# 720 CONGRESS

# PROJECT DESCRIPTION

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P2.1 PLUMBING RISER

1907 NEWNING AVENU **AUSTIN TEXAS 78704** 512 587 6612

### GENERAL NOTES

1. CONTRACTOR TO COORDINATE STAGING AREAS.

2. ALL PROPOSALS SHALL TAKE INTO CONSIDERATION ALL SITE & CONSTRUCTION CONDITIONS AFFECTING WORK UNDER THIS CONTRACT.

3. COORDINATE STRUCTURAL, MECHANICAL, PLUMBING, FIRE SPRINKLERS AND ELECTRICAL DIVISIONS WITH OTHER TRADES AFFECTING OR AFFECTED BY SAME.

4. NO CHANGES IN CONSTRUCTION METHODS, MATERIALS, DETAILS, SPECIFICATIONS, GENERAL NOTES AND SCHEDULES, OR DELETION OF ANY REQUIREMNET SHOWN ON THESE PLANS WILL BE ACCEPTABLE WITHOUT FIRST OBTAINING PERMISSION FROM THE ARCHITECT AND CLIENT. TO OBTAIN PERMISSION, PRICING, RELEVANT DRAWINGS AND DOCUMENTS SHALL BE PROVIDED.

5. THE CONTRACTOR SHALL BE RESPONISBLE FOR CONSTRUCTING THE PROJECT IN ACCORDANCE WITH ALL PROVISIONS OF APPLICABLE CODES AND ORDINANCES. WORKMANSHIP AND MATERIALS TO BE OF THE HIGHEST INDUSTRY STANDARDS.

6. THE PLANS AND SPECIFICATIONS HAVE BEEN DEVELOPED WITH THE INTENT OF MEETING OR EXCEEDING THE MINIMUM REQUIRED STANDARDS. SHOULD THE PLANS AND SPECIFICATIONS DISAGREE WITH THEMSELVES, THE GREATER QUALITY BE PERFORMED OR FURNISHED.

7. THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AND ITEMS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

8. CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE LEFT SUBJECT TO DAMAGE OR

9. PROVIDE AND PAY FOR ALL COST FOR TEMPORARY FACILITIES AND SERVICES REQUIRED FOR THE PROPER AND EXPEDITIOUS EXECUTION OF THE CONTRACT WORK. MAKE ALL TEMPORARY CONNECTIONS TO EXISTING UTILITIES IN LOCATIONS ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION THEROF. PAY ALL COSTS FOR TEMPORARY ELECTRICAL POWER, WATER, AND HEATING.

10. PROVIDE FIRST AID AND FIRE PROTECTION AS REQUIRED BY OSHA.

11. A COMPLETE SET OF AS-BUILTS SHALL BE FURNISHED TO THE ARCHITECT AT COMPLETION OF THE PROJECT. THE CLOSE OUT PACKAGE IN A FORM OF HARD BINDER, INDEXED, LABELED, AND DIVIDERS FOR WHICH INCLUDES COPIES OF PERMITS AND THE CERTIFICATE OF OCCUPANCY, A LIST OF SUB-CONTRACTOR AND PHONE NUMBERS, ALL WARRANTIES AND MANUALS. ONE COPY SHOULD GO DIRECTLY TO THE OWNER AND ONE COPY TO THE ARCHITECT. PROVIDE PAINT COLORS AND FORMULAS OF ALL PAINTS. CAN BE PROVIDED AS AN ELECTRONIC COPY, IF POSSIBLE.

12. GENERAL CONTRACTOR AND SUB-CONTRACTOR ARE TO BID THIS PROJECT AS DESIGNED. VALUE ENGINEERING IS WELCOMED IN AN EFFORT TO GET THE BEST VALUE. GENERAL CONTRACTOR SHALL SUBMIT HIS BID PER PLANS AND SPECIFICATIONS AND SUBMIT VALUE ENGINEERING ITEMS SEPARATELY.

13. ALL PAINT COLORS TO BE SELECTED AT A LATER DATE, BY OWNER AND ARCHITECT.

14. PROVIDE ARCHITECT WITH SHOP DRAWINGS OF ALL MILLWORK, STRUCTURAL STEEL AND ENGINEERED COMPONENTS.

15. CONTRACTOR SHALL PROVIDE APPROPRIATE WRITTEN DOCUMENTS THAT REFLECT ANY CHANGES TO ORIGINAL DRAWINGS, FINISH AND MATERIAL SPECIFICATIONS OR LAYOUT.

