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PROJECT TITLE

**CHI'LANTRO CONGRESS**  
823 CONGRESS, SUITE 175 | AUSTIN, TX | 78701

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SEAL

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REVISIONS:


PROJECT NUMBER:

**1422**

DATE:

**12.03.2014**

PHASE:

**PERMIT**

DRAWING TITLE:

**COVER SHEET  
AND NOTES**

**A0.0**

**mf**architecture

# 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

### CLIENT

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:  
Ian M. Ellis  
ian@mfarchitecture.com

### MEP ENGINEER

TTG  
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

## LIST OF DRAWINGS

### ARCHITECTURAL

- A0.0 Cover Sheet & General Notes
- A0.1 Architectural Specifications
- A0.2 Texas Accessibility Standards
- A1.0 Plans: Site / Floor / Roof / Egress / RCP
- A1.1 Bathroom Permission Drawing
- A2.1 Exterior Elevations
- A3.1 Building Sections
- A4.1 Wall Types and Notes
- A4.2 Details and Notes
- A5.1 Interior Elevations

### STRUCTURAL

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### MECHANICAL

- M0.0 Mechanical Abbreviations & Symbols
- M0.1 Mechanical Specifications
- M1.1 Mechanical Floor Plan

### ELECTRICAL

- E0.0 Electrical Abbreviations & Symbols
- E0.1 Electrical Specifications
- E1.1 Electrical Power Plan
- E3.1 Electrical Schedule & Details

### PLUMBING

- P1.1 Plumbing Floor Plan
- P2.1 Plumbing Schedules
- P3.1 Plumbing Details

## DIVISION 01 - GENERAL REQUIREMENTS

### 1. PROJECT DESCRIPTION

- 1.1 Project consists of (1) +/- 181 GSF Walk-Up Restaurant interior finish-out and exterior remodel as a Type IIA, Group B occupancy, from here forward synonymous with "Chi'Lantro"
- 1.2 Project Location: 823 Congress Ave., Suite 175, Austin, Texas, 78701
- 1.3 Owners: Jae Kim - Chi'Lantro BBQ
- 1.4 Architect: Matt Fajkus Architecture, LLC  
900 East 6th Street, Suite 100  
Austin, TX 78702
- 1.5 Contractor: Structura

### 2. SUMMARY OF WORK

- 2.1 The Work consists of the Interior/Exterior Construction of, but not limited to:
  - A. Concrete floor.
  - B. Finish Carpentry.
  - C. Interior architectural Woodwork.
  - D. Doors and Windows
  - E. Interior partitions and ceilings.
  - F. Interior finishes.
  - G. Acoustical Ceilings & Wall Panels.
  - H. Exterior Facade/Overhang/Counter
  - I. Cafe Seating
- 2.2 The Work consists of Mechanical and Electrical systems including, but not limited to:
  - A. Heating, Ventilating and Air Conditioning.
  - B. Plumbing and Sanitation Systems (Grease Interceptor).
  - C. Electrical Systems.
  - D. Communications Systems.
- 2.3 Owner Furnished Products
  - A. Owner will furnish all kitchen/cafe appliances and equipment to be incorporated into Work by Contractor. Contractor to install appliances and equipment under the instruction/supervision/approval of the Owner.
- 2.4 Contractor Use of Premises
  - 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

- 3.1 Definitions
  - 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 reviewing Contractor's Applications for Payment.
- 3.2 Schedule of Values
  - A. Coordination: Coordinate preparation of the Schedule of Values with preparation of the 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 Contract Sheets.
    - Submittals Schedule.
  - 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 discounts.
    2. Delivery to site.
    3. Labor required under allowance, only when labor is specified to be included.
    4. Applicable taxes.
    5. Contract Costs included with Contract Sum.
    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
    1. 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 required by the Contract Documents.
- 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 include the following for each item listed:
      - a. Related Specification Section or Division
      - b. Description of Work
      - c. Name of Subcontractor
      - 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 submittals 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 waivers.
    5. Use AIA Document G702 and AIA Document G703 Continuation Sheets as form for Applications for Payment.

### 4. SUBMITTALS

- 4.1 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 reviewing Contractor's Applications for Payment.
- 4.2 Definitions
  - 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 reviewing Contractor's Applications for Payment.
- 4.3 Schedule of Values
  - A. Coordination: Coordinate preparation of the Schedule of Values with preparation of the 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 Contract Sheets.
    - Submittals Schedule.
  - 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.
- 4.4 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 discounts.
    2. Delivery to site.
    3. Labor required under allowance, only when labor is specified to be included.
    4. Applicable taxes.
    5. Contract Costs included with Contract Sum.
    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
    1. 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 required by the Contract Documents.
- 4.5 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 include the following for each item listed:
      - a. Related Specification Section or Division
      - b. Description of Work
      - c. Name of Subcontractor
      - 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 submittals 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 waivers.
    5. Use AIA Document G702 and AIA Document G703 Continuation Sheets as form for Applications for Payment.

### 5. CONTRACT MODIFICATION PROCEDURES

- 5.1 Submittals
  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.
- 5.2 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.
- 5.3 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. It 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.

### 6. CONTRACT MODIFICATION PROCEDURES

- 6.1 Submittals
  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.
- 6.2 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.
- 6.3 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. It 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. Attach 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 amounts of trade discounts.
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 in Contract Sum or Contract Time.

### 7. FINAL COMPLETION

- 7.1 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.
- 7.2 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.
- 7.3 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.

### 8. PROPOSAL REQUESTS

- 8.1 Use AIA Document G709 for Change Order Proposal Requests.
- 8.2 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.
- 8.3 Indicate line item(s) applicable taxes, overhead (10% max.), profit (10% max.), delivery charges, equipment rental, and amounts of trade discounts.
- 8.4 Applicable taxes.
- 8.5 Contract Costs included with Contract Sum.
- 8.6 Product handling at site, including unloading, uncrating, and storage.
- 8.7 Protection of products from elements and from damage.
- 8.8 Labor for installation and finishing, except when installation is specified as part of allowance.
- 8.9 Other expenses required to complete installation.
- 8.10 Contractor overhead and profit.

### 9. INDUSTRY STANDARDS

- 9.1 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.
- 9.2 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 Management.
- 9.3 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.

### 10. EXECUTION

- 10.1 Set carpentry work to required levels and lines, with members plum and true and accurately cut and fitted.
- 10.2 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 on interior surfaces.
- 10.3 Wood Furring: Install plumb and level with closure strips at edges and openings. Shim with wood as required for tolerance of finished work.
- 10.4 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. Pre-drill as required.
- 10.5 Wood Grounds, Nailers, Blocking and Sleepers: Provide wherever shown and where required for screening or attachment of other work. Form to shapes as shown and cut as required to true line and level of work to be attached. Coordinate location with other work involved.
- 10.6 Attach to substrates as required to support applied loading. Countersink bolts and nuts flush with surfaces, unless otherwise indicated.

### 11. FINISH CARPENTRY

- 11.1 Submit shop drawings, samples of counter material, stain, and paint options where applicable.
- 11.2 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 within finish shelves and supported by hidden blocking in walls.
  - D. Mitered corners, square edges and 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.
- 11.3 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 corners.
  - D. Exterior wood center to be Ipe T&G with square edges and no reveal. Miter at corners.
  - 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.

### 12. INSULATION

- 12.1 Submit Product Data based on required determined by MEP Engineers.
- 12.2 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 Owner.
  2. Sound Attenuation Insulation: minimum 3-12" unfaced batt where noted on drawings including but not limited to exam and consultation rooms, laboratories, compounding lab and plumbing partitions.

### 13. STAINLESS STEEL

- 13.1 Bridging, Fire Stops, and Blocking to comply with governing building code. Include blocking for millwork and bath accessories.
- 13.2 Lumber shall bear Southern Pine Inspection Bureau grade mark. Plywood shall bear American Plywood Association grade mark.
- 13.3 Delivery and Storage: 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".
- 13.4 Miscellaneous Materials:
  1. Fasteners and Anchors: Provide size, type, material, and finish as indicated 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.
- 13.5 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 on interior surfaces.
  - 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. Pre-drill as required.
  - E. Wood Grounds, Nailers, Blocking and Sleepers: Provide wherever shown and where required for screening or attachment of other work. Form to shapes as shown and cut as required to 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.
- 13.6 FINISH CARPENTRY
  - A. Submit shop drawings, samples of counter material, stain, and paint options where applicable.
- 13.7 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 within finish shelves and supported by hidden blocking in walls.
  - D. Mitered corners, square edges and 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.
- 13.8 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 corners.
  - D. Exterior wood center to be Ipe T&G with square edges and no reveal. Miter at corners.
  - 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.

