



111 Congress - Building 2

Austin, Texas

Michael Hsu
Office Of Architecture

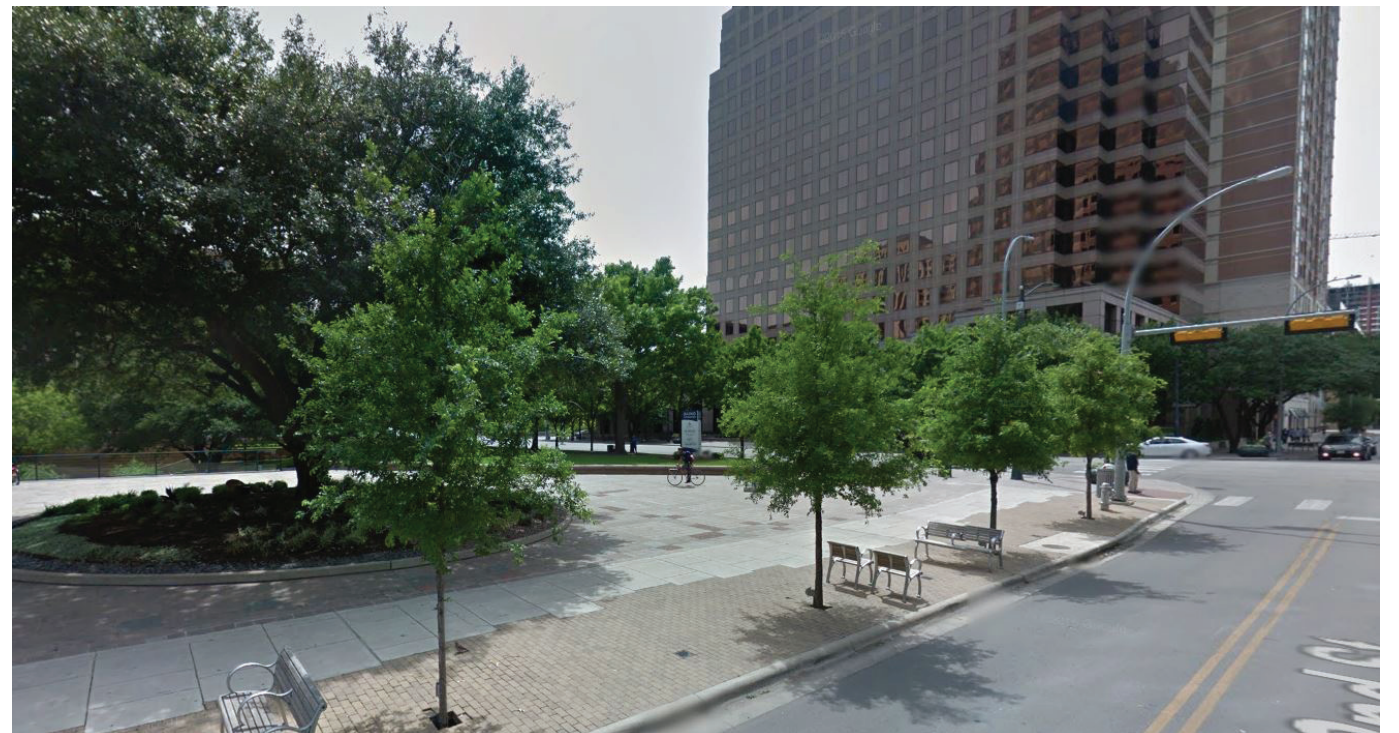
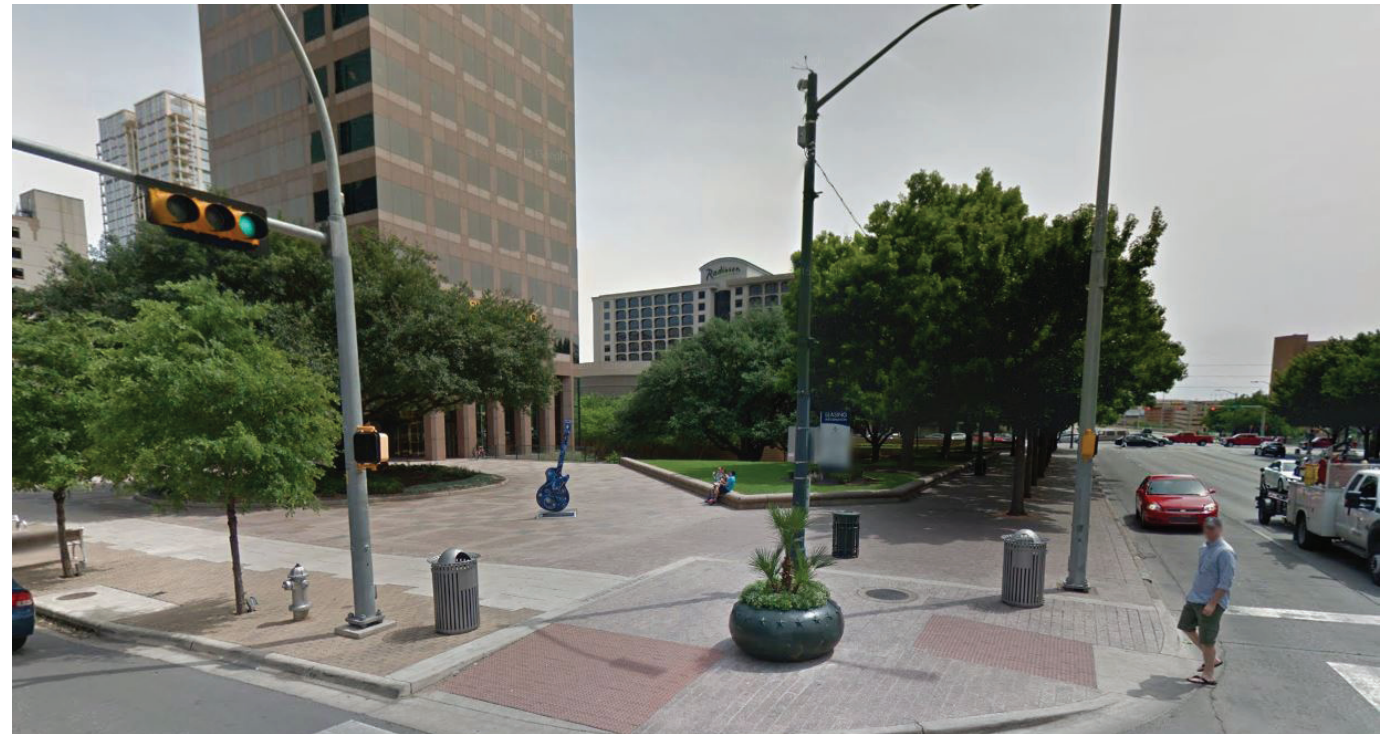
4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