16. ALL WATER PROOFING, ROOFING, FLASHING AND SCUPPERS TO BE CONSTRUCTED ACCORDING TO INDUSTRY STANDARDS.

17. ALL WINDOWS AND GLASS DOORS TO COMPLY WITH I.B.C AND APPLICABLE CODES.

18. NOTICE TO SUBCONTRACTORS: IT IS YOUR RESPONSIBILITY TO BID YOUR SCOPE OF WORK USING THE COMPLETE SET OF PLANS AND SPECIFICATIONS. THE FACT THAT AN ITEM OR A SCOPE OF WORK WAS NOT INDICATED ON YORU PORTION OF THE DRAWINGS WILL NOT BE ACCEPTABLE AS A REASON FOR AN EXTRA CHARGE, IF IT CAN BE FOUND ELSEWHERE IN THE DRAWINGS OR SPECIFICATIONS.

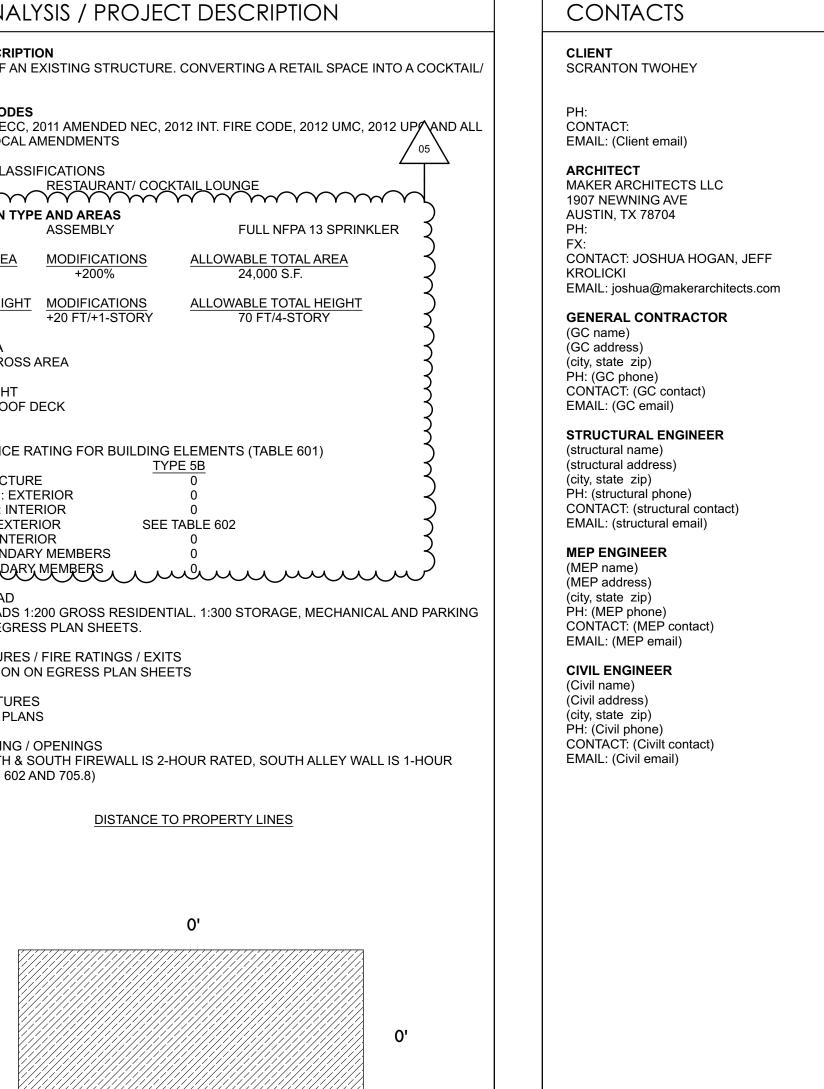
19. PROVIDE BLOCKING IN WALLS AS REQUIRED FOR RESTROOM ACCESSORIES, WALL SHELVES, HAND SINKS, ETC... COORDINATE WITH REQUIRED ADA AND KITCHEN EQUIPMENT HEIGHTS AND DIMENSIONS.