### 14. CARPENTRY - MISC.

- 14.1 Bridging, Fire Stops, and Blocking to comply with governing building code. Include blocking for millwork and bath accessories.
- 14.2 Lumber shall bear Southern Pine Inspection Bureau grade mark. Plywood shall bear American Plywood Association grade mark.
- 14.3 Delivery and Storage: 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".
- 14.4 Miscellaneous Materials:
  1. Fasteners and Anchors: Provide size, type, material, and finish as indicated 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.
- 14.5 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 on interior surfaces.
  - 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. Pre-drill as required.
  - E. Wood Grounds, Nailers, Blocking and Sleepers: Provide wherever shown and where required for screening or attachment of other work. Form to shapes as shown and cut as required to 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.
- 14.6 FINISH CARPENTRY
  - A. Submit shop drawings, samples of counter material, stain, and paint options where applicable.
- 14.7 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 within finish shelves and supported by hidden blocking in walls.
  - D. Mitered corners, square edges and 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.
- 14.8 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 corners.
  - D. Exterior wood center to be Ipe T&G with square edges and no reveal. Miter at corners.
  - 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.

### 15. MATERIALS

- 15.1 Bridging, Fire Stops, and Blocking to comply with governing building code. Include blocking for millwork and bath accessories.
- 15.2 Lumber shall bear Southern Pine Inspection Bureau grade mark. Plywood shall bear American Plywood Association grade mark.
- 15.3 Delivery and Storage: 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".
- 15.4 Miscellaneous Materials:
  1. Fasteners and Anchors: Provide size, type, material, and finish as indicated 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.
- 15.5 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 on interior surfaces.
  - 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. Pre-drill as required.
  - E. Wood Grounds, Nailers, Blocking and Sleepers: Provide wherever shown and where required for screening or attachment of other work. Form to shapes as shown and cut as required to 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.
- 15.6 FINISH CARPENTRY
  - A. Submit shop drawings, samples of counter material, stain, and paint options where applicable.
- 15.7 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 within finish shelves and supported by hidden blocking in walls.
  - D. Mitered corners, square edges and 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.
- 15.8 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 corners.
  - D. Exterior wood center to be Ipe T&G with square edges and no reveal. Miter at corners.
  - 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.

### 16. EXECUTION

- 16.1 Bridging, Fire Stops, and Blocking to comply with governing building code. Include blocking for millwork and bath accessories.
- 16.2 Lumber shall bear Southern Pine Inspection Bureau grade mark. Plywood shall bear American Plywood Association grade mark.
- 16.3 Delivery and Storage: 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".
- 16.4 Miscellaneous Materials:
  1. Fasteners and Anchors: Provide size, type, material, and finish as indicated 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.
- 16.5 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 on interior surfaces.
  - 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. Pre-drill as required.
  - E. Wood Grounds, Nailers, Blocking and Sleepers: Provide wherever shown and where required for screening or attachment of other work. Form to shapes as shown and cut as required to 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.
- 16.6 FINISH CARPENTRY
  - A. Submit shop drawings, samples of counter material, stain, and paint options where applicable.
- 16.7 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 within finish shelves and supported by hidden blocking in walls.
  - D. Mitered corners, square edges and 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.
- 16.8 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 corners.
  - D. Exterior wood center to be Ipe T&G with square edges and no reveal. Miter at corners.
  - 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.

### 17. FINISH CARPENTRY

- 17.1 Submit shop drawings, samples of counter material, stain, and paint options where applicable.
- 17.2 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 within finish shelves and supported by hidden blocking in walls.
  - D. Mitered corners, square edges and 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.
- 17.3 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 corners.
  - D. Exterior wood center to be Ipe T&G with square edges and no reveal. Miter at corners.
  - 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.

### 18. FINISH CARPENTRY

- 18.1 Submit shop drawings, samples of counter material, stain, and paint options where applicable.
- 18.2 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 within finish shelves and supported by hidden blocking in walls.
  - D. Mitered corners, square edges and 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.
- 18.3 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 corners.
  - D. Exterior wood center to be Ipe T&G with square edges and no reveal. Miter at corners.
  - 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.

### 19. OPENINGS

- 19.1 Reuse existing door. If replacement is necessary, see below.
  - 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 installing.
- 19.2 REFINISHED STEEL FRAMES
  - A. Submit Shop Drawings: Indicate frame elevations, reinforcement, fire rating, and finish. Manufacturer product data, accessories, Samples of Raco product.
  - 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.
- 19.3 GLAZING
  - A. Submit Product Data on each Glass Type. Provide structural, physical and environmental characteristics, size limitations, special handling or installation requirements.
  - 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.
  - E. Protection of Finished Work: Do not adhere markers to glass surface. Protect glass from construction contaminants 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.
- 19.4 HARDWARE
  - A. Submit Schedule, brochure, template to door, sample. Label with key drawing.
  - B. Hardware to be approved by Architect or Owner before installation.
  - C. Determine 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.
- 19.5 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.

### 20. FINISHES

- 20.1 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.
- 20.2 GYPSUM DRYWALL
  - A. Standard: Recommended Specifications by Gypsum Association and 2003 IBC.
  - B. Material: 5/8" gypsum wall board.
  - C. Submit: Accession information.
  - D. Execute: Level 5 finish throughout.
- 20.3 PAINTING
  - 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, dry, 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. All: 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.
- 20.4 COUNTER SURFACES
  - A. Interior Counter Surfaces to be Stainless Steel.
  - B. Exterior Counter Surfaces to be Wood - Ipe.
- 20.5 TILE
  - 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.

### 21. FINISHES

- 21.1 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.
- 21.2 GYPSUM DRYWALL
  - A. Standard: Recommended Specifications by Gypsum Association and 2003 IBC.
  - B. Material: 5/8" gypsum wall board.
  - C. Submit: Accession information.
  - D. Execute: Level 5 finish throughout.
- 21.3 PAINTING
  - 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, dry, 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. All: 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.
- 21.4 COUNTER SURFACES
  - A. Interior Counter Surfaces to be Stainless Steel.
  - B. Exterior Counter Surfaces to be Wood - Ipe.
- 21.5 TILE
  - A. General: Install per manufacturer's specs and T.C.A. Handbook requirements. Provide trim tile, cove and bullnose or polished as required. Line

CHAPTER 3: BUILDING BLOCKS

302.2 FLOOR OR GROUND SURFACES

302.2.1 CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/INCH PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH (13 MM) MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL COMPLY WITH 303.

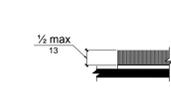


FIGURE 302.2 CARPET PILE HEIGHT

302.2.2 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, 810.3.3 AND 810.10. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

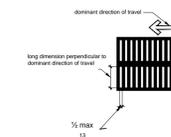


FIGURE 302.3 ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

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

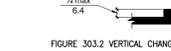


FIGURE 303.2 VERTICAL CHANGE IN LEVEL

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.

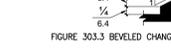


FIGURE 303.3 BEVELED CHANGE IN LEVEL

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 COMPLYING WITH 306.

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 END OF EITHER THE BASE OR ONE ARM.

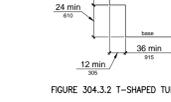


FIGURE 304.3.2 T-SHAPED TURNING SPACE

305.1 CLEAR FLOOR OR GROUND SPACE

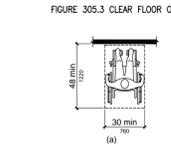


FIGURE 305.5 POSITION OF CLEAR FLOOR OR GROUND SPACE

305.7.1 FORWARD APPROACH. ALCOVES SHALL BE 36 INCHES (915 MM) WIDE MINIMUM WHERE THE DEPTH EXCEEDS 24 INCHES (610 MM).

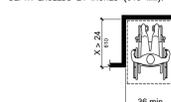


FIGURE 305.7.1 MANEUVERING CLEARANCE IN AN ALCOVE, FORWARD APPROACH

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 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 ELEMENT.

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 THE ELEMENT.

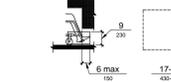


FIGURE 306.2.4 ADDITIONAL CLEARANCE. SPACE EXTENDING GREATER THAN 6 INCHES (150 MM) BEYOND THE AVAILABLE KNEE CLEARANCE AT 9 INCHES (230 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT BE CONSIDERED TOE CLEARANCE.

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 REDUCE 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.

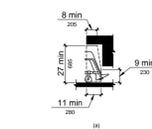


FIGURE 306.3 KNEE CLEARANCE

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.

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

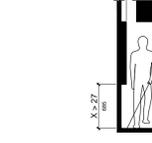


FIGURE 307.2 LIMITS OF PROTRUDING OBJECTS

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.

