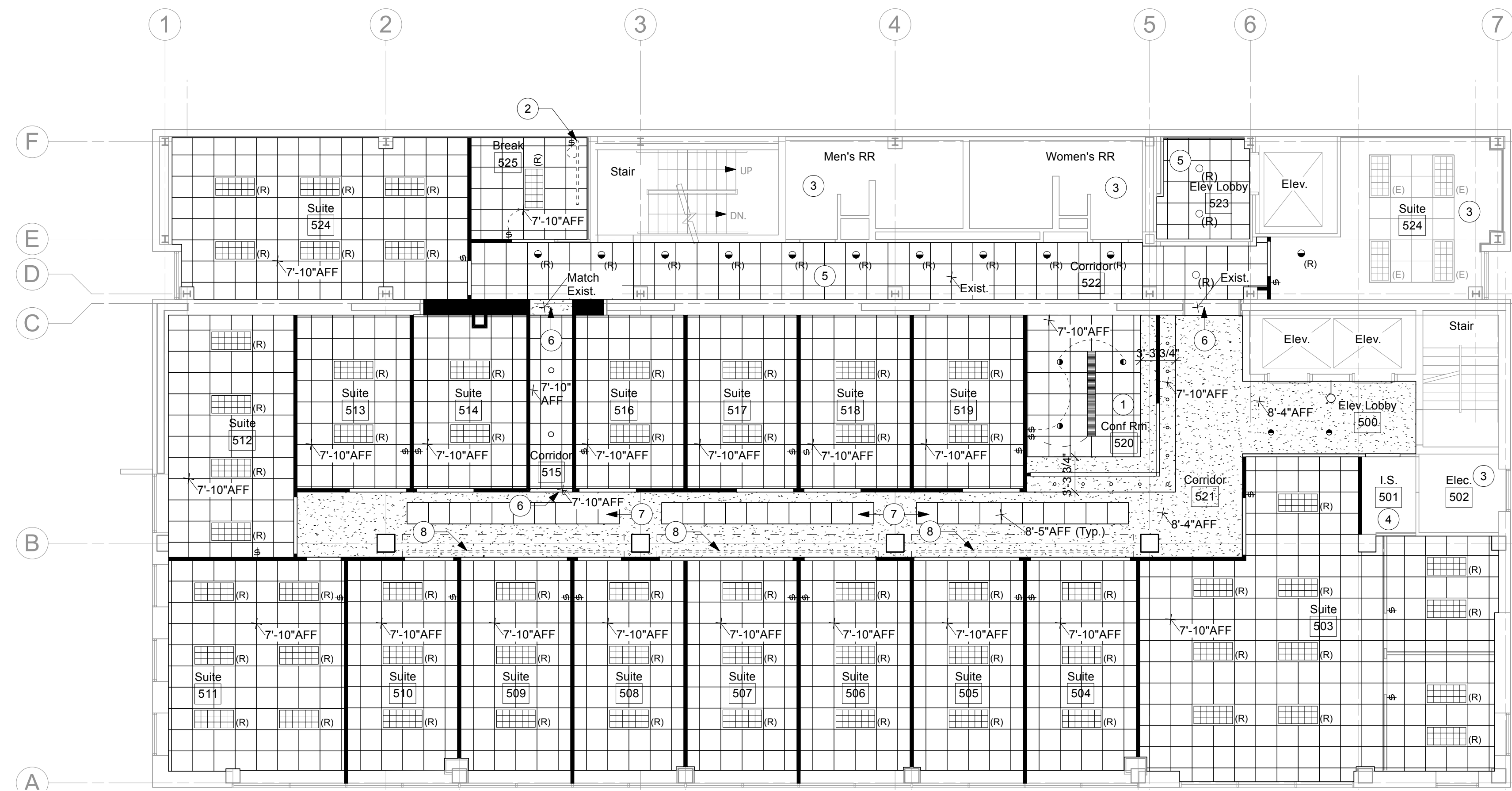
