

PEARL RIVER

45-49 WEST CENTRAL AVENUE

PEARL RIVER, NY • 10965

NOT FOR CONSTRUCTION ZONING EXHIBIT

10.22.2025

Julia Roessner, Architect

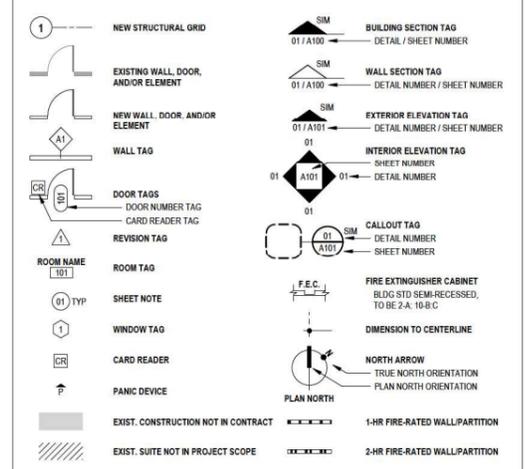
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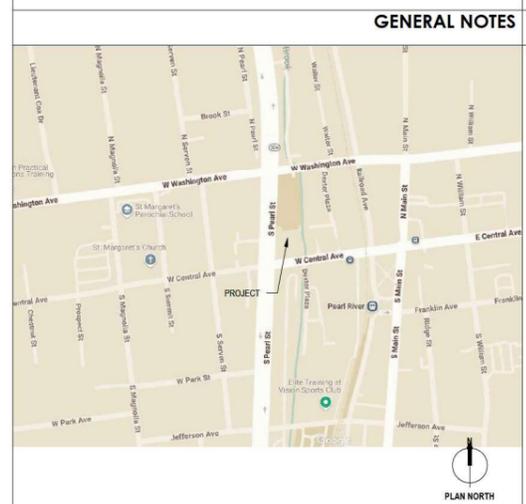
ABV	ABOVE	FD	FLOOR DRAIN	N	NORTH, NEW
AC	AIR CONDITIONING, ACOUSTIC CEILING	FDC	FIRE DEPARTMENT CONNECTION	NATL	NATIONAL
ACD	ACCESS	FE	FIRE EXTINGUISHER	NEC	NATIONAL ELECTRICAL CODE
ACUST	ACOUSTICAL	FEC	FIRE EXTINGUISHER CABINET	NIC	NOT IN CONTRACT
ACT	ACOUSTICAL CEILING TILE	FF	FINISHED FLOOR, FACTORY FINISH	NO	NUMBER
ACTV	ACRYLIC	FFE	FINISHED FACE, FILE/FLE	NOM	NOMINAL
ADA	AMERICANS WITH DISABILITIES ACT OF 1992	FFAE	FINISHED FLOOR ELEVATION	NRC	NOISE REDUCTION COEFFICIENT
ADD	ADDENDUM, ADDITION	FHC	FIXTURES, FURNISHINGS & EQUIPMENT	NTS	NOT TO SCALE
ADL	ADDITIONAL	FL	FIRE HOSE CABINET	N/A	NOT APPLICABLE
ADJ	ADJUST, ADJUSTABLE, ADJACENT	FLN	FILLET	OA	OUTSIDE AIR
A.C.D.	AUTOMATIC EXTERNAL DECTRIFFICATOR	FRK	FURNISH, FINISHED	OC	ON CENTER
AFD	AUSTIN FIRE DEPARTMENT	FRX	FIXTURE	OD	OUTSIDE DIAMETER
AFF	ABOVE FINISHED FLOOR	FLEX	FLEXIBLE	OFF	OFFICE
AHJ	AUTHORITY HAVING JURISDICTION	FLR	FLOOR	OFFC	OFFICE, OFF-SITE, HAND
AIA	AMERICAN INSTITUTE OF ARCHITECTS	FLOR	FLOOR, FLOOR/ROOF	OPNG	OPENING
AL	ALUMINUM	FO	FINISHED OPENING	OPP	OPPOSITE
ALT	ALTERNATE	FOC	FACE OF CONCRETE	ORS	ORIGINAL
ALUM	ALUMINUM	FOP	FACE OF FINISH	OTS	OPEN TO STRUCTURE
AMT	AMOUNT	FOS	FACE OF STUDIOS	P	PANIC, PAINT
ANOD	ANODIZED	FPP	FIREPROOF, FABRIC PANEL	PARTN	PARTITION
APPROX	APPROXIMATE	FRT	FIBER REINFORCED PLASTIC	PED	PEDESTAL, PEDESTRIAN
ARCH	ARCHITECT, ARCHITECTURAL	FRT	FIRE RETARDANT TREATED	PERD	PERIMETER
ASSOC	ASSOCIATION, ASSOCIATE	FS	FLOOR SINK	PERM	PERMETER
ASSY	ASSEMBLY	H1	HOLE, HOLE	PKG	PARKING
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FTG	FOOTING	PKWY	PARKWAY
AT	ACOUSTIC TREATMENT	FURN	FURNISH, FURNITURE	PL	PLATE, PLAN, PROPERTY LINE,
ATM	AUTOMATIC TELLER MACHINE	FURR	FURNISH	PLAM	PLASTIC LAMINATE
AUTH	AUTHORIZED	FUTR	FUTURE	PLMBG	PLYWOOD
AUTO	AUTOMATIC	FV	FIELD VERIFY	PLYW	PLYWOOD
AV	AUDIOVISUAL	GA	GAUGE, GAGE	PNL	PANEL
B TO B	BACK TO BACK	GAL	GALLON	PNT	PANIC
BB	BULLETIN BOARD	GALV	GALVANIZED	POL	POLISHED
BBF	BOX BOX FILE	GC	GENERAL CONTRACTOR	PORT	PORTABLE
BD	BOARD	GCMU	GLAZED CONCRETE MASONRY UNIT	PR	PREFAB
BEV	BEVEL	GEN	GENERAL	PSF	POUNDS PER SQUARE FOOT
BIT	BITUMINOUS	GF	GROUND FAULT, GLAZING FILM	PSI	POUNDS PER SQUARE INCH
BLDG	BUILDING	GFCI	GROUND FAULT CIRCUIT INTERRUPTED	PT	PAINTED
BLKG	BLOCKING	GFRG	GLASS FIBER REINFORCED CONCRETE	PVC	POLYVINYL CHLORIDE
BLT IN	BUILT IN	GL	GLASS, GLAZING	QUAL	QUALITY
BM	BEAM, BENCH MARK	GLZ	GLAZING	QTY	QUANTITY
BO	BY OTHERS	GOVT	GOVERNMENT	QT	QUART
BOT	BOTTOM	GR	GRADE, GRILLE, GRANITE	R	RELOCATED
BP	BASE PLATE	GRND	GROUND	RB	RUBBER BASE, RESILIENT BASE
BRK	BRICK	GWB	GYP/UM WALL BOARD	RCF	REFLECTED CEILING PLAN
BSMT	BASEMENT	GYP	GYP/UM BOARD	RD	ROOF DRAIN
C TO C	CENTER TO CENTER	GYP BD	GYP/UM BOARD	REFR	REFLECTING BAR
CAB	CABINET	HB	HOSE BIB(B)	RECP	RECEPTACLE, RECEPTION
CATV	CABLE TELEVISION	HC	HOLLOW CORE, HANDICAPPED (ACCESSIBLE)	REF	REFER, REFERENCE
CC	CROUCH	HD	HEAD, HEADY DUTY	REFL	REFLECTIVE
CCV	CLOSED CIRCUIT TV	HDP	HANDICAPPED (ACCESSIBLE)	REFR	REFRIGERATOR
CG	CORNER GUARD	HDR	HEADER	RES (U)	RESILIENT
CHAM	CHAMFER	HDR	HEADER	REV	REVISION
CHAN	CHANNEL	HDR	HEADER	RF	RESILIENT FLOORING
CHBD	CHALKBOARD	HDR	HEADER	RM	ROOM
CL	CASH DRAW	HDR	HEADER	RO	ROUGH OPENING
CL	CASH IN PLACE	HDR	HEADER	RSR	ROLLER SHADE
CL	CIRCLE, CIRCULAR	HDR	HEADER	RTU	ROOF TOP UNIT
CLJ	CONTROL JOINT	HDR	HEADER	SAN	SANITARY
CL	CENTERLINE	HDR	HEADER	SCHED	SCHEDULE
CLG	CEILING	HDR	HEADER	SCW	SOLID CORE WOOD
CLGK	CEILING	HDR	HEADER	SECT	SECTION
CLNG	CEILING	HDR	HEADER	SFRM	SPRAY FOAM FIRE RATED MATERIAL
CLR	CLEAR	HDR	HEADER	SH	SHOWER
CLR OPN	CLEAR OPENING	HDR	HEADER	SHWR	SHOWER
CMU	CONCRETE MASONRY UNIT	HDR	HEADER	SM	SIMILAR
CONTR	CENTER, COUNTER	HDR	HEADER	SPCS	SPECIFICATIONS
CON	CITY OF AUSTIN	HDR	HEADER	SPKR	SPEAKER
COL	COLUMN	HDR	HEADER	SS	STAINLESS STEEL, SOLID SURFACE
CONC	CONCRETE	HDR	HEADER	ST	STONE
CONSTR	CONSTRUCTION	HDR	HEADER	STC	SOUND TRANSMISSION CLASS
CONT	CONTINUOUS, CONTINUE	HDR	HEADER	STD	STANDARD
CONTR	CONTRACTOR	HDR	HEADER	STL	STEEL
CONR	CORRIDOR, CORRUGATED	HDR	HEADER	STOR	STORAGE
COV	COVER	HDR	HEADER	STRUCT	STRUCTURAL
CPR	COPPER	HDR	HEADER	SUSP	SUSPENDED
CPT	CARPET	HDR	HEADER	SY	SQUARE YARD
CR	CARD READER	HDR	HEADER	SURF	SURFACE
CS	COUNTERSINK	HDR	HEADER	SYM	SYMMETRICAL
CSMT	CASEMENT	HDR	HEADER	T	THERMOSTAT, TEMPERED
CT	CERAMIC TILE	HDR	HEADER	T&B	TOP AND BOTTOM
CTR	CENTER, COUNTER	HDR	HEADER	TAG	TONGUE & GROOVE
CJ	CASEMENT	HDR	HEADER	TA	TOILET ACCESSORY
CW	CLOCKWISE	HDR	HEADER	T.A.S.	TEXAS ACCESSIBILITY STANDARDS
CYL	CYLINDER	HDR	HEADER	TBD	TO BE DETERMINED
DB	DECIBEL	HDR	HEADER	T.C.A.	TILE COUNCIL OF AMERICA
DBL	DOUBLE	HDR	HEADER	TEL	TELEPHONE
DEG	DEGREE	HDR	HEADER	TEMP	TEMPERATURE, TEMPERED TEMPERATURE
DEMO	DEMOLITION	HDR	HEADER	THK	THICK, THICKNESS
DEPT	DEPARTMENT	HDR	HEADER	THRESH	THRESHOLD
DF	DRAINING FOUNTAIN	HDR	HEADER	THRU	THROUGH
DIA, DIAM	DIAMETER	HDR	HEADER	TLT	TOILET
DIAG	DIAGONAL	HDR	HEADER	TOP	TOP OF
DIFF	DIFFUSER	HDR	HEADER	TPRN	TOILET PARTITION
DIMS(S)	DIMENSION(S)	HDR	HEADER	TRNS	TRANSFORMER, TRANS UCFTN, TRANSPARENT
DN	DOWN	HDR	HEADER	TSBT	THERMOSTAT
DR	DOOR, DRAIN, DINING ROOM	HDR	HEADER	TV	TELEVISION
DTL	DETAIL	HDR	HEADER	TYP	TYPICAL
DW	DISHWASHER	HDR	HEADER	TZ	TERRAZZO
DWG(S)	DRAWINGS	HDR	HEADER		
DWR	DRAWER	HDR	HEADER		
DS	DOWNSPOUT	HDR	HEADER		
E	EXISTING	HDR	HEADER		
EA	EACH	HDR	HEADER		
EJ	EXPANSION JOINT	HDR	HEADER		
EL	ELEVATION, ELEVATOR, ELECTRICAL	HDR	HEADER		
ELEC	ELECTRICAL	HDR	HEADER		
ELEV	ELEVATION, ELEVATOR	HDR	HEADER		
EMER	EMERGENCY	HDR	HEADER		
ENCL	ENCLOSURE	HDR	HEADER		
ENGR	ENGINEER	HDR	HEADER		
ENTR	ENTRANCE	HDR	HEADER		
EQ	EQUAL, EQUIPMENT	HDR	HEADER		
EQPT	EQUIPMENT	HDR	HEADER		
EST	ESTIMATED	HDR	HEADER		
ETJ	EXTRA-TERRITORIAL JURISDICTION	HDR	HEADER		
ETR	EXISTING TO REMAIN	HDR	HEADER		
EV	ELECTRIC VEHICLE	HDR	HEADER		
EVACS	EMERGENCY VOICE/ALARM COMMUNICATIONS SYSTEM	HDR	HEADER		
EXEC	EXECUTIVE	HDR	HEADER		
EXIST	EXISTING	HDR	HEADER		
EXP	EXPANSION	HDR	HEADER		
EXT	EXTERIOR, EXTINGUISH	HDR	HEADER		
F	DEGREES FAHRENHEIT, FABRIC	HDR	HEADER		
FAB	FABRIC, FABRICATOR	HDR	HEADER		
FACP	FIRE ALARM CONTROL PANEL	HDR	HEADER		
FAR	FLOOR AREA RATIO	HDR	HEADER		
FBD	FIBERBOARD	HDR	HEADER		
FBP	FABRIC PANEL	HDR	HEADER		
FBRK	FIRE BRICK	HDR	HEADER		



