

PINES HOTEL

111 NE 2nd Street, Smithville TX 78957

NOLAN STUDIO
2325 E Lamar Blvd.,
Suite 15
Austin Texas 78704
512.330.4243
NOLAN-ARCHITECT.COM

GENERAL NOTES

- All work shall be performed in accordance with applicable codes, regulations, ordinances, and standards having jurisdiction. If there are any questions or conflicts concerning compliance, the Contractor is responsible for verifying NolanStudio before proceeding with the work in question. All necessary permits, licenses, certificates, fees, etc. shall be provided by the Contractor.
- Contractor shall be responsible for obtaining all necessary permits, licenses, certificates, fees, etc. and for obtaining all necessary permits, licenses, certificates, fees, etc. before proceeding with construction. If there are any questions regarding these or other construction issues, the Contractor is responsible for obtaining clarification from NolanStudio before proceeding with the work in question.
- The Contractor shall certify size and location of all required openings for structural, mechanical, electrical, and plumbing work and equipment with trades involved.
- The Contractor and each subcontractor shall be responsible for checking existing conditions at the jobsite before submitting proposals. Substitutions of proposals shall be made in writing and approved by NolanStudio. Changes for items compensation for work that could have been obtained by such inspection, whether shown on contract documents or not, shall not be accepted or paid.
- All materials involved under this contract shall be new, unless otherwise noted. All work shall be guaranteed against defective materials and workmanship for a period of 111 years after the date of substantial completion or acceptance of the work. The Contractor shall repair or replace, at his or her own expense when ordered to do so, all work that may present defects in materials or workmanship within said period of time.
- All equipment shall be made by experienced contractors in a neat and workmanlike manner. All materials, tools, costs, and laborers necessary to completely install all mechanical, electrical, and plumbing work shall be provided by the Contractor.
- Contractor shall be responsible for adequately bracing and protecting all work during construction against damage, collapse, and misalignment according to applicable codes, ordinances, and standards. Contractor shall be responsible for maintaining and protecting all work during construction. Contractor shall be responsible for maintaining and protecting all work during construction. Contractor shall be responsible for maintaining and protecting all work during construction.
- The Contractor shall verify all coordinates, sizes, locations and characteristics of all work and equipment to be furnished by the owner or others with the manufacturer or supplier.
- The Contractor shall submit a list of all materials and equipment to be furnished by the owner or others, including delivery dates, for all materials and equipment whose timely delivery is required to avoid changes in the construction documents or in the construction schedule.
- The Contractor must submit shop drawings to NolanStudio for approval before proceeding with fabrication. The Contractor remains responsible for details and accuracy for confirming and confirming all quantities and dimensions, for selecting fabrication processes, for techniques or assembly, and for performing the work in a workmanlike manner.
- The Contractor shall verify the accuracy of the work prior to installation. The Contractor shall provide a work schedule, electrical and plumbing schedule that is complete, all items and quantities necessary, reasonably incidental or customary included, even though such and every item is not specifically called out or shown in the construction documents shall be provided.
- Written dimensions shall have precedence. If no dimension is listed, contact NolanStudio for clarification.
- All work noted "N.C." or "Not as Contract" is to be accomplished by a separate contractor and is not to be part of the construction agreement.
- All work noted "N.C." or "Not as Contract" is to be accomplished by a separate contractor and is not to be part of the construction agreement.
- All work and original construction shall be thoroughly cleaned and painted, both interior and exterior prior to owners acceptance.
- Layout site patterns prior to installation for Architect's approval.

VICINITY MAP



LEGEND

- Window Tag
- Keynote
- Door Tag
- Partition Type
- Equipment/Plumbing Tag
- Elevation Tag
- Building Section Tag
- Spot Elevation

DRAWING INDEX

- ARCHITECTURAL
 - A001 General Conditions
 - A002 Architectural Schedule
 - A003 Add Details
 - A004 Add Details
 - A005 Framing Dimensions Plan - Level 1
 - A006 Floor Plan - Level 1
 - A007 Midway & Below Dimensions Plan - Level 2
 - A008 Midway & Below Dimensions Plan - Level 2
 - A009 Framing Dimensions Plan - Level 3
 - A010 Framing Dimensions Plan - Level 3
 - A011 Framing Dimensions Plan - Level 3
 - A012 Framing Dimensions Plan - Level 3
 - A013 Framing Dimensions Plan - Level 3
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 - A015 Framing Dimensions Plan - Level 3
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 - A018 Framing Dimensions Plan - Level 3
 - A019 Framing Dimensions Plan - Level 3
 - A020 Framing Dimensions Plan - Level 3

STRUCTURAL

PROJECT TEAM

OWNER: Trinity Constructors
Joe Blount
Trinity Constructors
Smithville, TX 78957

ARCHITECT:
Nolan Studio
Austin, Texas 78704
email: nolanstudio@nolanstudio.com
phone: 512.330.4243

STRUCTURAL ENGINEER:
Nolan Studio
Austin, Texas 78704
email: nolanstudio@nolanstudio.com
phone: 512.330.4243

MEP ENGINEER:
Nolan Studio
Austin, Texas 78704
email: nolanstudio@nolanstudio.com
phone: 512.330.4243

GENERAL CONTRACTOR:
Trinity Constructors
Smithville, Texas 78957
email: nolanstudio@nolanstudio.com

PROJECT DESCRIPTION

Reconstruction of existing structure of existing hotel to an apartment building with tenant spaces on the ground floor.

