

3 INTERIOR CONCEPT PHOTO
Scale: NTS





2 LULA Elevator Basis of Design or Equal Traction Type
Scale: Reference Data Sheet



4 TYP. BASE TRIM ASSEMBLY
Scale: EXISTING CONDITION PHOTO

1 FIRST FLOOR PLAN - NEW
Scale: 1/4" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ON ARCHITECTURAL PLANS ARE TO FACE OF STUD, OR EDGE OF SLAB UNLESS NOTED OTHERWISE. VERIFY DIMENSIONS IN FIELD AT EXISTING A WINDOWS AND DOOR OPENINGS.
B. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY WITH ANY DIMENSIONAL DISCREPANCIES.
C. CONTRACTOR TO INSTALL BLOCKING IN CEILINGS AND WALLS FOR ALL ACCESSORIES, WALL MOUNTED ITEMS,CEILING FANS, TOILET PARTITIONS, ECT.
D. MOUNT ALL FIRE EXTINGUISHER CABINETS (FEC) 5"-0" A.F.F. TO TOP OF CABINET. ALLOW FOR 8 COUNT FIRE EXTIGUISHERS AND 5 COUNT CABINETS W/GLASS FRONT.
E. WATER RESISTANT TYPE "X" GYP. AT ALL WET AREAS
F. ALL EXPOSED INTERIOR CMU SHALL BE PAINT FINISHED. U.N.O.

KEYNOTES

01 NEW SWITCHBACK WOOD STAIR - PINE FRAMING. FINISH TO MATCH EXISTING SALVAGED STAIR. HANDRAIL, BALUSTERS AND NEWEL POSTS WOOD SPECIES MAY VARY: MP-4091 MISSION CONTEMPORARY PLAIN BOX NEWEL POST PINE. ESTIMATED 12 COUNT COMBINED TWO STAIRS . STAIR PARTS BASIS: https://www.stepupstair.com
02 SALVAGED & REFURBISHED STAIR WITH NEW RAILING AND GUARDRAIL COMPONENTS: https://www.stepupstair.com.
03 BASIS OF DESIGN: NEW POLISHED CONCRETE FLOOR FINISH.
04 **NOT IN SCOPE: PHASE-2 -** NEW ADDITION UNDER SEPARATE PERMIT.
05 CUSTOM IRON DOOR BASIS OF DESIGN.
06 EXISTING STONE MASONRY WALL. CLEAN AND SEAL.
07 **BASE BID:** NEW STUCCO FINISH PER 10/A4.1. (SIM.) OVER EXISTING BRICK MASONRY WALL. **ALTERNATE:** POLYMER-MODIFIED DIRECT APPLIED STUCCO FINISH EQUAL TO STO TEXTURE APPLIED FINISH SYSTEM.
08 **BASE BID:** NEW STUCCO FINISH PER 10/A4.1. **ALTERNATE:** POLYMER-MODIFIED DIRECT APPLIED STUCCO FINISH EQUAL TO STO TEXTURE APPLIED FINISH SYSTEM
09 **BASIS OF DESIGN:** REPAIR EXISTING MASS LIMESTONE WALL. INFILL TWO VOIDS. REPAIR HEADER, JAMB AND THRESHOLD. INSTALL NEW DOOR. **ALTERNATE REPAIR**: NEW CMU RE: STRUCTURAL.
10 NEW ELECTRICAL PANEL. RE:MEP
11 EXIST. WATER METER VALVE & BOX AT ST. CURB. COORD. SAWS.
12 NEW ELECTRICAL PANELS. CPS SERVICE TO POLE AT BUILDING NORTH SIDE (RE: MEP).
13 EXISTING SEWER LINE CLEAN OUT REMAINS CONNNECTED TO PUBLIC SERVICE. PROVIDE NEW CAP.
14 EXTERIOR GRADE METAL DOOR & FRAME - INSULATED METAL DOOR AND FRAME. PREP. AND PAINT (sherwin-Williams Pro Industrial DTM Acrylic OR EQUAL)
15 NEW WOOD BASE & TRIM ASSEMBLY- OAK/STAIN 3/4"X9 1/2".
16 ENTIRE EXISTING WOOD FRAME WALL TO RECEIVE SOUND ATTENUATION INSULATION, NEW GWB WALL AND PAINT FINISH ON BOTH WALL SIDES.
17 PREPARE STONE THRESHOLDS FOR NEW CONC. THRESHOLDS. MATCH OPENING WIDTH AND DEPTH. RE: STRUCTURAL
18 NEW FULL HEIGHT GWB WALL. 6" METAL STUDS. 2X6 WOOD STUDS ALT. WALL ASSEMBLY INFILL BETWEEN RAFTERS.
19 CLG. FAN EQUAL TO: 65" Minka Aire Future Coal LED Fan w/Remote
20 **BASE BID:** POLISHED CONCRETE FLOOR FINISH. **ALTERNATE:** NEW PREFINISHED ENGINEERED T&G HARDWOOD FLOOR ON CONC. FLOOR EQUAL TO: Woodland Reserve ACORN WHITE OAK WIRE BRUSHED ENGINEERED HARDWOOD Size: 7/16 x 5in.
21 NEW CONCRETE LANDING AT EXTERIOR DOOR
22 NEW PORCELAIN TILE FLOOR TYPICAL AT ALL RR.
23 NEW DOMESTIC WATER FROM METER TO BUILDING.
24 NEW SEWER LINE TO CONNECT TO EXISTING. RE: MEP
25 REPOINT EXISTING LIMESTONE WALLS IN RM 108 & SELECTIVE AREAS. PREP. & APPLY CLEAR SEAL AT ALL INTERIOR STONE WALLS. EQ. TO SW- LOXON 40% SILANE H20 REPPELLENT.
26 DRINK FOUNTAINS HI/LOW W/BOTTLE WATER DISP. RE: MEP