20. CONTRACTOR TO COORDINATE EQUIPMENT AND/OR FURNITURE INSTALLATION WITH CONSTRUCTION SEQUENCING AND ACCESS. INFORM OWNER IN INITIAL CONSTRUCTION SCHEDULE OR MEETING OF ANY MILESTONE DATES OR CRITICAL POINTS.

COPIES AND DRAWINGS AND PRINTS ARE AVAILABLE FROM DYNAMIC REPROGRAPHICS, PROJECT NAME "720 CONGRESS", PHONE 512-474-8842

REV ID	CHANGE NAME	DATE

## CODE ANALYSIS / PROJECT DESCRIPTION PROJECT DESCRIPTION RENOVATION OF AN EXISTING STRUCTURE. CONVERTING A RETAIL SPACE INTO A COCKTAIL/ RESTAURANT. **APPLICABLE CODES** 2012 IBC, 2012 IECC, 2011 AMENDED NEC, 2012 INT. FIRE CODE, 2012 UMC, 2012 UP/\AND ALL APPLICABLE LOCAL AMENDMENTS OCCUPANCY CLASSIFICATIONS GROUP A-2 RESTAURANT/ COCKTAIL LOUNGE CONSTRUCTION TYPE AND AREAS TYPE 5-B ASSEMBLY FULL NFPA 13 SPRINKLER ALLOWABLE HEIGHT MODIFICATIONS 70 FT/4-STORY 50 FT/3-STORY **BUILDING AREA** 2,565 SQ. FT. GROSS AREA **BUILDING HEIGHT** 24'-0" TOP OF ROOF DECK FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (TABLE 601) TYPE 5B PRIMARY STRUCTURE **BEARING WALL: EXTERIOR BEARING WALL: INTERIOR** NONBEARING: EXTERIOR SEE TABLE 602 NONBEARING: INTERIOR FLOOR & SECONDARY MEMBERS -ROOF & SECONDARY MEMBERS OCCUPANT LOAD OCCUPANT LOADS 1:200 GROSS RESIDENTIAL. 1:300 STORAGE, MECHANICAL AND PARKING GARAGE. SEE EGRESS PLAN SHEETS. SPECIAL FEATURES / FIRE RATINGS / EXITS SEE INFORMATION ON EGRESS PLAN SHEETS PLUMBING FIXTURES SEE PLUMBING PLANS **EXTERIOR RATING / OPENINGS** EXISTING NORTH & SOUTH FIREWALL IS 2-HOUR RATED, SOUTH ALLEY WALL IS 1-HOUR RATED (TABLES 602 AND 705.8) DISTANCE TO PROPERTY LINES 0'



CAUTION: DO NOT SCALE DRAWINGS THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY ONLY BE USED IN CONJUNCTION WITH THIS PROJECT