Project
PINES HOTEL
111 NE 2nd Street
Smithville Texas 78957
CONSTRUCTION SET

Notes
02/22/17 Schematic Design
02/28/17 Schematic Design
04/11/17 Construction Set

title

COVER PAGE &
SITE ANALYSIS

sheet

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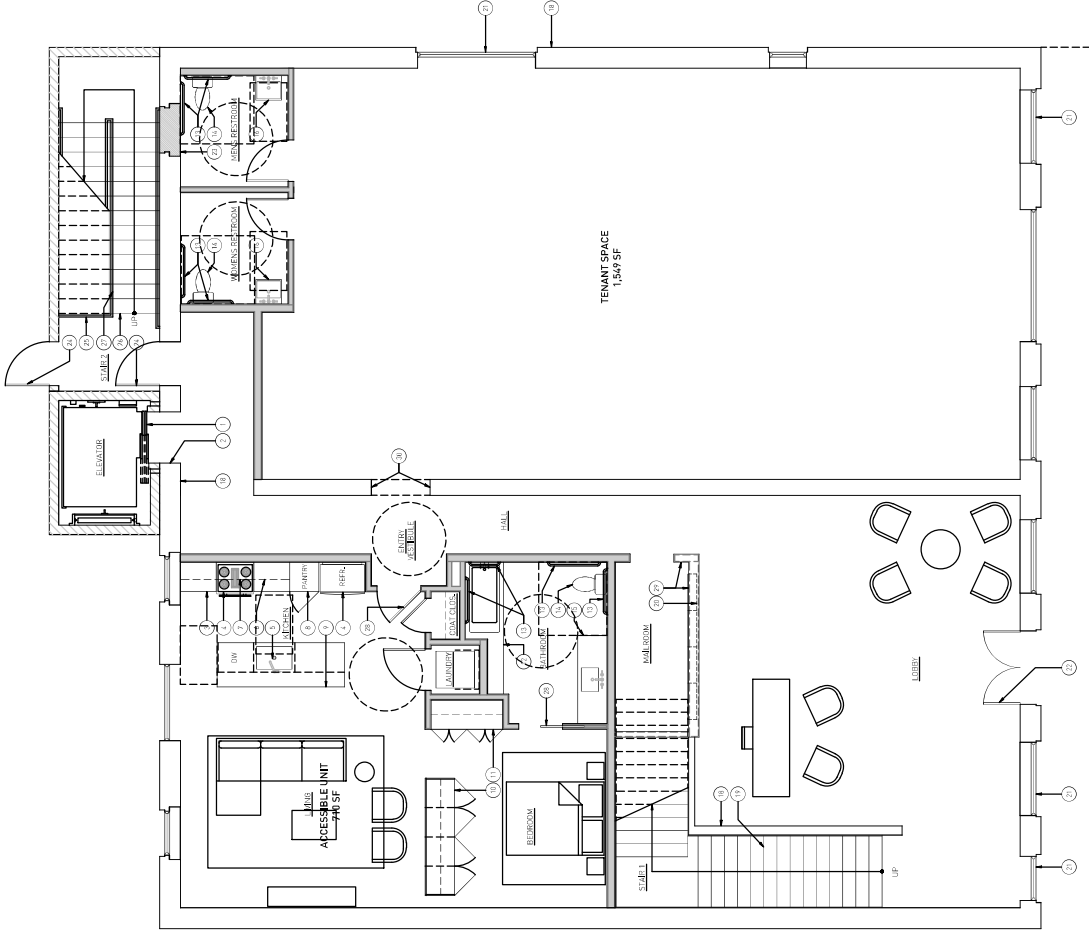
This drawing is a schematic design and is not to be used for construction. It is the property of Nolan Studio and is not to be reproduced or used in any way without the written consent of Nolan Studio.

Floor Plan General Notes:

- A. The dimensions on this sheet are based off of the base of existing stud framing, unless otherwise noted. All dimensions are in feet and inches.
- B. All work is to be done in accordance with the applicable code book, and all work is to be done in accordance with the applicable code book.
- C. All work is to be done in accordance with the applicable code book, and all work is to be done in accordance with the applicable code book.
- D. All work is to be done in accordance with the applicable code book, and all work is to be done in accordance with the applicable code book.
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- U. All work is to be done in accordance with the applicable code book, and all work is to be done in accordance with the applicable code book.
- V. All work is to be done in accordance with the applicable code book, and all work is to be done in accordance with the applicable code book.
- W. All work is to be done in accordance with the applicable code book, and all work is to be done in accordance with the applicable code book.
- X. All work is to be done in accordance with the applicable code book, and all work is to be done in accordance with the applicable code book.
- Y. All work is to be done in accordance with the applicable code book, and all work is to be done in accordance with the applicable code book.
- Z. All work is to be done in accordance with the applicable code book, and all work is to be done in accordance with the applicable code book.

Floor Plan Keynotes:

- 1. New exterior machine room enclosure with elevator door, Schneider 3000 MRL or equivalent.
- 2. New exterior machine room enclosure with elevator door, Schneider 3000 MRL or equivalent.
- 3. New exterior machine room enclosure with elevator door, Schneider 3000 MRL or equivalent.
- 4. New exterior machine room enclosure with elevator door, Schneider 3000 MRL or equivalent.
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- 28. New exterior machine room enclosure with elevator door, Schneider 3000 MRL or equivalent.
- 29. New exterior machine room enclosure with elevator door, Schneider 3000 MRL or equivalent.
- 30. New exterior machine room enclosure with elevator door, Schneider 3000 MRL or equivalent.



1 Floor Plan
Scale: 1/4" = 1'-0"

- Framing Dimension Plan General Notes:
- A.

The dimensions on this sheet are based off of the face of existing wall framing, unless otherwise noted. All dimensions are in feet and inches, rounded to the nearest 1/4".
- B.

Dimensions are given to the centerline of the wall, unless otherwise noted.
- C.

Dimensions are given to the face of the wall, unless otherwise noted.
- D.

