

2018 ABUELO'S MEXICAN RESTAURANT - LEAGUE CITY, TX  
DESIGN BOOKLET • FEBRUARY 9, 2018



JMB2ARCHITECTURECOOPERATIVE  
POB 18857 SUGAR LAND, TX 77496  
281.980.0900 D  
281.980.0908 F  
713.922.7118 M  
[WWW.JMB2.COM](http://WWW.JMB2.COM)

COLLABORATION BEGINS HERE.



ABUELO'S — THE FLAVOR OF MEXICO —



2018 ABUELO'S MEXICAN RESTAURANT  
LEAGUE CITY, TEXAS

COLLABORATION   
WWW.JMB2.COM



# ABUELO'S — THE FLAVOR OF MEXICO —



2018 ABUELO'S MEXICAN RESTAURANT  
LEAGUE CITY, TEXAS



ABUELO'S — THE FLAVOR OF MEXICO —



2018 ABUELO'S MEXICAN RESTAURANT  
LEAGUE CITY, TEXAS

COLLABORATION **business** **interiors**  
WWW.JMB2.COM



ABUELO'S — THE FLAVOR OF MEXICO —



2018 ABUELO'S MEXICAN RESTAURANT  
LEAGUE CITY, TEXAS

COLLABORATION **BEGINS HERE.**  
[WWW.JMB2.COM](http://WWW.JMB2.COM)



# ABUELO'S — THE FLAVOR OF MEXICO —



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

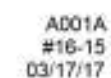


2018 ABUELO'S MEXICAN RESTAURANT  
LEAGUE CITY, TEXAS





Sheet Title:  
Exterior Entry  
View & 3D Int-Ext  
Section Box





1

2

3

4

5



2 Outside Park Entry



1 Outside Park Entry



3 Outside Park Entry Aerial View



4 Outside Park Entry Aerial View

## Abuelo's Mexican Restaurant - League City, TX

Food Concepts International, Inc.  
4411 82nd St., Lubbock, TX 79424

**ABUELO'S**

Sheet Title:  
3D Exterior Views



A001B  
#16-15  
03/09/17





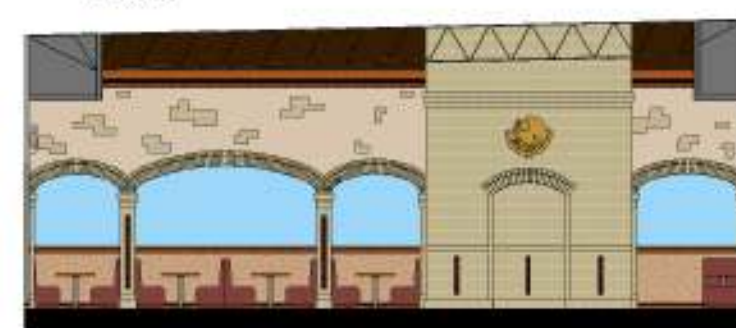
① Floor Plan  
LW = 1.0



⑧ Interior Elevation - Bar  
 $2 \times 10^2 = 1 \times 10^2$



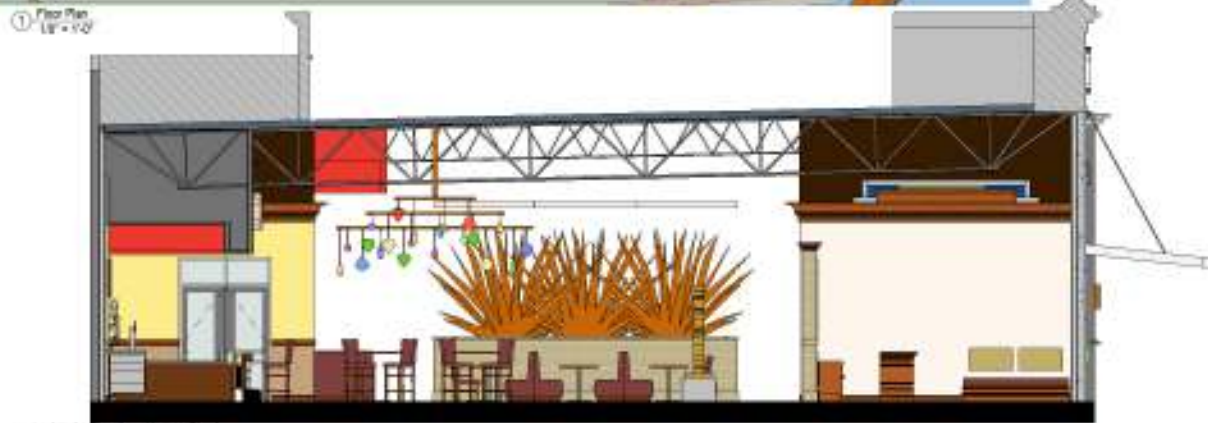
③ Interior Elevation - Small Tequila Well  
1-10' = 1-2'