**PROJECT** 

NGRE

DRAWN BY

JH, JK

SET ISSUE

8/5/16-HLC-REV 1

PERMIT REVISIONS

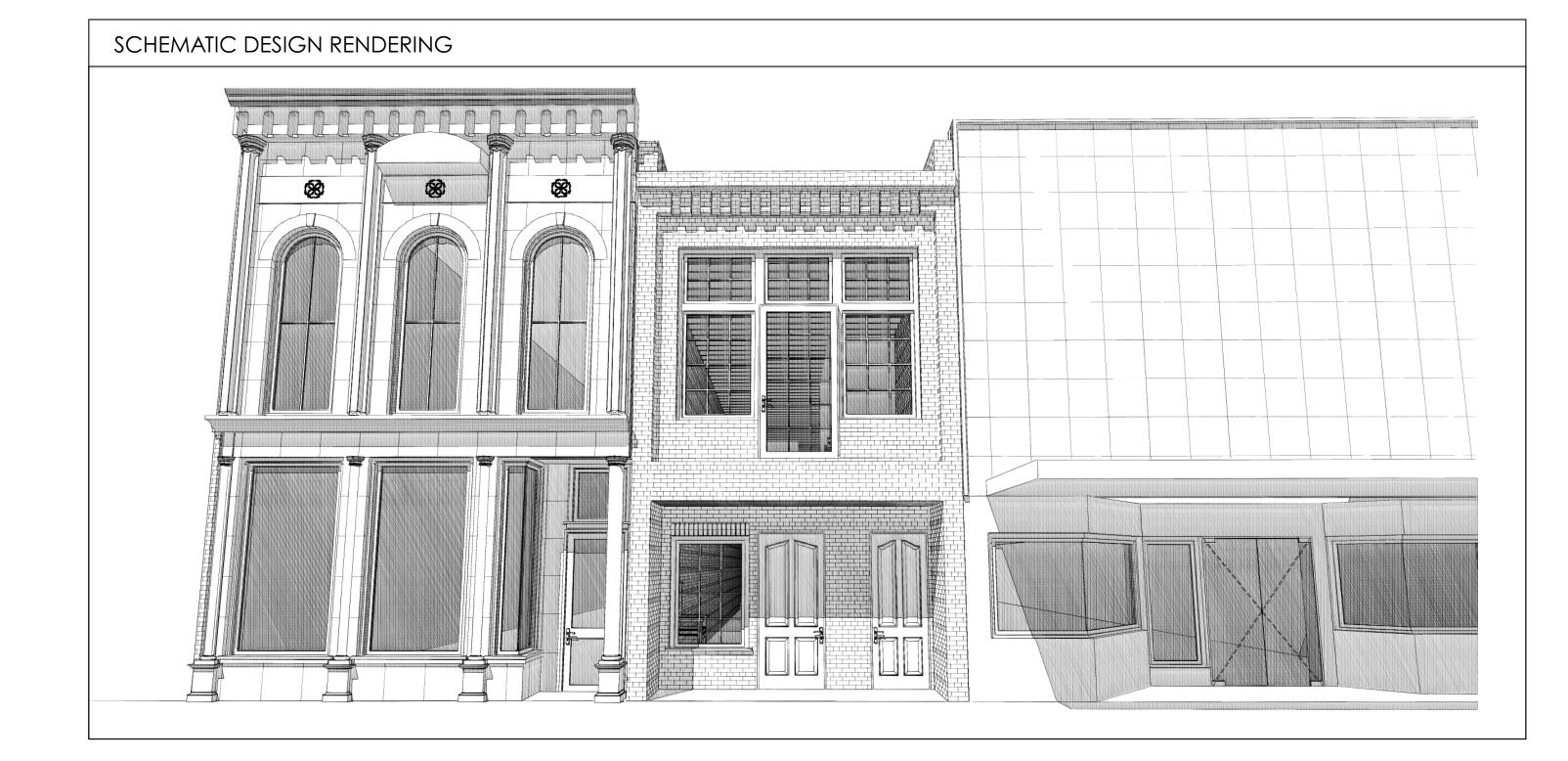
**COVER SHEET** 

SHEET TITLE

SHEET: 1 of 51

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# RESTAURANT/ BAR: PARKING INFORMATION