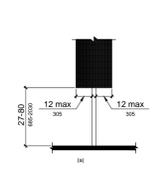


FIGURE 307.3 POST-MOUNTED PROTRUDING OBJECTS

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 EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE LOCATED 27 INCHES (685 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTION: DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1980 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

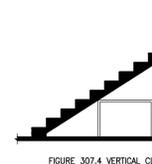


FIGURE 307.4 VERTICAL CLEARANCE

308 REACH RANGES

CHILDREN'S REACH RANGES

Forward or Side Reach	High (maximum)	Low (minimum)
Ages 3 and 4	38 in (915 mm)	20 in (510 mm)
Ages 5 through 8	38 in (915 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 INCHES (380 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

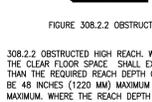


FIGURE 308.2.2 OBSTRUCTED HIGH FORWARD REACH

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 MM) MAXIMUM.



FIGURE 308.2.4 ADDITIONAL SIDE REACH

308.3 SIDE REACH

308.3.1 UNOBSTRUCTED. WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH 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.

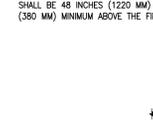


FIGURE 308.3.1 UNOBSTRUCTED SIDE REACH

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 INCHES (1170 MM) MAXIMUM FOR A REACH DEPTH OF 24 INCHES (610 MM) MAXIMUM.

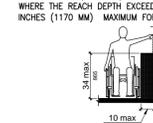


FIGURE 308.3.2 OBSTRUCTED HIGH SIDE REACH

309 OPERABLE PARTS

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

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, RAMP, CURB RAMPS EXCLUDING THE RAISED 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 RAMP (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.

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

403.5 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) MINIMUM.

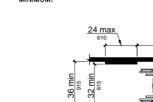


FIGURE 403.5.1 CLEAR WIDTH OF AN ACCESSIBLE ROUTE

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 SHALL 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.

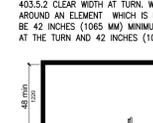


FIGURE 403.5.2 CLEAR WIDTH AT TURN

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 DOORS, DOORWAYS, AND GATES

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 WITH LOWER THAN 34 INCHES (865 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WITH BETWEEN 34 INCHES (865 MM) AND 80 INCHES (2030 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (100 MM).

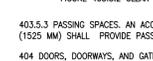


FIGURE 404.2.3 CLEAR WIDTH OF DOORWAYS

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.



FIGURE 404.2.4 MANEUVERING CLEARANCES AT DOORS AND GATES

404.2.4 RECESSED DOORS AND GATES. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES (455 MM) OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8 INCHES (205 MM) BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE.

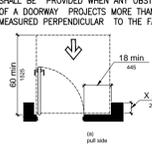


FIGURE 404.2.4.3 MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES

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 CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED.

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 GROUND.

602.3 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.

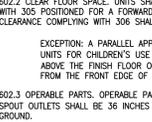


FIGURE 602.3 DRINKING FOUNTAIN SPOUT LOCATION

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 36 INCHES (915 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. REDUCED 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 LAVATOIRES 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 LAVATOIRES 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 OR GROUND. 604 WATER CLOSETS AND TOILET COMPARTMENTS 604.1 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 FOR A LEFT-HAND OR RIGHT-HAND APPROACH.

604.1.1 SIZE. WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL BE 60 INCHES (1525 MM) WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL TO THE TOILET COMPARTMENT DOOR, 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 60 INCHES (1525 MM) WIDE. TOE CLEARANCE AT THE FRONT PARTITION IS NOT REQUIRED IN A COMPARTMENT FOR CHILDREN'S USE THAT IS GREATER THAN 65 INCHES (1650 MM) DEEP.

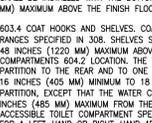


FIGURE 604.1.1 SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT

604.1.1.5 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 TO THE WATER CLOSET. IN ADDITION, A REAR-WALL GRAB BAR COMPLYING WITH 604.5.2 SHALL BE PROVIDED.

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) MAXIMUM.

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, EXCLUSIVE OF PARTITION SUPPORT MEMBERS, 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.

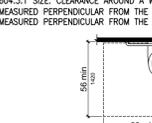


FIGURE 604.8.2 AMBULATORY ACCESSIBLE TOILET COMPARTMENT

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 TO THE WATER CLOSET. IN ADDITION, A REAR-WALL GRAB BAR COMPLYING WITH 604.5.2 SHALL BE PROVIDED.

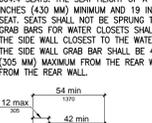


FIGURE 604.8.1.4 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

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 TO THE WATER CLOSET. IN ADDITION, A REAR-WALL GRAB BAR COMPLYING WITH 604.5.2 SHALL BE PROVIDED.

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.



FIGURE 604.8.2.3 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.

604.8.2 REAR WALL. THE REAR WALL GRAB BAR SHALL BE 36 INCHES (915 MM) LONG MINIMUM 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.

604.8 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 COMPLYING WITH 604.8.2.

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.

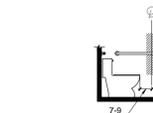
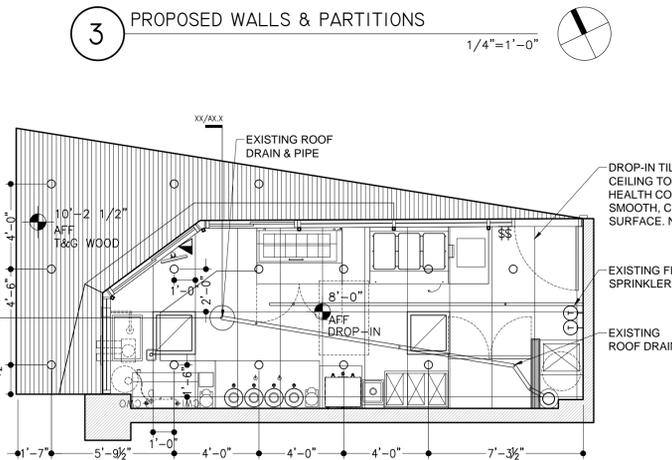
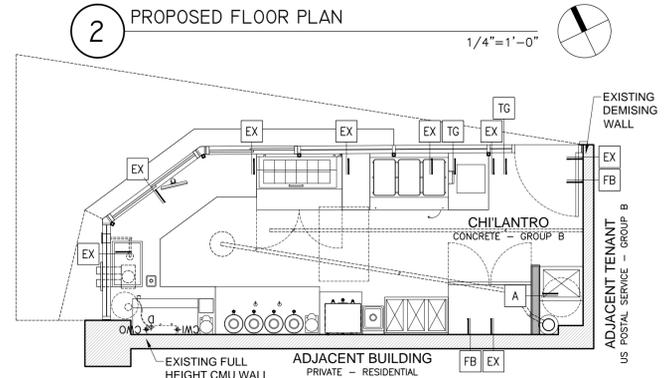
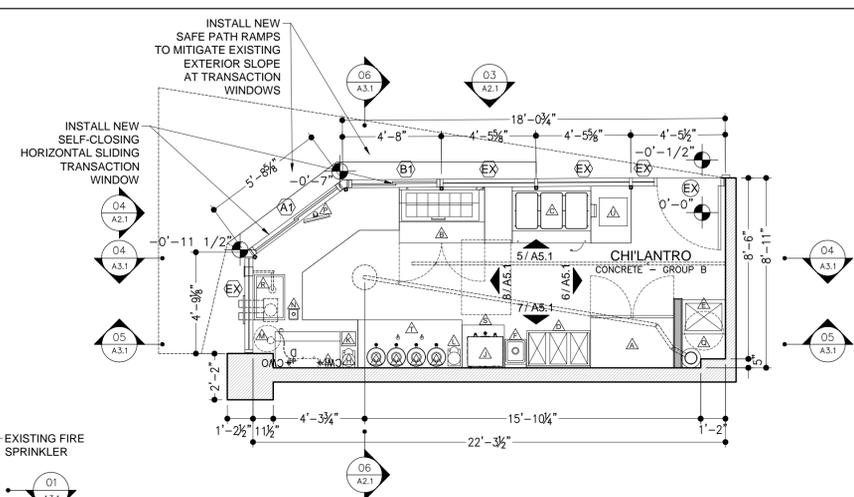
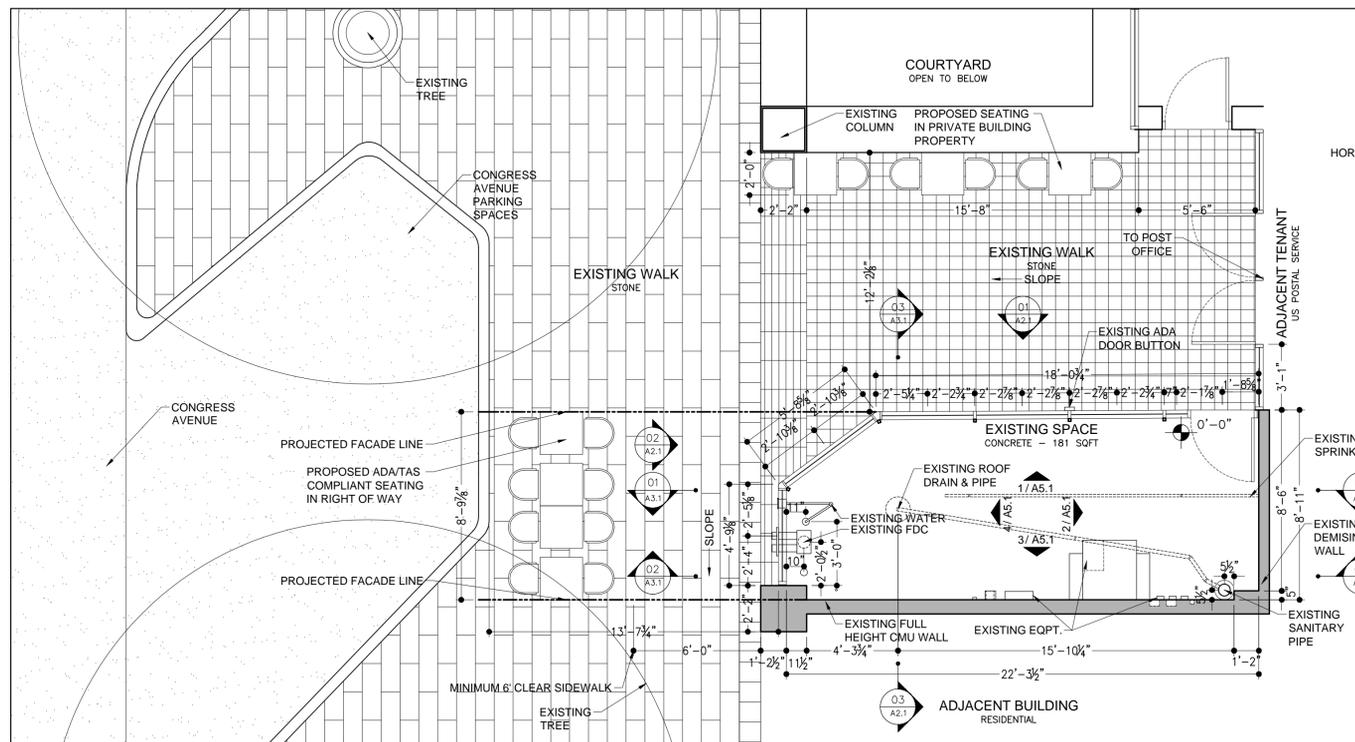