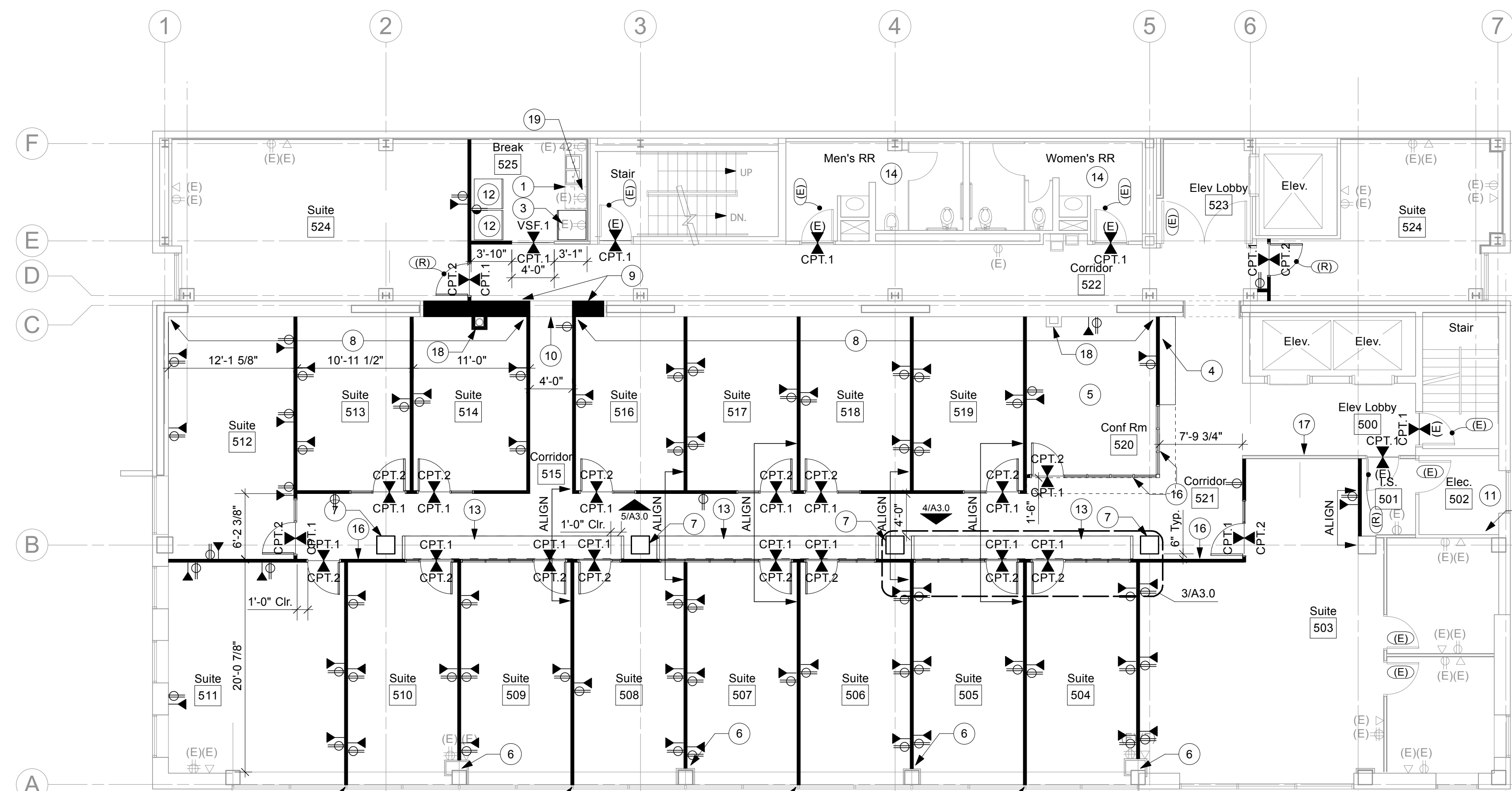