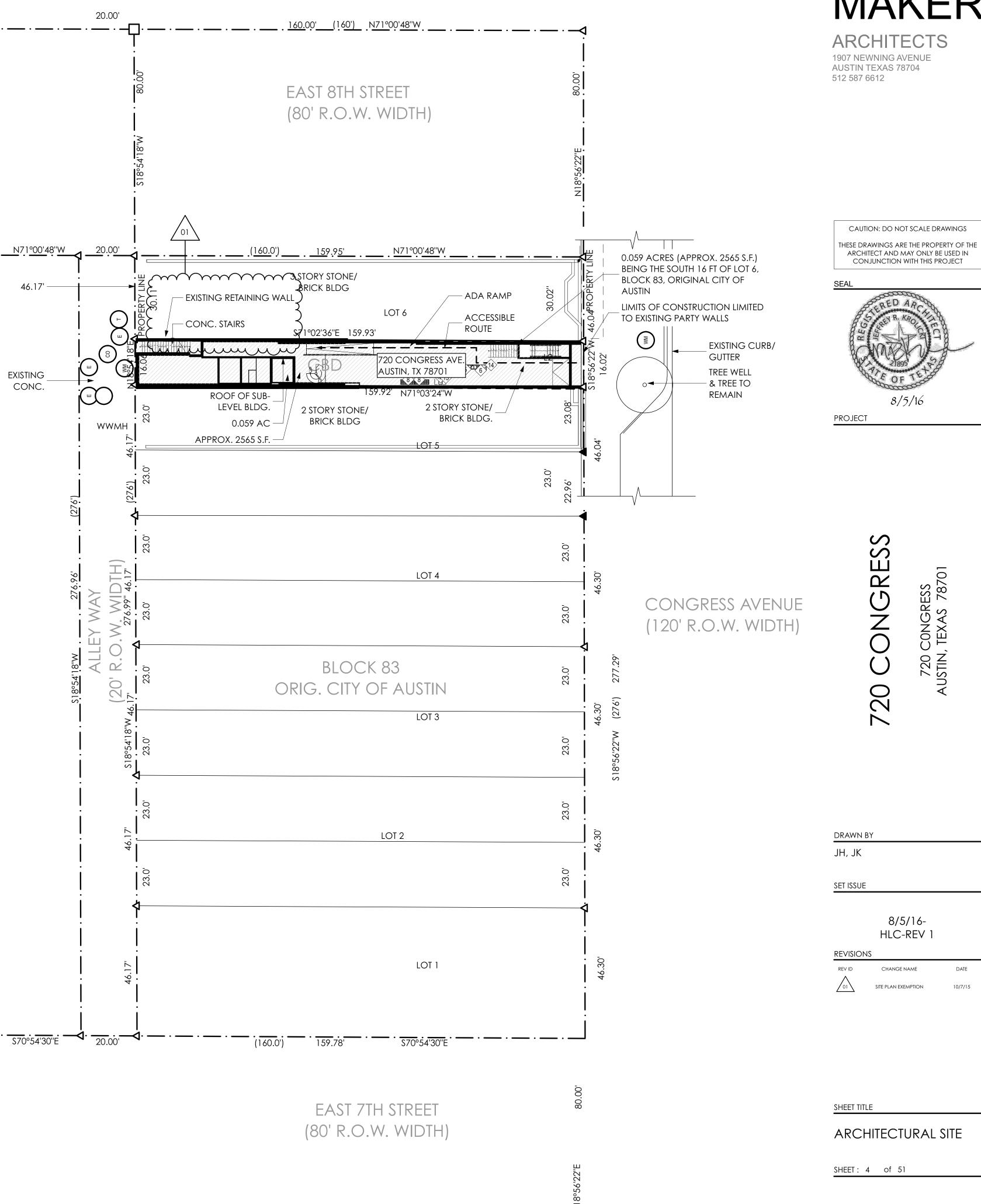
STANDARDS FOR PARKING PER COA LAND DEVEOPMENT CODE.

RESTAURANT/ BAR

PARKING NOT REQUIRED FOR CBD PER CITY OF AUSTIN LAND DEVELOPMENT CODE 25-6-591.

AREA CALCULATIONS & COMPARISONS					
	EXISTING	NEW			
TOTAL BUILDING SQUARE FOOTAGE	2,565 SF	0 SF			
IMPERVIOUS COVER	2,565 SF	0 SF			
LIMITS OF CONSTRUCTION		2,565 SF			