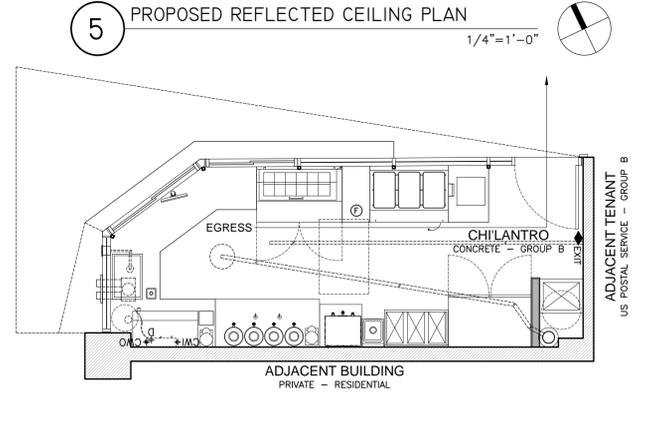
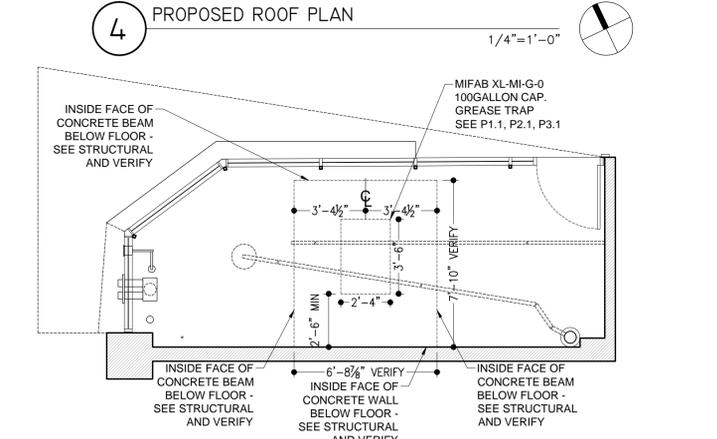
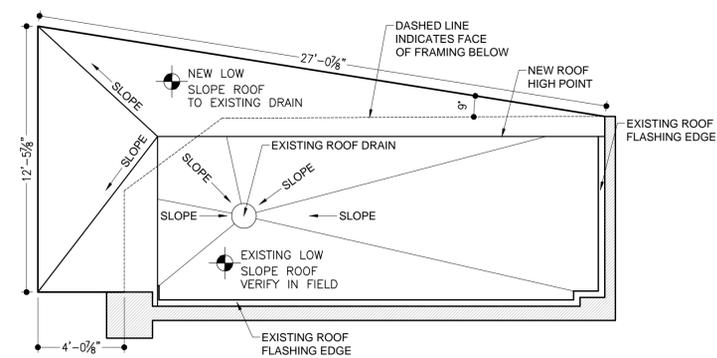
FIGURE 604.7 DISPENSER OUTLET LOCATION

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



FINISH SCHEDULE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	HEIGHT	FLOOR
INTERIOR	FRP WAINSCOT	WHITE SUBWAY TILE	PAINTED CMU/TILE	FRP WAINSCOT	DROP-IN TILE	8'-0"	SEALED CONCRETE
SURFACES	MANUFACTURER	TYPE	THICKNESS	COLOR			
ALL INTERIOR COUNTERS		STAINLESS STEEL	TYPICAL				
ALL EXTERIOR COUNTERS		IPE		CLEAR SEAL			

WINDOW SCHEDULE - Windows to be Self Closing XO Sliding Service Windows manufactured by CR Laurence Co. - Color TBD by Owner.	LOCATION	KEY	TYPE	ROUGH OPENING	HEIGHT	HEAD HT.	NOTES
TRANSACTION	A1	TRANSACTION		5'-2"	4'-0"	7'-0"	SELF-CLOSING XO HORIZONTAL SLIDER - VERIFY DIMENSIONS ON SITE
TRANSACTION	B1	TRANSACTION		4'-3 3/4"	4'-5"	7'-0"	SELF-CLOSING XO HORIZONTAL SLIDER - VERIFY DIMENSIONS ON SITE



**GENERAL NOTES**

- OCCUPANCY: Group B
- TYPE OF CONSTRUCTION: Type IIA (Existing)
- SQUARE FOOTAGE: 181sqft
- SPRINKLERS: Yes (Existing)
- FIRE ALARMS: No
- EMERGENCY LIGHTING: Yes
- NUMBER OF EXITS REQUIRED: 1
- NUMBER OF EXITS PROVIDED: 1
- NUMBER OF FLOORS: 1
- FLOOR AND SUITE NUMBER: Ground Floor Suite 175

**SAFETY & ACCESS NOTES**

- Bottom of all entrance doors are required to have a smooth uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.
- All hand activated door opening hardware is required to be centered between 30" and 40" a.f.f.
- All latching and locking doors in a path of travel are to be operable with a single effort by lever type hardware, panic bars, push-pull activating bars or other hardware.
- Thresholds shall be no more than 1/2" high.
- All doors exposed to unconditioned space shall be weather stripped at the head, sill, and jamb.
- Provide a floor or landing not more than 1/2" below the threshold on both sides of exit doors.
- Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort.
- Door hardware shall comply with ansi a117.1-1986 and the elimination of architectural barriers act of texas.
- The maximum effort to operate doors cannot exceed 8.5 pounds for exterior doors and 5 pounds for interior doors. Compensating devices or automatic door operators may be utilized to meet the requirements. Adjust doors as necessary to meet the requirements.
- Fire barrier between Chi'Lantro and adjacent units to be min. 2 hr. rating, see IBC table 720.1 (1) and 720.1 (2).
- Side lights within 2 feet of doors in the closed position shall be tempered. Reference IBC 2406.4 hazardous locations.

**EQUIPMENT NOTES**

- SEE MECHANICAL/ELECTRICAL/PLUMBING DRAWINGS.