BUILDING OWNER:
THE SALOON - RETRACTABLE ROOF
4 INDEPENDENCE AVENUE
TAPPAN, NEW YORK 10983
CONTACT: DONALD BRENNER
PHONE: 845.358.2210
BRENNERLAW@OPTONLINE.NET

ARCHITECT:
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CONTACT NAME
PHONE: 512.306.9928
EMAIL: @SIXRIVER.COM

GENERAL SYMBOLS		CONTACT DIRECTORY	
1/8" = 1'-0"		PROJECT TEAM	
EXISTING BUILDING:			
CONSTRUCTION TYPE: XX			
OCCUPANCY CLASS: XX			
NUMBER OF FLOORS: XX			
SPRINKLERED: FULL/PARTIAL/NO			
FIRE ALARM: FULL/PARTIAL/NO			
SCOPE OF WORK:			
EXAMPLE - INTERIOR ALTERATION OF AN EXISTING OFFICE SPACE.			
PREVIOUS USE:	XX (E.G. BUSINESS)	EXTERIOR SHELL MODIFICATION:	NO
NEW USE:	XX (E.G. BUSINESS)	FIRE SPRINKLER:	YES/NO
CHANGE OF USE:	XX OR NA	FIRE ALARM:	YES/NO
NEW AREA:	N/A	HAZMAT:	YES/NO
REMODEL AREA:	XX SF OR NA	NEW DEMISING WALLS:	NO
EXISTING OR NEW:	XX SF OR NA	BATTERIES IN UPS/R ROOMS:	NO
		ACCESS CONTROL/EGRESS DEVICES:	NO
		MODIFICATION OF EXISTING SHELL BUILDING EGRESS COMPONENTS:	NO
MECHANICAL SCOPE:	NO		
PLUMBING SCOPE:	NO		
ELECTRICAL SCOPE:	YES/NO		
STRUCTURAL SCOPE:	YES/NO		
LANDSCAPE SCOPE:	NO		
KITCHEN CONSULTANT:	NO		



GENERAL NOTES

PROJECT INFORMATION
EXISTING BUILDING AND SCOPE OF WORK

STATEMENT OF SPECIAL INSPECTIONS:

- NONE

REFER TO "STATEMENT OF SPECIAL INSPECTIONS FORM" SUBMITTED AND SIGNED BY THE ARCHITECT OF RECORD AND ENGINEER OF RECORD, FOR A DETAILED SUMMARY.

DEFERRED SUBMITTAL:

- NONE

REFER TO REQUEST FOR DEFERRED SUBMITTAL, SUBMITTED AND SIGNED BY THE RDR/RC.

REGARDING FIRE ALARM & FIRE SPRINKLER WORK:

- A CONTRACTOR PROPERLY LICENSED BY THE STATE FIRE MARSHAL MUST DO THE WORK.
- THE LICENSED CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE AUSTIN FIRE DEPT. FOR REVIEW AND APPROVAL AFTER THE BUILDING PERMIT IS APPROVED. THESE SHOP DRAWINGS MUST BE APPROVED BY THE AUSTIN FIRE DEPT. PRIOR TO THE CONTRACTOR BEGINNING THE WORK, UNLESS OTHERWISE APPROVED.
- INDICATE THE APPLICABLE NFPA STANDARD AND EDITION (NFPA 13, 13R, 13D, 14, OR 72), AND THAT ALL WORK MUST BE IN COMPLIANCE WITH THE CITED NFPA STANDARDS AND THE CURRENTLY ADOPTED EDITION OF THE INTERNATIONAL FIRE CODE (IFC) AS AMENDED BY THE CITY OF AUSTIN.
- ALLOW MINIMUM 5 WORKING DAYS FOR REMODELED SYSTEMS, AND 15 WORKING DAYS FOR NEW SYSTEMS PLANS REVIEWS. REVIEW TIMES MAY BE LONGER DEPENDING ON WORK LOAD.

ABBREVIATIONS
OVERALL PROJECT

LOCATION MAP
NOT TO SCALE

SHEET NO.	SHEET NAME
1. GENERAL	
CVR	COVER SHEET
G02	ABBREVIATED SPECIFICATIONS
G03	ABBREVIATED SPECIFICATIONS
6. ARCHITECTURAL	
A101	FLOOR PLAN - ROOF LEVEL
A111	ROOF PLAN
A121	OVERALL REFLECTED CEILING PLAN
A201	3D VIEWS - FOR REFERENCE ONLY
A211	ELEVATIONS
A212	ELEVATIONS
A301	BUILDING SECTIONS
A311	BUILDING SECTIONS

DRAWING INDEX		PROJECT SHEETS	
#	DATE	DESCRIPTION	



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PROJECT NAME: ZONING EXHIBIT

