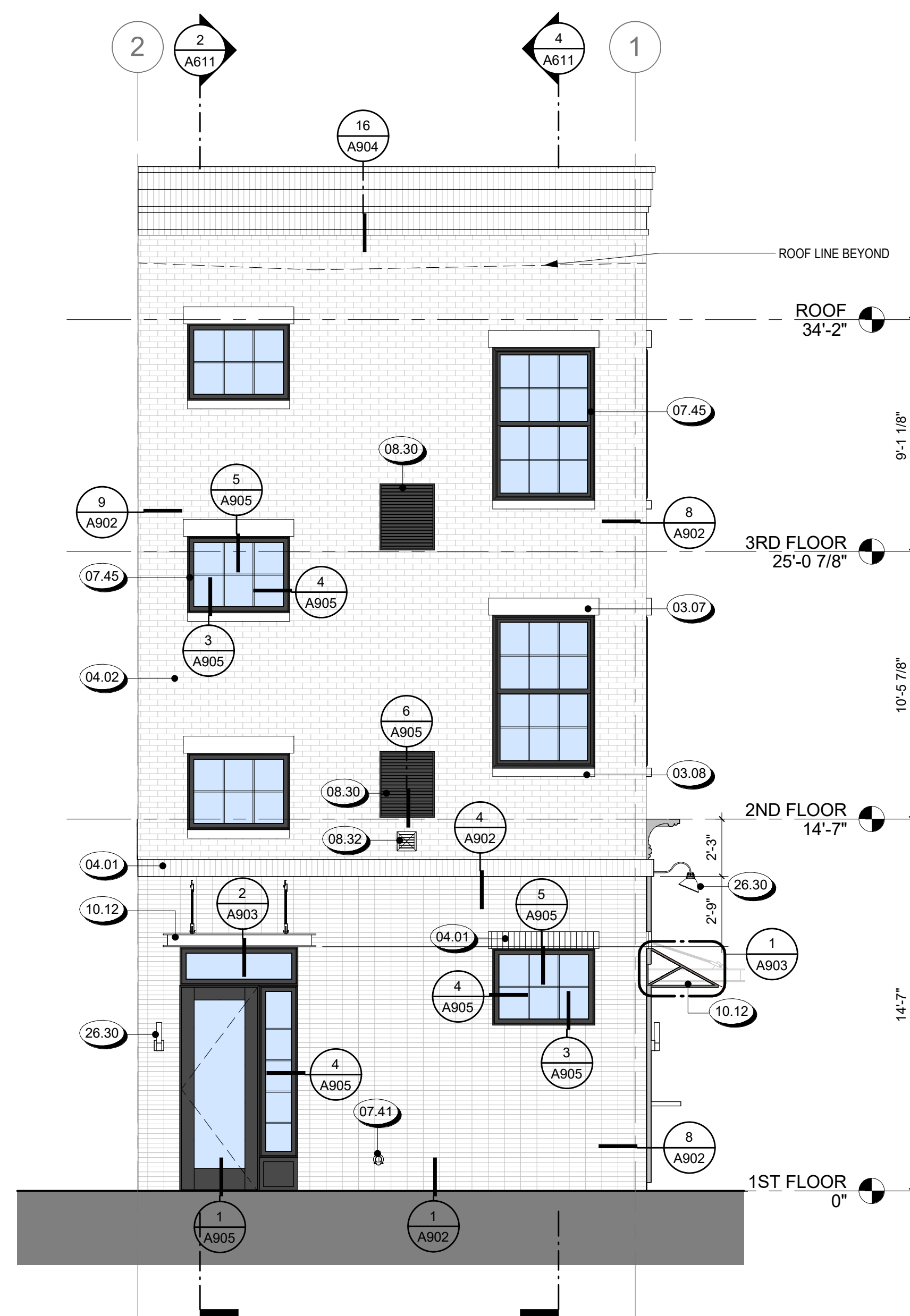
SHEET
A411

- ELEVATION GENERAL NOTES**
- SEE FINISH SCHEDULE FOR MATERIAL DESCRIPTIONS, KEYNOTED WITH SYMBOL.
 - PAINT ALL EXPOSED MATERIAL SURFACES U.O.N.
 - FOR ALL EXTERIOR WINDOW AND DOORS, REFERENCE WINDOW AND DOOR SCHEDULES.
 - FOR FINISHES RELATED TO HARDSCAPE AND SITE ACCESSORIES S.L.D. AND S.C.D.
 - FOR FINISHES RELATED TO FIXTURES S.M.D., S.P.D. AND S.E.D.
 - WHEN SIMILAR WALL PENETRATIONS OCCUR MULTIPLE TIMES, ALL WALL PENETRATIONS MUST STACK VERTICALLY FROM TOP FLOOR TO THE BOTTOM FLOOR AND ALIGN WITH ADJACENT PENETRATIONS HORIZONTALLY, REGARDLESS OF SIZE.

