

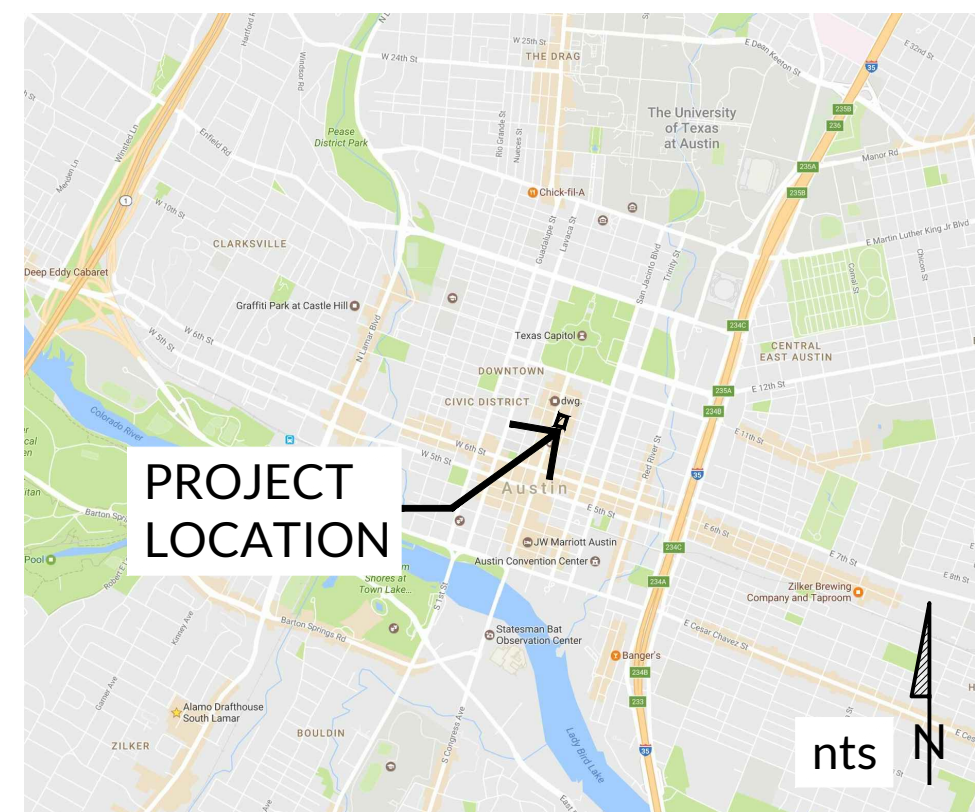
LICENSE AGREEMENT DOCUMENTS:

823 CONGRESS RENOVATIONS

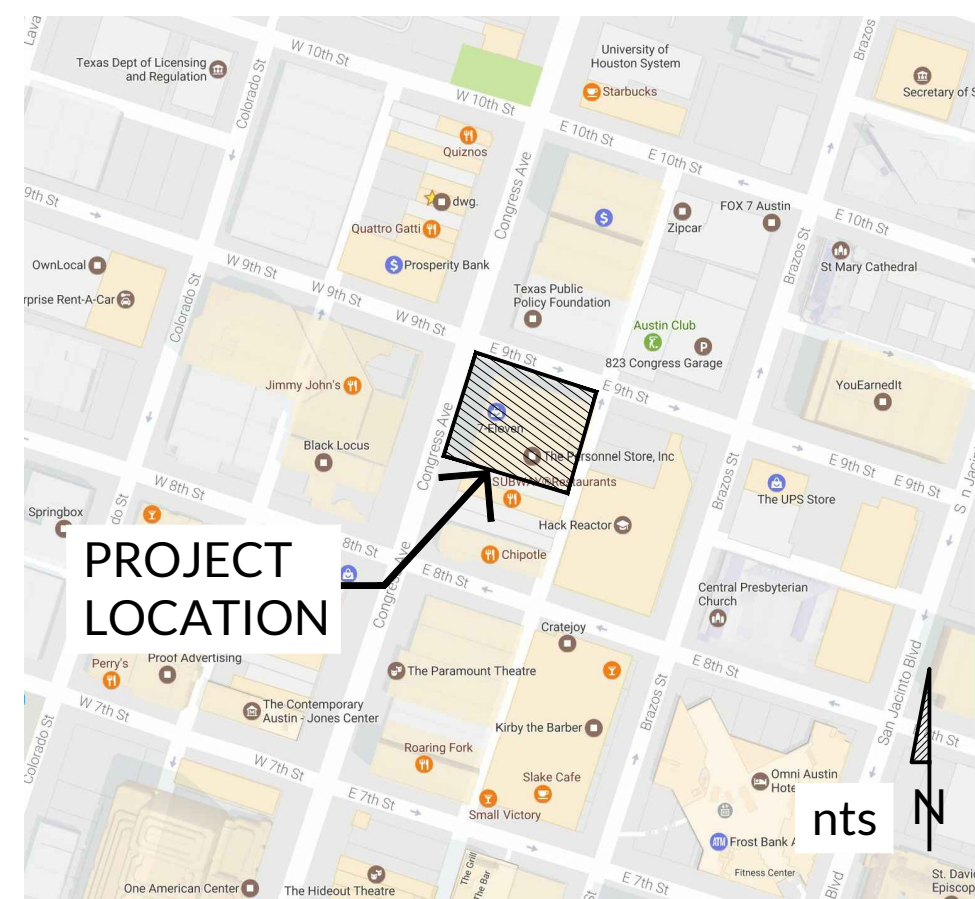
SITEWORK & PLANTING

Austin, Texas

VICINITY MAP



LOCATION MAP



PROJECT TEAM

Owner	Landscape Architect
Brickman	dwg.
Contact: Doug Barnes 712 Fifth Avenue New York, NY 10019 Ph: 212.541.5500	Contact: Daniel Woodroffe attn: Ethan Primm 912 b Congress Ave. Austin, TX 78701 Ph: 512.320.0668

Sheet Index				
Included	Issue For	Date	Sheet Title	Sheet #
General				
X	LICENSE AGRMT.	06/02/2017	cover sheet	LC 1.00
X	LICENSE AGRMT.	06/02/2017	notes & materials schedule	LC 1.01
X	LICENSE AGRMT.	06/02/2017	existing conditions	LC 1.02
X	LICENSE AGRMT.	06/02/2017	demolition plan	LC 1.03
X	LICENSE AGRMT.	06/02/2017	utility reference	LC 1.04
X	LICENSE AGRMT.	06/02/2017	utility reference	LC 1.05
X	LICENSE AGRMT.	06/02/2017	utility reference	LC 1.06
Sitework				
X	LICENSE AGRMT.	06/02/2017	grading plan + footing plan	LS 1.01
X	LICENSE AGRMT.	06/02/2017	site plan + furnishing plan	LS 1.02
X	LICENSE AGRMT.	06/02/2017	dimension plan + focal wall concept	LS 1.03
X	LICENSE AGRMT.	06/02/2017	details	LS 2.01
X	LICENSE AGRMT.	06/02/2017	custom table details	LS 2.02
X	LICENSE AGRMT.	06/02/2017	custom table details	LS 2.03
Planting				
X	LICENSE AGRMT.	06/02/2017	planting plan & details	LP 1.01