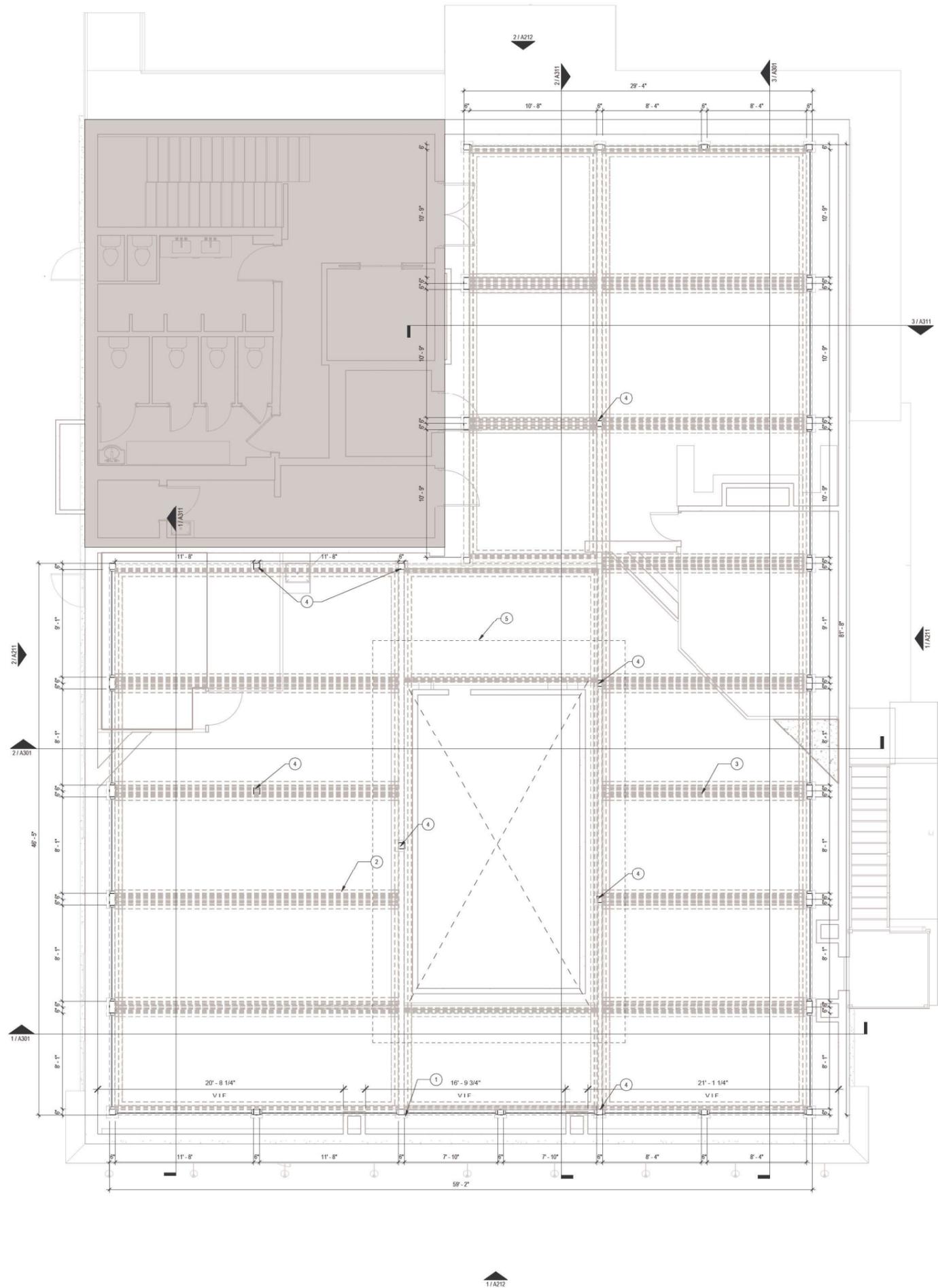
PROJECT NUMBER: 24200

ORIGINAL DATE: 10.22.2025

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CHKD BY: CC

COVER SHEET

CVR



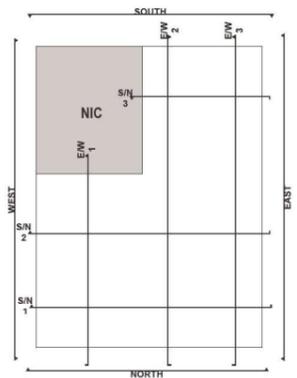
NOT USED

#	DESCRIPTION
1	BASE PLATE AND COLUMNS FOR ROOF STRUCTURE
2	ALUMINUM GUTTER SYSTEM ABOVE
3	BEAMS ABOVE
4	STEEL COLUMN
5	BAR ROOF ABOVE

KEYED NOTES
OVERALL FLOOR PLAN

- A. REFER TO ABBREVIATED SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- B. PARTITIONS ARE TYPE 'D3' U.N.O. IF THE PARTITION TYPE IS LOCATED AT INTERIOR GLAZING, THE PARTITION TYPE WILL CONTINUE ABOVE THE GLAZING TO PROVIDE INTENDED SOUND ATTENUATION. CONTRACTOR IS TO VERIFY USE OF 'D3' IF REQUIRED AS BUILDING STANDARD. CONFIRM WITH ARCHITECT FOR FINISH REQ'D.
- C. SILL WALLS AND COLUMN COVERS ARE EXISTING TO REMAIN. PATCH AND FINISH TO MATCH SCHEDULE.
- D. ALL MATERIALS USED FOR CONSTRUCTION ARE TO MATCH BUILDING STANDARD, U.N.O.
- E. EXISTING DOORS SHALL BE RE-USED WHENEVER POSSIBLE. REFER TO DOOR SCHEDULE FOR MORE INFORMATION.
- F. ALL HARDWARE SHALL BE BUILDING STANDARD, U.N.O. ANY NON-ADA COMPLIANT HARDWARE SHALL BE REMOVED AND REPLACED WITH ADA COMPLIANT LEVER TYPE HARDWARE TO MATCH THE BUILDING STANDARD.
- G. EXISTING DOORS & FRAMES TO REMAIN ARE TO BE PATCHED & REPAIRED AS REQUIRED.
- H. MATCH ADJACENT STUD SIZE AND PARTITION CONSTRUCTION WHERE NEW WALLS ARE TO BE BUILT AGAINST ADJACENT EXISTING, TYPICAL.
- I. PROVIDE MINIMUM FURF-OUT AROUND ALL EXISTING COLUMNS IF NOT PRESENT, U.N.O.
- J. CONTRACTOR SHALL BE RESPONSIBLE FOR REVISIONS TO ALL LIFE SAFETY ITEMS TO MEET ALL APPLICABLE CODES.
- K. PROVIDE IN-WALL FIRE TREATED BLOCKING FOR ALL WALL-MOUNTED MLLWORK AND MISC. ACCESSORIES WHERE SURFACE MOUNTED CLEATS CANNOT BE USED (SHELF STANDARDS, ETC.)
- L. CLEAN & REMOVE ANY EXISTING RESIDUE ON EXISTING PERIMETER GLAZING FRAME SYSTEM
- M. PROVIDE DRYWALL CONTROL JOINTS AT ALL GYP-WALL SPANS WIDER THAN 8'-0\". COORDINATE ALL LOCATIONS WITH ARCHITECT. REFER TO INTERIOR AND EXTERIOR CONSTRUCTION ASSEMBLY SHEETS A501 & A502 FOR DETAILS AND ADDITIONAL INFORMATION.
- N. REGARDING FIRE ALARM & FIRE SPRINKLER WORK:
 - A. A CONTRACTOR PROPERLY LICENSED BY THE STATE FIRE MARSHAL MUST DO THE WORK.
 - B. THE LICENSED CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE AUSTIN FIRE DEPT. FOR REVIEW AND APPROVAL, AFTER THE BUILDING PERMIT IS APPROVED. THESE SHOP DRAWINGS MUST BE APPROVED BY THE AUSTIN FIRE DEPT. PRIOR TO THE CONTRACTOR BEGINNING THE WORK, UNLESS OTHERWISE APPROVED.
 - C. INDICATE THE APPLICABLE NFPA STANDARD AND EDITION (NFPA 13, 13R, 130, 14, OR 72), AND THAT ALL WORK MUST BE IN COMPLIANCE WITH THE CITED NFPA STANDARDS AND THE CURRENTLY ADOPTED EDITION OF THE INTERNATIONAL FIRE CODE (IFC) AS AMENDED BY THE CITY OF AUSTIN.
 - D. ALLOW MINIMUM 5 WORKING DAYS FOR REMODELED SYSTEMS, AND 15 WORKING DAYS FOR NEW SYSTEMS PLANS REVIEWS. REVIEW TIMES MAY BE LONGER DEPENDING ON WORKLOAD.

GENERAL NOTES
OVERALL FLOOR PLAN



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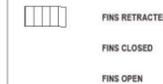
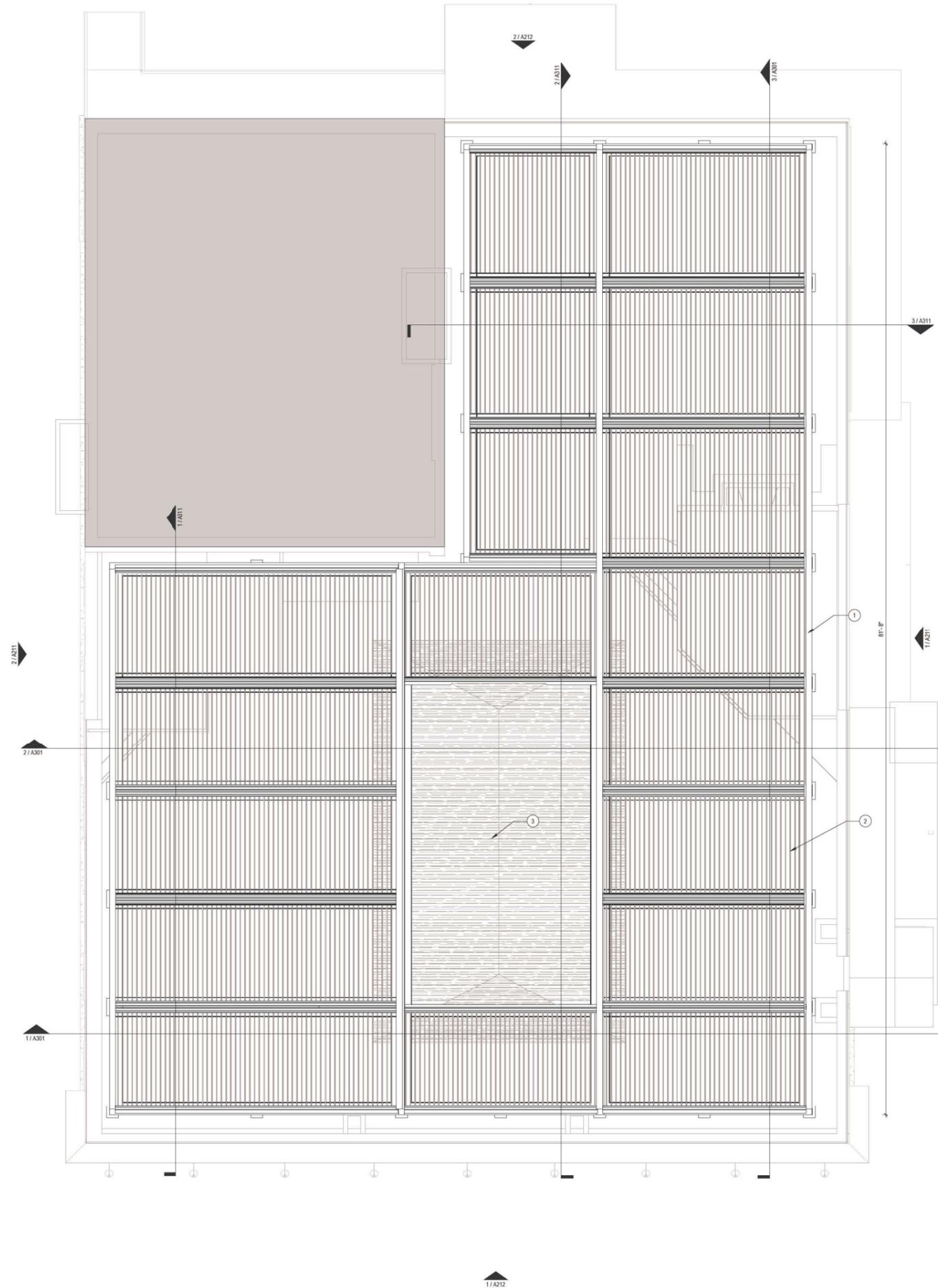
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FLOOR PLAN - ROOF LEVEL