Key Value	Keynote Text
01.42	BUILDING ADDRESSING, PER FORT BEND COUNTY FIRE REQUIREMENTS
03.07	CAST STONE WINDOW HEADER, TYP.
03.08	CAST STONE WINDOW SILL, TYP.
04.01	SOLDIER BRICK COURSE
04.02	BRICK VENEER O/ WEATHER BARRIER O/ SHEATHING O/ WOOD STUD FRAMING
07.41	OVERFLOW DRAIN, SPD
07.45	FIBERGLASS WINDOW FRAMES W/ 1" INSULATED GLAZING UNITS
08.30	EXTERIOR WALL LOUVER AT VTAC UNIT
08.32	WALL VENT
09.10	16" HORIZONTAL LAP SIDING
09.40	WOOD PANELING O/ WRB O/ SHEATHING O/ WOOD STUD FRAMING, SEE EXTERIOR ELEVATIONS FOR ORIENTATION
10.12	AWNING, FINISHED WITH BERRIDGE STANDING SEAM ROOFING - PRE-WEATHERED GALVALUME
26.30	EXTERIOR LIGHTING FIXTURE, SED



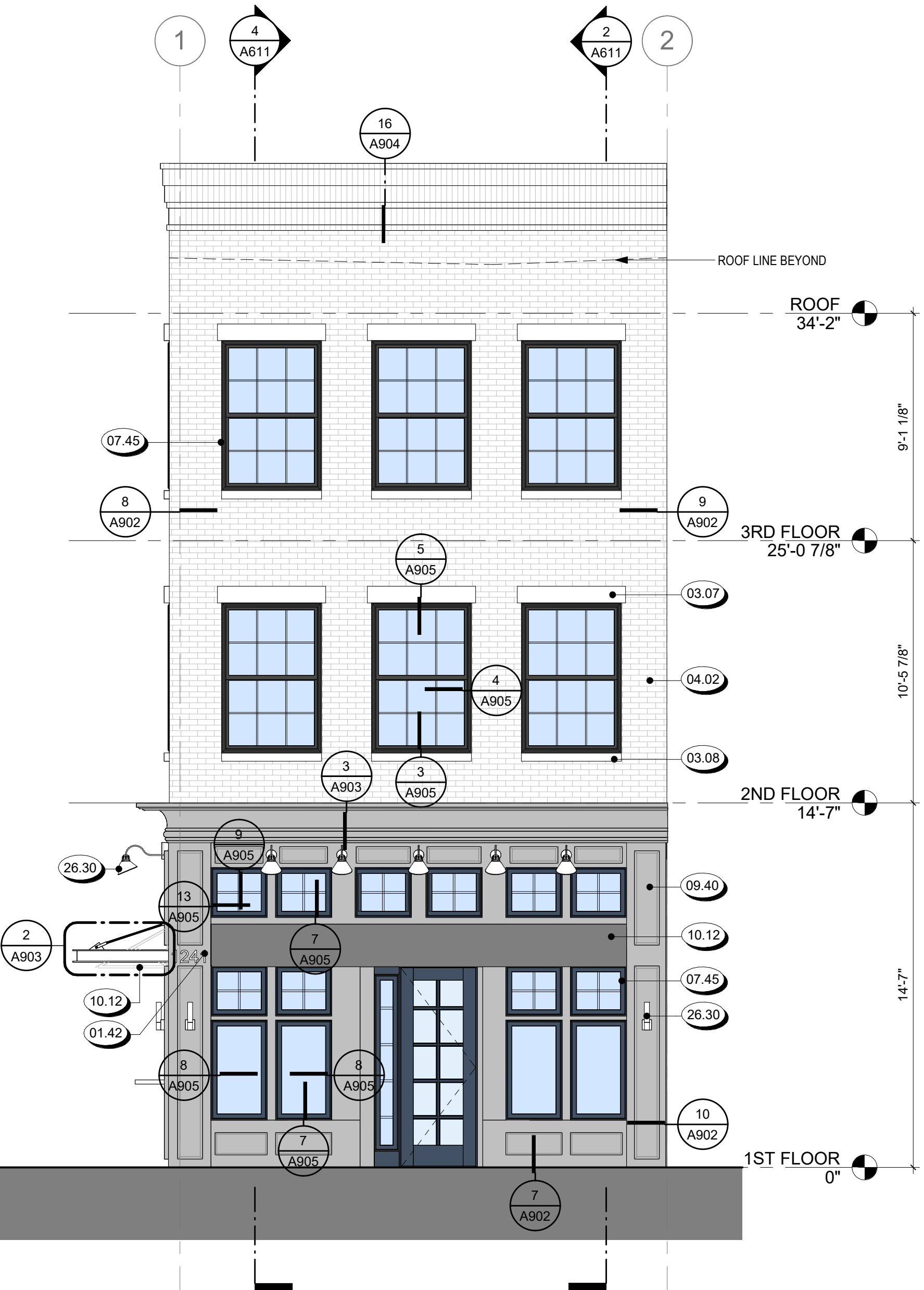
4 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