823 Congress Renovations

823 Congress Avenue,
City of Austin, Travis County, TX

project number: 16_101

issue for:

2017-06-02 - LICENSE AGREEMENT

2017-08-16 - LICENSE AGRMNT. REV. 1

2017-10-13 - LICENSE AGRMNT. REV. 2

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August 16, 2017
daniel woodroffe - 2285

LICENSE AGREEMENT

sheet title:
cover sheet

sheet number:
LC 1.00

Material Schedule				
Concrete & Surfacing				
Label	Item	Color / Finish	Contact	Remarks
P.1	Concrete Paving	Color: none Finish: medium broom	local source	- Provide up to (4) 4'x4' mock-ups of concrete for color, finish, and jointing for approval. - 4" thick concrete slab w/ 6" thickened edges; reinforcing, jointing, and base preparation per geotech recommendation. Minimum reinforcing of #3 bar at 16" o.c.e.w. will be required if geotech report has none. - Ref. City of Austin standard details for concrete curb, curb ramps & slabs
P.2	Granite Pavers	Color: Sunset Red Finish: Match Existing	Quarry: Coldspring Phone: 800-328-5040	- Pavers to match existing City of Austin standard Congress Avenue pavers in color, finish, dimension, and grout joint - 2" thick granite pavers set on concrete subslab
Miscellaneous				
M.1	Precast Concrete Focal Wall	Color: TBD Finish: acid washed w/ matte, colorless impregnating sealer	Sandi Dahlke Company: Tectura Designs Phone: 800-388-8728	- Segmented precast units; height, width, length varies; approx. 6' length - Pin mounted to spread footing, ref. details - Joints to be sealed per manufacturer recommendations.
Furnishings				
F.1	Custom Steel Tables	Color: various shades of blue	local source	- Colors to correspond to the various shades of blue to be used on architectural soffits - Qty: 20 - Ref. details for additional information
F.2	Armless Chairs - Parc Centre	Color: white	Melissa Robledo Company: Landscape Forms Phone: 800-430-6206	- Qty: 20
F.3	Chairs w/Arms - Parc Centre	Color: white	Melissa Robledo Company: Landscape Forms Phone: 800-430-6206	- Qty: 20

- GENERAL NOTES:
- COORDINATE WITH THE OWNER FOR TYPICAL WORKING HOURS AND SPECIAL WORKING CONDITIONS. AT THE END OF EVERY WORKING DAY THE PROJECT SITE SHALL BE COMPLETELY CLEANED AND MADE SAFE. NO MATERIALS, TOOLS AND OR STAGING AREA SHALL BE LEFT EXPOSED OR ACCESSIBLE BY THE PUBLIC.
 - LOCATE AND VERIFY THE CONDITION OF EXISTING UTILITIES PRIOR TO EXCAVATION. TAKE RESPONSIBILITY OF CONTACTING LINE LOCATION SERVICES AND ANY COST INCURRED FOR BODILY INJURY AND/OR DAMAGE OF OWNER'S PROPERTY OR SAID UTILITIES.
 - THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGES IF WORK PROCEEDS WITHOUT THIS NOTIFICATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS FOR MAINTAINING A SAFE WORKING SITE INCLUDING, BUT NOT LIMITED TO PROVIDING FOR TRAFFIC CONTROL, INSTALLATION AND PLACEMENT OF FENCING AND BARRICADES, EXCAVATION AND TRENCH PROTECTION, AND COMPLIANCE WITH ALL FEDERAL AND LOCAL REGULATIONS AND CODES. ALL SAFETY EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS BOTH ON SITE AND ADJACENT TO THE WORK SITE AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER.
 - THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
 - ANY ALTERNATES AND OR SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. CHANGES TO THE SCOPE OF WORK AND / OR CONTRACT DOCUMENTS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND / OR SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF TRASH ON A DAILY BASIS.
 - THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. PRIOR TO CONSTRUCTION, ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION OF THE PROJECT SHALL BE PAID FOR AND OBTAINED BY THE CONTRACTOR.
 - COORDINATE WORK WITH SUBCONTRACTORS TO ACCOMPLISH THE SCOPE OF WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS AS WELL AS, COORDINATE CONSTRUCTION WITH OTHER CONTRACTORS WORKING ON THE SITE.
 - THE CONTRACTOR SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES, AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS, PARK VEHICLES OR EQUIPMENT UNDER THE CANOPY OF EXISTING TREES.
 - UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL OFF-SITE DISPOSAL OF SURPLUS MATERIAL AND DEBRIS.
 - UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE PROJECT SITE OF ALL TRASH, REPAIR ALL DAMAGE TO FINISH GRADE, INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS AND ANY SETTLING OR EROSION THAT HAS OCCURRED PRIOR TO COMPLETION. ALL AREAS OF THE PROJECT SITE SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.
 - IF NOT PROVIDED BY THE OWNER THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES.
 - FULL, COMPLETE AND TO SCALE SHOP DRAWINGS ARE REQUIRED FOR ALL METALWORK, FRAMING AND FORMING, PRECAST CONCRETE.
 - DURING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL EXISTING PLANT MATERIAL.

- LAYOUT NOTES:
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
 - ALL DIMENSIONS MUST BE VERIFIED ON-SITE AND THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
 - ALL DIMENSIONS ARE TAKEN PERPENDICULAR TO WALL, P.O.B., OR CENTERLINE UNLESS OTHERWISE NOTED. DIMENSIONS AT CURB ARE FROM BACK OF CURB.
 - VERIFY LOCATIONS OF ALL IMPROVEMENTS INSTALLED PREVIOUSLY OR UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED EXACTLY DUE TO SITE CONDITIONS CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 - THESE DRAWINGS INCLUDE THE REFERENCE TO THE LOCATION OF VARIOUS MECHANICAL, ELECTRICAL, AND ARCHITECTURAL DEVICES. COORDINATE CONSTRUCTION, DETAILS AND UTILITY CONNECTIONS WITH RELATED ARCHITECTURAL AND ENGINEERING DRAWINGS. CONFIRM LOCATIONS WITH THE LANDSCAPE ARCHITECT PRIOR TO ROUGH-IN.
 - PROVIDE EXPANSION JOINTS IN ALL CASES WHERE PAVING MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

- TREE PROTECTION NOTES:
- ANY WORK WITHIN THE TREE ROOT ZONE SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT, ARBORIST, CITY OF AUSTIN FORESTRY SERVICE PRIOR TO INITIATING WORK.
 - THERE SHALL BE NO MECHANIZED SOIL REMOVAL IN TREE ROOT ZONE, AIR SPADE OR HAND DIGGING ONLY.
 - CERTIFIED ARBORIST (BARTLETT TREE EXPERTS OR EQUAL) SHALL PERFORM ROOT ZONE EXCAVATION, ROOT RX AND ANY OTHER ARBORICULTURAL WORK.