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Building 2

Austin, Texas

30 September 2015

Cover Sheet



Contact

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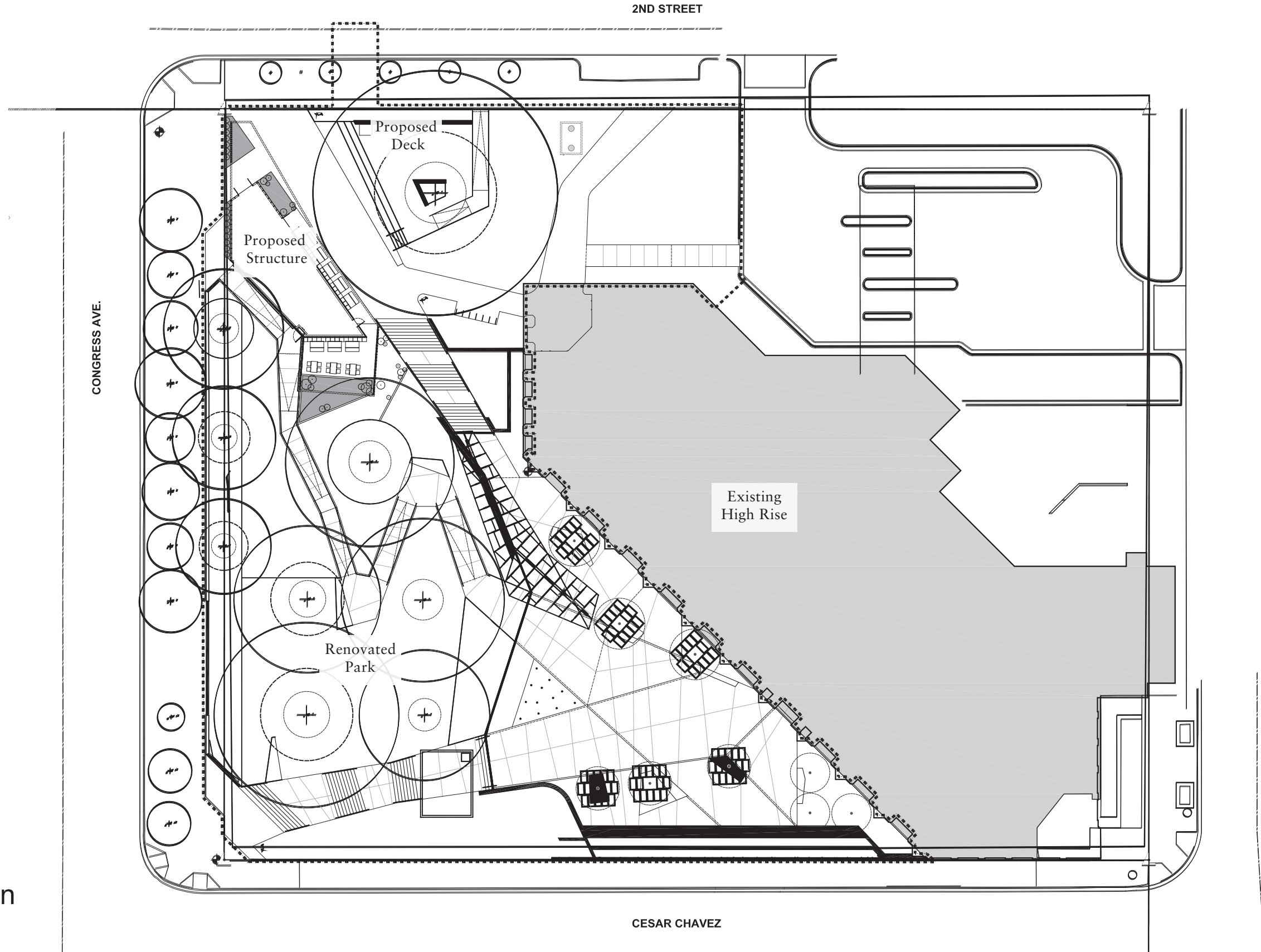
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Site Photos