1 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



2 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

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CHECK **RB**

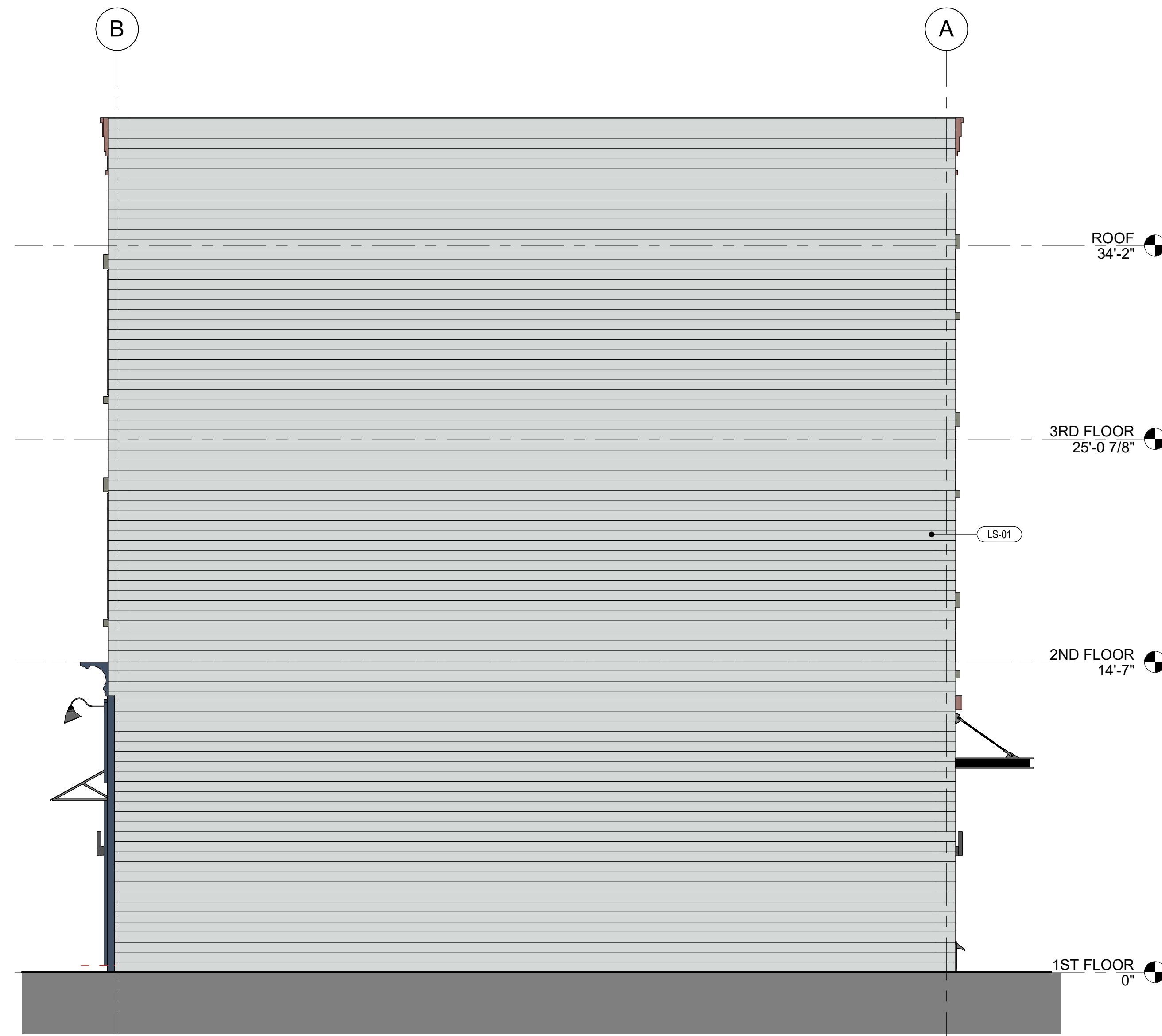
EXTERIOR ELEVATIONS

SHEET
A511

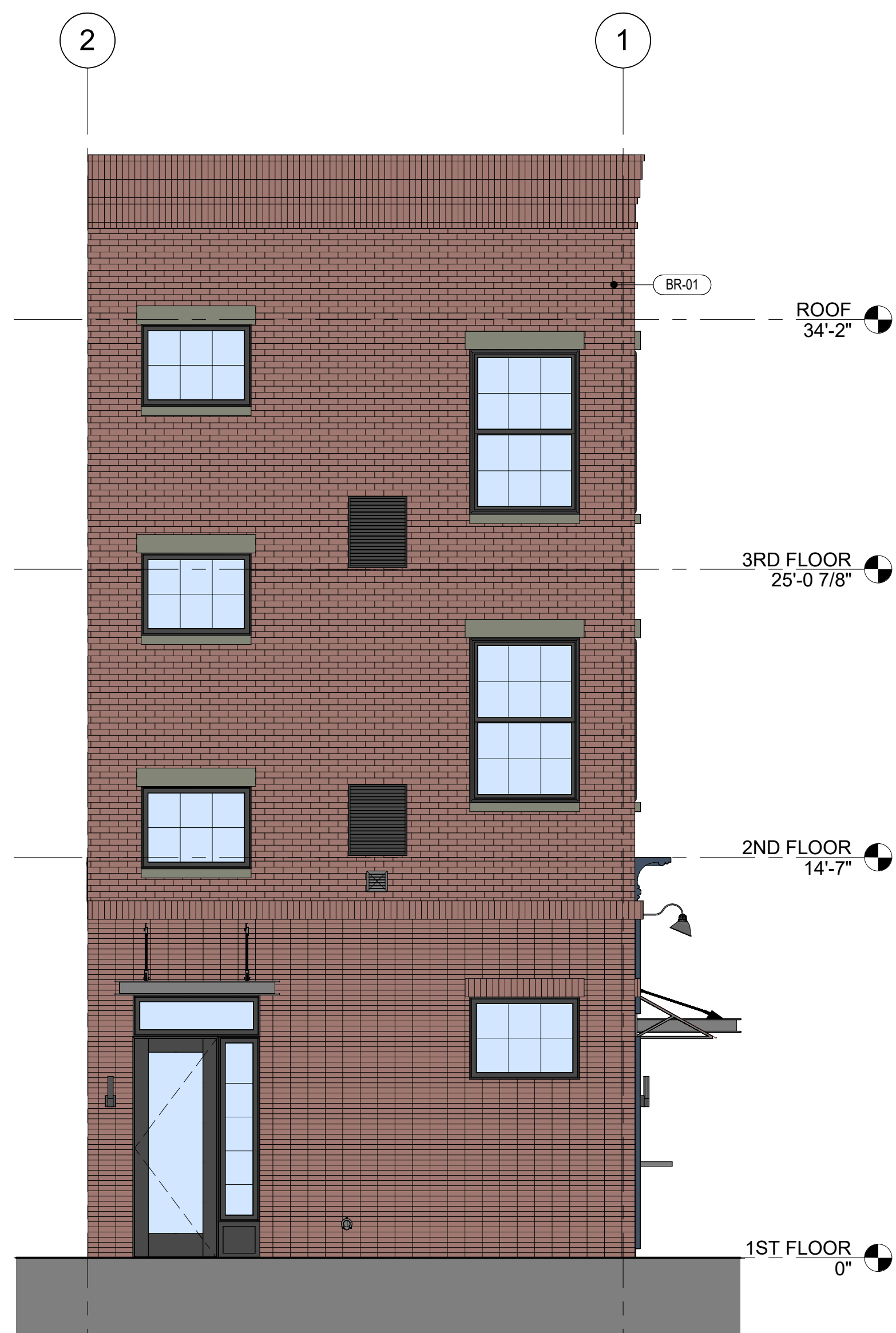
- ELEVATION GENERAL NOTES**
1. SEE FINISH SCHEDULE FOR MATERIAL DESCRIPTIONS, KEYNOTED WITH SYMBOL.
 2. PAINT ALL EXPOSED MATERIAL SURFACES U.O.N.
 3. FOR ALL EXTERIOR WINDOW AND DOORS, REFERENCE WINDOW AND DOOR SCHEDULES.
 4. FOR FINISHES RELATED TO HARDSCAPE AND SITE ACCESSORIES S.L.D. AND S.C.D.
 5. FOR FINISHES RELATED TO FIXTURES S.M.D., S.P.D. AND S.E.D.
 6. WHEN SIMILAR WALL PENETRATIONS OCCUR MULTIPLE TIMES, ALL WALL PENETRATIONS MUST STACK VERTICALLY FROM TOP FLOOR TO THE BOTTOM FLOOR AND ALIGN WITH ADJACENT PENETRATIONS HORIZONTALLY, REGARDLESS OF SIZE.