TILE WEBSITE:
https://www.flooranddecor.com/porcelain-tile/concept-gray-matte-porcelain-tile-100941533.html

WD. FLR. WEBSITE:
https://www.flooranddecor.com/engineered-hardwood-wood/acorn-white-oak-wire-brushed-engineered-hardwood-101451425.html?region_id=SL119&utm_content=M-Shopping&utm_term=&gclsrc=aw.ds&gad_source=4&gad_campaignid=20778722374

LEGEND

NEW MTL. STUD WALL: 5/8" TYPE-X GWB_3 5/8" (362S)_5/8" TYPE-X GWB. **OPTION:**2X4 WD FRAME — 01

NEW MTL. STUD WALL: 5/8" TYPE-X GWB_6" (600S) 5/8" TYPE-X GWB. **OPTION:**2X6 WD FRAME — 02

LULA ELEVATOR

EXIST. CONC. W/NEW RE-CAP

NEW CONCRETE SLAB - LEVEL-3 (SEMI-POLISH), CLASS-B

NEW 1X4 T&G WOOD FLOOR

NEW 12X24 PORCELAIN TILE FLOOR

NÄTIVCRAFT
Design ⁴ Lifecycle

OK TOURS!!! - 701 AUSTIN ST BLDG. RENOVATION

701 AUSTIN STREET
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Project Title

REGISTERED ARCHITECT
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7/10/26

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Consultant
STRUCTURAL - IES
MEP - RGM

REV.	DATE	DESCRIPTION
1	11/12/26	ADDENDUM #1

NO.	DATE	ISSUE NOTE
D	7/10/26	100% CD IFP SET
C	4/24/26	100% CD REVIEW
B	3/26/26	95% CD REVIEW

Project Manager	Drawn By
FMLOPEZ	Nätivcraft, LLC
Date	Reviewed By
July 10, 2026	Nätivcraft, LLC

Project ID
25001-01

Sheet Title
FIRST FLOOR PLAN - NEW

Sheet No.
A2.0