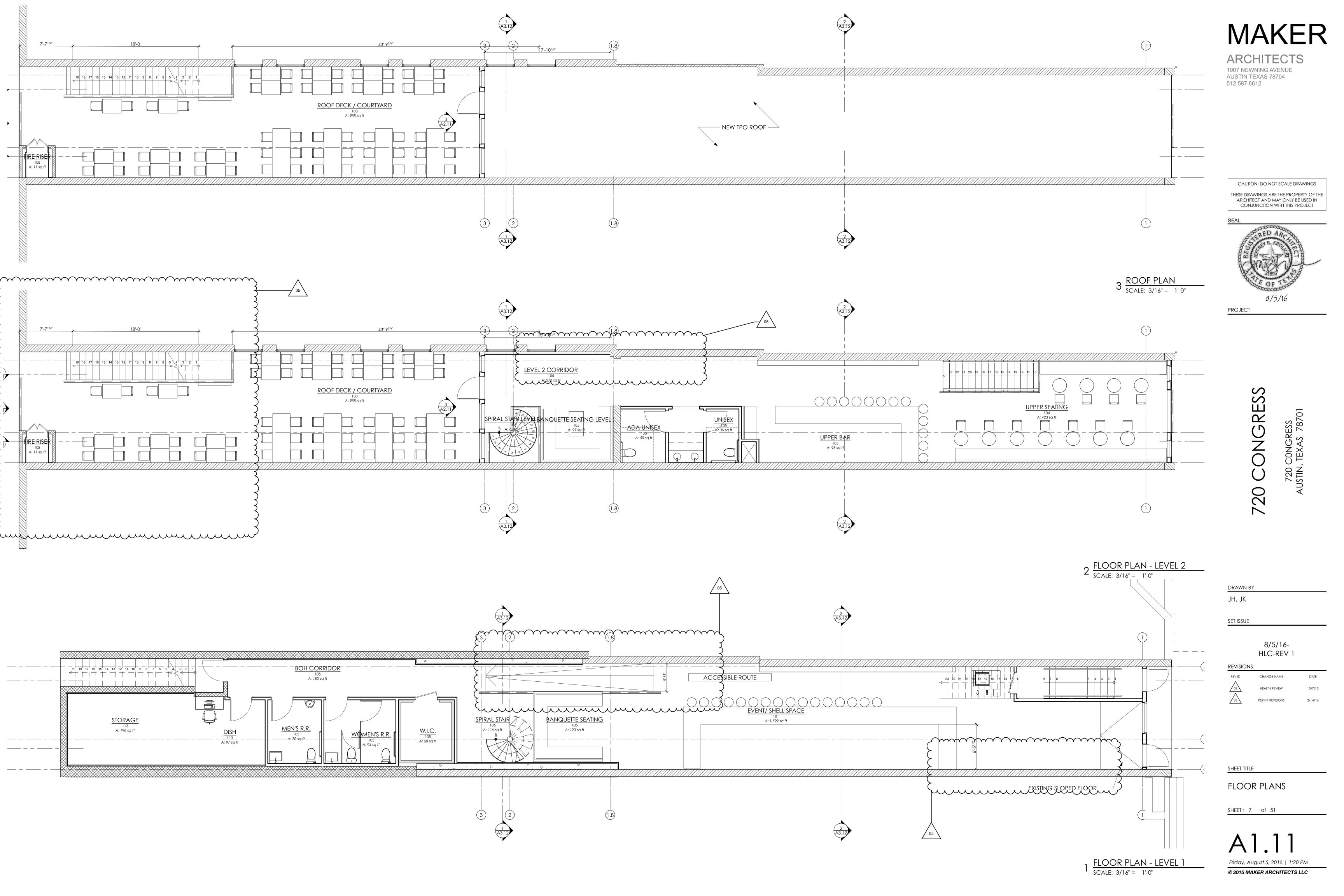
CODE ANALYSIS / PROJECT DESCRIPTION				
OCCUPANCY CLASSIFICATIONS GROUP A-2 COCKTAIL LOUNGE (CHANGE FROM RETAIL)				
CONSTRUCTION TY TYPE 5-B	PE AND AREAS RESTAURANT	SPRINKLER PROVIDED		
ALLOWABLE AREA 6,000 S.F.				