1 Site Plan

Scale: NTS



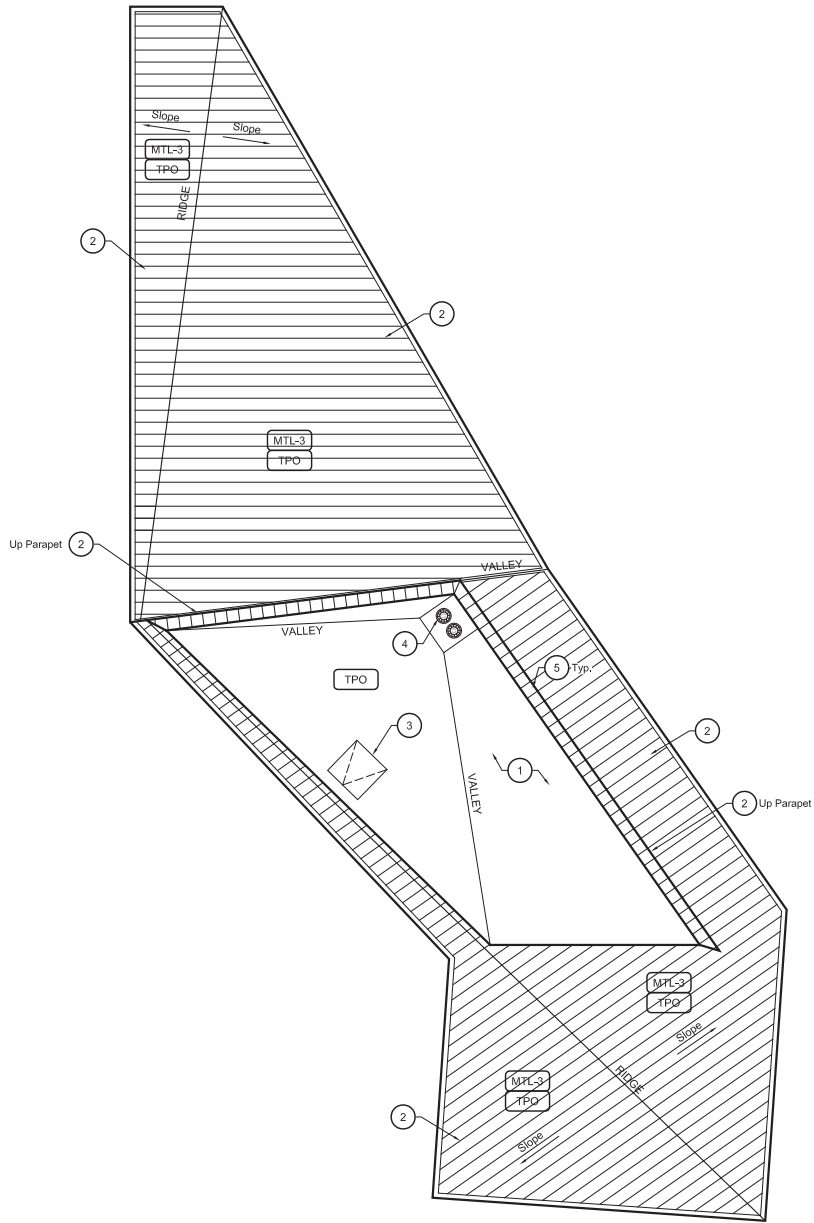