A101



PLAN LEGEND
1/8" = 1'-0"

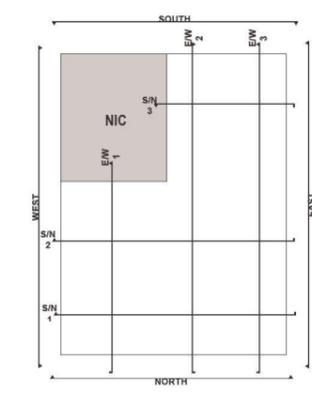
#	DESCRIPTION
1	ROOF STRUCTURE
2	FINS AND ROOF SYSTEM
3	EXISTING ROOF

KEYED NOTES
ROOF PLAN

A. ROOF PLAN GENERAL NOTES

GENERAL NOTES
ROOF PLAN

#	DATE	DESCRIPTION



OVERALL ROOF PLAN 01
1/4" = 1'-0"

KEY PLAN
1" = 20'-0"

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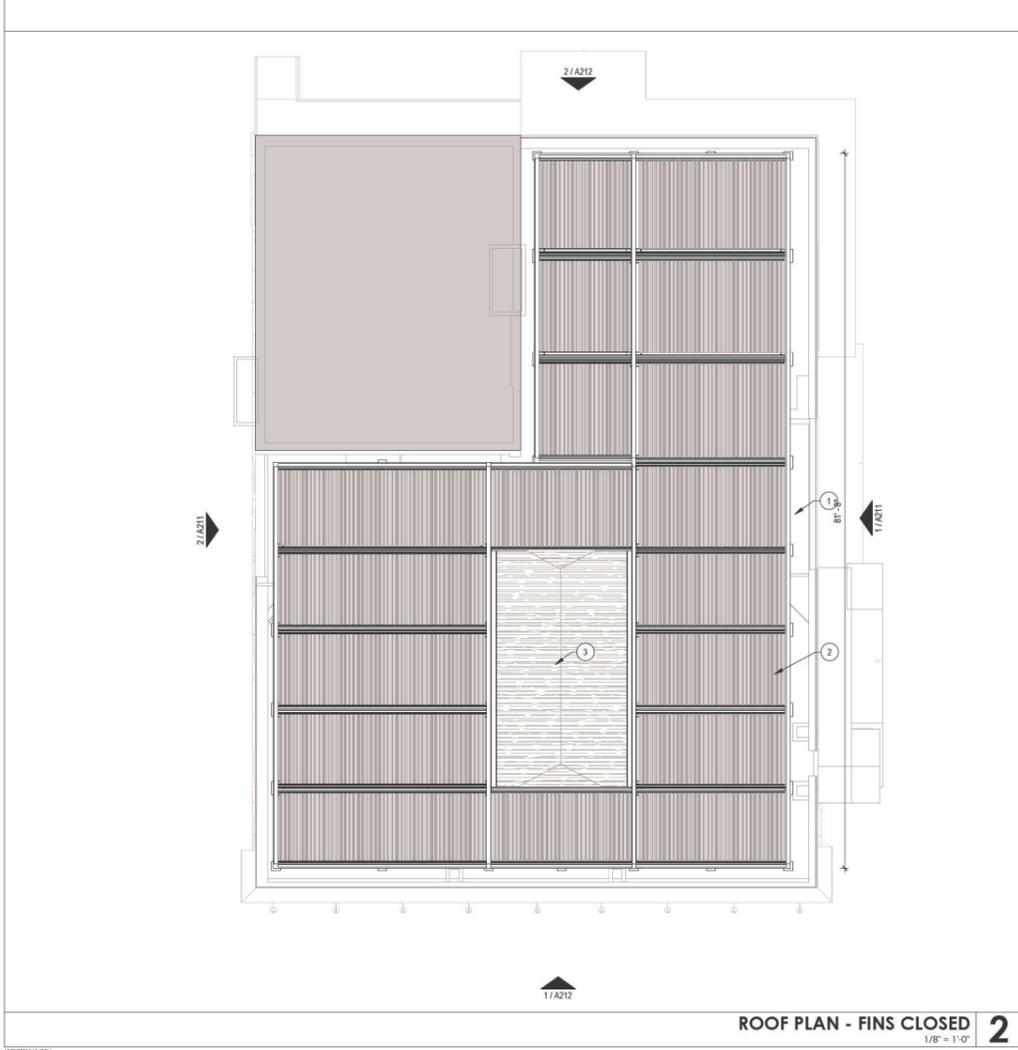
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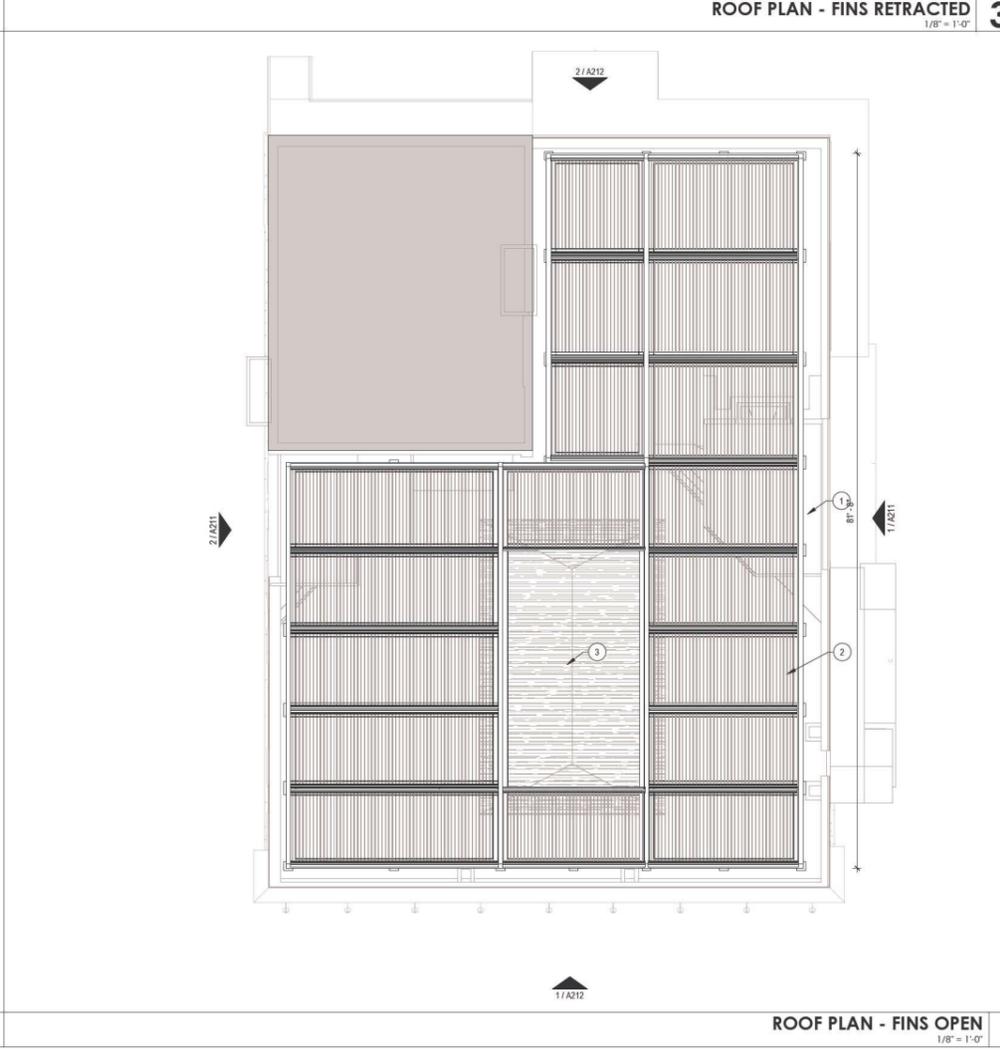
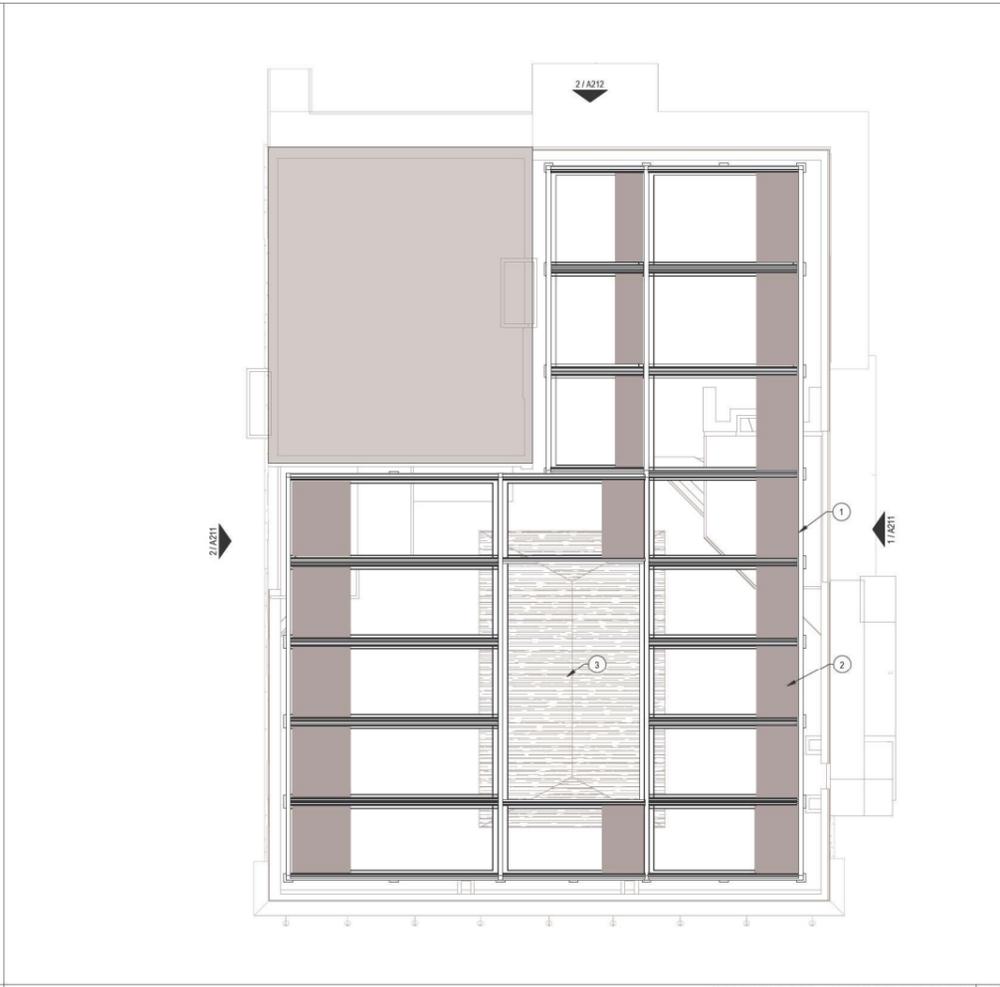
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ROOF PLAN

