



PHILLIPS

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CONSULTANT

SEAL

ISSUE & REVISION RECORD

Table with columns: No., DATE, DESCRIPTION. Includes revision details for permit set and parking grading.

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PROTOTYPE VERSION 9.2 FEBRUARY 2014

LOCATION

80 EAST AVENUE AUSTIN, TX

CLIENT

AUS RAINY, LLC 7300 BLANCO RD, SUITE 701 SAN ANTONIO, TEXAS 78216

PHILLIPS JOB NUMBER 1403406

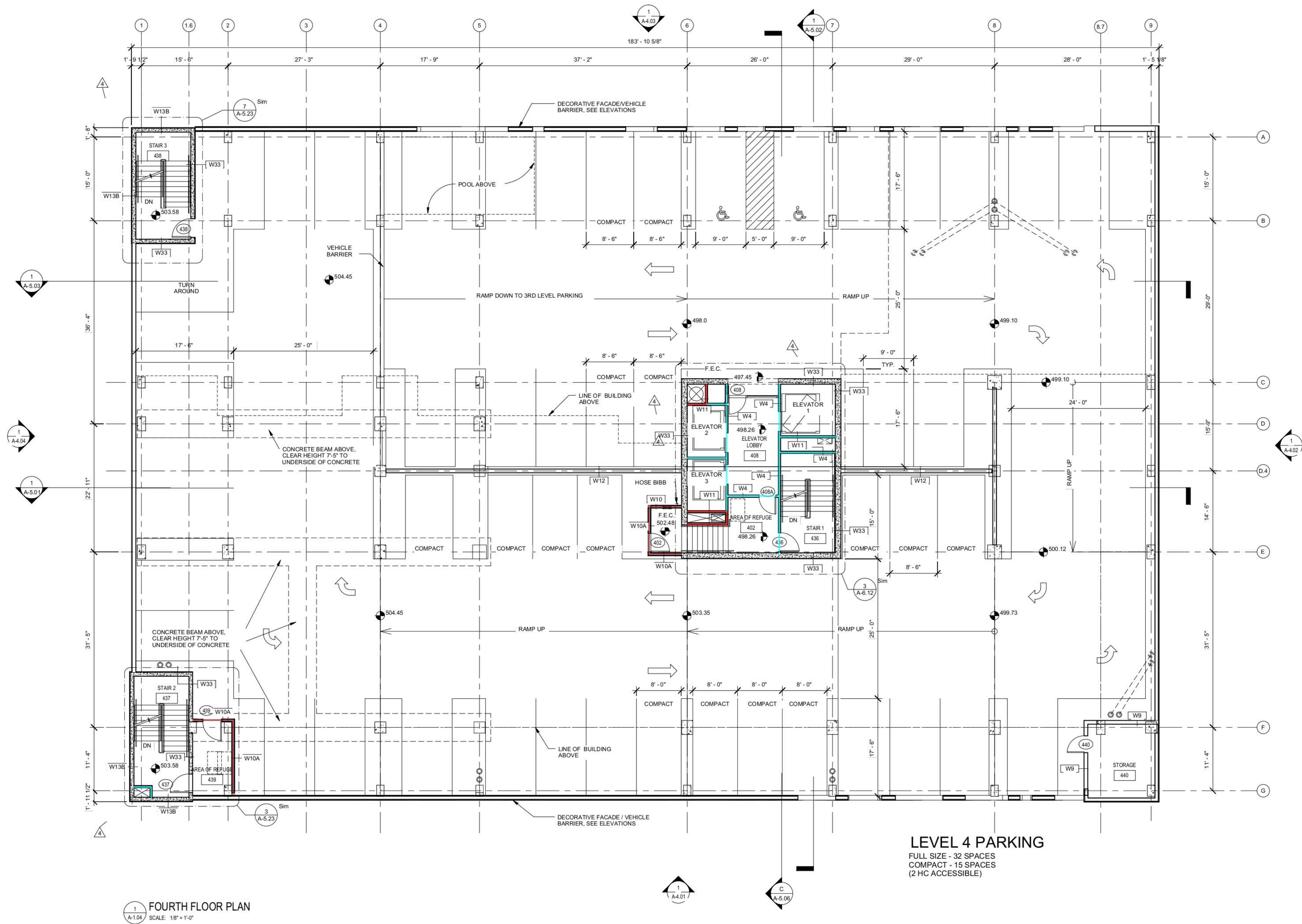
ISSUE DATE 08/28/2015

DRAWN BY/CHECKED BY Author/

DRAWING TITLE FOURTH LEVEL FLOOR PLAN

SHEET NUMBER

A-1.04



FOURTH FLOOR PLAN SCALE: 1/8" = 1'-0"