② Interior Elevation - East Dining  
Scale: 1/8" = 1'-0"



⑦ Interior Elevation - Agave Ital  
3.18" ± 0.02



⑤ Interior elevation - Horizontal Slab  
3/16" = 1'-0"



④ Interior Elevation - Large Trough Wall  
2100'-2-110"

**Abuelo's Mexican Restaurant**  
- League City, TX

**Food Concepts International, Inc.**  
4413 82nd St., Lubbock, TX 79424

**ABUELO'S**

Sheet Title:  
**Interior Elevations**







1

2

3

4

5



## Abuelo's Mexican Restaurant - League City, TX

Food Concepts International, Inc.  
4411 82nd St., Lubbock, TX 79424

**ABUELO'S**

Sheet Title:  
3D Interior Views



A004  
#16-15  
03/21/17







completion of space  
commercial work  
WWW.ABUELO.COM  
D - 281.960.0908 F - 281.960.0908  
M - 281.960.0908  
JMB2 Architecture Cooperative  
- Sugar Land, TX 77466  
- POB 18857  
- 713.922.7118  
The protection includes, but is not limited to, the overall form as well as the arrangement and  
elements of the design. Under such protection, unauthorized use of these plans, work, or the terms represented can legally result in cessation of such construction or buildings being altered and/or razed. The Building Contractor must verify all dimensions and conditions on these plans prior to any construction and shall verify the architect of any discrepancies before  
John Matthew Brown, AIA, Texas Registration #4276, "Not for Regulatory Approval, Permitting or Construction"