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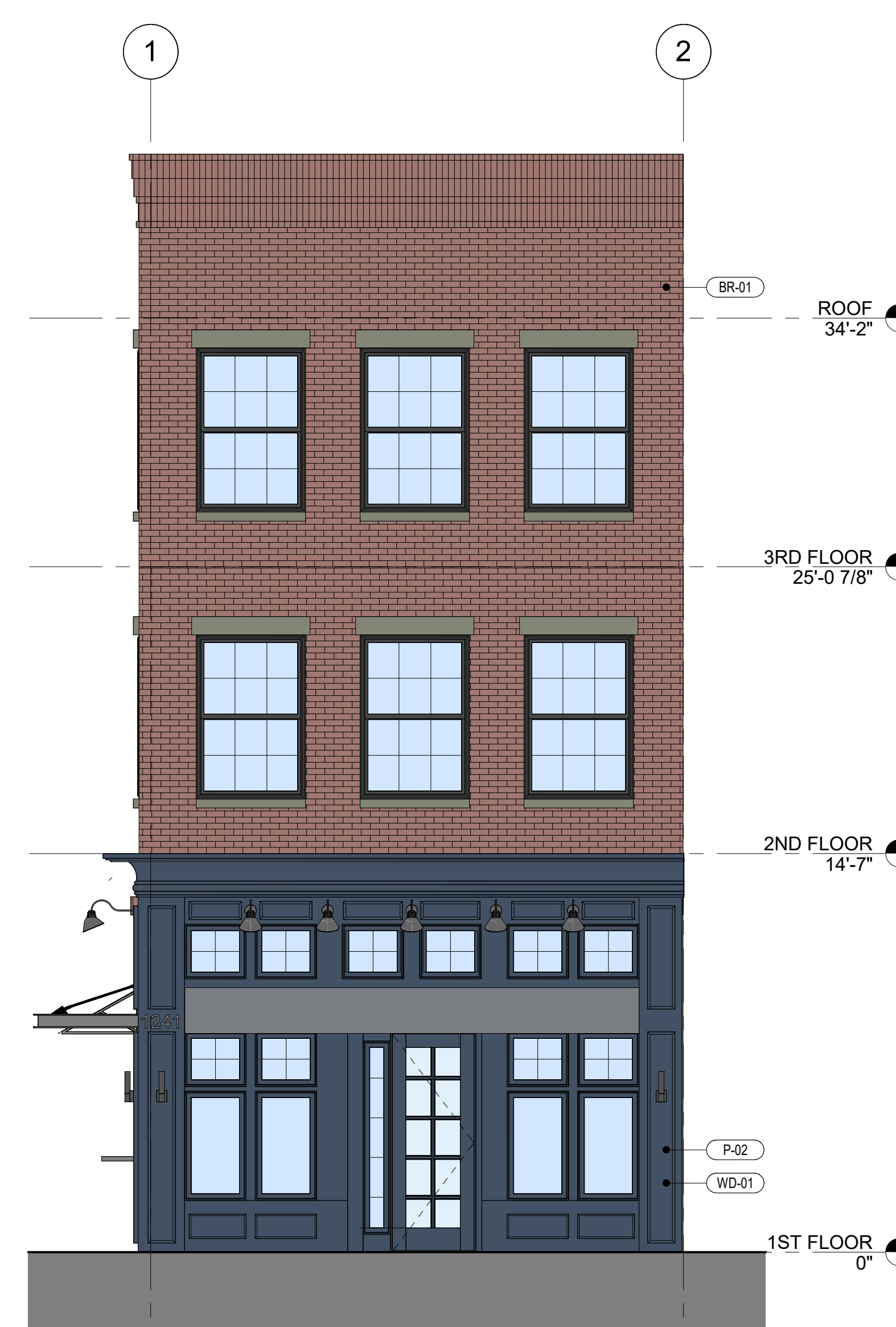
4 EXTERIOR COLOR ELEVATION - NORTH
1/4" = 1'-0"