A111



ROOF PLAN - FINS CLOSED
1/8" = 1'-0" **2**



ROOF PLAN - FINS OPEN
1/8" = 1'-0" **1**

-  FINS RETRACTED
-  FINS CLOSED
-  FINS OPEN

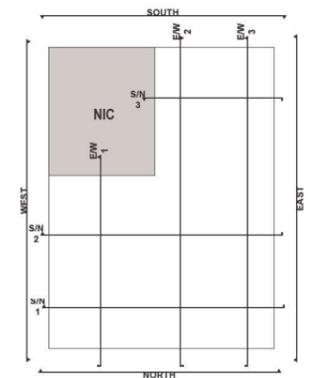
PLAN LEGEND
1/8" = 1'-0"

#	DESCRIPTION
1	ROOF STRUCTURE
2	FINS AND ROOF SYSTEM
3	EXISTING ROOF

KEYED NOTES
ROOF PLAN

A. ROOF PLAN GENERAL NOTES

GENERAL NOTES
ROOF PLAN



#	DATE	DESCRIPTION

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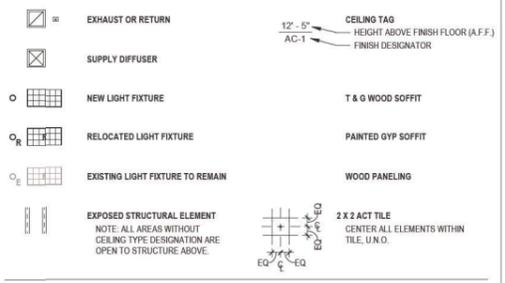
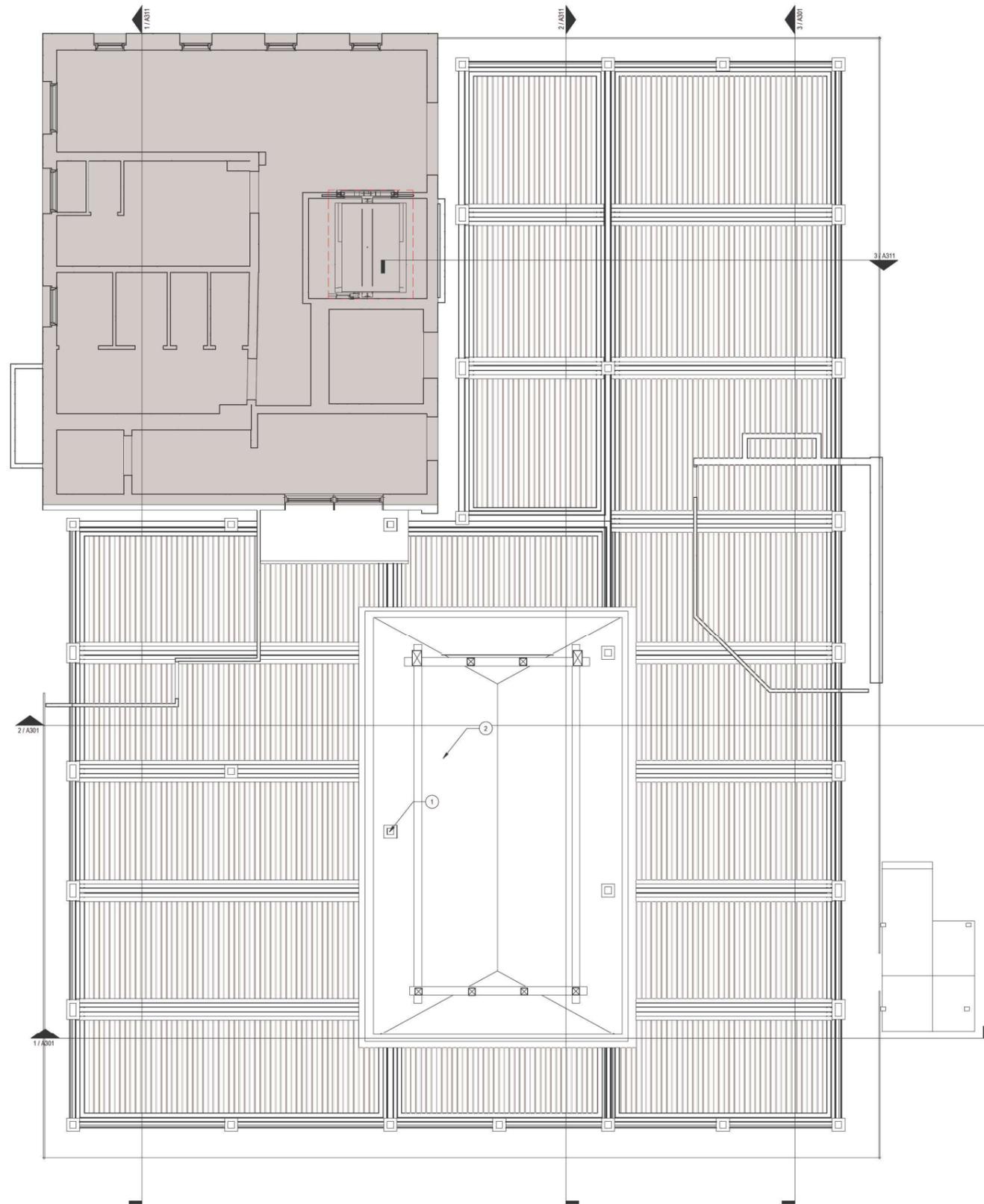
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FM: CC

ROOF PLAN - FIN OPTIONS

A112

KEY PLAN
1/8" = 1'-0"

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LIGHT FIXTURE SCHEDULE
RE: MEP FOR ADDITIONAL INFORMATION

MARK	DESCRIPTION	MOUNTING HEIGHT	COMMENTS

PLAN LEGEND AND LIGHT FIXTURE SCHEDULE
1/8" = 1'-0"

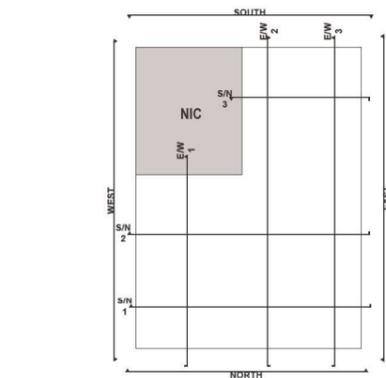
#	DESCRIPTION
1	STEEL COLUMN
2	EXISTING ROOF

KEYED NOTES
REFLECTED CEILING PLAN

- A. REFER TO ABBREVIATED SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- B. PROVIDE BUILDING STANDARD EXIT SIGNS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK. REFER TO MEP FOR LOCATIONS.
- C. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SMOKE ALARM DEVICES, AND WIRING THAT ARE REQUIRED TO MEET THE INTERNATIONAL BUILDING CODE, AND LIFE SAFETY REQUIREMENTS. G.C. TO COORDINATE INSTALLATION AND CODE COMPLIANCE.
- D. VERIFY VAV BOX LOCATIONS. NO ACCESS PANELS ARE TO BE LOCATED IN GYP BOARD CEILINGS. COORDINATE WITH TENANT AND ARCHITECT.
- E. MAKE GRID UNIFORM AND CONTINUOUS, ALIGN MAIN THROUGHOUT SPACE. ANY INFILL SHOULD ENCOMPASS FULL TILES IN LIEU OF SLIVERS WHENEVER POSSIBLE.
- F. ALL DOWNLIGHTS, SPRINKLER HEADS, SPEAKERS, OR OTHER FIXTURES IN CEILING TILES TO BE CENTERED IN BOTH DIRECTIONS. U.N.O.
- G. ALL UNFINISHED OR CUT CEILING PANELS TO BE PAINTED TO MATCH CEILING FINISH, AS RECOMMENDED BY PANEL MANUFACTURER.
- H. ALL ACOUSTICAL CEILING HTS. TO BE 9'-0" A.F.F. U.N.O.
- I. ALL FACE PLATES/SWITCHES/RECEPTACLES TO BE WHITE (U.N.O.). REPLACE ANY EXISTING FACE PLATES/OUTLETS/SWITCHES THAT ARE NOT WHITE.
- J. CEILING LIGHTS/SWITCHES THAT ARE NOT WHITE.
- K. CEILING LIGHTS/SWITCHES THAT ARE NOT WHITE.
- L. COORDINATE LOW VOLTAGE AND DATA TRADES INSTALLATION METHOD AT EXPOSED CEILINGS TO ENSURE DESIGN INTENT IS PRESERVED: INCLUDING CONDUIT, CABLE TRAYS, J-HOOKS AND PATH TO I.T. ROOMS. MAXIMIZE STRAIGHT RUNS TO REDUCE VISUAL CLUTTER.
- M. PROVIDE DRYWALL CONTROL JOINTS AT ALL GYP CEILING SPANS WIDER THAN 30'-0". COORDINATE ALL LOCATIONS WITH ARCHITECT. REFER TO PARTITION TYPES SHEET FOR DETAILS AND ADDITIONAL INFORMATION.
- N. PROVIDE CONCEALED FRIT BLOCKING AS REQUIRED AT ANY LOCATIONS WITH LIGHT FIXTURES OVER THE MANUFACTURER'S RECOMMENDED WEIGHT LIMIT CAPACITY.
- O. PROVIDE UNISTRUT AND ANY OTHER REQUIRED ELEMENTS TO ACHIEVE DESIGN INTENT WHERE LIGHT FIXTURES OR OTHER DEVICES ARE MOUNTED BELOW MECHANICAL UNITS. PRIORITY FOR REQUIRED CLEARANCES AND ACCESS IS REQUESTED. COORDINATE ANY AMBIGUITIES WITH ARCHITECT TO ENSURE DESIGN INTENT IS ACHIEVED.
- P. PROVIDE STEM MOUNT FOR ALL DEVICES MOUNTED AT EXPOSED CEILINGS, NO SMURF TUBE OR SIMILAR IS ACCEPTED.
- Q. PROVIDE FIRE SPRINKLER SYSTEM ABOVE AND BELOW ANY PARTIALLY EXPOSED ACOUSTICAL CLOUDS, Baffles OR OTHER CEILING ELEMENTS AS REQUIRED BY THE JURISDICTION HAVING AUTHORITY.