823 Congress
Renovations

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2017-10-13 - LICENSE AGRMNT. REV. 2

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sheet title:
notes and materials
schedule

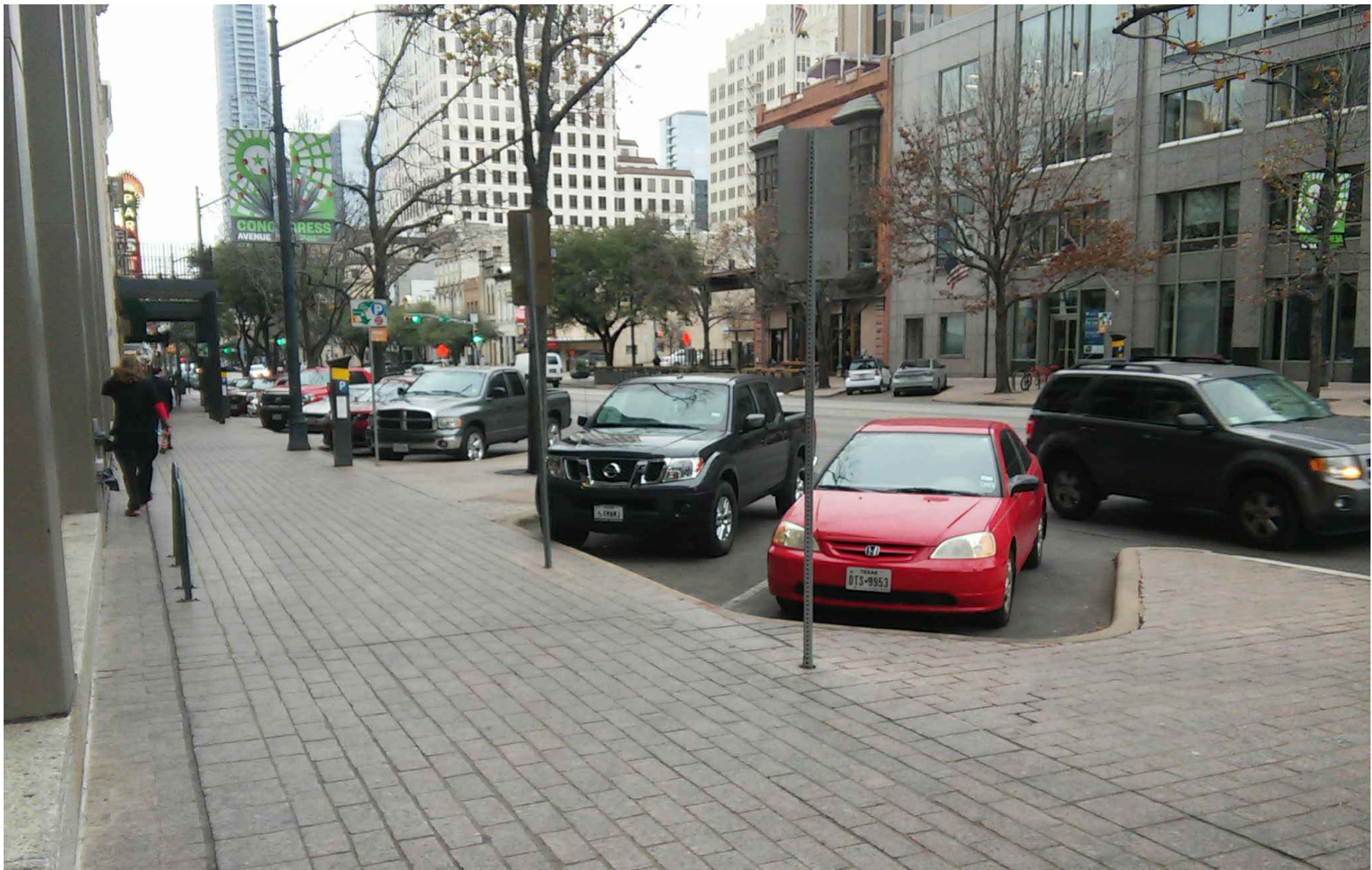
sheet number:
LC 1.01



EX. ADA PARKING SPACE & RAMP

PHOTOGRAPH SCALE: N.T.S.

C



CONGRESS STREETSCAPE FACING SOUTH

PHOTOGRAPH SCALE: N.T.S.

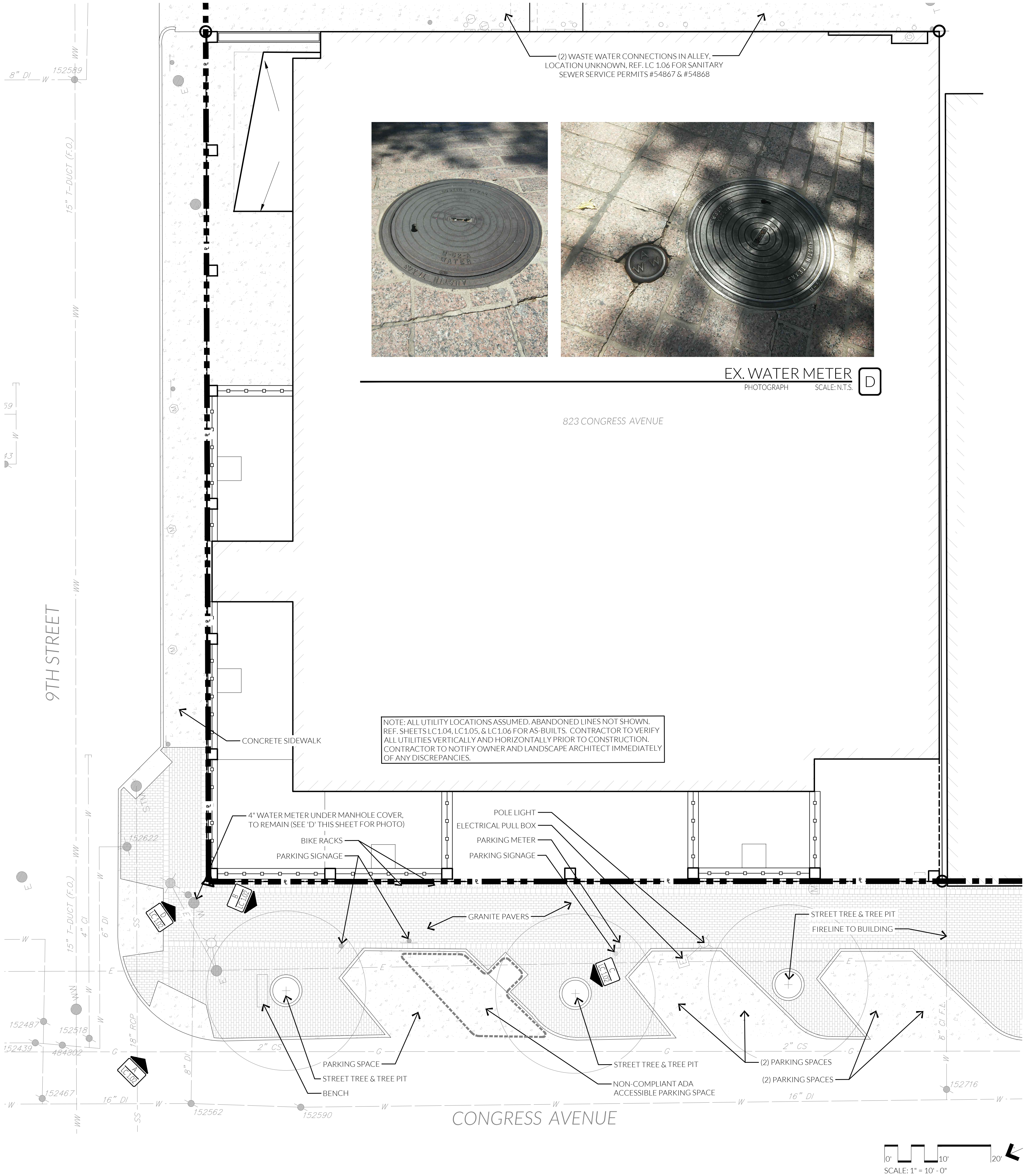
B



OVERALL EX. STREETSCAPE

PHOTOGRAPH SCALE: N.T.S.