3 EXTERIOR COLOR ELEVATION - WEST
1/4" = 1'-0"



2 EXTERIOR COLOR ELEVATION - SOUTH
1/4" = 1'-0"



1 EXTERIOR COLOR ELEVATION - EAST
1/4" = 1'-0"

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JOB NO. 1646.005
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EXTERIOR COLOR ELEVATIONS

SHEET
A521



823 Congress Avenue #300
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737-443-7769

- ELEVATION GENERAL NOTES**
- SEE FINISH SCHEDULE FOR MATERIAL DESCRIPTIONS, KEYNOTED WITH SYMBOL.
 - PAINT ALL EXPOSED MATERIAL SURFACES U.O.N.
 - FOR ALL EXTERIOR WINDOW AND DOORS, REFERENCE WINDOW AND DOOR SCHEDULES.
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 - FOR FINISHES RELATED TO FIXTURES S.M.D., S.P.D. AND S.E.D.
 - WHEN SIMILAR WALL PENETRATIONS OCCUR MULTIPLE TIMES, ALL WALL PENETRATIONS MUST STACK VERTICALLY FROM TOP FLOOR TO THE BOTTOM FLOOR AND ALIGN WITH ADJACENT PENETRATIONS HORIZONTALLY, REGARDLESS OF SIZE.

KEYNOTE LEGEND	
Key Value	Keynote Text
10.12	AWNING, FINISHED WITH BERRIDGE STANDING SEAM ROOFING - PRE-WEATHERED GALVALUME