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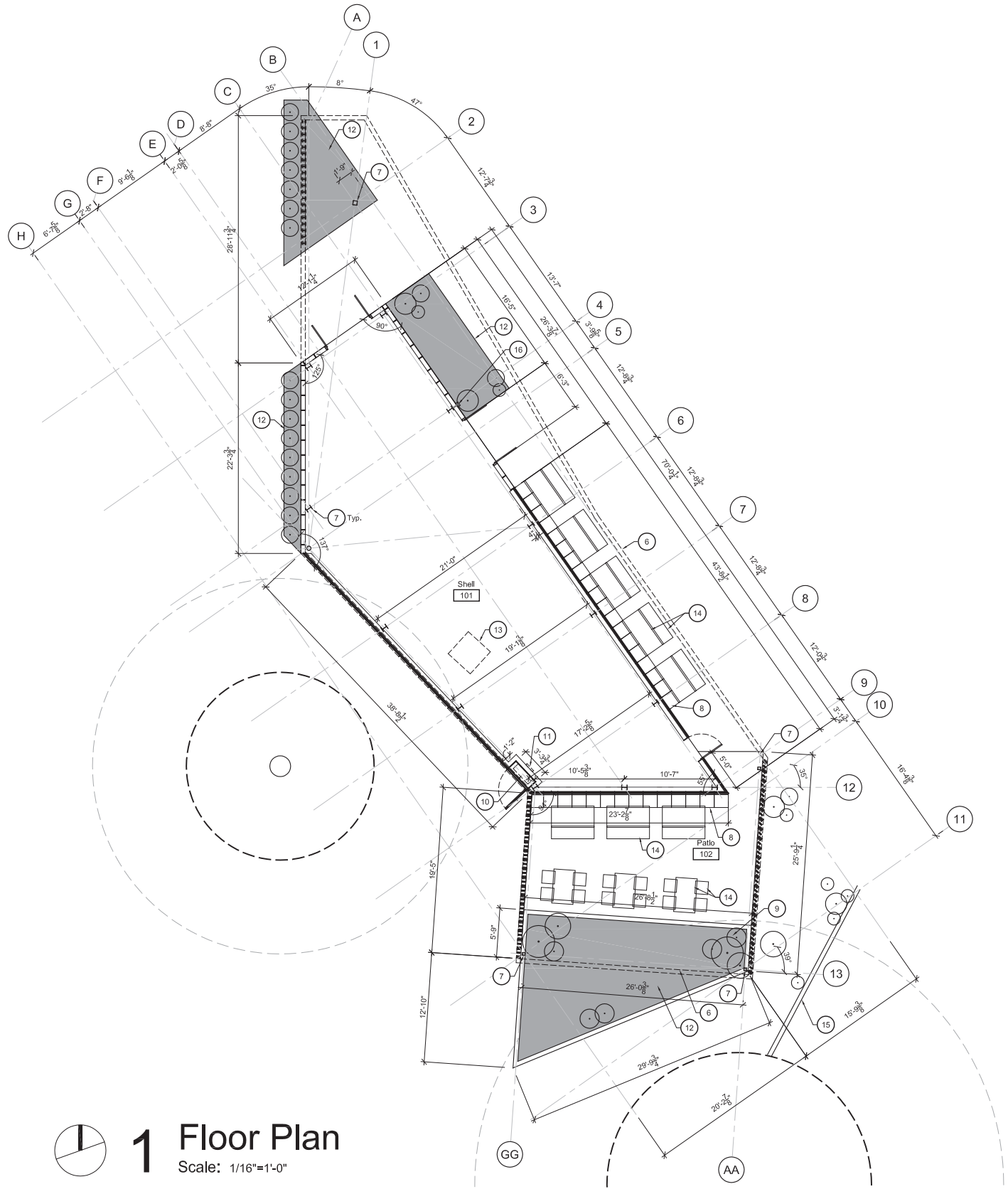
Location