Dimensions are given to the centerline of the wall, unless otherwise noted.
- E.

Dimensions are given to the face of the wall, unless otherwise noted.
- F.

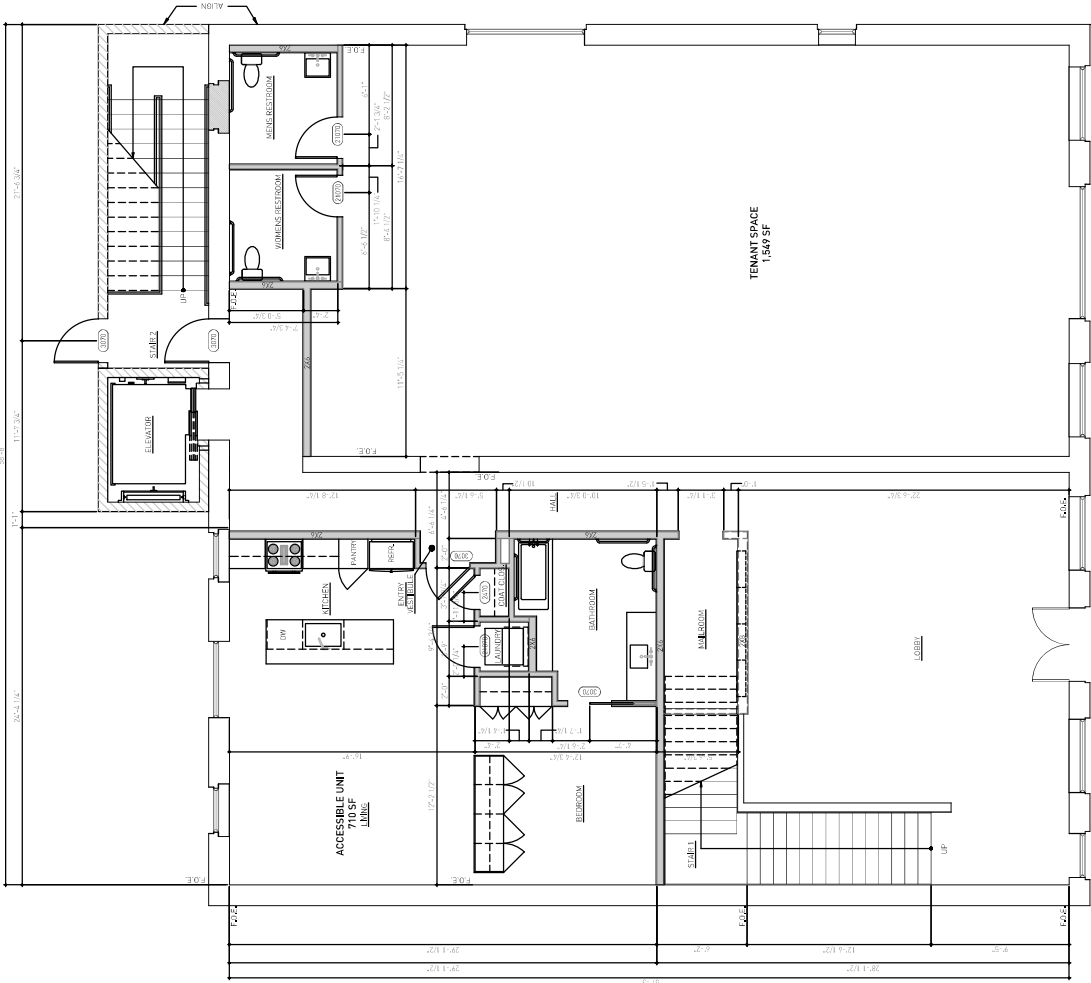
Dimensions are given to the centerline of the wall, unless otherwise noted.
- G.

Dimensions are given to the face of the wall, unless otherwise noted.
- H.

Dimensions are given to the centerline of the wall, unless otherwise noted.
- I.

Dimensions are given to the face of the wall, unless otherwise noted.

- Wall Legend:
- new exterior wall, 1/2" thick
- new exterior wall, 1/2" thick
- new exterior wall, 1/2" thick
- new exterior wall, 1/2" thick



① Framing Dimension Plan

SCALE: 1/4" = 1'-0"

Project

PINES HOTEL

111 NE 2nd Street

Smithville, Texas 78957

CONSTRUCTION SET

- Notes
- 02/22/17 Schematic Design

□ 02/28/17 Schematic Design

□ 04/11/17 Construction Set

■ 10/04/17 CD Set Update

title

FRAMING DIMENSION PLAN

LEVEL 1

sheet

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599

PINES HOTEL
111 NE 2nd Street
Smithville Texas 78957
CONSTRUCTION SET

issue

- ☐ 02.02.17 Schematic Design
- ☐ 02.28.17 Schematic Design
- ☐ 04.01.17 Construction Set
- ☒ 10.04.17 CD Set Update