A



dwg.

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existing conditions

sheet number:
LC 1.02

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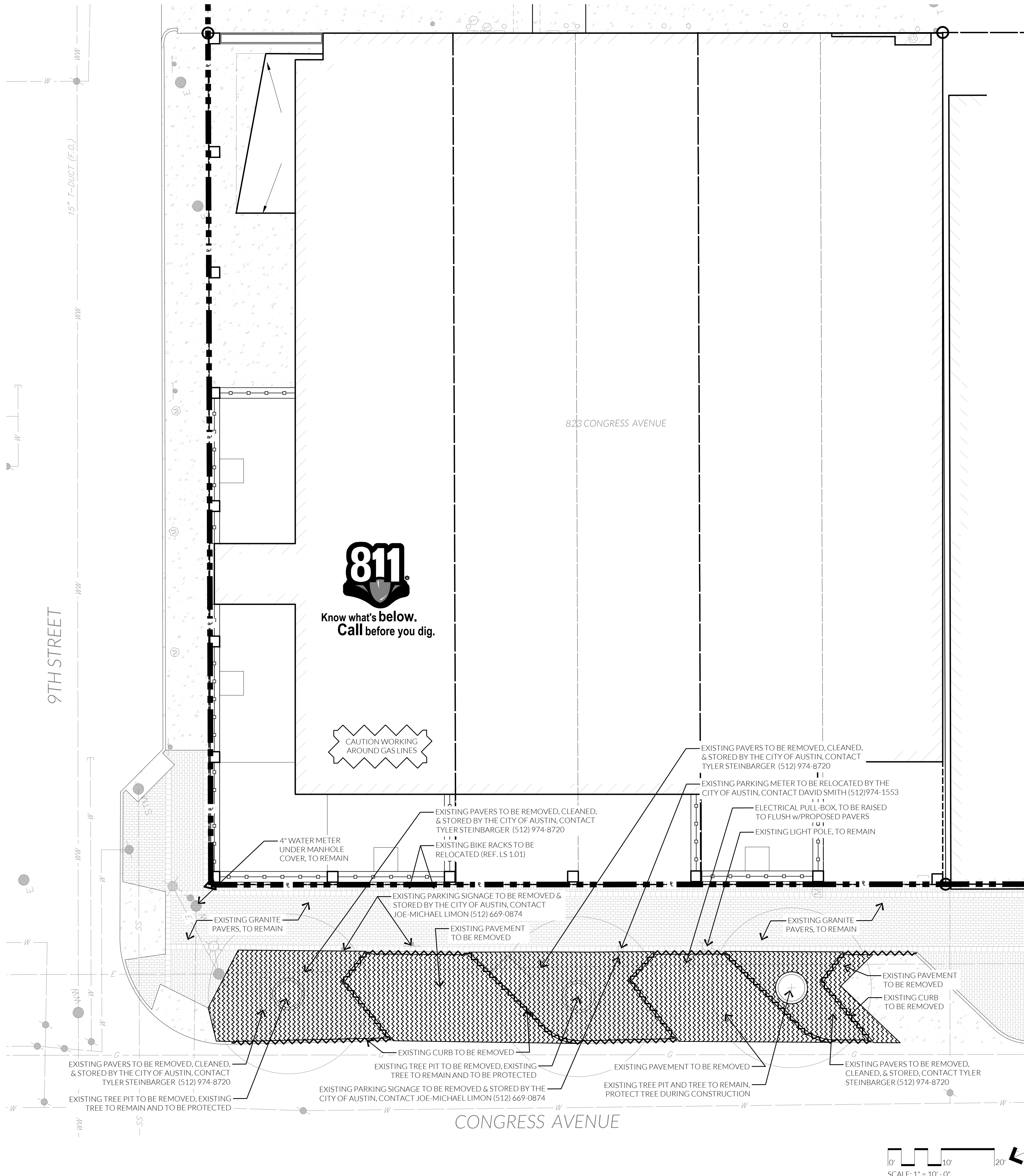
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sheet title:
demolition plan