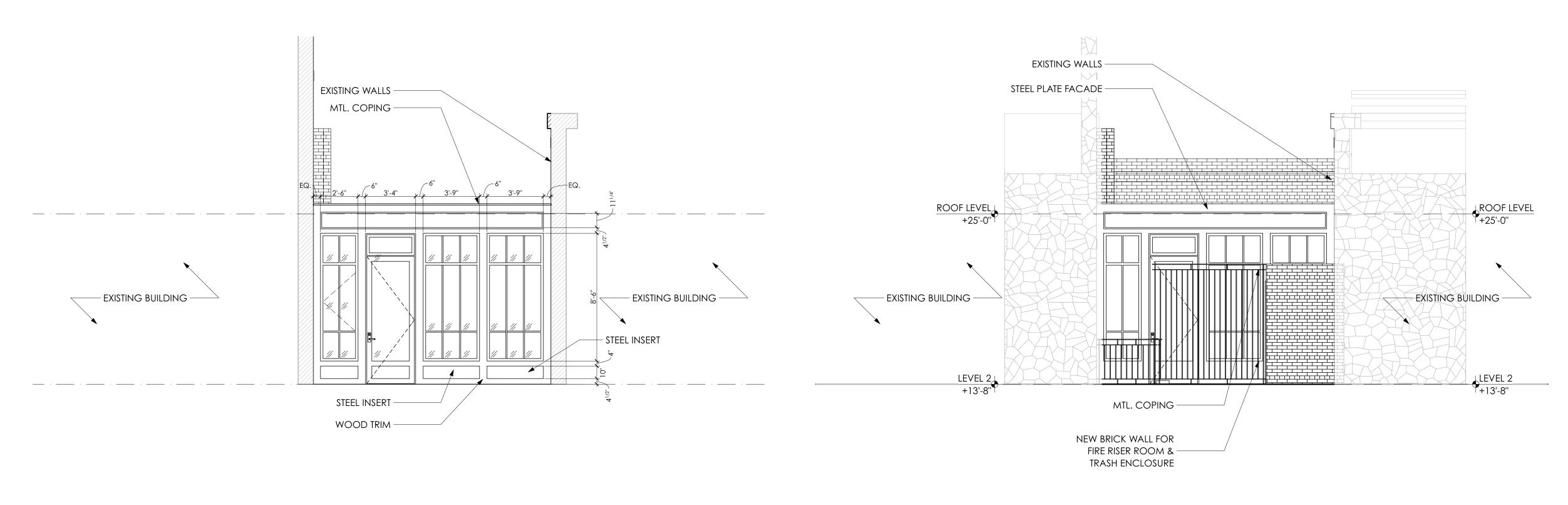


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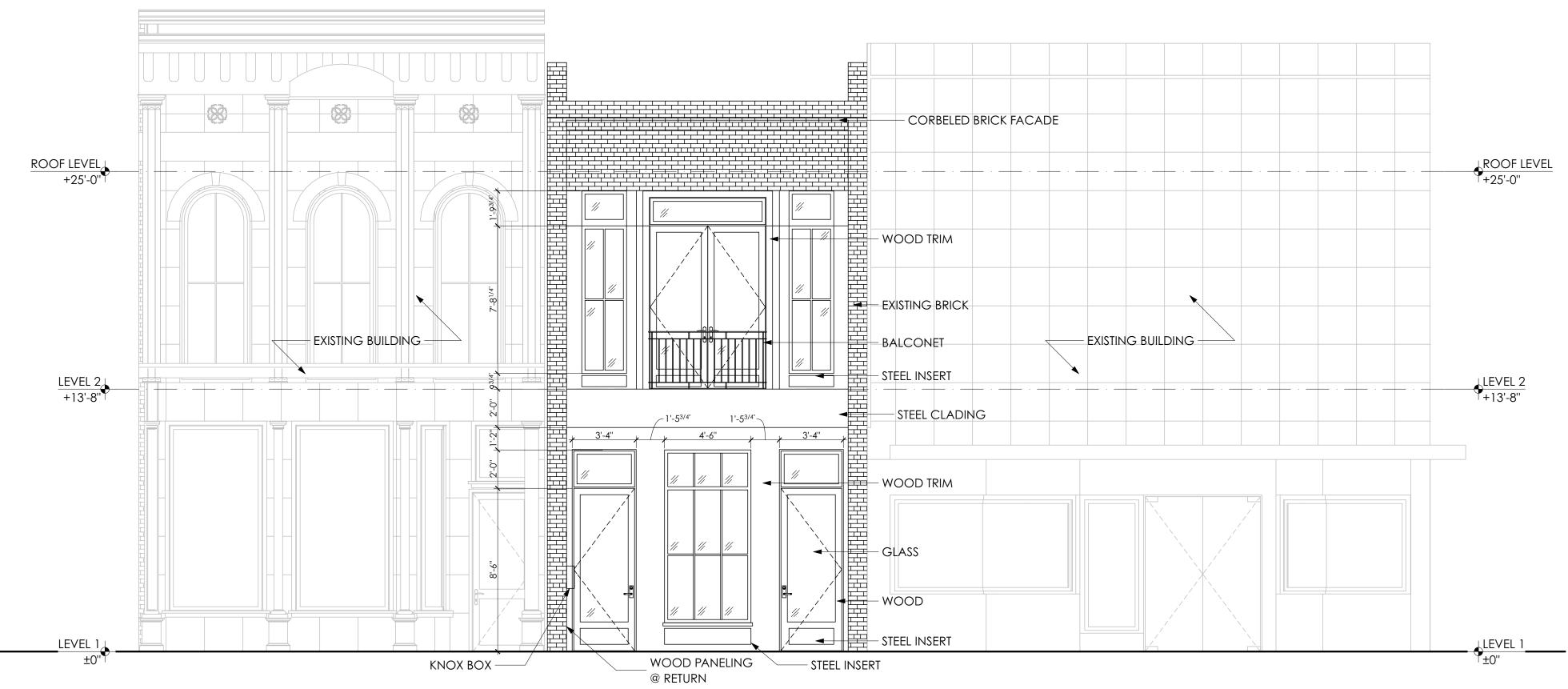
SITE PLAN - LEVEL 1
SCALE: 1" = 20'