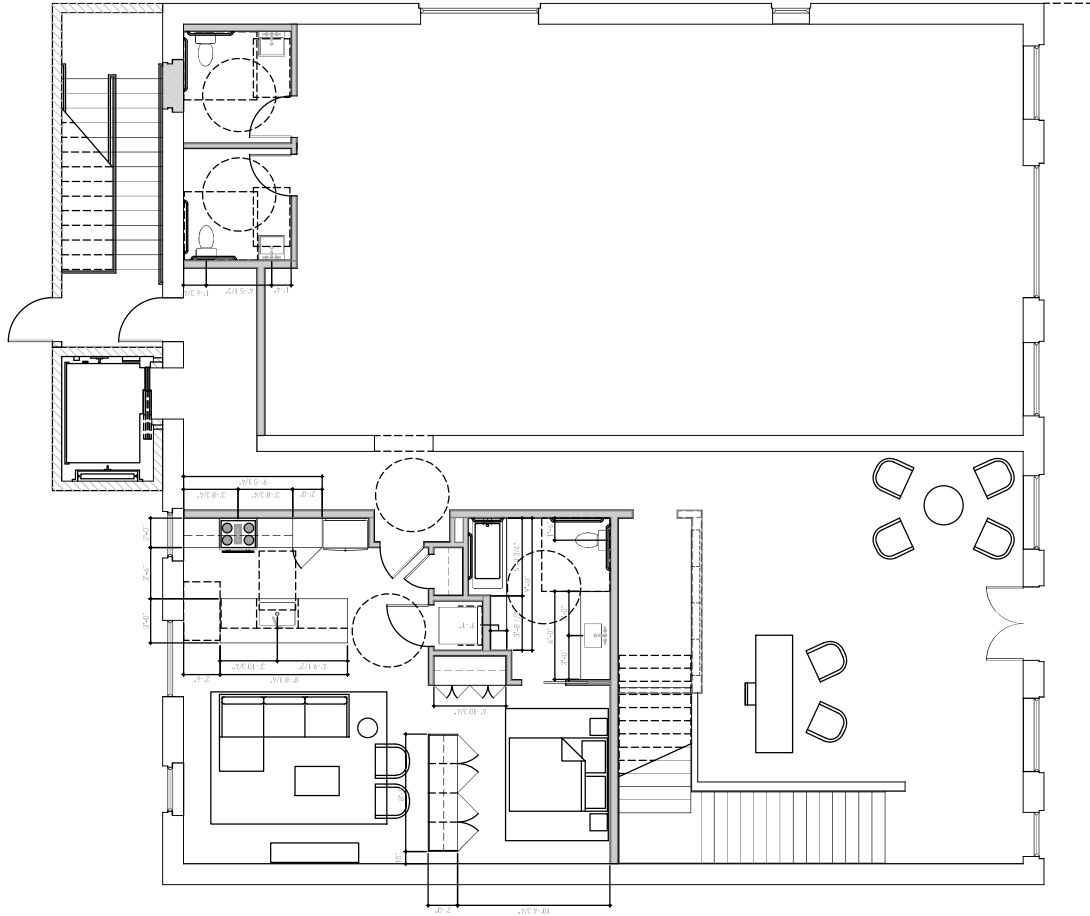
511

BUILT-IN & MILLWORK
DIMENSION PLAN
LEVEL 1

sheet

A1.22

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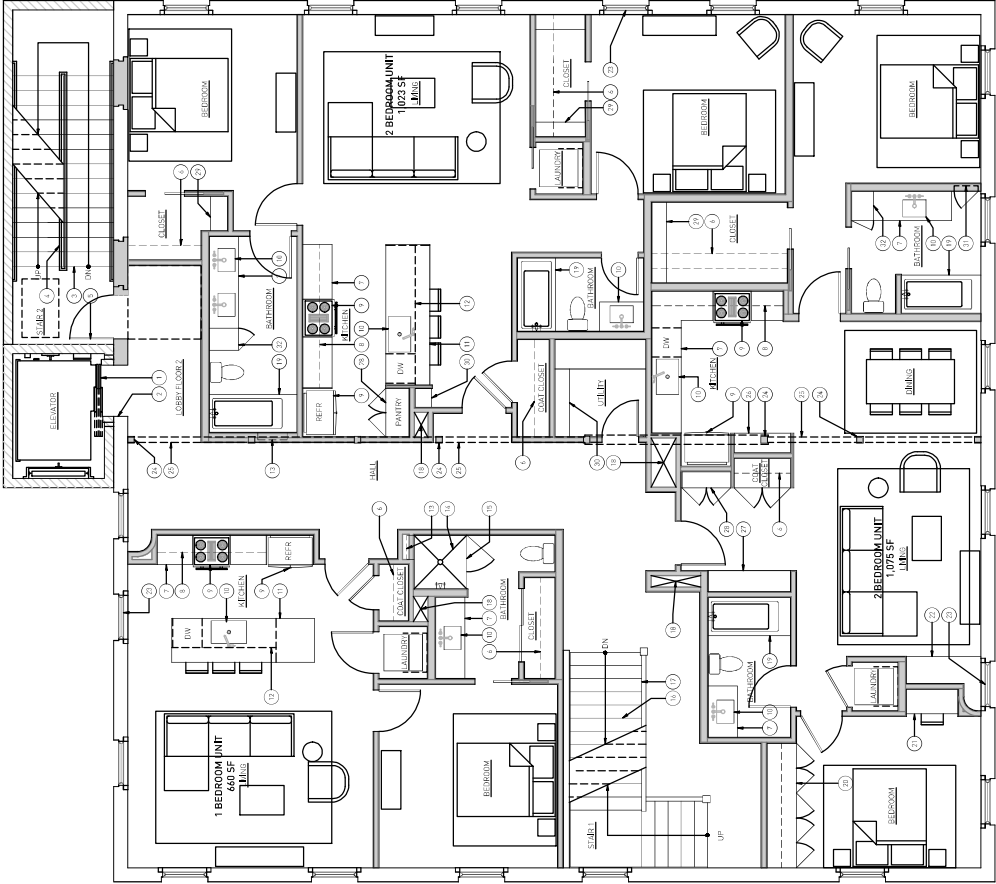
1 Built-In & Millwork Dimension Plan
Scale: 1/4" = 1'-0"

Floor Plan General Notes:

1. The dimensions on this sheet are based off of the face of existing wall framing, unless otherwise noted. Dimensions are given in feet and inches, rounded to the nearest 1/4".
2. All work shall be in accordance with the 2018 International Building Code, and all materials and workmanship shall conform to the requirements of the International Building Code, unless otherwise noted.
3. All work shall be in accordance with the 2018 International Building Code, unless otherwise noted.
4. Refer to separate sheet and/or schedule for additional information.
5. All work shall be in accordance with the 2018 International Building Code, unless otherwise noted.
6. All work shall be in accordance with the 2018 International Building Code, unless otherwise noted.
7. All work shall be in accordance with the 2018 International Building Code, unless otherwise noted.