**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. Mahikoeng 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

**LEGEND**

- 1. NEW PARTITION/WALL KEY
- 2. EXISTING PARTITION/WALL KEY
- 3. FIRE BARRIER - MIN. 2 HR. RATING
- 4. TEMPERED GLASS SIDE LIGHT
- 5. INTERIOR ELEVATION KEY
- 6. WINDOW SCHEDULE KEY
- 7. EXISTING WINDOW SCHEDULE KEY
- 8. DOOR SCHEDULE KEY
- 9. EXISTING DOOR SCHEDULE KEY

**RCP NOTES**

- CEILING HEIGHTS ARE BASED OFF OF F.F. ELEVS. CEILINGS OVER OPEN FOOD, ICE, SODA FOUNTAINS, WARE WASHING, RESTROOMS AND BARS MUST MEET CONSTRUCTION CRITERIA AND BE SMOOTH, DURABLE, NONABSORBENT, AND CLEANABLE.
- PROVIDE LIGHTS WITH WET LOCATION UL SPECS.
- SEE ELECTRICAL DRAWINGS.

**LEGEND**

- TELEPHONE/DATA OUTLET
- SINGLE-POLE SWITCH
- WET RECESSED DOWNLIGHT FIXTURE
- THERMOSTAT
- CEILING AIR HANDLER

**EGRESS NOTES**

- CURRENTLY ADOPTED EGRESS CODE: 2012 International Fire Code (Ordinance # 20130606-092, effective 09-16-13) (Checklist- Section 105.4.2 effective 07-01-13)
- GROUP B OCCUPANCY
- Occupancy loads indicated are typical and shall not exceed the maximum building occupancy load.
- Portable fire extinguishers shall be provided to meet requirements in 2012 International Fire Code.
- Emergency lighting shall be provided to meet requirements in 2012 International Fire Code.
- Exit Signs shall be edge-lit LED signs with integrated battery back-up power provided to meet requirements in 2012 International Fire Code.
- If a fire alarm system is to be provided, it shall be installed according to the applicable NFPA standards.

**LEGEND**

- PORTABLE FIRE EXTINGUISHER
- EMERGENCY LIGHTING
- EXIT
- EXIT SIGN

**mf**

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**CHI'LANTRO CONGRESS**  
823 CONGRESS, SUITE 175 | AUSTIN, TX | 78701

**NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.**

PROJECT TITLE

SEAL

REVISIONS:

PROJECT NUMBER:  
**1422**

DATE:  
**12.03.2014**

PHASE:  
**PERMIT**

DRAWING TITLE:  
**SITE PLAN FLOOR PLANS RCP & NOTES**

**A1.0**

mfarchitecture



900 East 6th St.  
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PROJECT TITLE  
**CHI'LANTRO CONGRESS**

823 CONGRESS, SUITE 175 | AUSTIN, TX | 78701

**NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION.**

**PERMISSION NOTES**

WALKING DISTANCE TO FURTHEST BATHROOM  
INCLUDING PROPOSED SALES AISLES/GONDOLAS  
(EXACT LOCATION OF SALES AISLES/GONDOLAS MAY  
DIFFER FROM THE REFERENCED CONSTRUCTION  
DRAWING).

TOTAL DISTANCE: 148'-8 13/32"

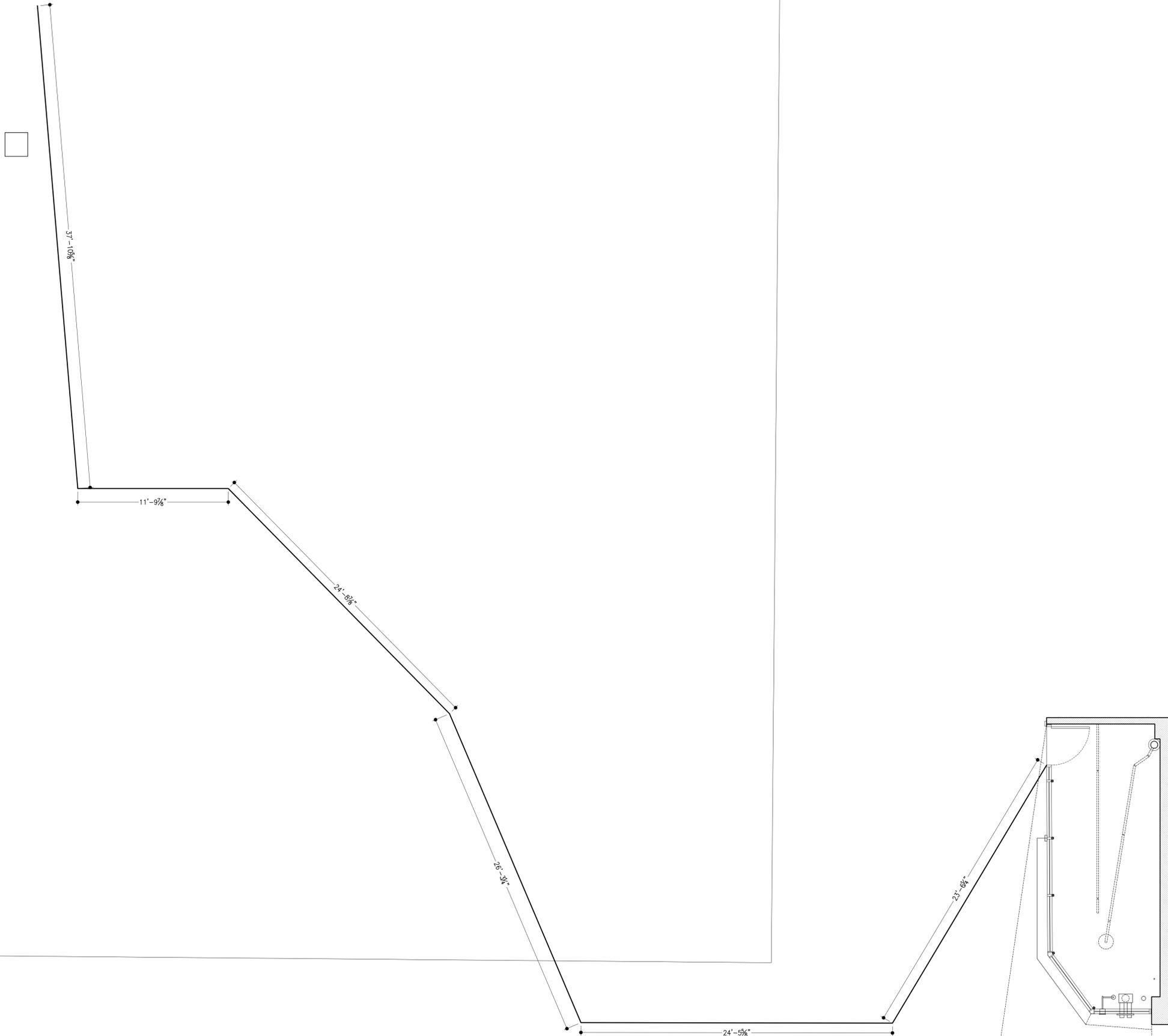
SEAL  
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REVISIONS:


PROJECT NUMBER:  
**1422**  
DATE:  
**12.03.2014**  
PHASE:  
**PERMIT**  
DRAWING TITLE:  
**BATHROOM  
PERMISSION  
DISTANCE**

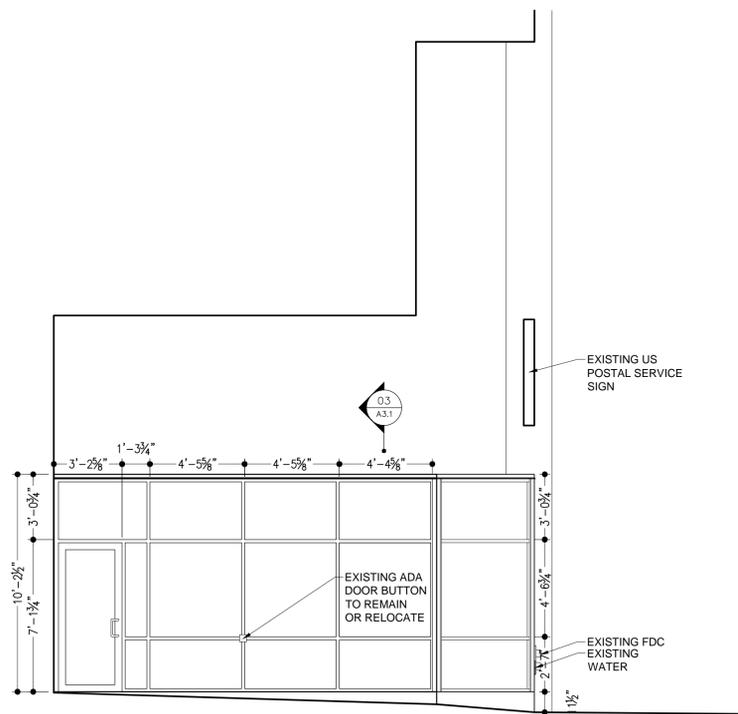
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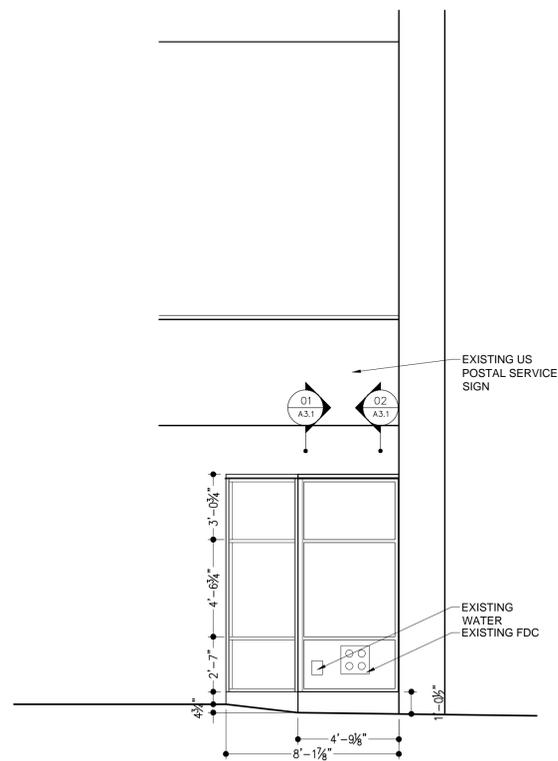