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Image



2 Roof Plan
Scale: 1/16"=1'-0"



1 Floor Plan
Scale: 1/16"=1'-0"

FLOOR PLAN GENERAL NOTES:

1. The dimensions on this sheet are based off of the centerline of column grids.
2. Keynotes located on this sheet are for this sheet only.
3. Contractor (GC) to field verify all existing dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, please notify MHOA immediately.
4. Contractor (GC) to provide, douglas fir marine grade plywood (minimum BS 6566 Grade) or approved equal, from 4'-0" A.F.F. to ceiling in all BOH walls. Fire treat as required.

FLOOR PLAN WALL LEGEND:

Metal Stud Wall

****THIS LEGEND IS FOR REFERENCE ONLY. REFER TO SECTION AND PLAN DETAILS FOR SPECIFIC WALL ASSEMBLIES.**

FLOOR AND ROOF PLAN KEYNOTES:

1. TPO roof with tapered insulation as scheduled.
2. Standing seam metal roof system with TPO underlayment as scheduled.
3. Roof hatch as scheduled.
4. Combined roof drain and secondary overflow drain system per Plumbing Drawings.
5. Parapet wall, height varies (minimum 42" high).
6. Line of roof above, shown dashed, ref. to roof plan.
7. Painted steel column, ref. to structural
8. Wood bench, refer to millwork plan.
9. Internal drain thru-wall outlets per Plumbing Drawings. Provide Mexican River Stones as splash guard.
10. Electrical service disconnect per Electrical Drawings.
11. Electrical panel per Electrical Drawings.
12. Landscape planter. See Landscape Drawings and Details.
13. Roof hatch above, shown dashed.
14. Furniture, reference millwork drawings.
15. Concrete retaining wall per Structural Drawings.
16. Knox Box.

ROOF PLAN GENERAL NOTES:

1. The dimensions on this sheet are to centerline of grid.
2. GC to field verify all dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, please notify MHOA immediately.
3. Refer to appropriate sheet and/or schedule for additional information/detail regarding items shown herein.
4. Keynotes located on this sheet are for this sheet only.
5. Do not scale the drawings. If a specific dimension is not given, contact MHOA for clarification.
6. Refer to Sheet A0.02 General Conditions for additional information associated with, but not limited to: submittals, shop drawings, samples, cutting and patching, coordination and staging, protection of work.
7. GC to inspect existing roofing for damaged and/or leaking areas. Notify owner immediately of areas in need of repair. Patch and repair as required.
8. GC to inspect and verify that existing equipment is in good working condition. Notify Owner immediately of any necessary repairs.