Materials/Finishes/Color Schedule (In Contract)						
Mark	Material	Manufacturer	Style	Size	MFR. No.	Color
P1	Paint	Sherwin Williams	Int.		# SW6881	"Antique White"
P2	Paint	Sherwin Williams	Int.		# SW6119	"Cayenne"
P3	Paint	Sherwin Williams	Int.		# SW6902	"Decisive Yellow"
P4	Paint	Sherwin Williams	Int.		# SW6090	"Java"
P5	Paint	Sherwin Williams	Int.		# SW7036	"Accessible Beige"
P6	Paint	Sherwin Williams	Int.		# SW6804	"Dignity Blue"
P7	Paint	Sherwin Williams	Int.		# SW6145	"Totally Tan"
T1	Quarry Tile (Field)	Summitville Tile	Olde Towne Quarry	6" x 6" w/ Corner Clip	# 10	"Red Flashed"
T2	Quarry Tile (Accent)	Summitville Tile	Olde Towne Quarry	2" x 2" Square Insert	# 11	"Sun Glo"
GT1	Accent Glass Tile	SICIS	Colibri	1" x 1"	053	"Ruby"
GT2	Accent Glass Tile	SICIS	Colibri	1" x 1"	107	"Billam 2"
GT3	Accent Glass Tile	SICIS	Colibri	1" x 1"	131	"Martuel"
GT4	Accent Glass Tile	SICIS	Colibri	1" x 1"	096	"Soleil"
GT5	Accent Glass Tile	Hirsh	Jewelstone	1" x 1"	J1028	Tanzanite
AP1	Acoustical Panel System	Armstrong Ceiling Systems (or equal)		2' x 2'		White - mfr. std. color
AP2	Acoustical Panel System	Armstrong Ceiling Systems (or equal)		2' x 2'		Black Matte/Black Grid MFR STD. Prefinished
G1	Granite Countertop		Continuous Countertops			Venetian Granite
ST1	Accent Stacked Stone	Coronado	Pro-Ledge	4" H Panels, Upto 20"	(Nominal), 1" to 1 1/2" Thick	"Brookside"
ST2	Accent Stacked Stone	Boulder Creek Stone Products			SP0064-13	"Cabela's Blend"
BK1	STD. Modular Brick	General Shale	Old Brick Originals - Thin Brick			"City Hall"
BK1.1	Thin Modular Brick	General Shale	Old Brick Originals - Thin Brick			"City Hall"
FRP 1	FRP-Reinforced Panel	Marlite				"Pebbled Almond"
FRP 2	FRP-Reinforced Panel	Marlite				"Pebbled Black"
B1	Vinyl Base			4"		
WS1	African Mahogany Wood (Base)	Sherwin-Williams Sher-Wood Wiping Stain	Clear Satin			Clear Satin
WS2	STAINED WD Wood (Alternate #1)	Sherwin-Williams Sher-Wood Wiping Stain	Satin Stain		564 N3	"Fruitwood on Oak"
SG1	Sealed Concrete					
PL1	Plastice Laminate	Wilson Art	Premium Laminate			"Sandy Topaz"
D1	Duroplex Texture - Typ.	Multilayer EIFS to match Duroplex Texture	Skip Trowel			Color Per Interior Elevations
D2	Duroplex Texture - Wainscot	Multilayer EIFS to match Duroplex Texture	Brnar			"Totally Tan"
D3	Duroplex Texture - Brick Mix	D1 Duroplex Texture + P5 Paint Color + BK1 Brick Mix Random in Plaster - See Sheet TA8.0 or A007				"Accessible Beige"
PM1	Perforated Metal Cabinet Insert	Metichols	Round Hole, Staggered		1414332241	CLR Anodized
CT1	Porcelain Tile	Daltile	Cortona	20"x20" Field	CR15	"Tuscan Sun"
CT2	Porcelain Tile	Daltile	Veranda Solids	4"x20" Base	P525	"Rawhide"
TP1	Toilet Partition	Hiny Hiders	Orange Peel			"Mocha"
Exterior Finishes Revisions (1/17/17)						
Mark	Material	Manufacturer	Style	Size	MFR. No.	Color
CP10	Concrete Texture Paint	Sherwin-Williams	Elastomeric Textured Coating	-	ConFlex XL	Custom Abuelo's Yellow
CP11	Concrete Texture Paint	Sherwin-Williams	Elastomeric Textured Coating	-	ConFlex XL	Custom Abuelo's Orange
CP12	Concrete Texture Paint	Sherwin-Williams	Elastomeric Textured Coating	-	ConFlex XL	SW 6333 - Foky
CP13	Concrete Texture Paint	Sherwin-Williams	Elastomeric Textured Coating	-	ConFlex XL	SW 7517 - China Doll
GT10	Glass Tile Accent	By Shell Owner				
ST03	Stone Veneer	Per Shell Permit Set, (Pinnacle Park, Phase II, Lot 1, Dated 1/17/17)				
CM01	Split Face CMU	Per Shell Permit Set, (Pinnacle Park, Phase II, Lot 1, Dated 1/17/17)				
CM04	Burnished CMU	Per Shell Permit Set, (Pinnacle Park, Phase II, Lot 1, Dated 1/17/17)				
Materials/Finishes/Color Schedule (NIC - By Owner)						
Mark	Material	Manufacturer	Style	Size	MFR. No.	Color
PRIMARY UPHOLSTERY & FABRIC OPTIONS						
DP1	Drapery (Sheer)	Architex	French Voile			"Taupe"
DP2	Drapery (Blackout)	Architex	Bali			"Grain"
U1	Lobby Back Pad Fabric	Loomsource	Malta			"Gilded"
U2	Booth Seat and Circular Booth Back	Naugahyde	Naugasoft			"Cabernet"
U3	Standard Booth Back	Architex	Excursion			"Astor"
U4	Bar Chair Back	Loomsource	Palm			"Blaze"
U5	Bar Chair Seat	Naugahyde	Naugasoft			"Tapestry Red"
A1	Eagle Artwork	BY OWNER				Gold
A2	Sunburst Mirror Artwork					Gold Frame
SQ1	Stone Quatrefoil		Stone Look Finish and Color to Match the Cast Stone or Limestone EIFS			EIFS "Stone" Frame & Glass Tile
S1	Abuelos Brass Statue					Brass
MA1	Custom Metal Artwork					Corten
LT1	Bar Chandelier					
LT2	Specialty Light					