Floor Plan Keynotes:

1. New exterior machine room with office door, 3000 MB, or equivalent.
2. New exterior panel, with requirements as specified by Owner.
3. New exterior panel to conform to requirements outlined in the International Building Code, unless otherwise noted.
4. Steel framing to conform to requirements outlined in the International Building Code, unless otherwise noted.
5. New exterior panel to conform to requirements outlined in the International Building Code, unless otherwise noted.
6. Steel framing to conform to requirements outlined in the International Building Code, unless otherwise noted.
7. Steel framing to conform to requirements outlined in the International Building Code, unless otherwise noted.
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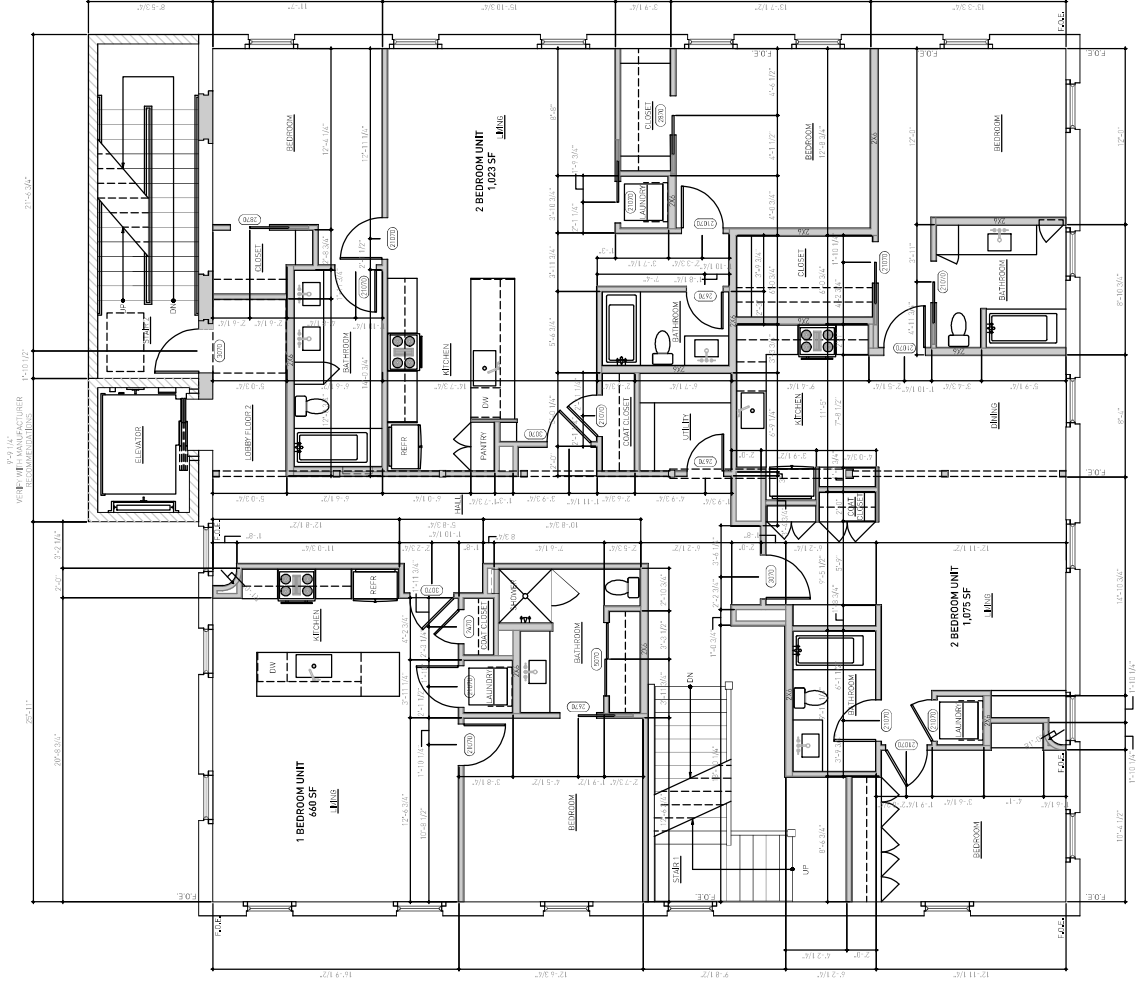
1 Floor Plan
Scale: 1/4" = 1'-0"

Framing Dimension Plan General Notes:

- [illegible]

Wall Legend:

- existing wall to remain
 new 24" framed wall, U.G.N.
 new masonry wall



1 Framing Dimension Plan
SCALE: 1/4" = 1'-0"

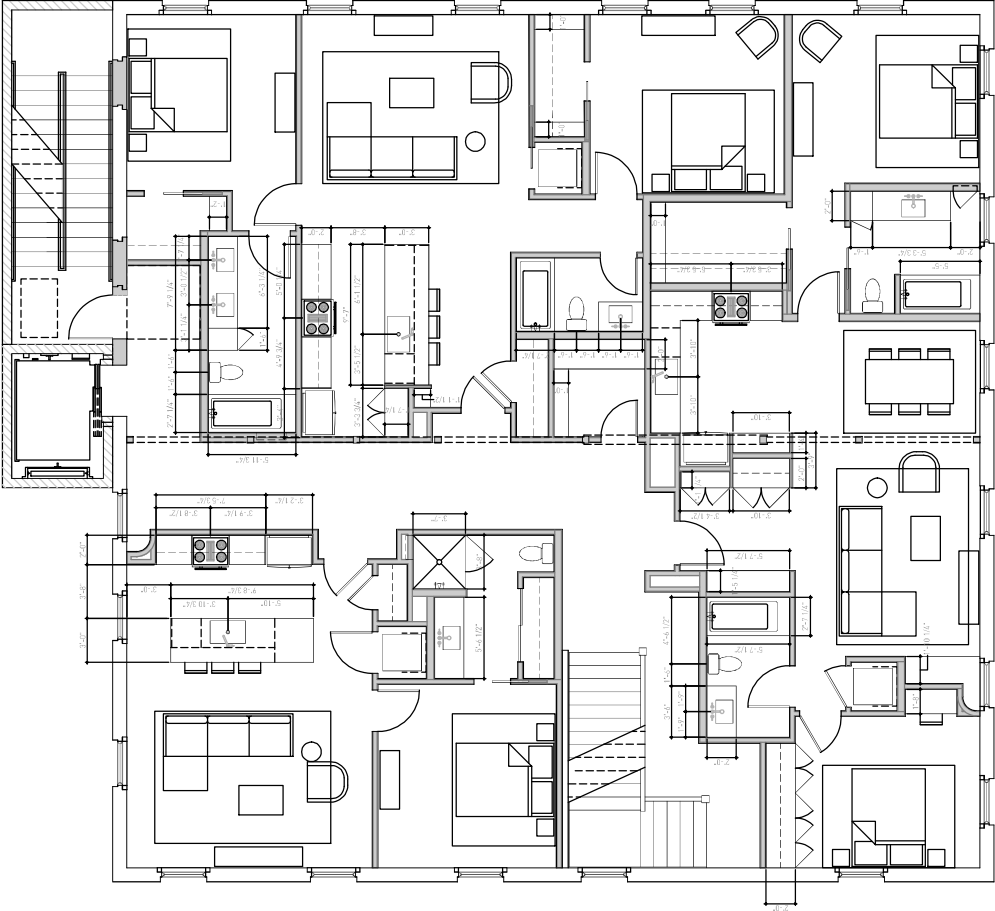
- issue
- ☐ 02.02.17 Schematic Design
 - ☐ 02.28.17 Schematic Design
 - ☒ 04.01.17 Construction Set

Built-in & Millwork Dimension Floor Plan General Notes:

1. All dimensions on this sheet are based off of the face of existing wall framing, unless otherwise noted. Dimensions are given in feet and inches to the nearest 1/8".
2. All dimensions are given in feet and inches to the nearest 1/8".
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NOLAN STUDIO
2325 E. Lamar Blvd.,
Suite 115
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512.330.4243
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5681



Built-In & Millwork Dimension Plan

Scale: 1/4" = 1'-0"

Project
PINES HOTEL
111 NE 2nd Street
Smithville Texas 78957
CONSTRUCTION SET

Notes
02/28/17 Schematic Design
02/28/17 Schematic Design
04/11/17 Construction Set

title

BUILT-IN & MILLWORK
DIMENSION PLAN
LEVEL 2

sheet

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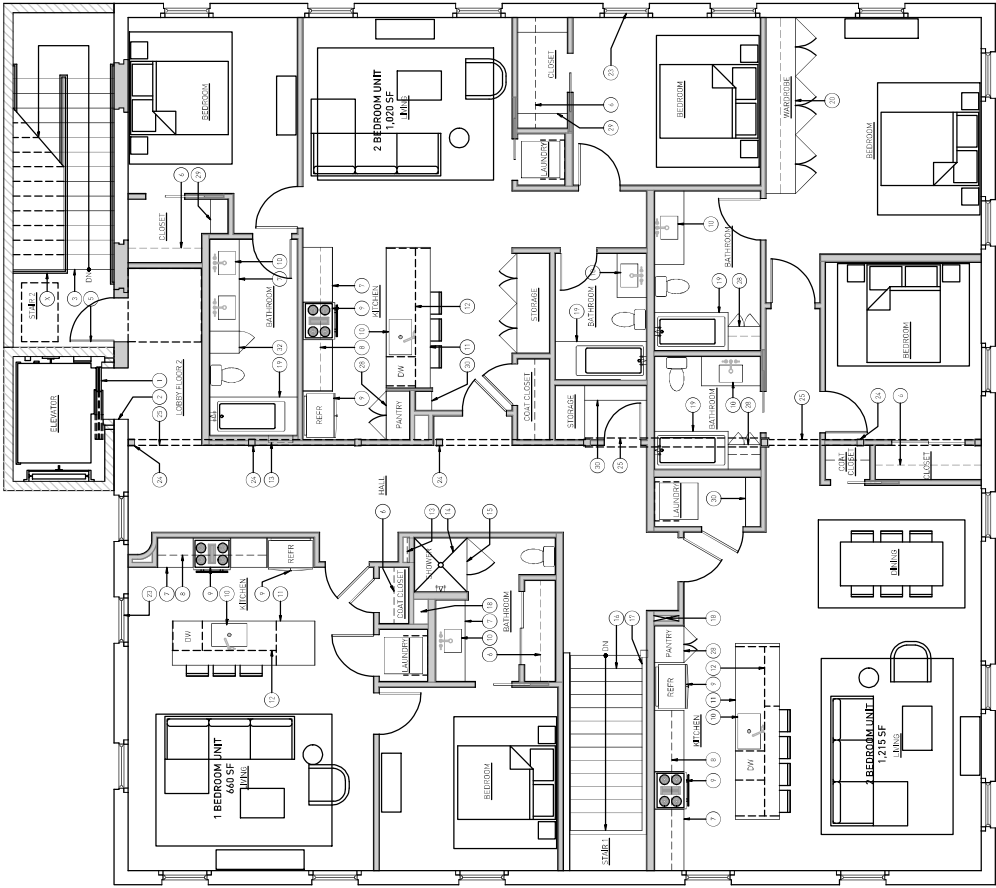
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Floor Plan General Notes:

1. All dimensions on this sheet are based off of the face of existing wall framing, unless otherwise noted. Dimensions are given in feet and inches, rounded to the nearest 1/8".
2. All work is to be completed in accordance with the requirements of the 2018 International Building Code (IBC) and the 2018 International Residential Code (IRC), as amended by local code.
3. All work is to be completed in accordance with the requirements of the 2018 International Building Code (IBC) and the 2018 International Residential Code (IRC), as amended by local code.
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Floor Plan Keynotes:

1. New exterior machine room area with office door, Schroeder 3000 MRL or equivalent.
2. New exterior panel, with requirements as specified by Owner.
3. New sign per Owner to conform to requirements outlined in the International Building Code (IBC).
4. New exterior panel, with requirements as specified by Owner.
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100. New exterior panel, with requirements as specified by Owner.



1 Floor Plan
Scale: 1/4" = 1'-0"

Project
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Smithville Texas 78957
CONSTRUCTION SET

Notes
02/28/17 Schematic Design
02/28/17 Schematic Design
04/11/17 Construction Set

FLOOR PLAN
LEVEL 3

sheet

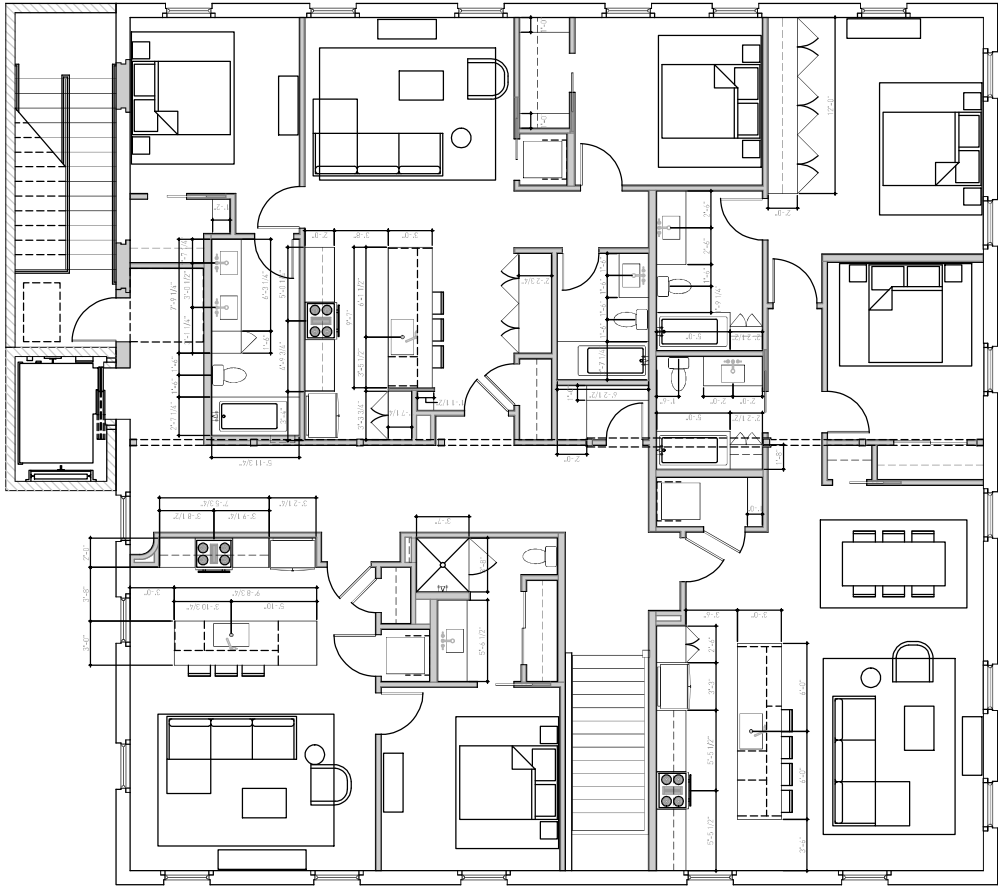
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Built-in & Millwork Dimension Floor Plan General Notes:

1. All dimensions on this sheet are based off of the face of existing wall framing, unless otherwise noted. Dimensions are given in feet and inches, rounded to the nearest 1/8".
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Project
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111 NE 2nd Street
Smithville Texas 78957
CONSTRUCTION SET

Notes
02/22/17 Schematic Design
02/28/17 Schematic Design
04/01/17 Construction Set

title

BUILT-IN & MILLWORK
DIMENSION PLAN
LEVEL 3

sheet

A1.42

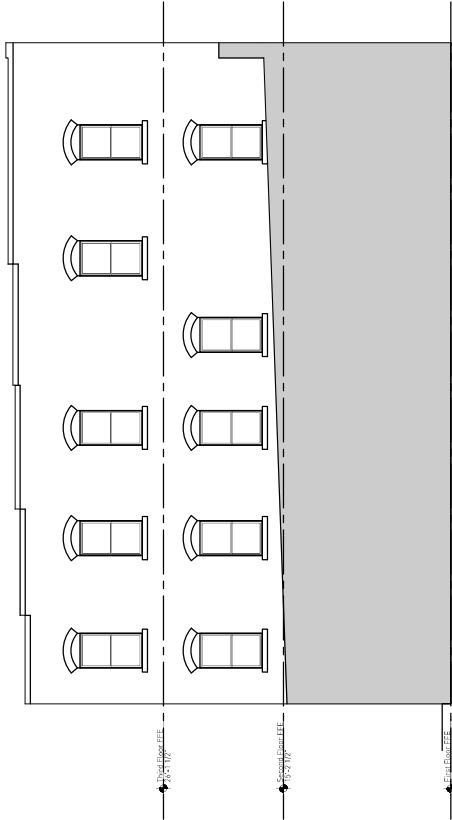
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① Built-In & Millwork Dimension Plan
Scale: 1/4" = 1'-0"