GENERAL NOTES
REFLECTED CEILING PLAN

#	DATE	DESCRIPTION



REFLECTED CEILING PLAN
1/4" = 1'-0" **1**

KEY PLAN
1/8" = 1'-0"

Julia Roessner, Architect
1601 S. MOPAC EXPRESSWAY
BARTON SKYWAY TWO, SUITE 100-D
AUSTIN, TEXAS 78746
512.306.9928



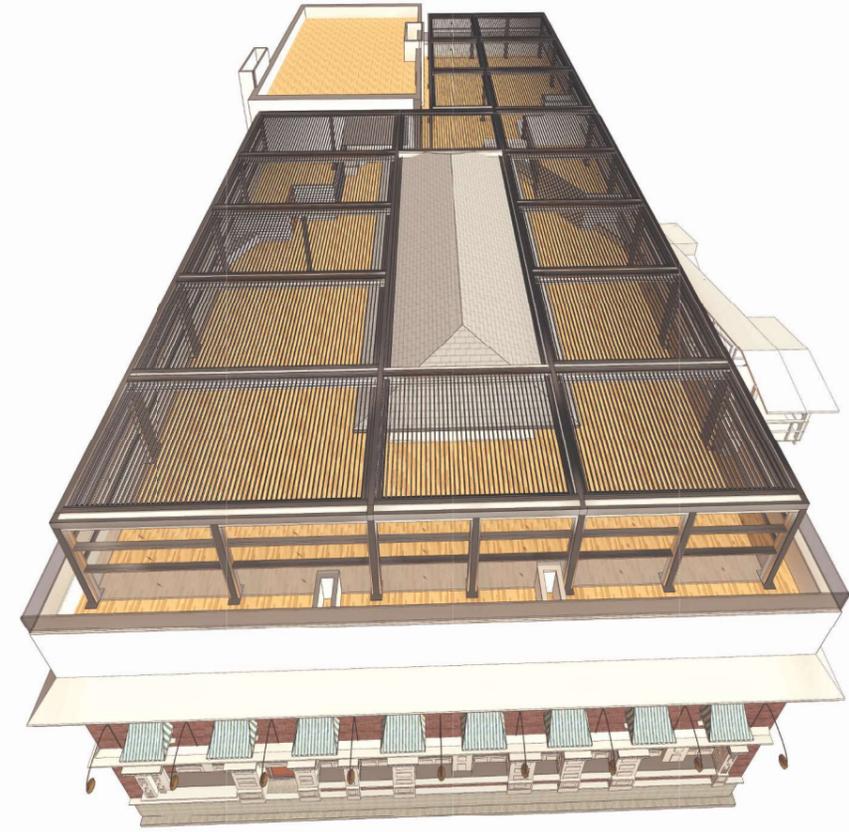
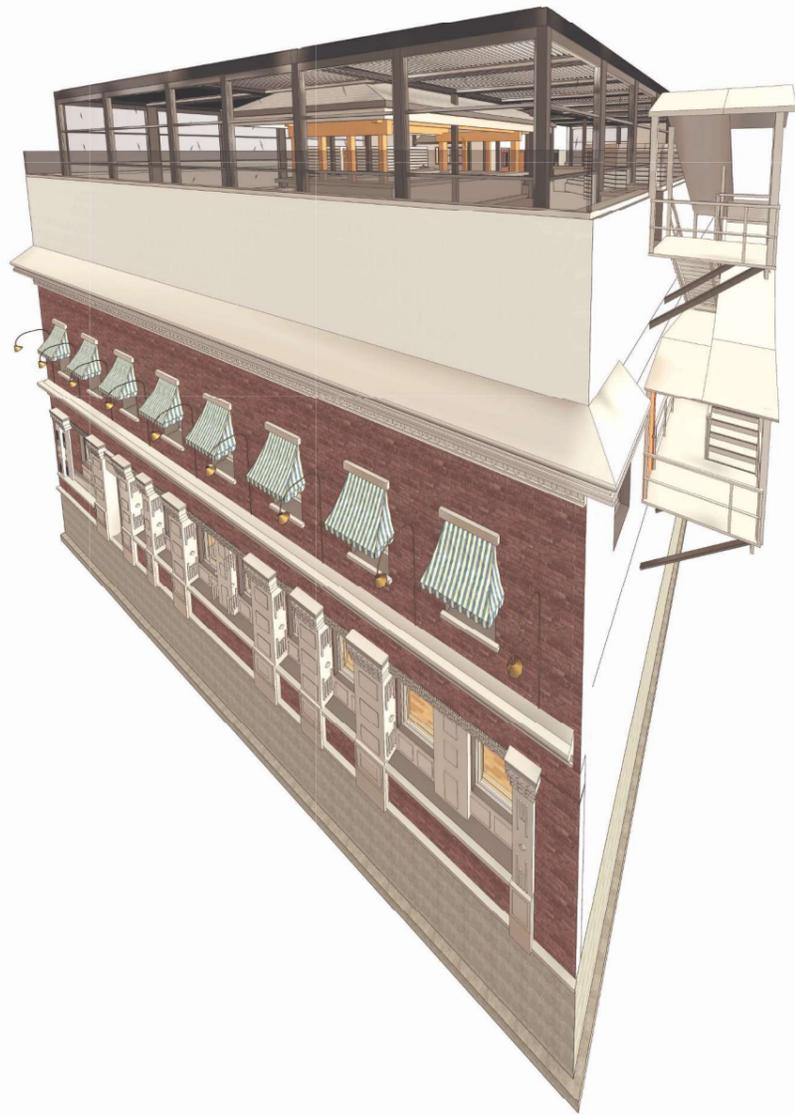
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OVERALL REFLECTED CEILING PLAN

A121



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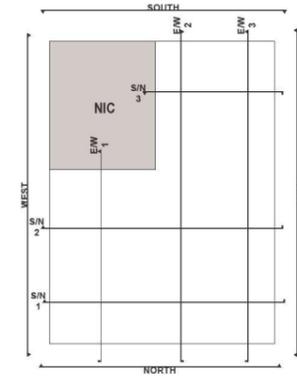
LM

PM:

CC

3D VIEWS - FOR
REFERENCE ONLY

A201



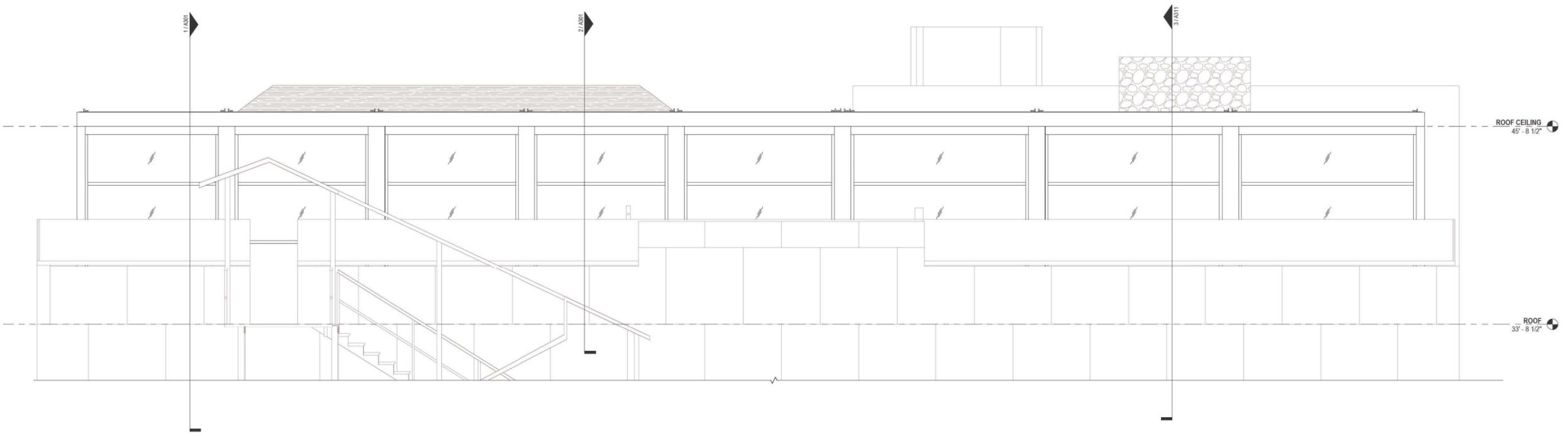
KEY PLAN
1/8" = 1'-0"

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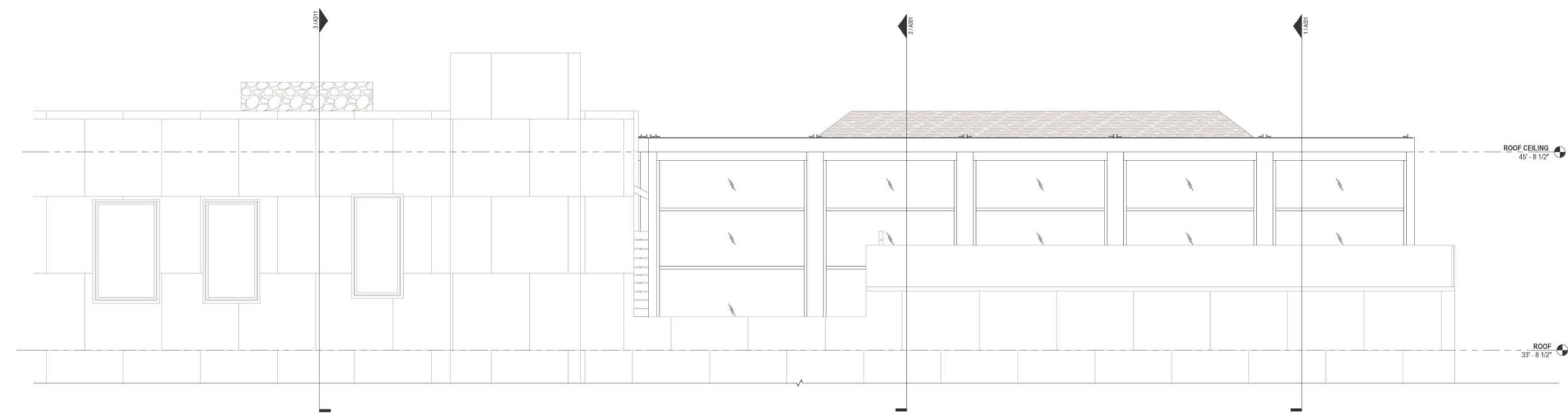