BATHROOM PERMISSION DISTANCE  
1/4"=1'-0"

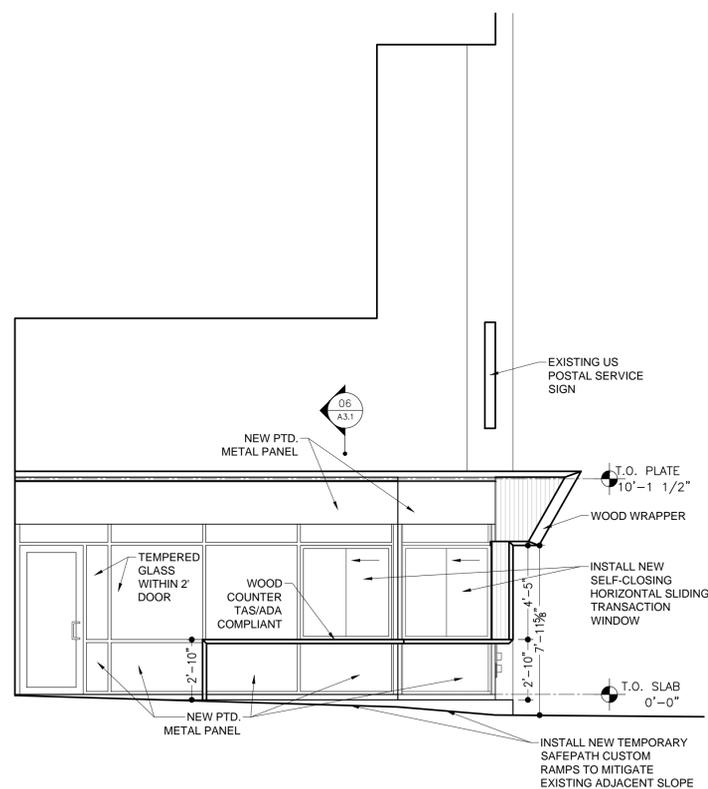
SHEET INFORMATION



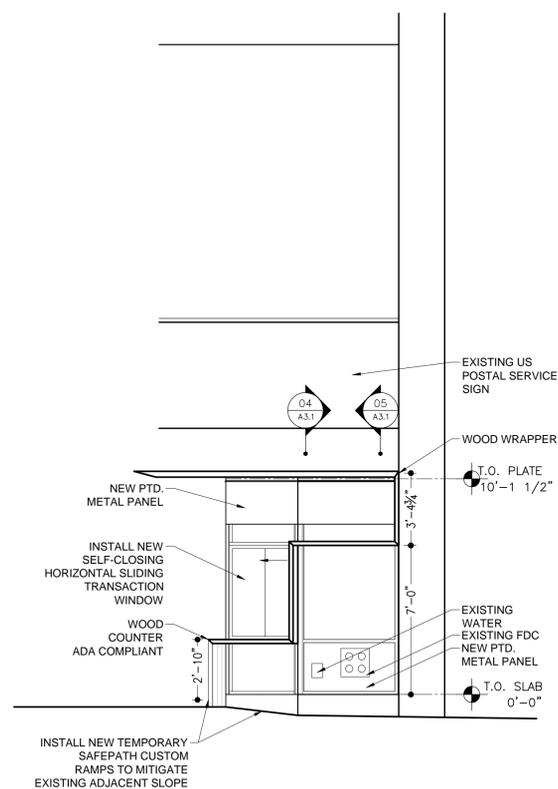
01 EXISTING NORTH ELEVATION  
1/4"=1'-0"



02 EXISTING WEST ELEVATION  
1/4"=1'-0"



03 PROPOSED NORTH ELEVATION  
1/4"=1'-0"

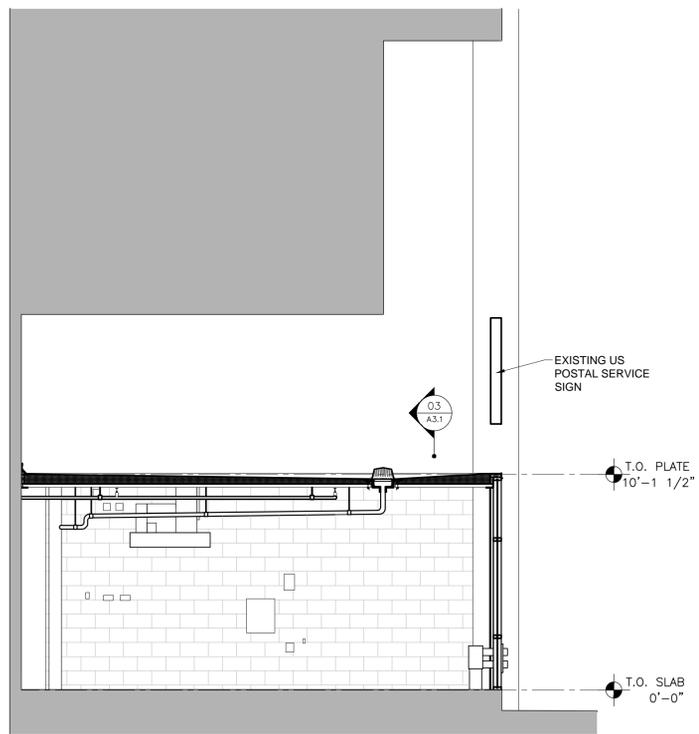


04 PROPOSED WEST ELEVATION  
1/4"=1'-0"

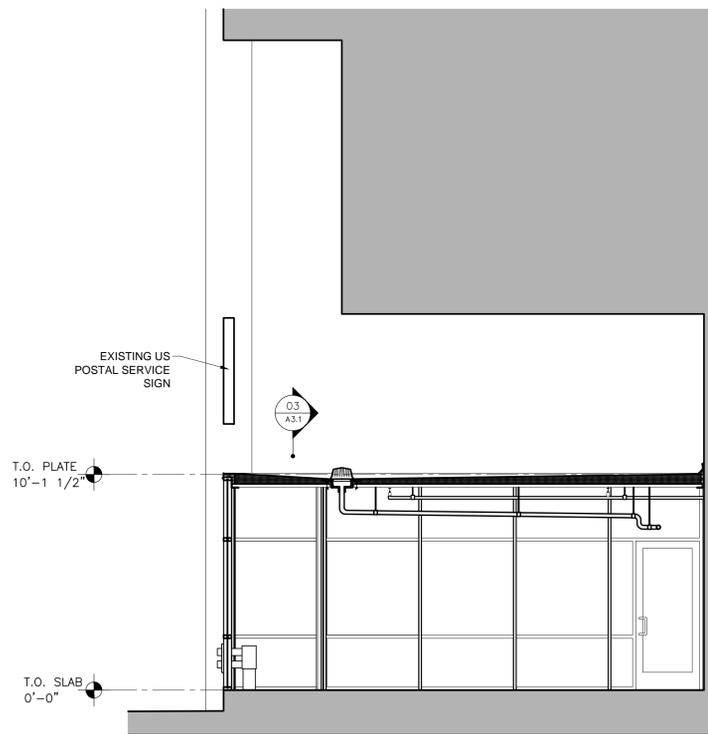
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PROJECT NUMBER:  
**1422**  
DATE:  
**12.03.2014**  
PHASE:  
**PERMIT**  
DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