sheet number:
LC 1.03



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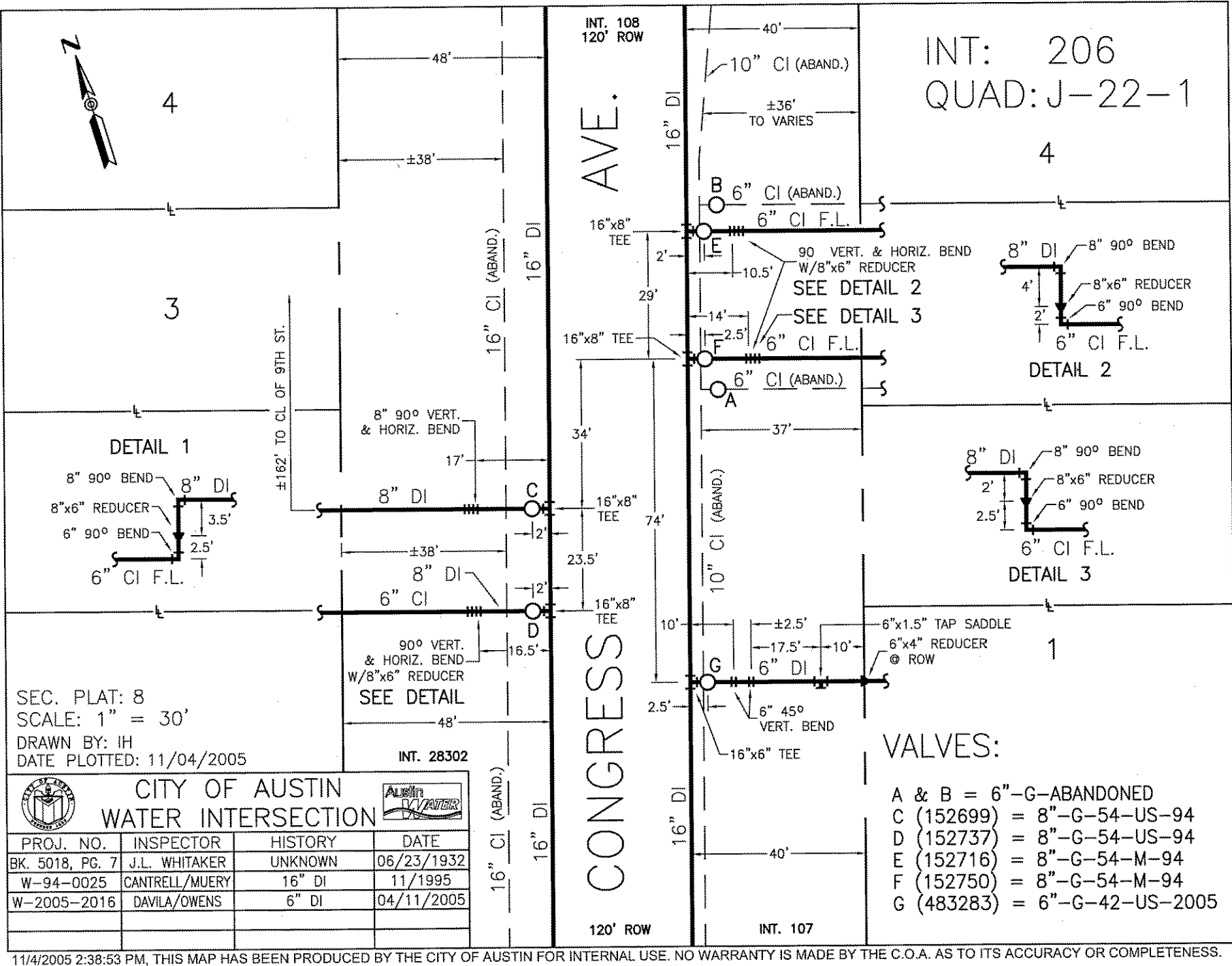
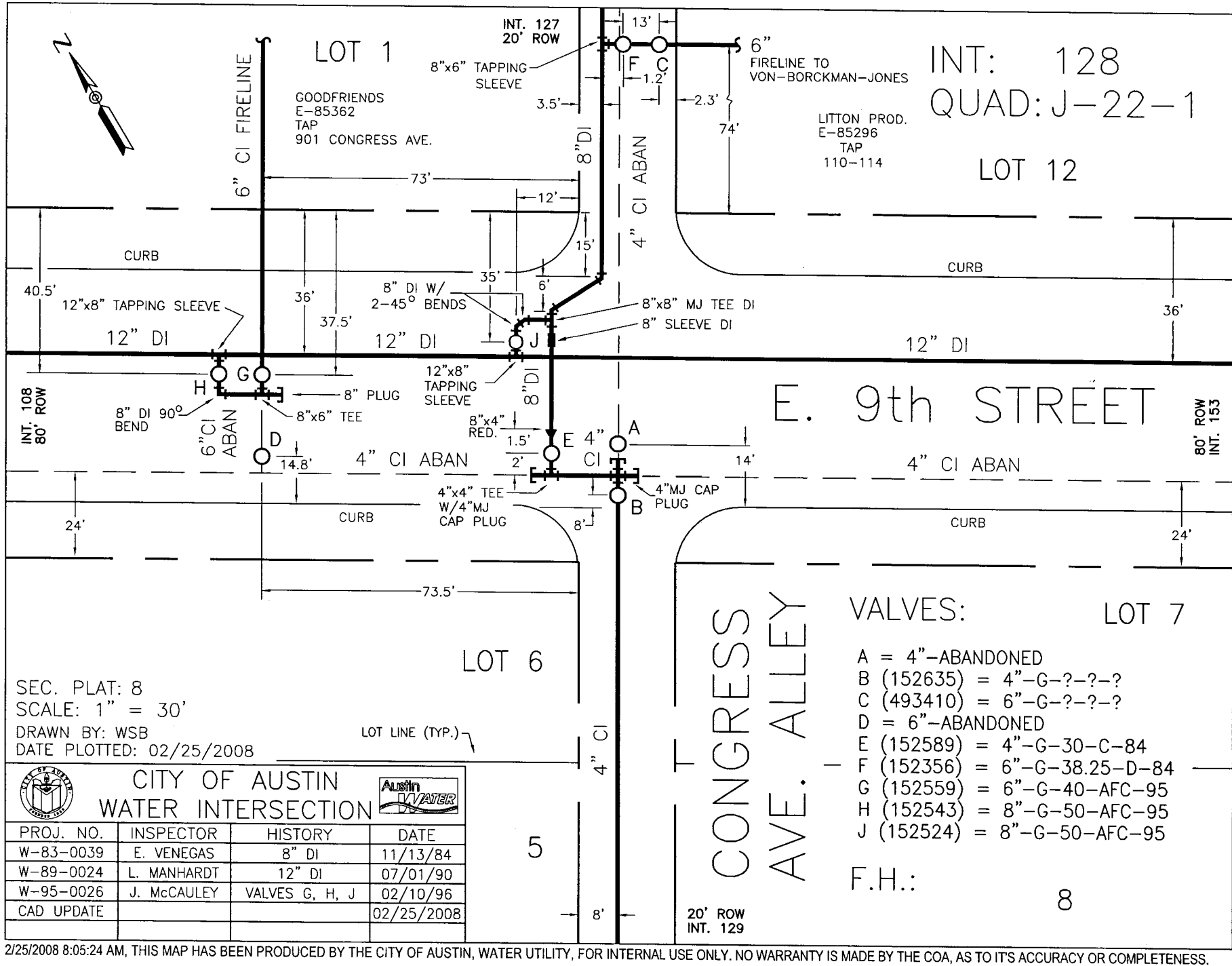