Restaurant Room Finish Schedule											
Number	Name	Base Finish	Floor Finish	North Wall	East Wall	South Wall	West Wall	Ceiling Finish	Ceiling Height	Remarks	
101	Lobby	WT2/BK1	T1	BK1	P	P	BK1	Note 4	Varies		
102	Women	CT2	CT1	Note 1	Note 1	Note 1	Note 1	GYP. BD.	10'-0"		
103	Men	CT2	CT1	Note 1	Note 1	Note 1	Note 1	GYP. BD.	10'-0"		
104	Bar Dining	WT2	T1/T2	Note 2	Note 2	Note 2	Note 2	P - EXP. STRUCT.	Varies		
105	Bar	WT2	SCONC	Note 2	Note 2	Note 2	Note 2	TYPE - II	Varies		
106	Covered Patio Dining	ST1	EXISTING	Note 3	Note 3	Note 3	Note 3	P - EXP. STRUCT.	Varies		
107	North Dining	WT2	T1/T2	Note 2	Note 2	Note 2	Note 2	Note 4	Varies		
108	Central Dining	WT2	T1/T2	Note 2	Note 2	Note 2	Note 2	Note 4	Varies		
109	South Dining	WT2	T1/T2	Note 2	Note 2	Note 2	Note 2	Note 4	Varies		
110	Staff Vestibule	WT2	T1/T2	BK1	BK1	BK1	BK1	TYPE - III	10'-0"		
111	East Dining	WT2	T1/T2	Note 2	Note 2	Note 2	Note 2	Note 4	Varies		
112	Mechanical	B1	CONC	P	P	P	P	P - EXP. STRUCT.	Varies		
113	Beverages	IKFP	SCONC	FRP	FRP	FRP	FRP	TYPE - I	9'-0"	Note 5	
114	Expo	IKFP	SCONC	FRP	FRP	FRP	FRP	TYPE - I	9'-0"	Note 5	
115	Dish	IKFP	SCONC	FRP	FRP	FRP	FRP	TYPE - I	9'-0"	Note 5	
116	Build	IKFP	SCONC	FRP	FRP	FRP	FRP	TYPE - I	9'-0"	Note 5	
117	Prep	IKFP	SCONC	FRP	FRP	FRP	FRP	TYPE - I	9'-0"	Note 5	
118	Staff Restroom	B1	VCT	Note 1	Note 1	Note 1	Note 1	TYPE - I	8'-0"		
119	Batch	IKFP	SCONC	FRP	FRP	FRP	FRP	TYPE - I	9'-0"	Note 5	
120	Office	B1	VCT	Note 1	Note 1	Note 1	Note 1	TYPE - I	11'-0"		
121	Receiving	B1	SCONC	FRP	FRP	FRP	FRP	TYPE - I	9'-0"	Note 5	
122	Riser Room	B1	CONC	P	P	P	P	P - EXP. STRUCT.	Varies		
123	EW Axis Corridor	WT2	T1/T2	Note 2	Note 2	Note 2	Note 2	Note 4	Varies		
124	Toilet Vestibule	WT2	T1/T2	P	P	P	P	GYP. BD.	10'-0"		
125	West Dining	WT2	T1/T2	Note 2	Note 2	Note 2	Note 2	Note 4	Varies		