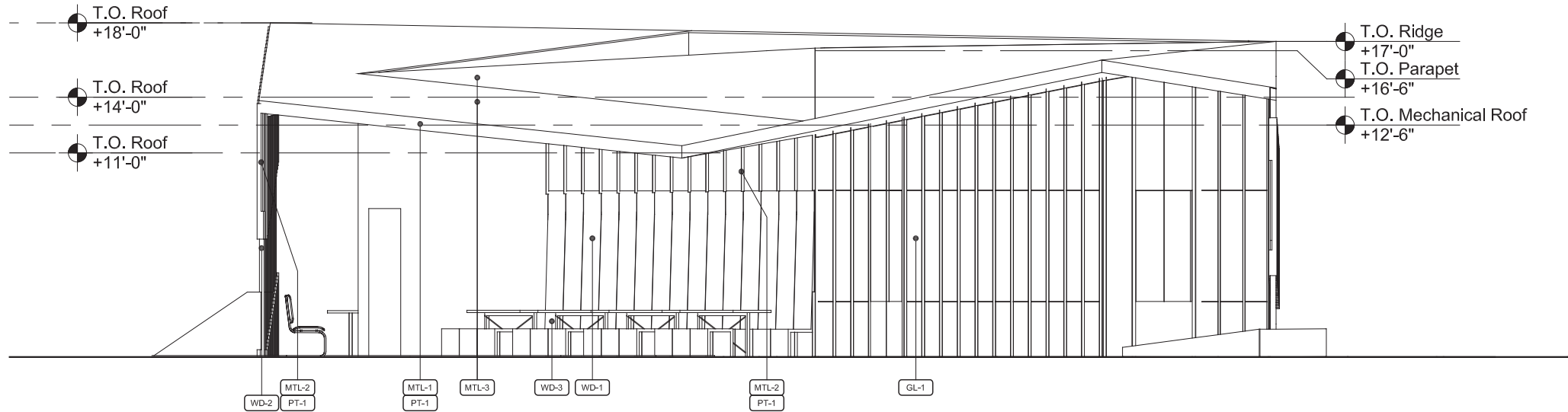
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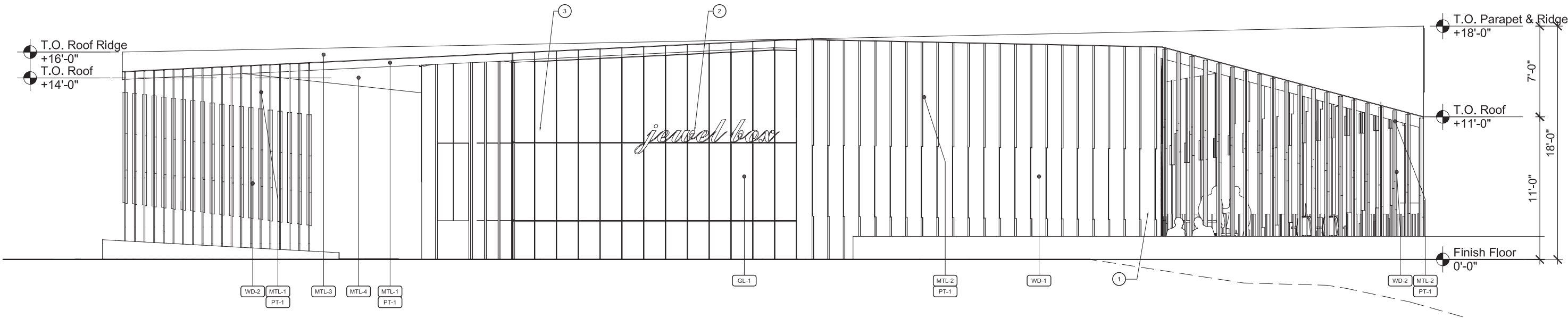
ELEVATION GENERAL NOTES:

1. Keynotes located on this sheet are for this sheet only.
2. Contractor (GC) to field verify all existing dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, please notify MHOA immediately.
3. The dimensions on this sheet are based off of the face of existing finish material.
4. Contractor to consult with Structural Engineer prior to removal of existing walls or columns.