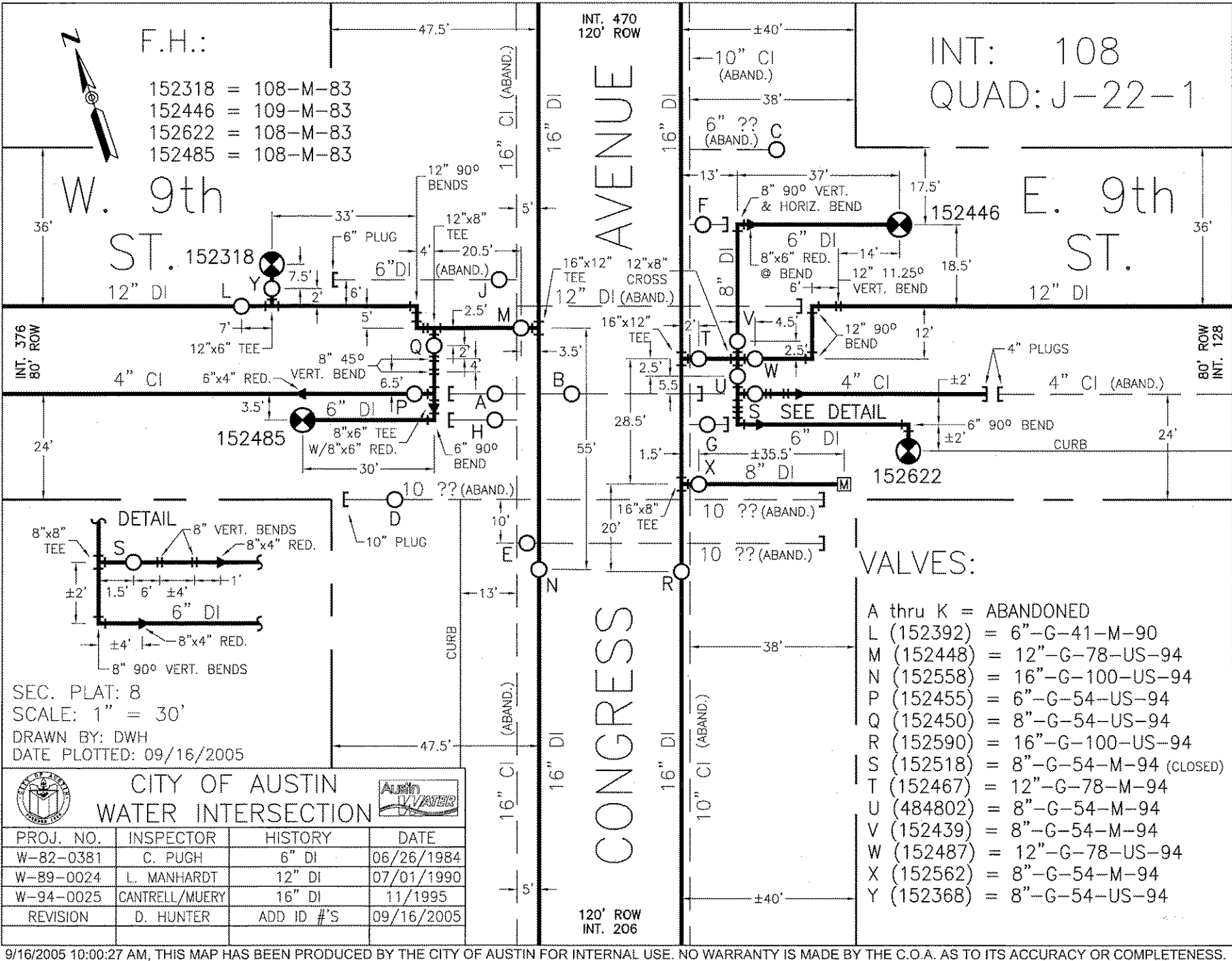
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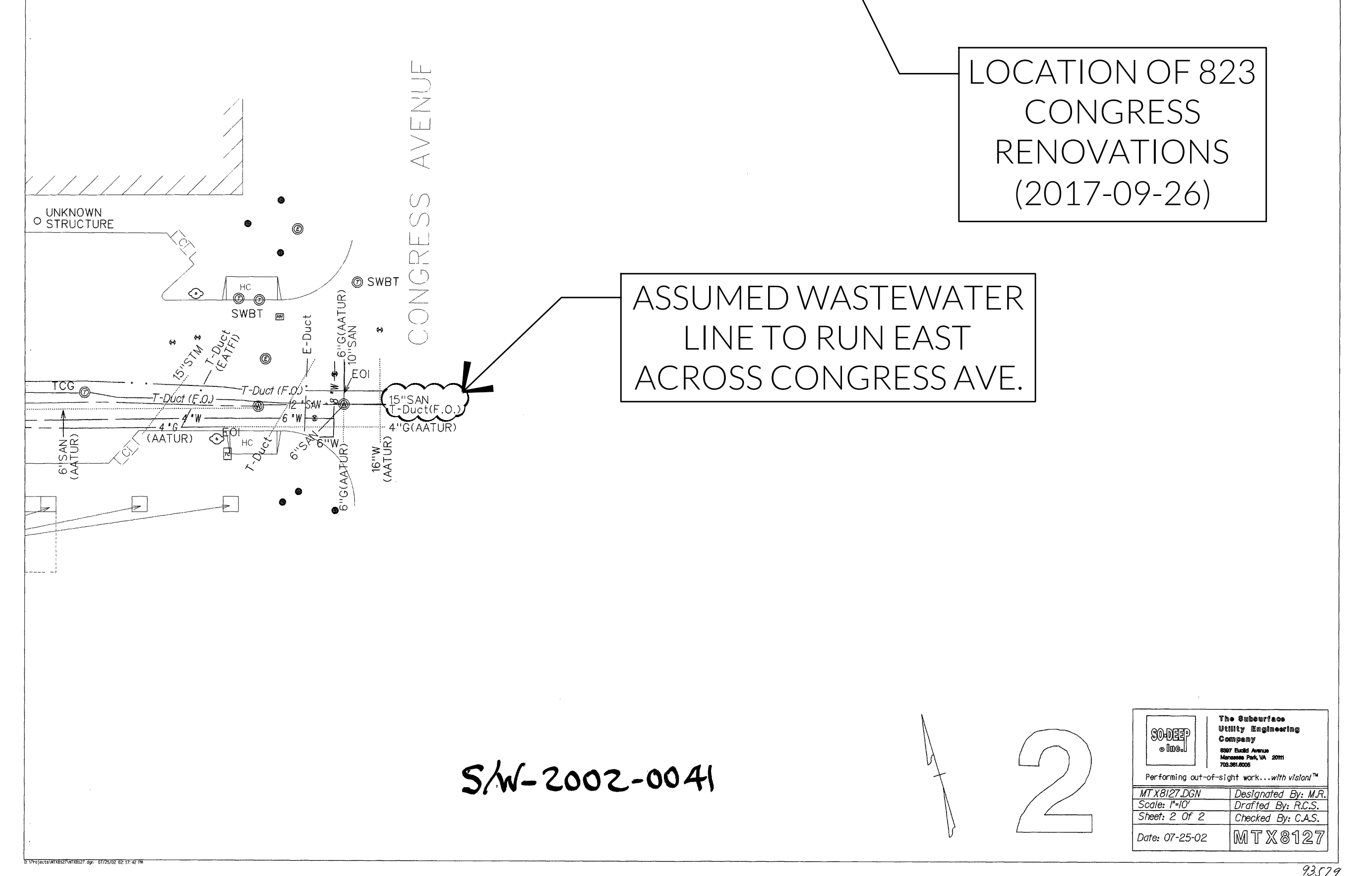
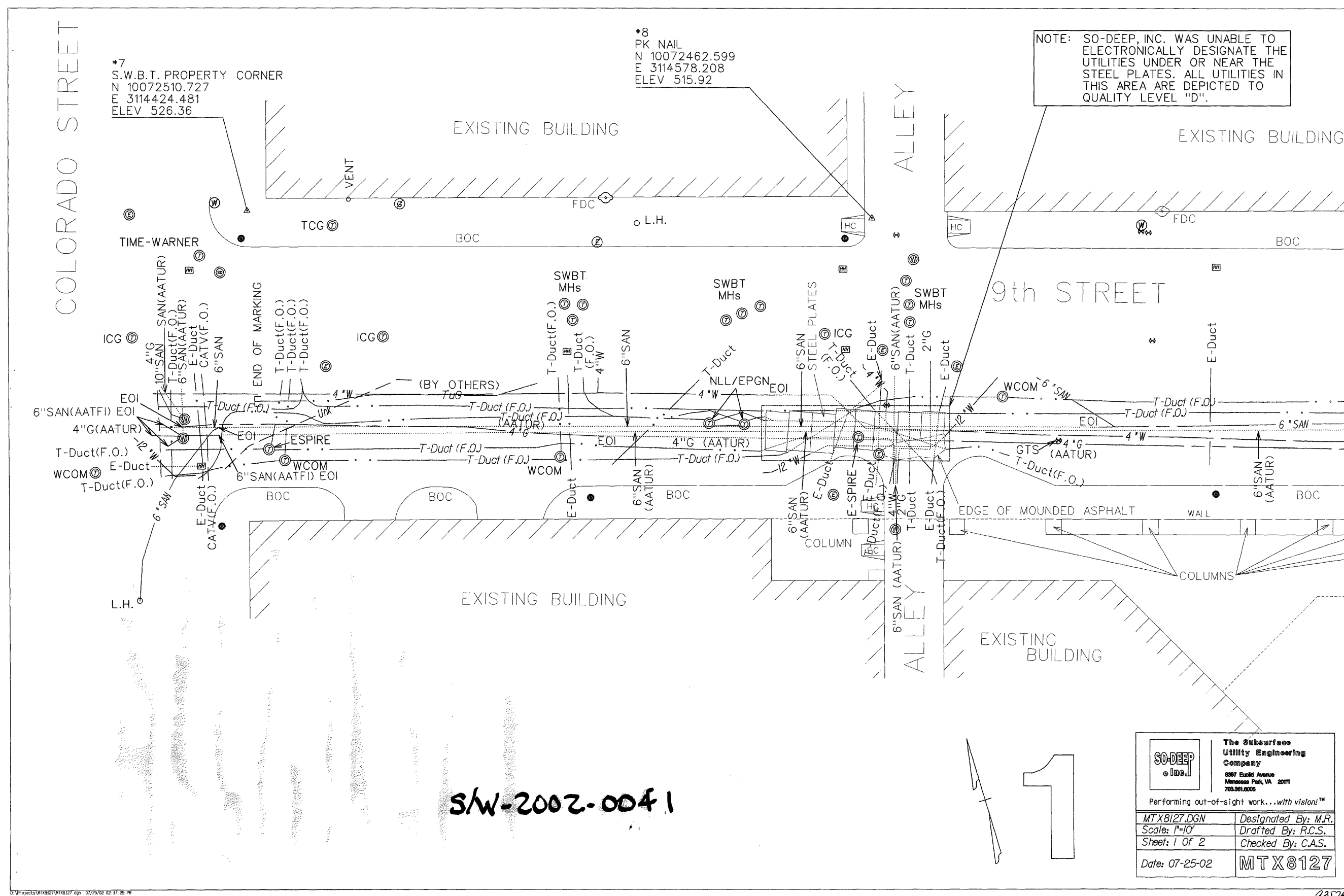