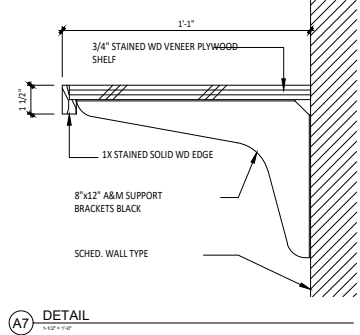
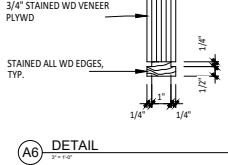
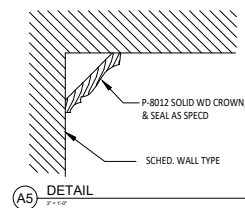
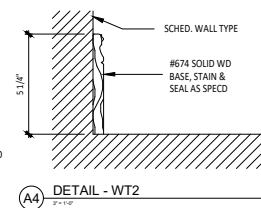
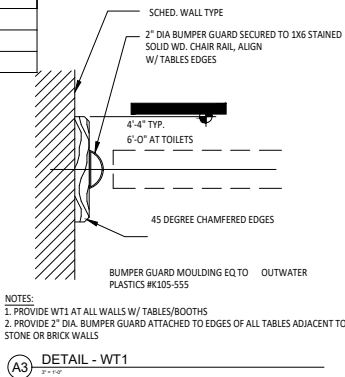
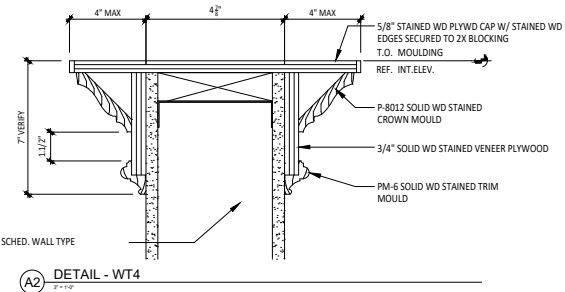
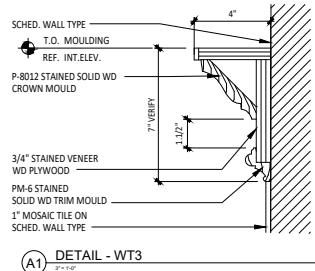
REMARKS  
Note 1 - Refer to Sheet TA2.3 for Enlarged Floor Plan & Interior Elevations for Finish Materials in Restrooms & Office.  
Note 2 - Refer to Sheet TA 2.1 for Finish Materials.  
Note 3 - Refer to Sheet TA 2.2 for Finish Materials in Covered Patio Dining.  
Note 4 - Exposed Painted Structure with Gypsum Board Fur Downs & Clouds, Refer to Sheet TA1.4.  
Note 5 - Refer to Food Service Drawings for Additional Wall Finishes.