2 PARTIAL EXTERIOR ELEVATION - SOUTH
1/2" = 1'-0"



1 PARTIAL EXTERIOR ELEVATION - EAST
1/2" = 1'-0"

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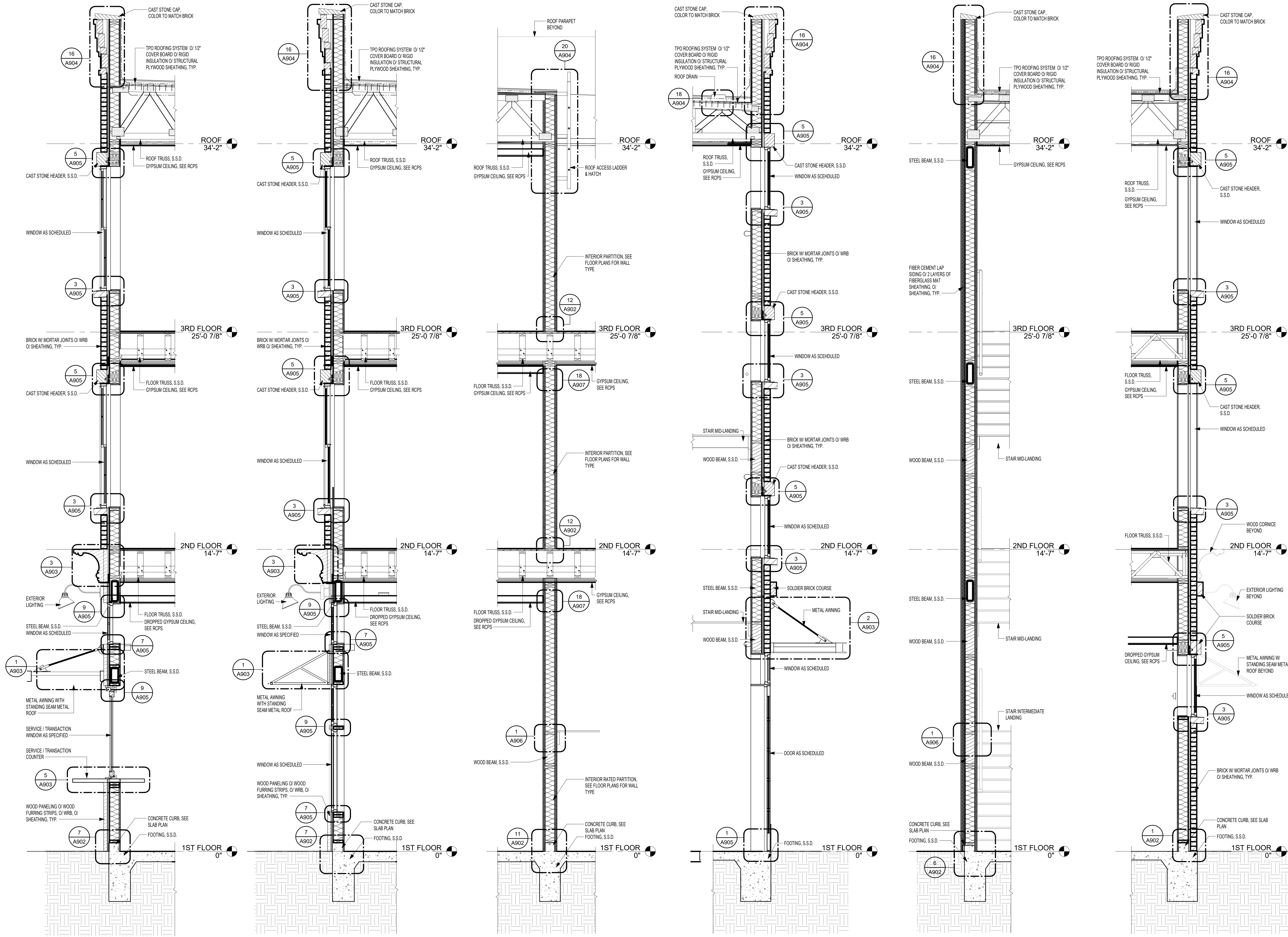
REVISIONS

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CHECK RB

ENLARGED EXTERIOR ELEVATIONS

SHEET
A531

- BUILDING SECTION NOTES**
- FRAMING ON BUILDING SECTIONS AND WALL SECTIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REFERENCE STRUCTURAL DRAWINGS.
 - STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE IN MATTERS OF FRAMING MEMBER SIZES, CONFIGURATION AND CONNECTIONS, AS WELL AS CONCRETE SLABS, WALLS, AND FOUNDATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL AND STRUCTURAL WALLS.
 - NO EXTRA COST WILL BE PAID FOR THE CONTRACTOR'S FAILURE TO COORDINATE WORK WITH STRUCTURAL ENGINEERING DRAWINGS AND OTHER CONSULTANTS WORK.
 - REFER TO MECHANICAL DRAWINGS FOR RETURN AND SUPPLY REGISTER LOCATIONS.
 - REFER TO MECHANICAL DRAWINGS FOR LOCATION OF HVAC UNITS, DUCTS, EXHAUST FANS, ETC (EQUIPMENT SHOWN ON WALL AND BUILDING SECTIONS ARE FOR GRAPHIC REFERENCE ONLY).
 - VERIFY ALL LOCATIONS OF STACK PIPES, EXHAUST FAN PIPES, ETC. WITH MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
 - FRAMING CONTRACTOR TO SUPPLY AND INSTALL BACKING AT WALL MOUNTED CABINETS, GRAB BARS, ACCESSORIES, ETC. AND COORDINATE WITH SUPPLIES FOR BACKING REQUIREMENTS.
 - SEE ROOF PLAN FOR ALL ROOF OVERHANG DIMENSIONS, RAIN WATER LEADER AND DOWNSPOUT LOCATIONS.
 - FOR SOFFIT OR DROPPED CEILING HEIGHTS, SEE REFLECTED CEILING PLANS ON A4 SERIES SHEETS.



6 WALL SECTION F
1/2" = 1'-0"

5 WALL SECTION E
1/2" = 1'-0"

4 WALL SECTION D
1/2" = 1'-0"

3 WALL SECTION C
1/2" = 1'-0"

2 WALL SECTION B
1/2" = 1'-0"

1 WALL SECTION A
1/2" = 1'-0"

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WALL SECTIONS
SHEET A621