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WEST ELEVATION 2
3/8" = 1'-0"



EAST ELEVATION 1
3/8" = 1'-0"

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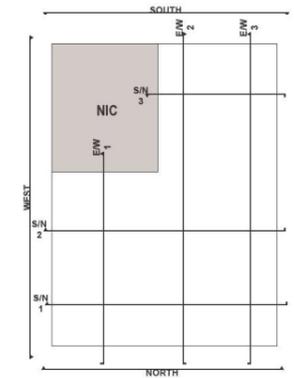
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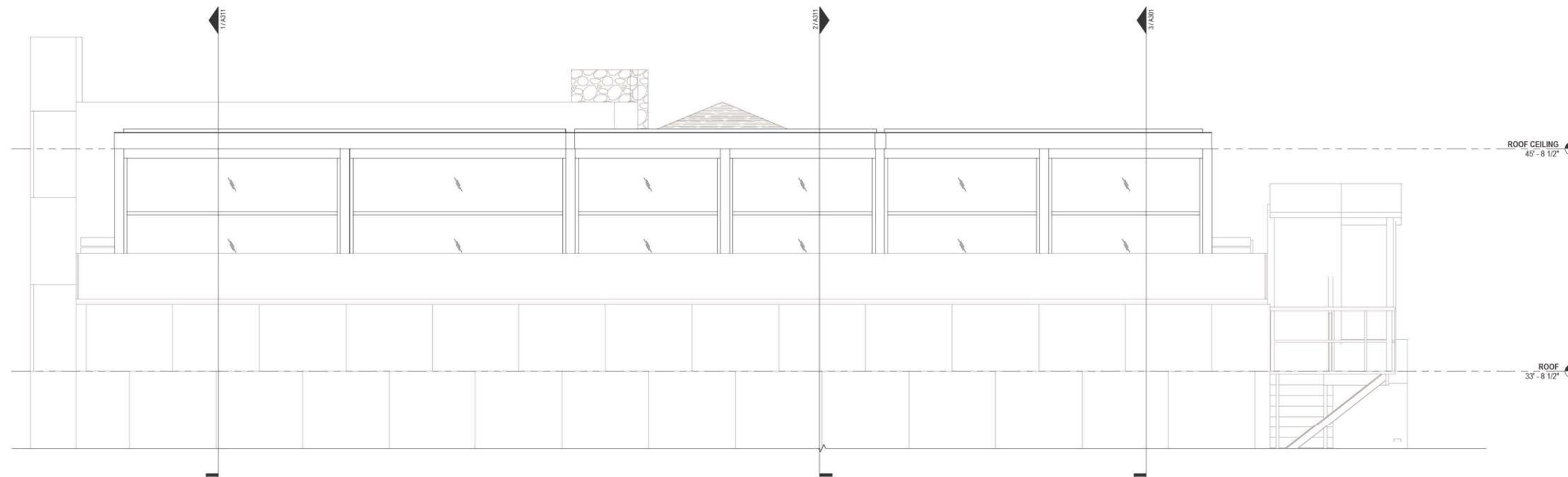
ELEVATIONS

A211

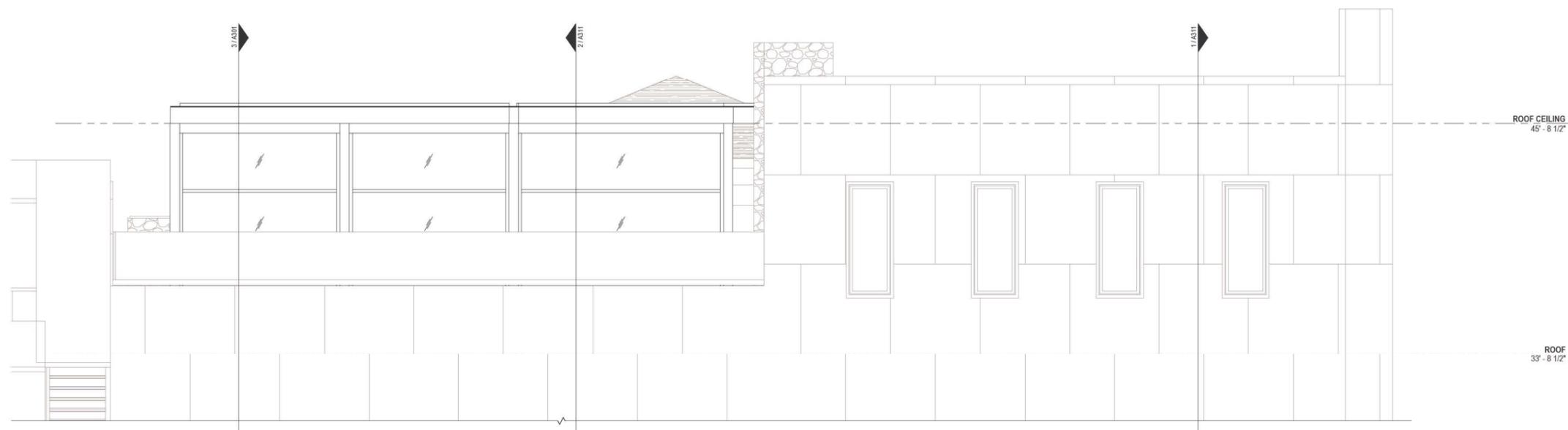
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KEY PLAN
1/8" = 1'-0"



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



SOUTH ELEVATION 2
3/8" = 1'-0"

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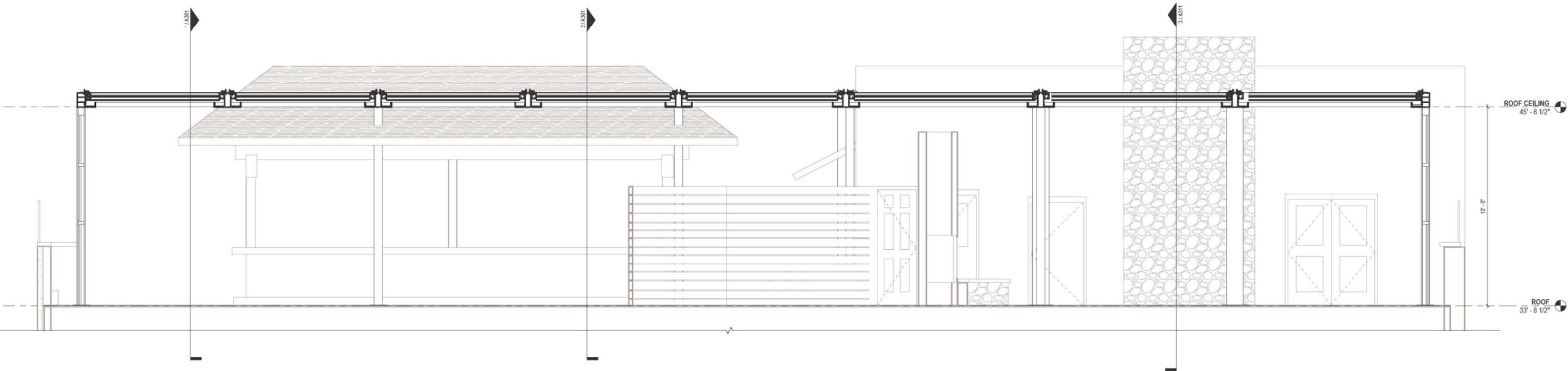
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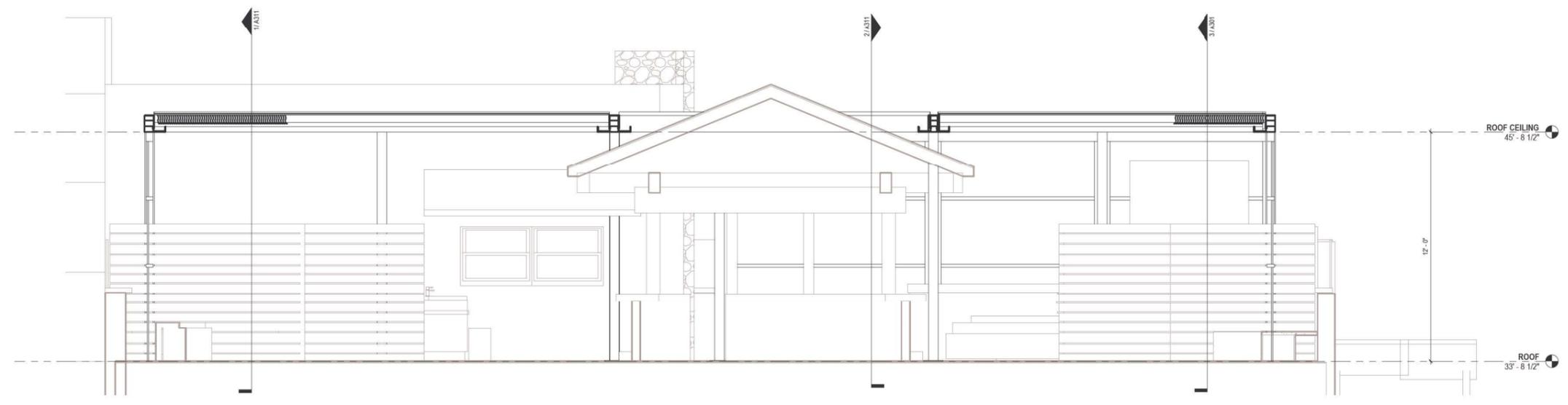
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ELEVATIONS