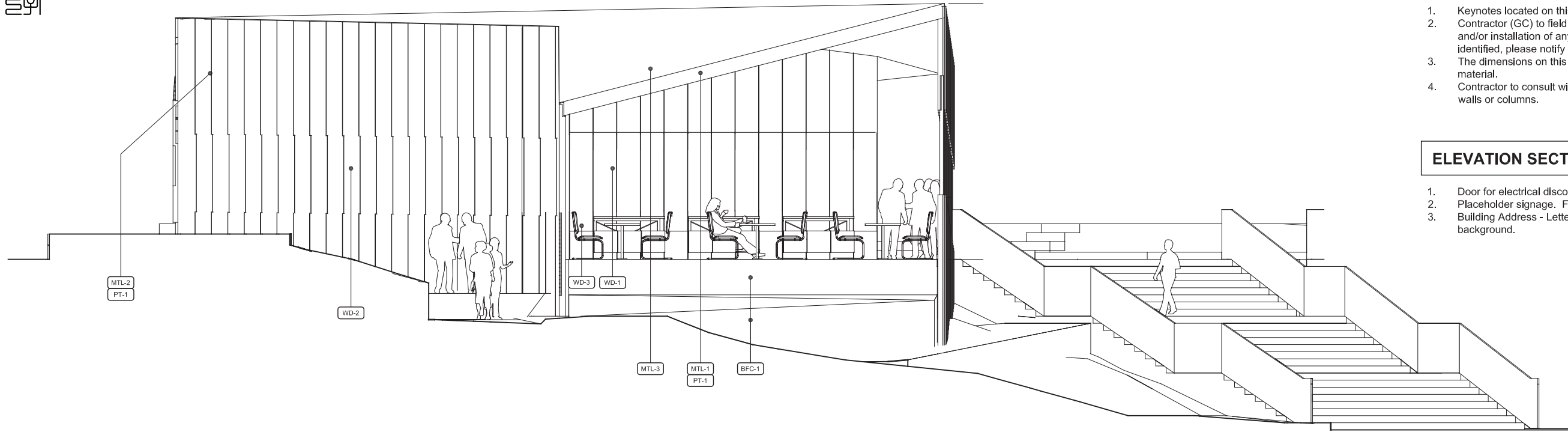
ELEVATION SECTION KEYNOTES:

1. Door for electrical disconnect enclosure. Refer to sheet A7.0.
2. Placeholder signage. Future signage provided in tenant improvements.
3. Building Address - Letters to be minimum 8" tall and of high contrast with background.

2 Elevation North
Scale: 1/8"=1'-0"



1 Elevation West
Scale: 1/8"=1'-0"



ELEVATION GENERAL NOTES:

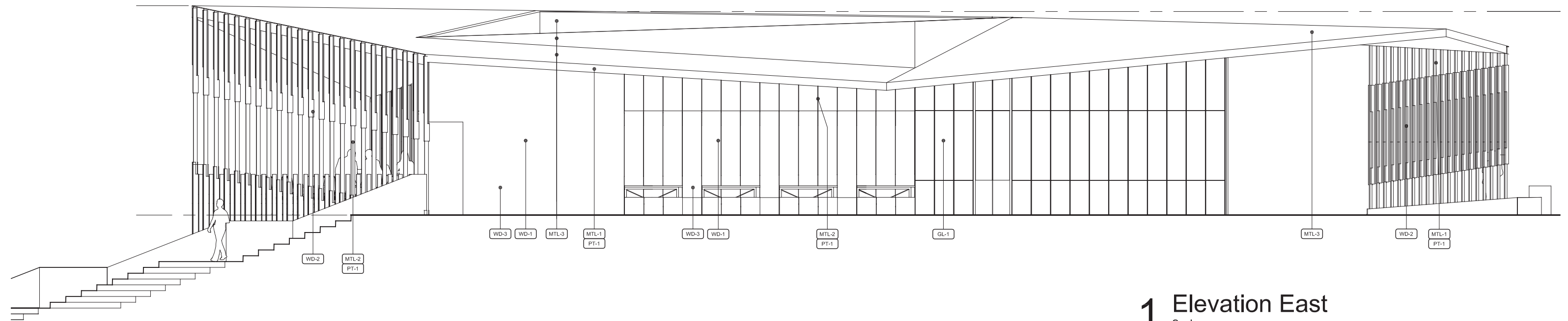
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2. Contractor (GC) to field verify all existing dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, please notify MHOA immediately.
3. The dimensions on this sheet are based off of the face of existing finish material.
4. Contractor to consult with Structural Engineer prior to removal of existing walls or columns.