Elevation & Section General Notes:

1. This drawing set is based on all of the base of floor material or construction of the building. It is not intended to be a complete set of construction documents. It is intended to be a schematic design or conceptual drawing. It is not intended to be a final set of construction documents. It is not intended to be a final set of construction documents. It is not intended to be a final set of construction documents.
2. The drawings are based on the information provided by the client. It is the responsibility of the client to provide accurate information. It is the responsibility of the client to provide accurate information. It is the responsibility of the client to provide accurate information.
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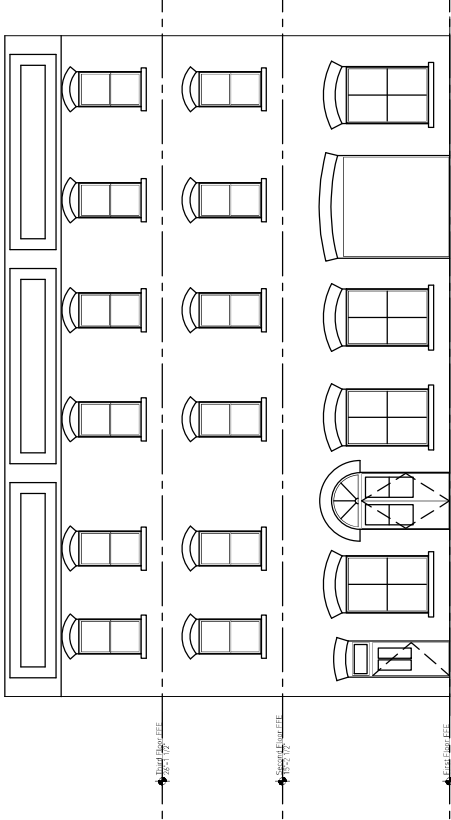
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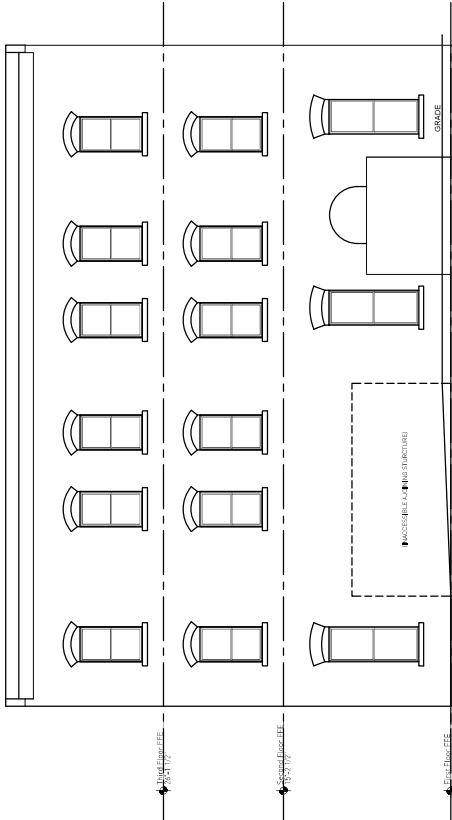
Existing West Building Elevation
SCALE: 3/16" = 1'-0"

Project
PINES HOTEL
111 NE 2nd Street
Smithville, Texas 78957
CONSTRUCTION SET

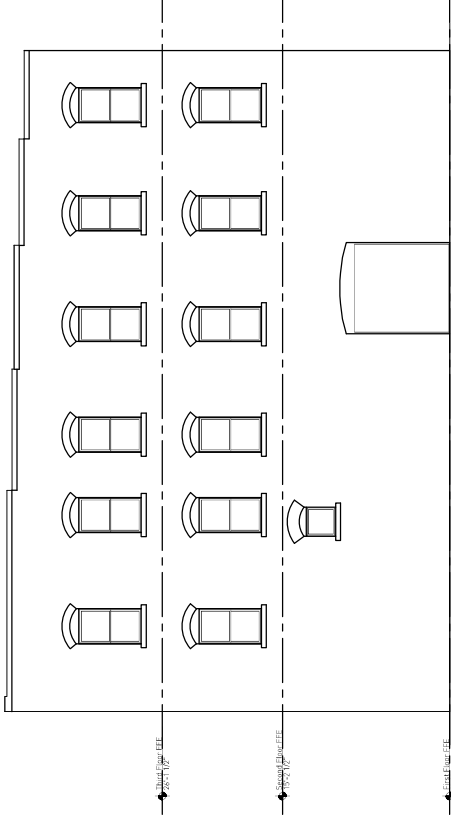
Notes
02/22/17 Schematic Design
02/28/17 Schematic Design
04/11/17 Construction Set



Existing South Building Elevation
SCALE: 3/16" = 1'-0"



Existing North Building Elevation
SCALE: 3/16" = 1'-0"



Existing East Building Elevation
SCALE: 3/16" = 1'-0"

title
EXISTING BUILDING
ELEVATION

sheet

A3.00

This drawing is a schematic design or conceptual drawing. It is not intended to be a final set of construction documents. It is not intended to be a final set of construction documents. It is not intended to be a final set of construction documents.