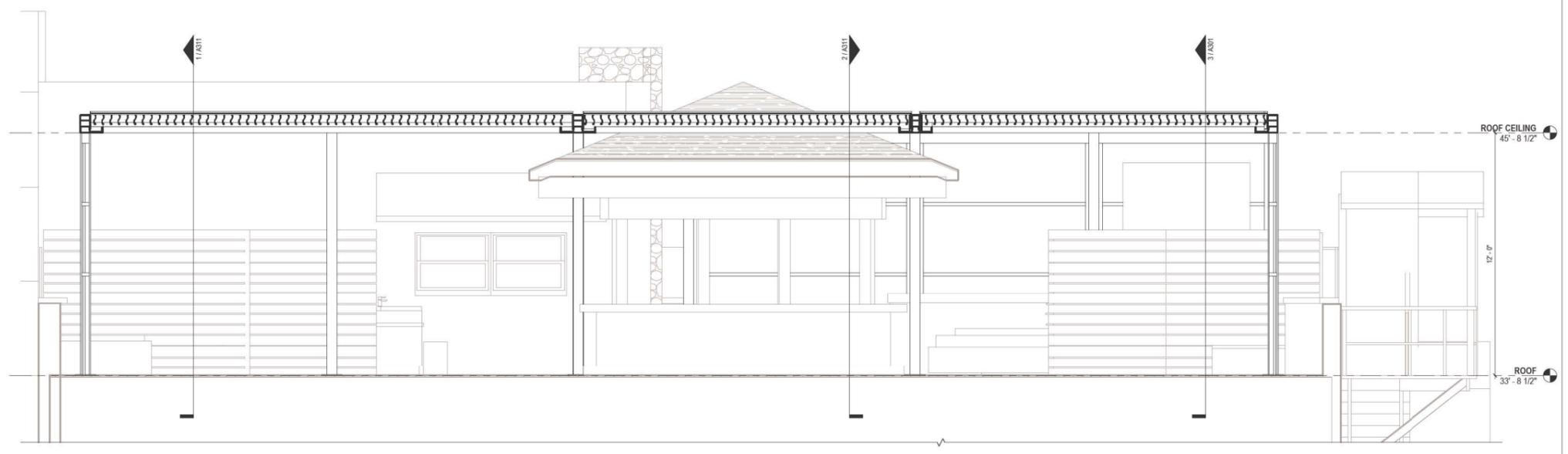
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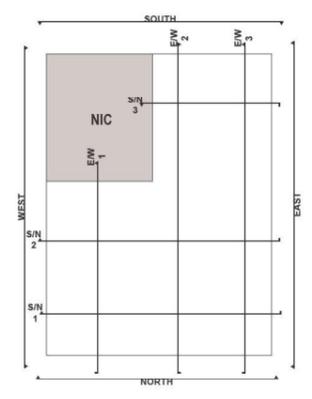
BUILDING SECTION - N/S 3
3/8" = 1'-0"



BUILDING SECTION - E/W1 2
3/8" = 1'-0"



BUILDING SECTION - E/W 1
3/8" = 1'-0"



KEY PLAN
1" = 20'-0"

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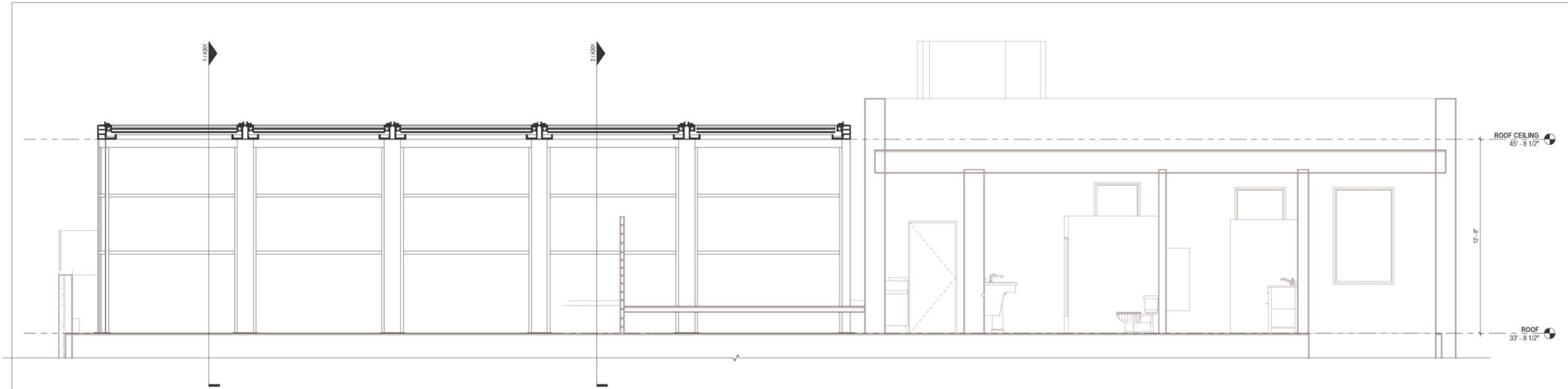
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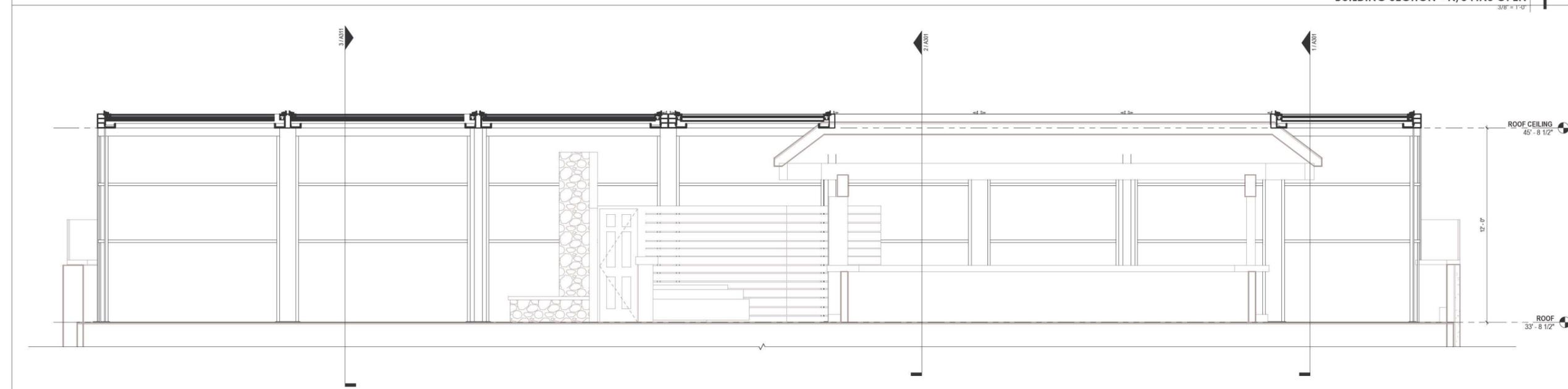
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BUILDING SECTIONS

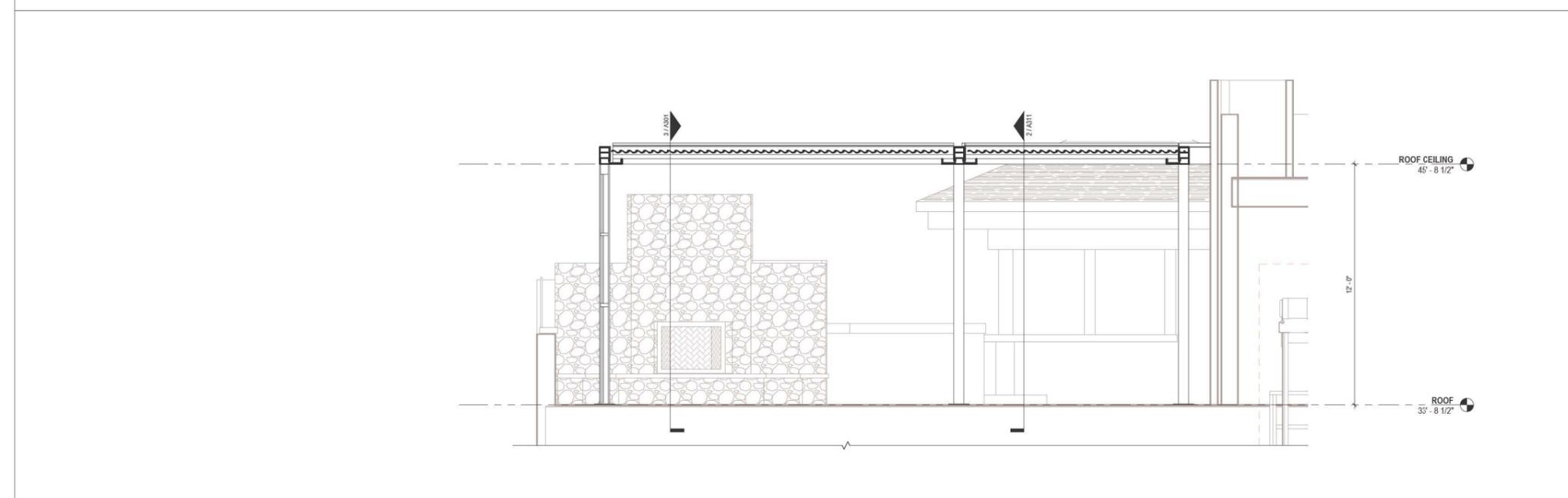
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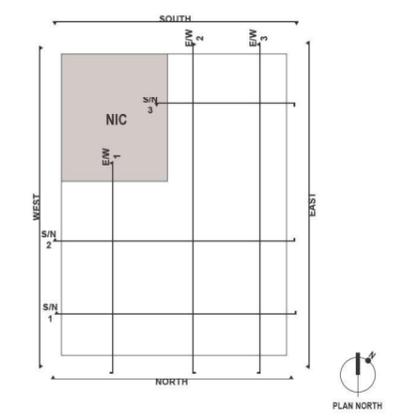
BUILDING SECTION - N/S FINS OPEN 1
3/8" = 1'-0"



BUILDING SECTION - N/S FINS CLOSED 2
3/8" = 1'-0"



BUILDING SECTION - E/W 3
3/8" = 1'-0"



KEY PLAN
1" = 20' 0"

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BUILDING SECTIONS

A311