ELEVATION SECTION KEYNOTES:

1. Door for electrical disconnect enclosure. Refer to sheet A7.0.
2. Placeholder signage. Future signage provided in tenant improvements.
3. Building Address - Letters to be minimum 8" tall and of high contrast with background.

2 Elevation South

Scale: 1/8"=1'-0"



1 Elevation East

Scale: 1/8"=1'-0"

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Building Elevations



Exterior Finish Schedule - Jewel Box							
Material	Designation	Location	Material	Manufacturer	Style / MFR # / Color	Finish	Notes
PAINTS / STAINS	PT-1	Varies	Paint	Sherwin Williams	Cavlar SW6990 (Alternate samples: Black Magic SW6991, Black Night SW6993, & Architect's choice, tbd)	Macropoxy 646 Low Sheen	Provide Samples on site for MHOA approval., [*1]
GLAZING	GL-1	Facade	1" Insulated glass units w/ outboard lite	Guardian Glass	SunGuard SNX 62/27 1" Insulated glass units w/ outboard lite on clear Low-E #2 surface w/ black spacer bars (Alternate: Solarban 70XL)	n/a	Refer to Window Schedule for details and glass requirement. Provide sample for MHOA approval.
METAL	MTL-1	Structural Steel	Structural Steel	n/a	Shapes vary, see details	Painted PT-1	Refer to Architectural and Structural Details
	MTL-2	Sheet/Misc. Steel	Steel	n/a	Locations/shapes vary, see details	Painted PT-1	Refer to Architectural and Structural Details
	MTL-3	Roof	Metal roof system	Metal Sales	1" Mini Batten 22 ga.	Matte Black	Refer to Architectural and Structural Details, Elevations, and Sections for Installation
	MTL-4	Soffit	Roll-Formed Steel Panels	Metal Sales	12" TLC-1 20ga.	Matte Black	Stagger Joints
WOOD	WD-1	Wood at Walls	Prime Line Vertical Grain (VG) Western Red Cedar	US Lumber Brokers	1x6 T&G with No Gap, No Bevel, mill relief flutes on back, See Note [*2]	CUTEK Timber Protection Oil: CUTEK CD50 In Clear	Minimize exposed brads. Where brads are exposed, set brad and fill with wood fill to match adjacent wood color. See elevations for locations. Contact Ben Baker with US Lumber Brokers-512.417.2288 or ben@uslumberbrokers.com
	WD-2	Wood at Screen	Prime Line Vertical Grain (VG) Western Red Cedar	US Lumber Brokers	S4S 2x6, See Note [*2]	CUTEK Timber Protection Oil: CUTEK CD50 In Clear	Fasteners to be counter-bored and plugged with matching plugs - ensure that plug grain direction aligns with board grain direction. See elevations for locations. Contact Ben Baker with US Lumber Brokers-512.417.2288 or ben @uslumberbrokers.com
	WD-3	Wood Wainscot at East Wall	Garapa	US Lumber Brokers	1x6 T&G No Gap, No Bevel, mill relief flutes on back, See Note [*2]	CUTEK Timber Protection Oil: CUTEK CD50 In Clear	Where brads are exposed, set brad and fill with wood fill to match adjacent wood color. See elevations for locations. Contact Ben Baker with US Lumber Brokers-512.417.2288 or ben@uslumberbrokers.com
BOARD-FORMED CONCRETE	BFC-1	Perimeter slab edge at Patio 102 and adjacent Patio planters.	Concrete	n/a	Vertical board-formed, fractured fin concrete - 1x6 boards gapped 3/4" - joints to be partially knocked down.	n/a	GC to provide 24x24 mockup for approval by Architect prior to Installation.

[*1] All walls and ceilings to be flat, and all painted wood trim, steel & doors to be semi-gloss. Contact MHOA with any questions. Provide 24"x24" test color samples on finished substrate.
[*2] GC to allow for material overage to cull stock and achieve consistent color across facade.