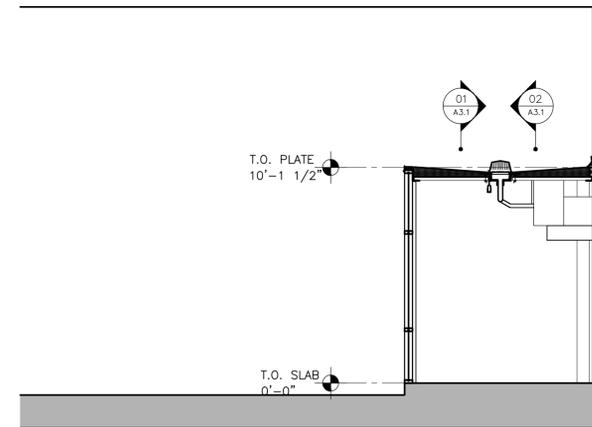
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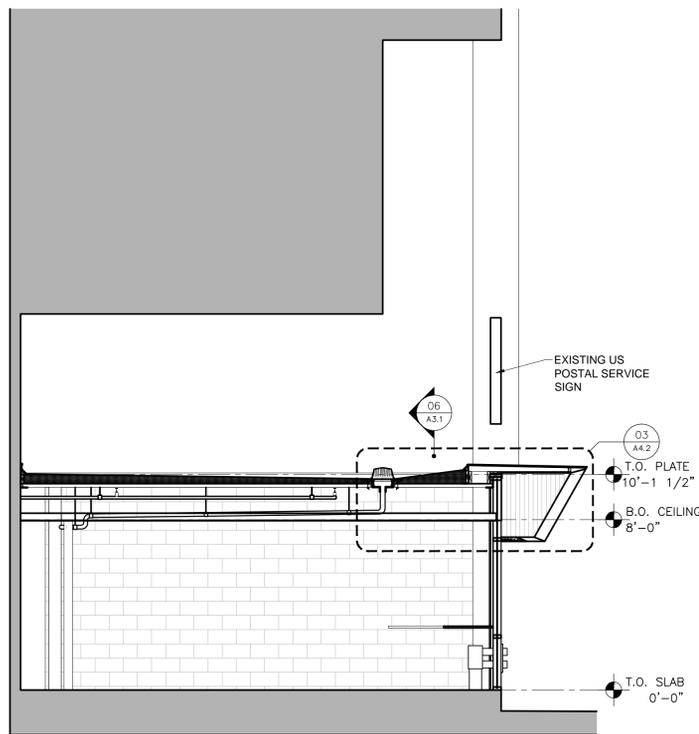
01 EXISTING BUILDING SECTION  
LOOKING SOUTH 1/4"=1'-0"



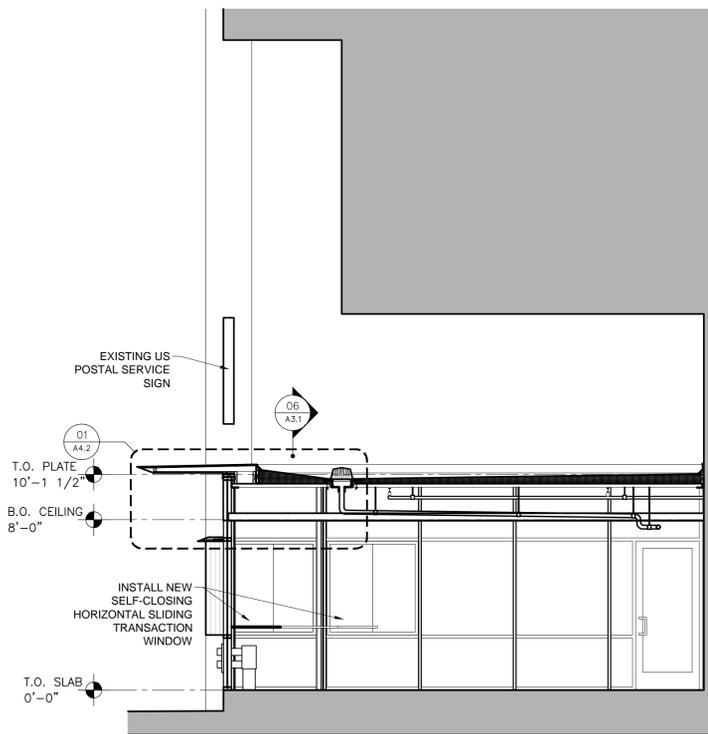
02 EXISTING BUILDING SECTION  
LOOKING NORTH 1/4"=1'-0"



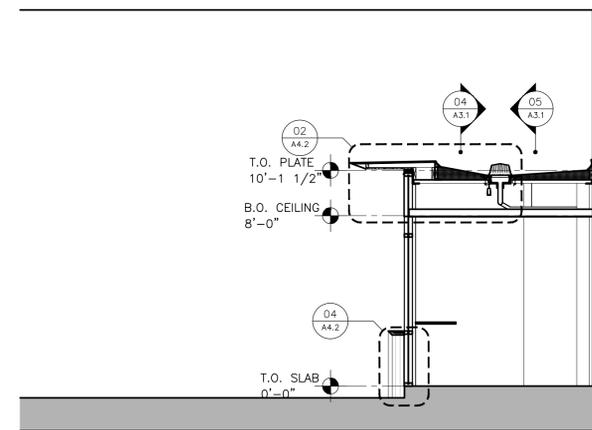
03 EXISTING BUILDING SECTION  
LOOKING EAST 1/4"=1'-0"



04 PROPOSED BUILDING SECTION  
LOOKING SOUTH 1/4"=1'-0"



05 PROPOSED BUILDING SECTION  
LOOKING NORTH 1/4"=1'-0"



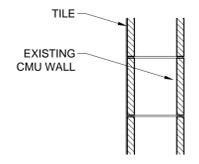
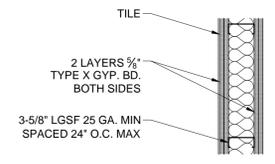
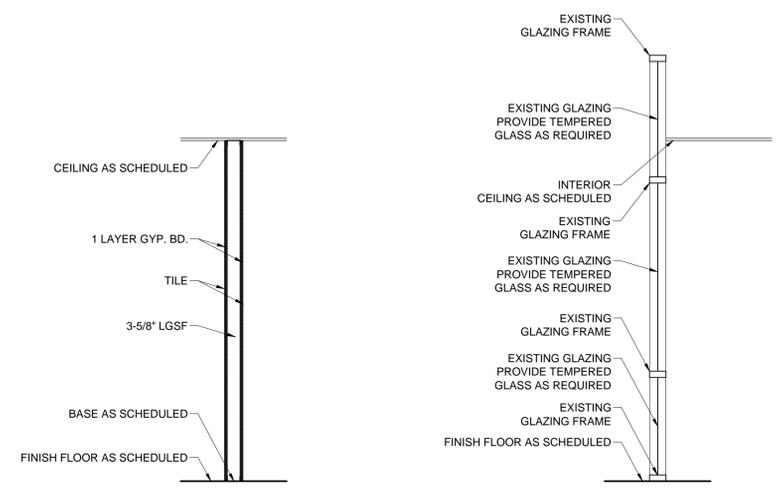
06 PROPOSED BUILDING SECTION  
LOOKING EAST 1/4"=1'-0"

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**PERMIT**  
DRAWING TITLE:  
**BUILDING SECTIONS**

**WALL & PARTITION NOTES**

- PARTITION TYPE REFERENCES ARE LOCATED ON THE INTERIOR PARTITIONS FLOOR PLAN.
- 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.
- 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.
- UNLESS INDICATED OTHERWISE, ALL GYPSUM BOARD IS TO BE 5/8" THICK, FIRE RESISTANT.
- PARTITION TYPE REFERENCES ARE CALLED ON THE FLOOR PLAN AND DO NOT INCLUDE THE APPLIED FINISHES. REFER TO PLAN FOR ROOM FINISH REFERENCES.
- 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.
- UNLESS INDICATED OTHERWISE, ALL SOUND ATTENUATION INSULATION SHALL BE CONTINUOUS FOR THE FULL HEIGHT OF THE PARTITION AND 3" THICK.
- 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 REFERENCE. PARTITIONS OR DETAILS NOT SIMILAR SHALL BE CONSTRUCTED IN A LOGICAL MANNER USING THE PRINCIPLES EVIDENT IN THE TYPICAL PARTITION TYPES AND DETAILS.
- REFER TO INTERIOR DETAILS, SECTIONS AND MISC DETAILS ON THE DRAWINGS FOR SPECIAL PARTITION CONDITIONS.
- WHERE TILE IS INDICATED, REPLACE GYP. BD. WITH 5/8" CEMENTITIOUS PANEL WHICH HAS BEEN CERTIFIED FOR "WET NAIL" APPLICATION.
- USE 3-5/8" 362S162-43 LGSF JOISTS AT 1/240 FOR DROP CEILING FRAMING SPACED 16" ON CENTER THROUGHOUT.
- SUSPEND FROM ROOF STRUCTURE USING TYPICAL #8 VERTICAL HANGERS PLACED AT 1/3 AND 2/3 POINTS, EVERY 32", PERPENDICULAR TO JOISTS WHERE NECESSARY USING BEST PRACTICES AT CLOUD CEILINGS.
- SUSPEND DROP IN TILE CEILING USING TYPICAL HANGERS AND SPACING WHERE NECESSARY USING BEST PRACTICES.
- DROP IN TILE TO BE COMPATIBLE WITH HEALTH REQUIREMENTS.
- FIRE BARRIER BETWEEN RESTAURANT SPACE AND ADJACENT UNITS TO BE MIN. 2 HR. RATING. SEE IBC TABLE 720.1 (1) AND 720.1 (2).