- GENERAL NOTES: 1. G.C. SHALL REPORT ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK IN QUESTION. 2. FOR GUEST ROOM LAYOUTS AND DIMENSIONS, REFER TO LARGE SCALE UNIT PLANS. 3. REFER TO WALL TYPE DETAILS FOR WALL TYPE DESCRIPTIONS, SHEET A-0.00. 4. G.C. TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK. 5. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHER WISE. 6. PROVIDE 3/4" x 3/4" FULL HEIGHT (TOP OF CARPET BASE TO CEILING) PLASTIC CORNER GUARDS TO BE INSTALLED AT ALL 90 DEGREE CORNERS IN CORRIDOR, CORNER GUARDS TO BE USED INSIDE GUESTROOMS ONLY AT A TRANSITION (OUTSIDE CORNER) BETWEEN DIFFERENT VWC OR VWC AND FINISH MATERIAL. SEE FINISH INDEX. VERIFY, COORDINATE AND INSTALL F.R.T. BLOCKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES. 7. F.E.C. = INDICATION OF FIRE RATED FULL-RECESSED FIRE EXTINGUISHER CABINETS. TRIM FINISH COLOR TO MATCH ADJACENT WALL COLOR INSTALL AS SHOWN ON PLANS & AS REQUIRED BY FIRE MARSHALL. 8. FIRE EXTINGUISHER & CABINET (SEE SPEC). 9. N.I.C. NOT IN CONTRACT. 10. PROVIDE FIRE EXTINGUISHER IN FRONT OFFICE AREA, LAUNDRY ROOM, AND... 15. SEE EXTERIOR ELEVATIONS AND SECTIONS FOR EXTERIOR WALL FINISH. 16. REFER TO UNIT PLANS FOR LOCATION OR DEPRESSED SLABS FOR ROLL-IN-SHOWER. 17. CONTRACTOR TO PROVIDE SEALANT AT THE FOLLOWING AREA: A) AT CABINET ENDS, WHERE THEY MEET GYP.BD.WALLS, B) AT HOLLOW METAL FRAMES, BOTH SIDES, C) ALL WOOD DOOR FRAMES, BOTH SIDES, D) SEE SPECIFICATIONS SECTION FOR SEALANT AT CERAMIC TILE. 19. DETECTION, ALARM, AND COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 101, SECTION 28.3.4. 20. ENSURE EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS APPROVED PER CODE, INCLUDING EMERGENCY LIGHTS IN THE PUBLIC TOILETS. 21. ENSURE THAT THE FIRE ALARMS CONTROL PANEL WILL BE LOCATED SUCH THAT IT IS CONVENIENT TO THE REGISTRATION DESK CLERK. 22. ENSURE THAT THE FIRE SPRINKLER SYSTEMS INCLUDES COVERAGE OF ALL STORAGE ROOMS, MAINTENANCE AND BACK OF HOUSE AREAS, LAUNDRY CHUTE AND ATTIC AREAS. 23. PROVIDE FIRE DAMPERS TO MAINTAIN SPECIFIED RATED CONSTRUCTION. ANY RECESSED LIGHT FIXTURE SHALL BE RATED TO MAINTAIN SPECIFIED RATED FLOOR/CEILING ASSEMBLY WHEREVER APPLIES. 24. ACOUSTICAL SEALANT SHALL BE USED AT ALL CEILING AND WALL CONDITIONS IN GUESTROOMS. 25. GRAB BARS MUST BE ABLE TO RESIST A PULL FORCE OF 350 LBS. EXERTED AT ANY POINT IN ANY DIRECTION.

- W10- 3 5/8 metal x 16' w/ (4) layers 5/8 FR
W4- 2 1/2" 25 ga C-H 24oc x 18' w/ (2) 5/8 FR, 1" shaftliner
W11- 2 1/2" 25 ga C-H 24oc x 18' w/ (2) 1/2 FR, 1" shaftliner

Table with columns: CONDITIONED AREA (SQ FT), AREA (SQ FT), SPACES, and room types (STUDIO, SUITE, SINGLE KING, DOUBLE QUEEN (Q/Q)). Includes a grid of room counts and totals.

41.1 FT
99.0 FT
23.8 FT