PROGRESS DOCUMENT

NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION.
CLAYTON P. LITTLE
TX 15170



2 5th Floor - Reflected Ceiling Plan
Scale: 1/8" = 1'-0"



1 5th Floor - Construction / Finish / Electrical Plan
Scale: 1/8" = 1'-0"

Alternates:
ALT.1: Price access cards in lieu of standard keys @ all Office Suites & Conference Room.
ALT.2: Price video conferencing capabilities @ Conference Room.
ALT.3: Price Voice over Internet Protocol (incoming calls to ring to first floor reception desk). Coord. w/Owner.
ALT.4: Price solid surface veneer in lieu of PLAM.1 @ all (2) "canopies" & bench.
ALT.5: All new glazing to be clear. Price frosted film (full height/width) @ all windows/doors.

RCP General Notes:

- The ceiling grid and tile shown are new.
- Rework fire alarm system as required by code. This building is sprinklered.
- HVAC system to be re-configured w/new supply, return & O/A ductwork, T-stats, registers, etc. Existing air handler units to be re-used.
- All light fixtures are new, U.N.O.
- Remove existing ceilings and light fixtures, as required to meet the design intent. Salvage light fixtures for re-use.
- Assume relocation of fire sprinklers & pipes around/thru corridor.
- GC to verify count of existing & relocated fixtures.

RCP Legend:

- (E) Existing
- (R) Relocated
- (N) New
- Gyp. Bd. Ceiling (PNT)
- Recessed Wallwasher: TBD
- Building Standard 2x4 Fluorescent Fixture
- Strip light/Undercabinet Ltg
- Linear Fluorescent Fixture
- Wall Sconce: TBD
- 2X2 Ceiling Grid & Tile: TBD
- Recessed Can: TBD
- Recessed Pin Light: TBD

RCP Keyed Notes:

- Dimmable lighting in this room.
- Under-cabinet lighting.
- Existing ceiling & lighting to remain in these rooms.
- Modify existing ceiling, lighting & light switch, as required w/new room layout, in this room.
- Replace ceiling grid & tile in Corridor 522 & Elev. Lobby 523, existing lights to remain.
- Gyp. bd. header/bulkhead @ height indicated.
- (1) row of 2X2 semi-recessed grid & tile (concealed spline).
- Strip fluorescent lighting above canopy.

Construction Plan General Notes:

- Existing mini-blinds to remain.
- All new partitions to deck and provide sound batts in the walls.
- Remove existing walls, doors & finishes, as required to meet the design intent. Return doors & hardware to Owner's stock.
- All doors are new, U.N.O. All new office doors to be clear anodized aluminum and have full glass. New doors at storage areas to be solid clear anodized aluminum.
- All electrical shown are new, U.N.O. Provide T1 & Connection switch for internet
- All walls to be PNT.1, unless notes otherwise.
- Install CPT.1 & RB.1 throughout public Corridors & Elev. Lobbies.
- Install CPT.2 & RB.2 throughout Office Suites.

Construction Plan Legend:

- (E) Existing
- (R) Relocated
- (N) New
- Existing Walls
- New Walls
- NIC Not in Contract
- CPT.1 Carpet Tile: TBD (Allow for \$40/sqyd selection)
- CPT.2 Carpet Tile: TBD (Allow for \$32/sqyd selection)
- VSF.1 Vinyl Sheet Flooring: Lonsdal, Pattern & Color: TBD
- PNT.1 Paint: IC: color: TBD; eggshell
- PNT.2 Paint: IC: color: TBD; eggshell
- RB.1 Rubber Base: Johnsonite; Metallic Series; Color: TBD; 2-1/2" straight (covered at resilient flooring)
- RB.2 Rubber Base: Johnsonite; Standard Series; Color: TBD; 2-1/2" straight
- PLAM.1 Plastic Laminate: allow for selection from Laminart, Arpa, Wilsonart, Plonite or Formica (premium series)
- PLAM.2 Plastic Laminate: allow for selection from Laminart, Arpa, Wilsonart, Plonite or Formica (standard series)
- WDF.1 Wood Flooring (Applied to walls only): TBD, Allow for medium grade plank selection (Walnut, Bamboo, etc)

Construction Plan Keyed Notes:

- 24" deep PLAM.2 base cabinets w/ 12" deep PLAM.2 cabinets above.
- Center new partition w/existing window mullion, as indicated. Use building standard detail for finishing & sound-proofing.
- Owner-provided full size refrigerator.
- Built-in PLAM.1 bench (8'3"w x 18"d x 18"h).
- Floor box (power & data).
- Center new partition w/center of existing column, as indicated.
- (4) Exposed concrete columns, skim coat & seal.
- Verify if these walls have existing gyp. bd. furring over brick wall, as indicated. Provide if needed. Hold gyp. bd. as tight to structure, as possible, while leaving required clearance for blocking, electrical, etc.
- New wall to align with & match adjacent brick wall.
- New 4'-0" wide brick opening. Match construction, finish & height of adjacent opening at end of Corridor 522.
- Existing electrical in Elec. Rm 502 to remain.
- Owner provided vending machines.
- PLAM.1 wrapped "U-Shaped canopy". Ref. elevation.
- No work in these rooms.
- Extend existing 4" cast iron waste pipe from lower level to 5th floor, thru Elec. Rm. @ each floor.
- Install WD.1 on plan South wall in Corridor 521 & at exterior of Conf Rm 520. Ref. elevation(s).
- Wall-mounted graphics. Coord. w/Architect (\$1500 Allowance).
- Furr-out for roof drain.
- Extend 4" cast iron waste pipe from 2nd floor to 5th floor. Tie-in existing plumbing & incase all pipes in wall. Coord. w/existing Tenants.

Office Suites Renovations
1011 San Jacinto Blvd
Austin, TX

Pricing Documents

Mark	Date	Description
NLA1 Job #:	08016.05	
Drawn By:	HW	
Checked By:	CL	
Plot Date:	09.24.10	

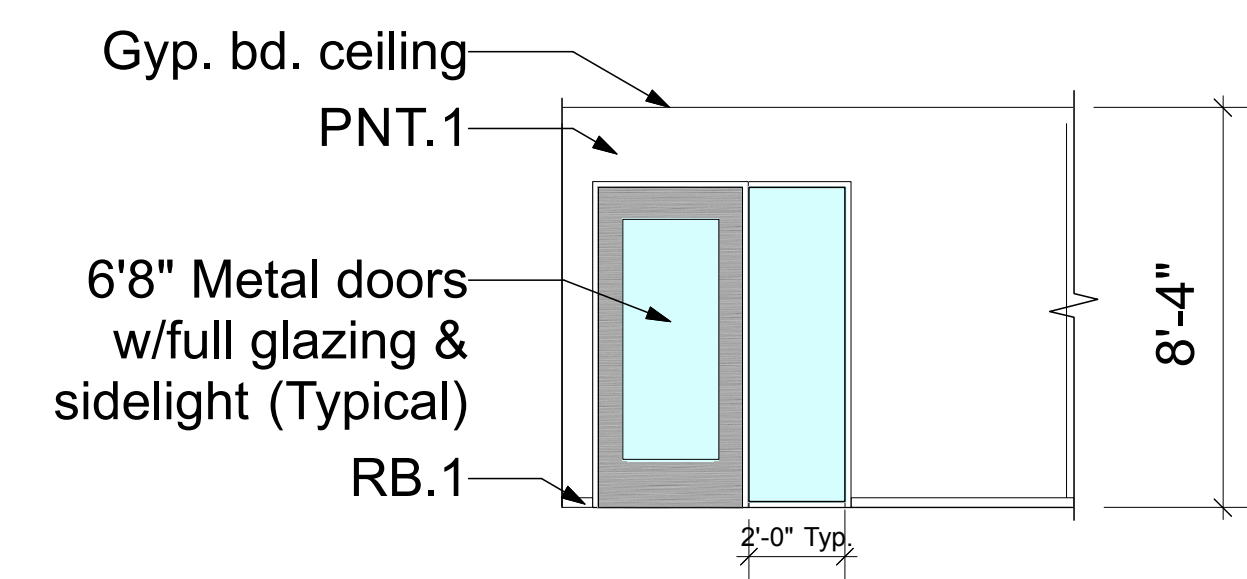
Sheet Title:

5th Floor Plans

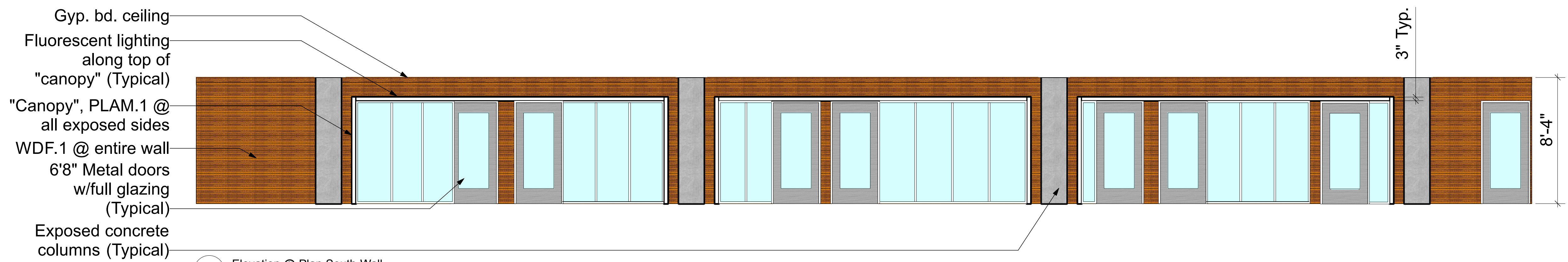
Sheet No.:

A2.0

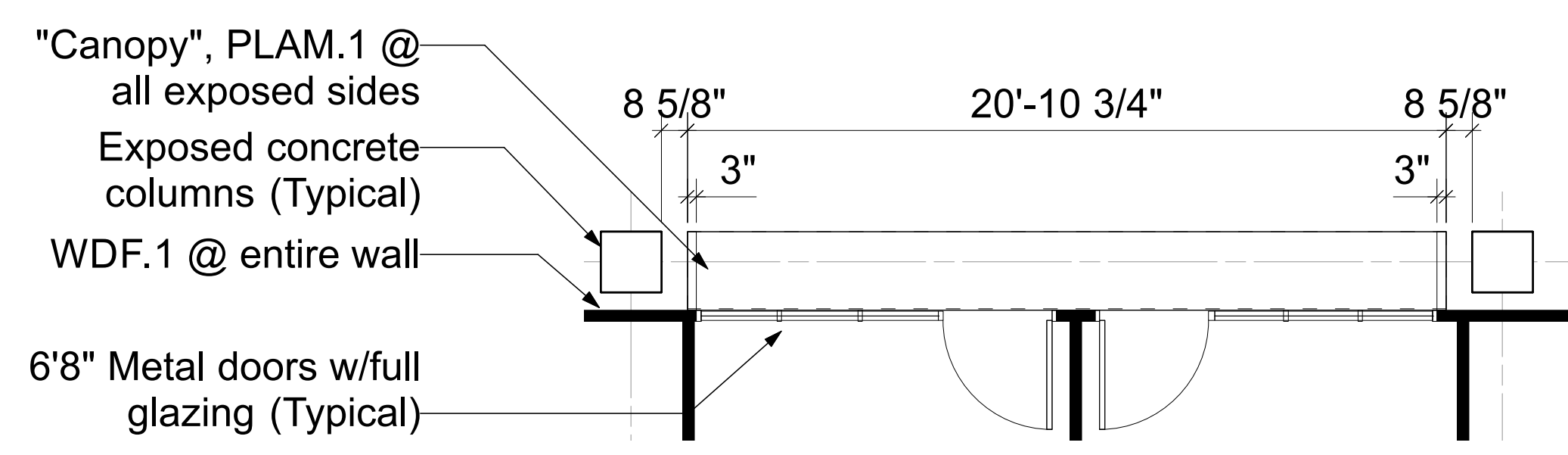
File Name: 090909



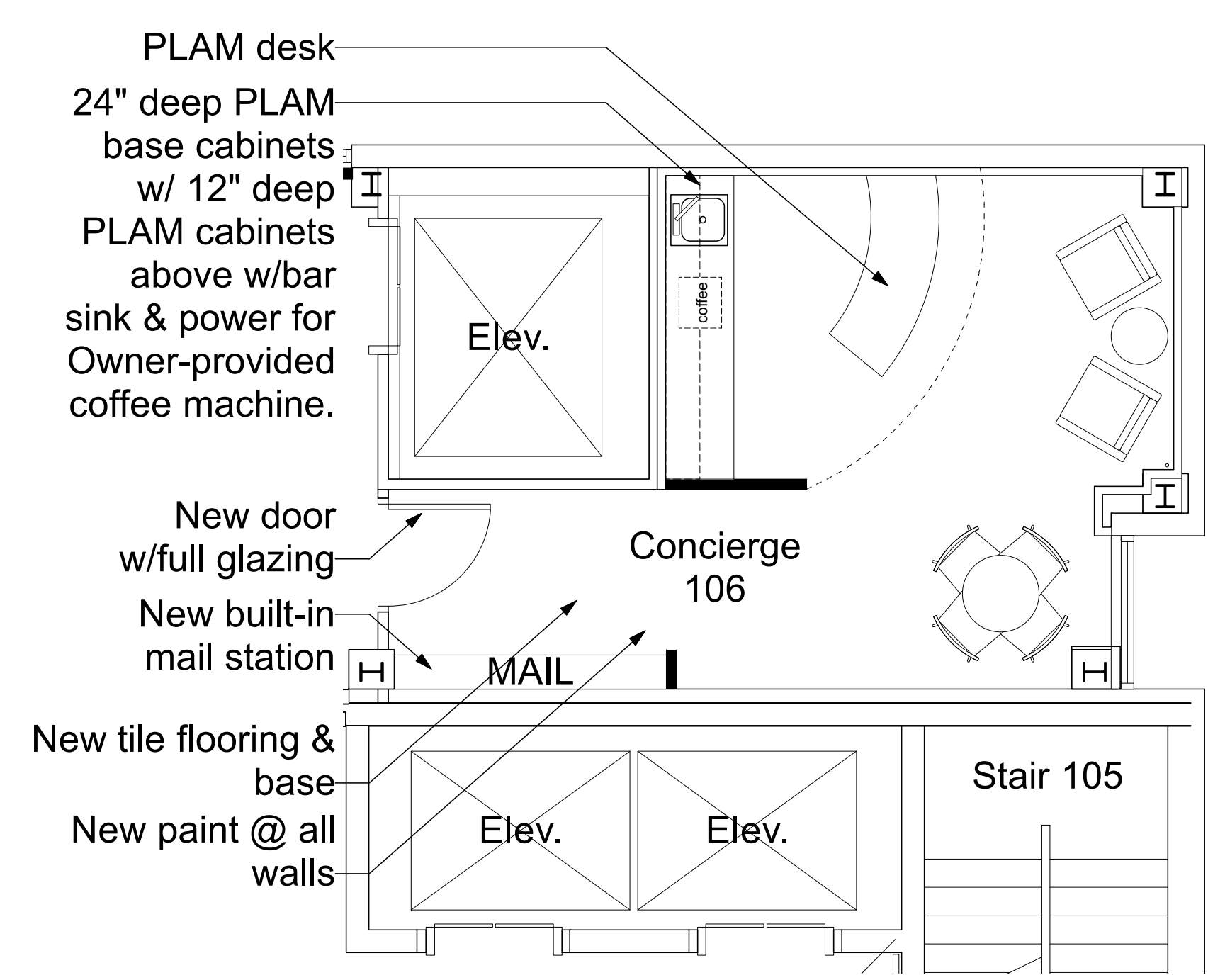
5 Elevation @ Plan North Wall
Scale: 1/4" = 1'-0"