3 WEST ELEVATION @ COURTYARD SCALE: 1/4'' = 1'-0''

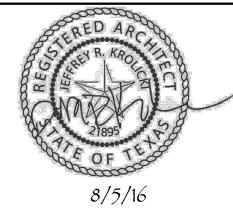
 $2 \frac{\text{WEST ELEVATION @ ALLEY}}{\text{SCALE: } 1/4" = 1'-0"}$ 



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SEAL



PROJECT

O CONGRESS

720 AUSTIN,

DRAWN BY

JH, JK

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SHEET TITLE

BUILDING ELEVATIONS

SHEET: 12 of 51

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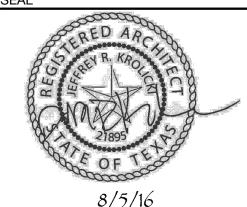
EAST ELEVATION

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

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SEAL



PROJECT

720 CONGRESS

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PERMIT REVISIONS 3/14

SHEET TITLE

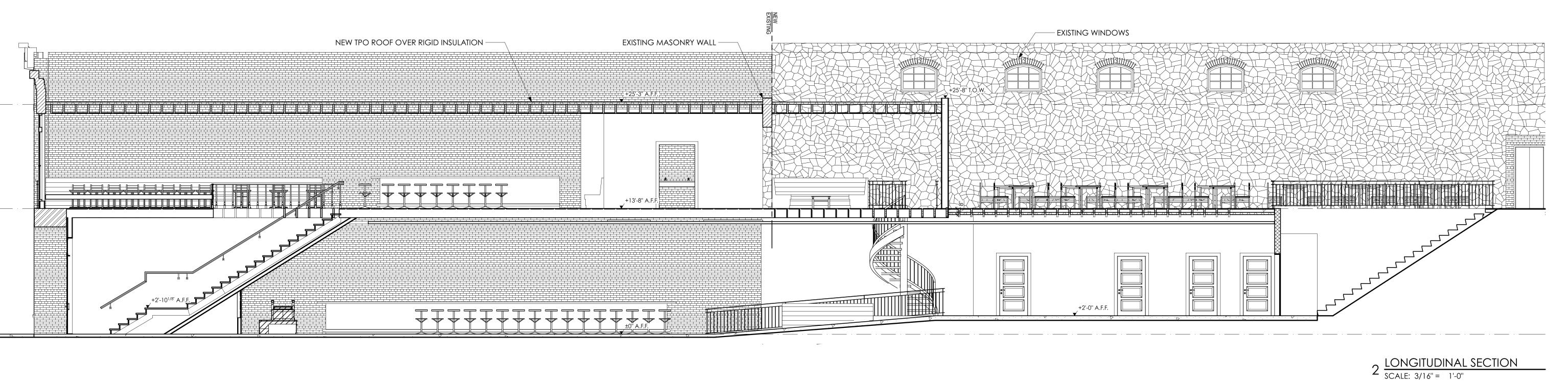
BUILDING SECTIONS

SHEET: 15 of 51

LONGITUDINAL SECTION

SCALE: 3/16" = 1'-0"

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NOW TO ECO CIVE

- EXISTING WINDOWS