CP10 - Custom Abuelo's Yellow

CP11 - Custom Abuelo's Orange

Refer to images this sheet & verify w/ Owner



General Color Schedule Notes:	
General	1. Colors Will Be Marked As Shown.
	Note All Colors May Not Be Marked on Plans. Materials Not Noted Will Be Covered Under General Notes or Will Be Picked on The Job By The Architect or Owner.
	2. Manufacturers Names and Identification Numbers Are Listed As A Means of Establishing A Standard of Type, Function, Color, and Quality. Refer To Project Manual for Additional Manufacturers & Procedures.
	3. The Contractor Shall Submit To The Architect A Sample of All Finish Materials for Approval Before Materials Are Applied on The Job.
	4. Verify All Special Finishes & Textures & Graphics With The Architect Before Painting. Graphics May Need To Be Adjusted After Enlarging To Reflect The Same Composition As on The Drawings.
	5. Terminate All Accent Paints & Finishes on Inside Corners Only Unless Specifically Otherwise Indicated.
Interior	6. Paint Any Vents, Grilles, Piping, Fec, etc.... Same Color As Adjacent Wall.
	1. Undesignated Painted Gyp.Bd.Walls To Be Mark "P1", Textured.
	2. All Interior Hollow Metal Door and Window Frames Shall Be Painted To Match Mark "P4", U.O.N.
	3. All Interior Wood Doors & Unassigned Wood Trim Pieces Shall Be Mark "WS1", in Base Bid, Unless Otherwise Noted. Alternate #1 to be RED OAK STAINED WD.
	4. All Restroom Toilet Partitions Shall Be Mark "TP1".
	5. All Base Cabinets, Wall Cabinets, and Misc. Case Work Shall Be Stained Wood - "WS1".
Exterior	6. All Countertops Shall Be Mark "PL1", U.O.N.
	7. Painted & Textured Wainscot Shall Be P7 Paint over D2 Texture. Refer to Detail C1/TA2.1.
	8. All FRP to be FRP1, U.O.N.
	9. All Walls to be Textured D1-Duroplex Skip Trowel Finish, U.O.N.
	10. All GDW Clouds to be Painted P1, U.O.N.
	11. Paint all GDW Ceilings & Furr Downs, U.O.N.
Exterior	12. All Existing Exposed Structure, Piping, Electrical and Mechanical to be Painted P4, U.O.N.
	1. All Alum. Windows & Door Frames Shall Be Clear Anodized; Exterior Glazing To Be Insulation Glass, Typ. in Shell Building.
	2. All Exterior Metal Shall Be Finished As Follows: To Match Adjacent Wall Finish, U.O.N. PM- All Undesignated Pre-Finished Metal PM- Pre-Finished Louvers Galvanized- Gutters, Downspouts, Brackets & D.S. Boots; Steel Handrails.  PM2- Hollow Metal Doors, and Frames

# Abuelo's Mexican Restaurant - League City, TX

Food Concepts International, Inc.  
4413 82nd St., Lubbock, TX 79424



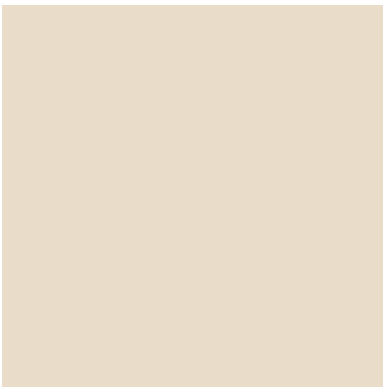
Sheet Title:

## Materials and Finish Schedule



A006  
#16-15  
02/07/18





P1 - Paint A



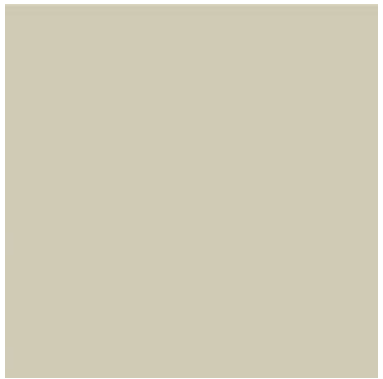
P2 - Paint B



P3 - Paint C



P4 - Paint D



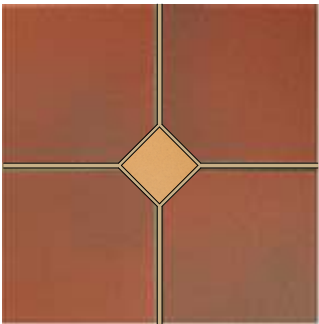
P5 - Paint E



P6 - Paint F



P7 - Paint G



T1 & T2 - Quarry Tile - Red  
Flashed Field, Sun Glo Accent



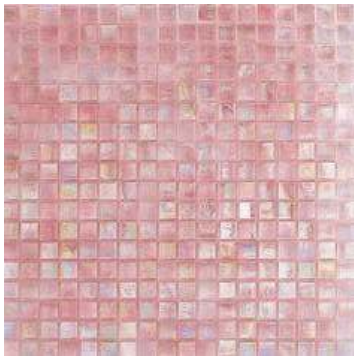
TP1 - Toilet Partitions



GT1 - Accent Glass Tile



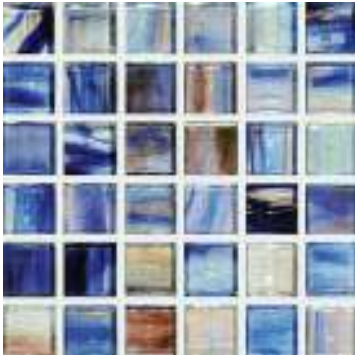
GT2 - Accent Glass Tile



GT3 - Accent Glass Tile



GT4 - Accent Glass Tile



GT5 - Exterior Tile Insert



ST1 - Accent Stacked Stone



G1 - Countertop (Bar) & Restrooms



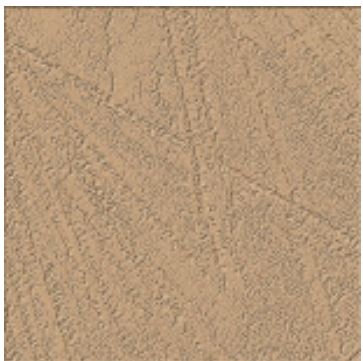
WS1 - African Mahogany - Base



BK1 (Brick Accent Walls)



D1 - Duroplex - Color per Plans,  
Typ. Texture Skip Trowel



D2 - Duroplex - Color P7,  
Wainscot Texture "Briar"



D3 - Duroplex - BK1.1 Brick Mix,  
D1 Texture, Color P5



CT1 - Restroom Tile - Field



CT2 - Restroom Tile - Base





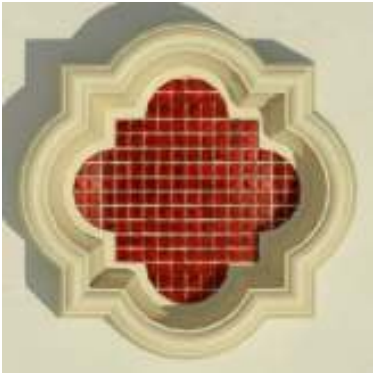
LT1 - Specialty Light



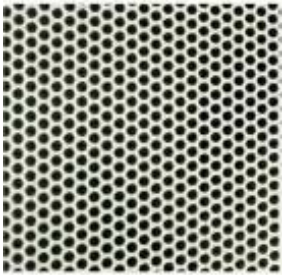
LT2 - Specialty Light



MA1 - Custom Metal Accent Art



SQ1 - Stone Quatrefoil



PM1 - Perforated Metal  
A/V Cabinet

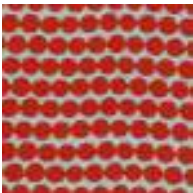


A1 - Eagle Artwork



A2 - Sunburst Mirror Arwork

Alternate Upholstery Options



Briar Chair Back  
U6 - Loomsource Big  
Beads "Punch



Standard Booth Back  
U7 - Architex - Folio "Binding"



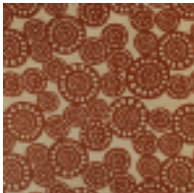
Lobby Bench Back Pads  
U8 - Architex - Corrales "Vino"



Bar Chair Back  
U9 - Loomsource - Feite "Snappy"



Lobby Bench Back Pads  
U10 - Loomsource - Malta "Sundried"



Bar Chair Back  
U11 - Loomsource - Paloma "Spice"



Back Pads  
U1 - Loomsource - Malta "Guided"



Booth Back  
U3 - Architex - Excursion "Astor"



Booth Back  
U2 - Naugasoft "Cabernet"



Chair Back  
U4 - Loomsource - Palm "Blaze"



Booth Seat  
U2 - Naugasoft "Cabernet"



Booth Seat  
U2 - Naugasoft "Cabernet"



Booth Seat  
U2 - Naugasoft "Cabernet"



Booth Seat  
U5 - Naugasoft "Tapestry Red"

Abuelo's Mexican

Restaurant

- League City, TX

Food Concepts International, Inc.

4413 82nd St., Lubbock, TX 79424



Sheet Title:

Owner Provided

FFE, Interiors,

Lighting Board





---

COLLABORATION BEGINS HERE.