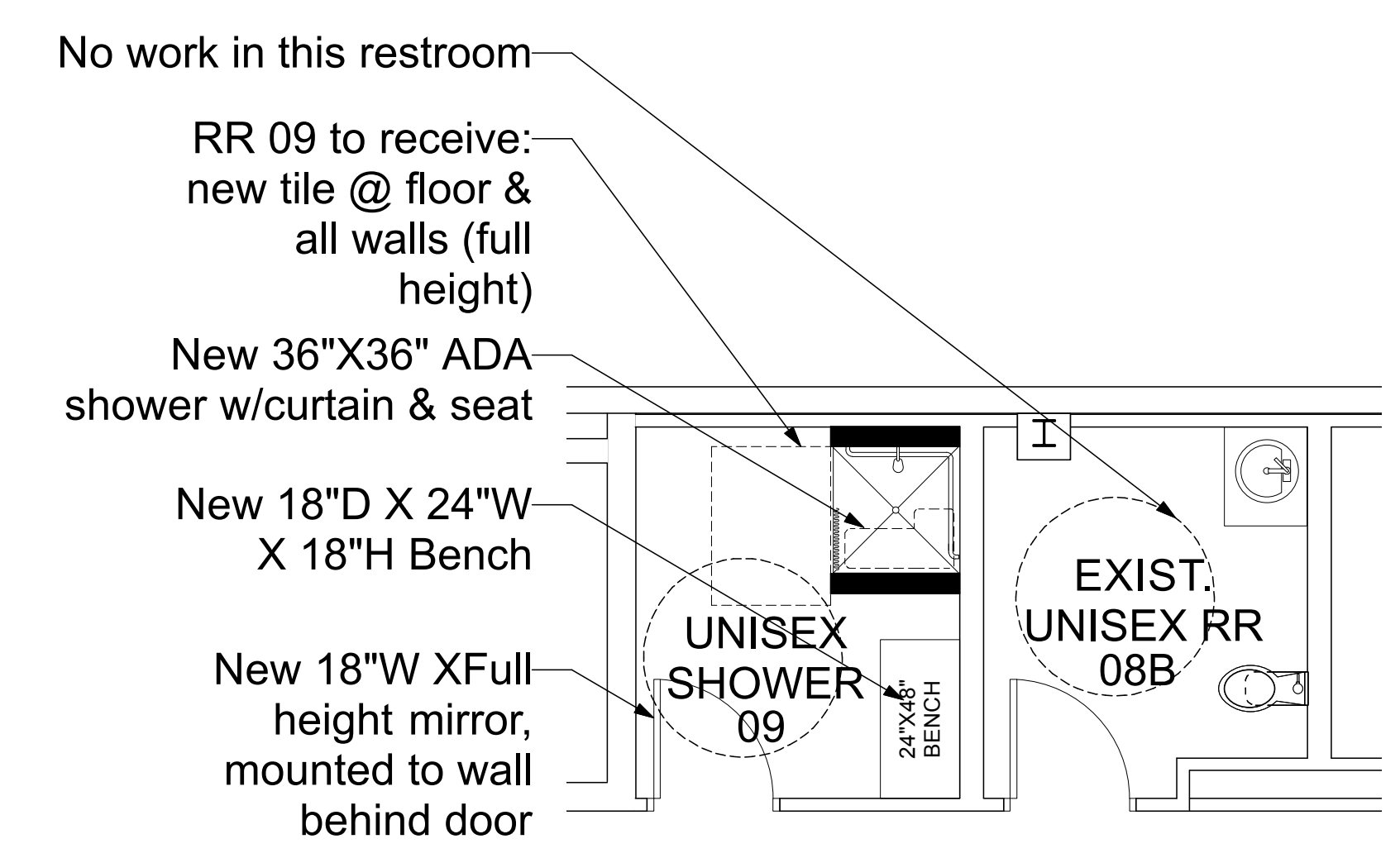
4 Elevation @ Plan South Wall
Scale: 1/4" = 1'-0"



3 4th & 5th Floor - Enlarged Plan @ "Canopy" (Typical)
Scale: 1/4" = 1'-0"



2 1st Floor - Construction / Finish / Electrical Plan
Scale: 1/4" = 1'-0"



1 Lower Level - Construction / Finish / Electrical Plan
Scale: 1/4" = 1'-0"

Office Suites Renovations
1011 San Jacinto Blvd
Austin, TX

Pricing Documents

Mark	Date	Description
NLAI Job #:	08016.05	
Drawn By:	HW	
Checked By:	CL	
Plot Date:	09.24.10	

Sheet Title:
Enlarged Plans & Elevations

Sheet No.:
A3.0

File Name: P:\ecore\