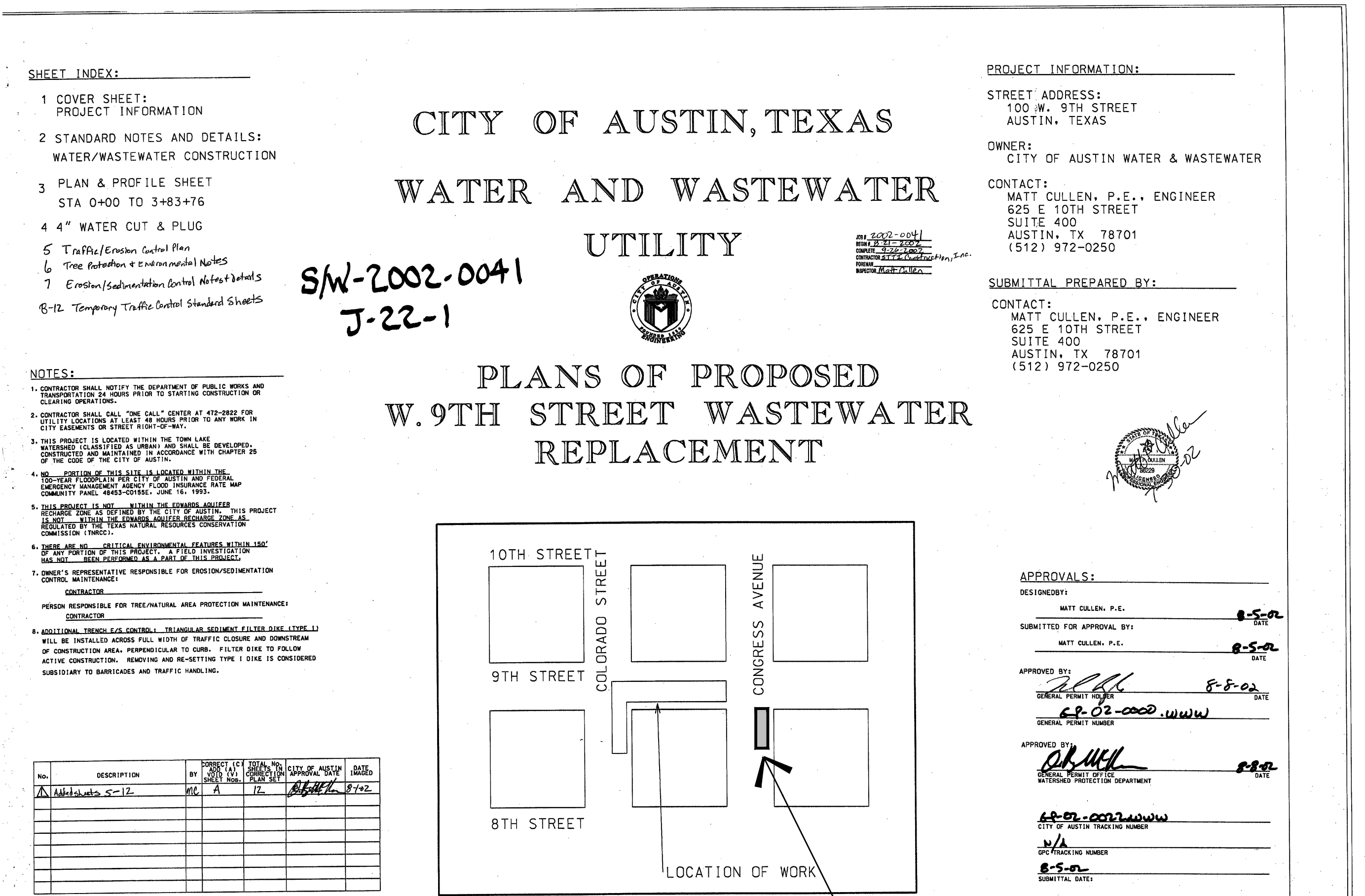
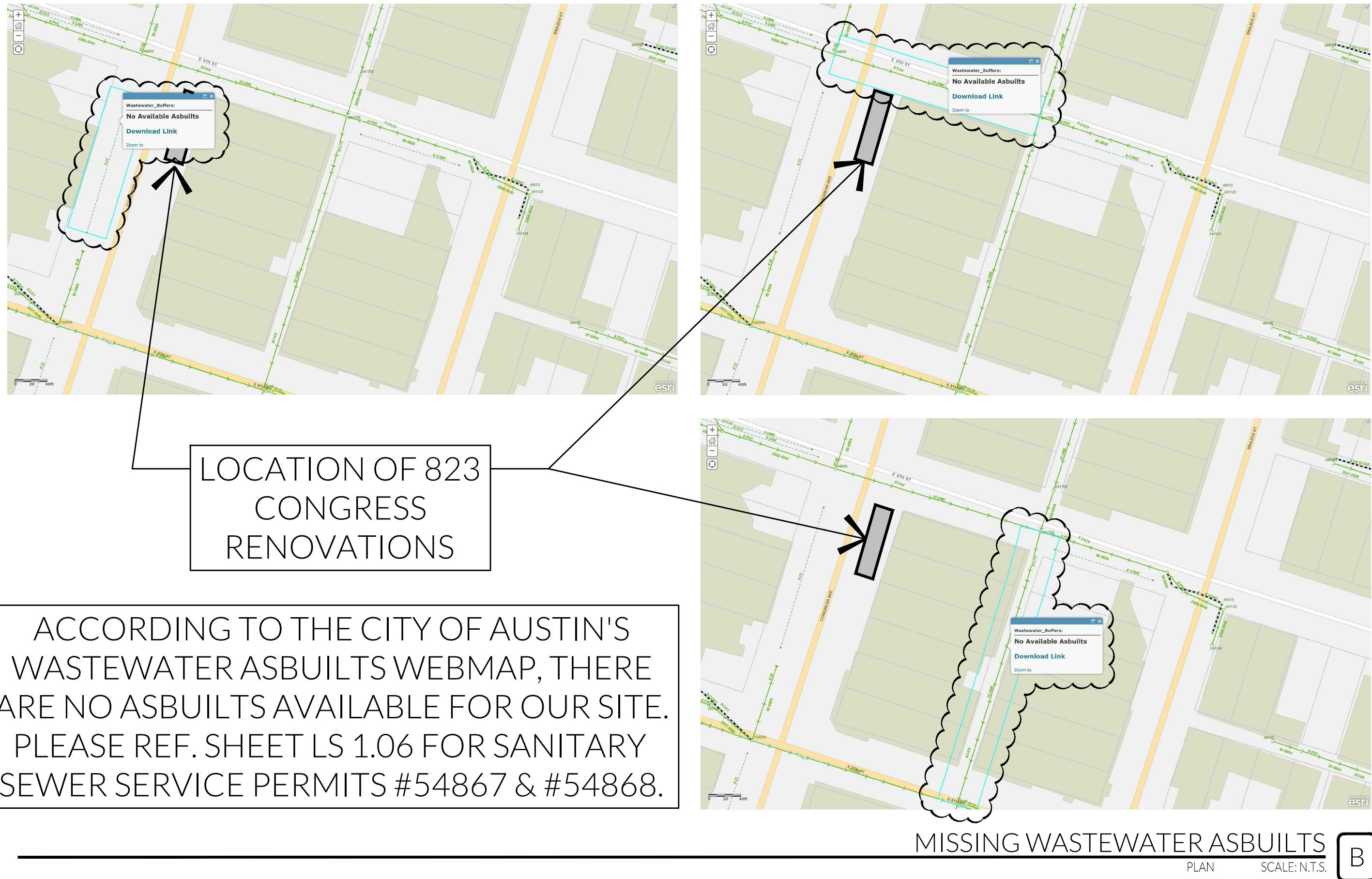
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utility references