**A** TYPICAL ROOM PARTITION  
1/2"=1'-0"

**EX** EXISTING GLAZED FACADE  
1/2"=1'-0"

**TG** GLAZED PARTITION  
LAB  
1/2"=1'-0"

**EX** EXISTING DEMISING WALL  
1/2"=1'-0"

**FB** FIRE BARRIER DETAIL - PLAN  
2HR DEMISING WALL  
NOTE: REFERENCE UL DESIGN U419  
1"=1'-0"

**EX** EXISTING PARTY WALL  
1/2"=1'-0"

**FB** FIRE BARRIER DETAIL  
EXISTING CMU WALL  
1"=1'-0"

SEAL

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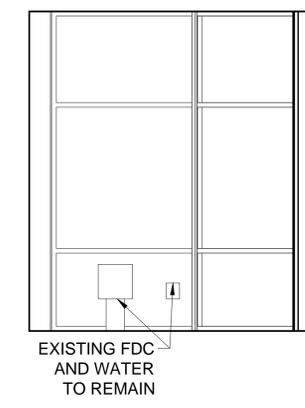

PROJECT NUMBER:  
**1422**  
DATE:  
**12.03.2014**  
PHASE:  
**PERMIT**  
DRAWING TITLE:  
**WALL TYPES AND NOTES**

SHEET INFORMATION

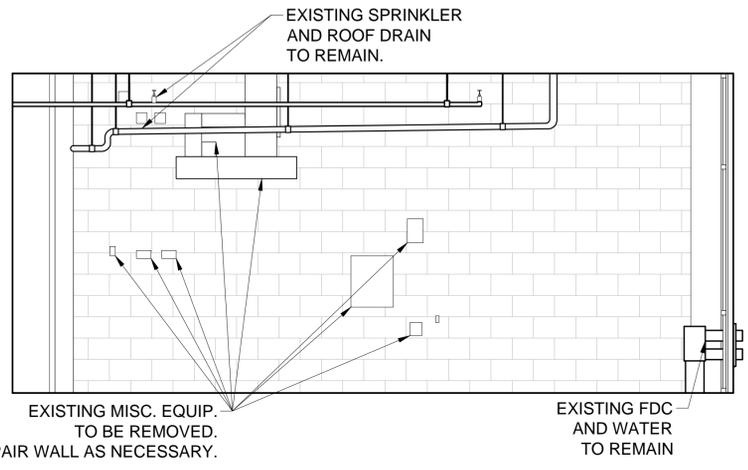
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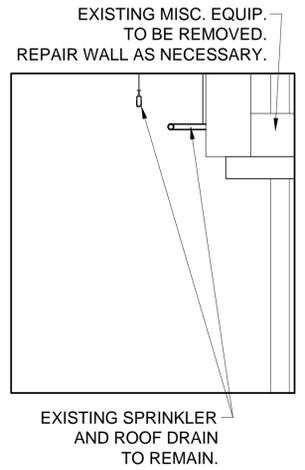

PROJECT NUMBER:  
**1422**  
DATE:  
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PHASE:  
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DRAWING TITLE:  
**INTERIOR  
ELEVATIONS**



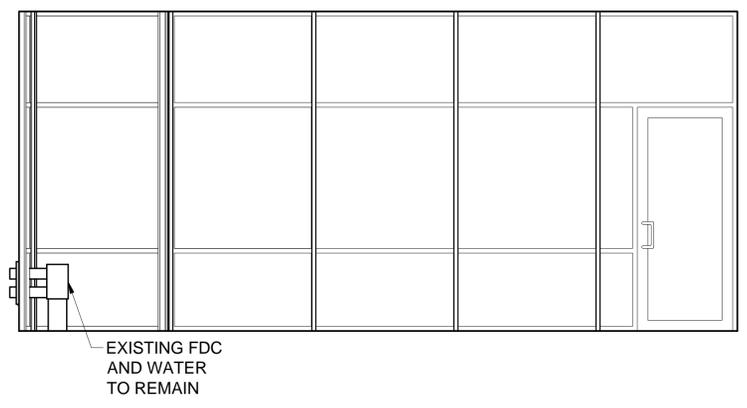
4 EXISTING ELEVATION: WEST 3/8"=1'-0"



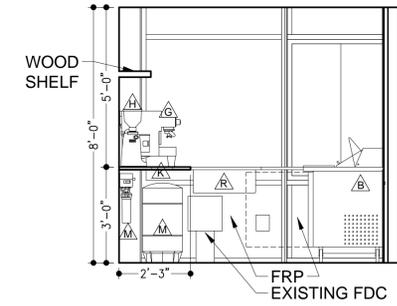
3 EXISTING ELEVATION: SOUTH 3/8"=1'-0"



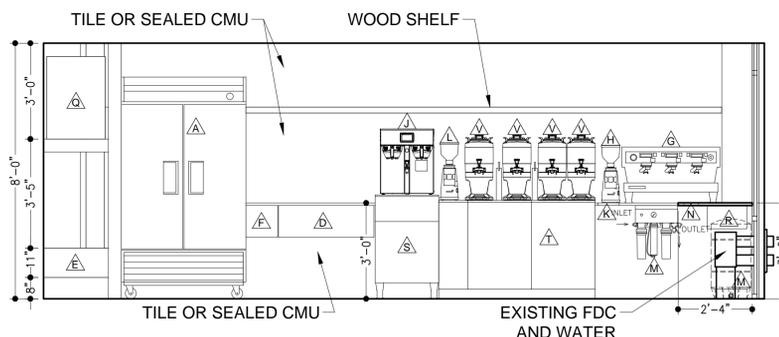
2 EXISTING ELEVATION: EAST 3/8"=1'-0"



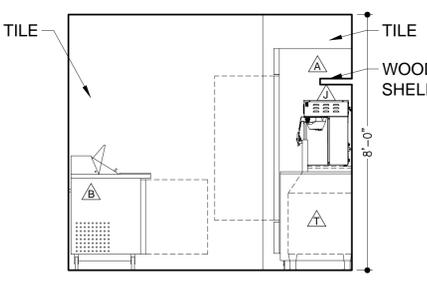
1 EXISTING ELEVATION: NORTH 3/8"=1'-0"



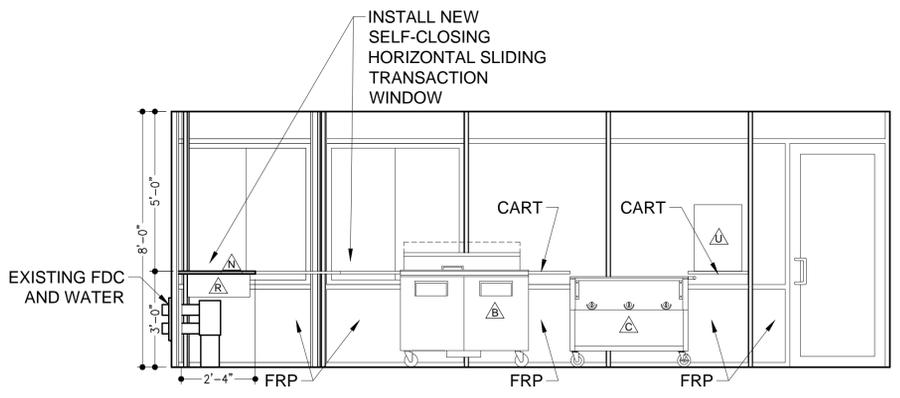
8 PROPOSED ELEVATION: WEST 3/8"=1'-0"



7 PROPOSED ELEVATION: SOUTH 3/8"=1'-0"



6 PROPOSED ELEVATION: EAST 3/8"=1'-0"



5 PROPOSED ELEVATION: NORTH 3/8"=1'-0"

**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. Kegeator for Cold Brew Coffee
- U. Tortilla Press
- V. Coffee Server