sheet number:

LC 1.04





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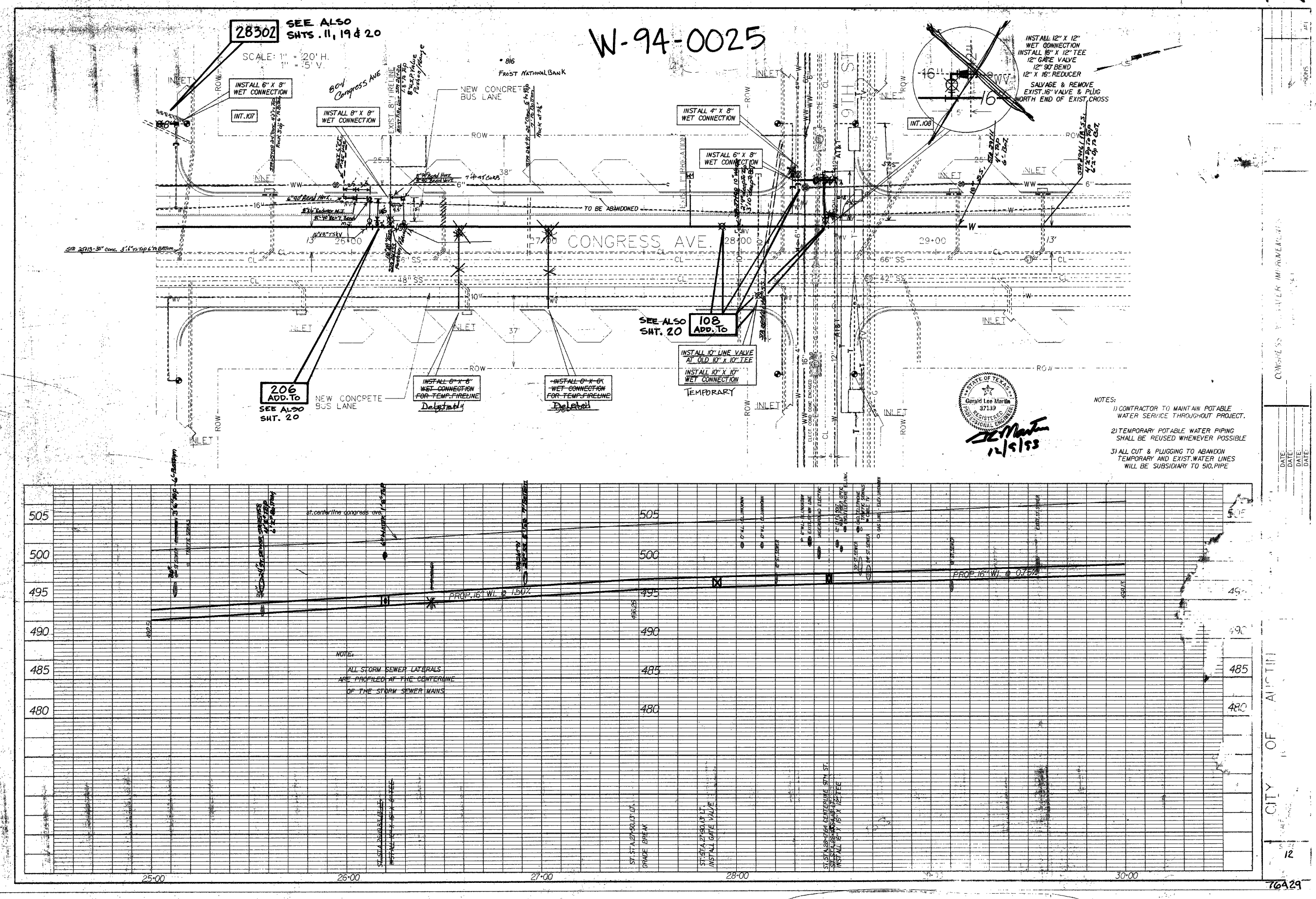
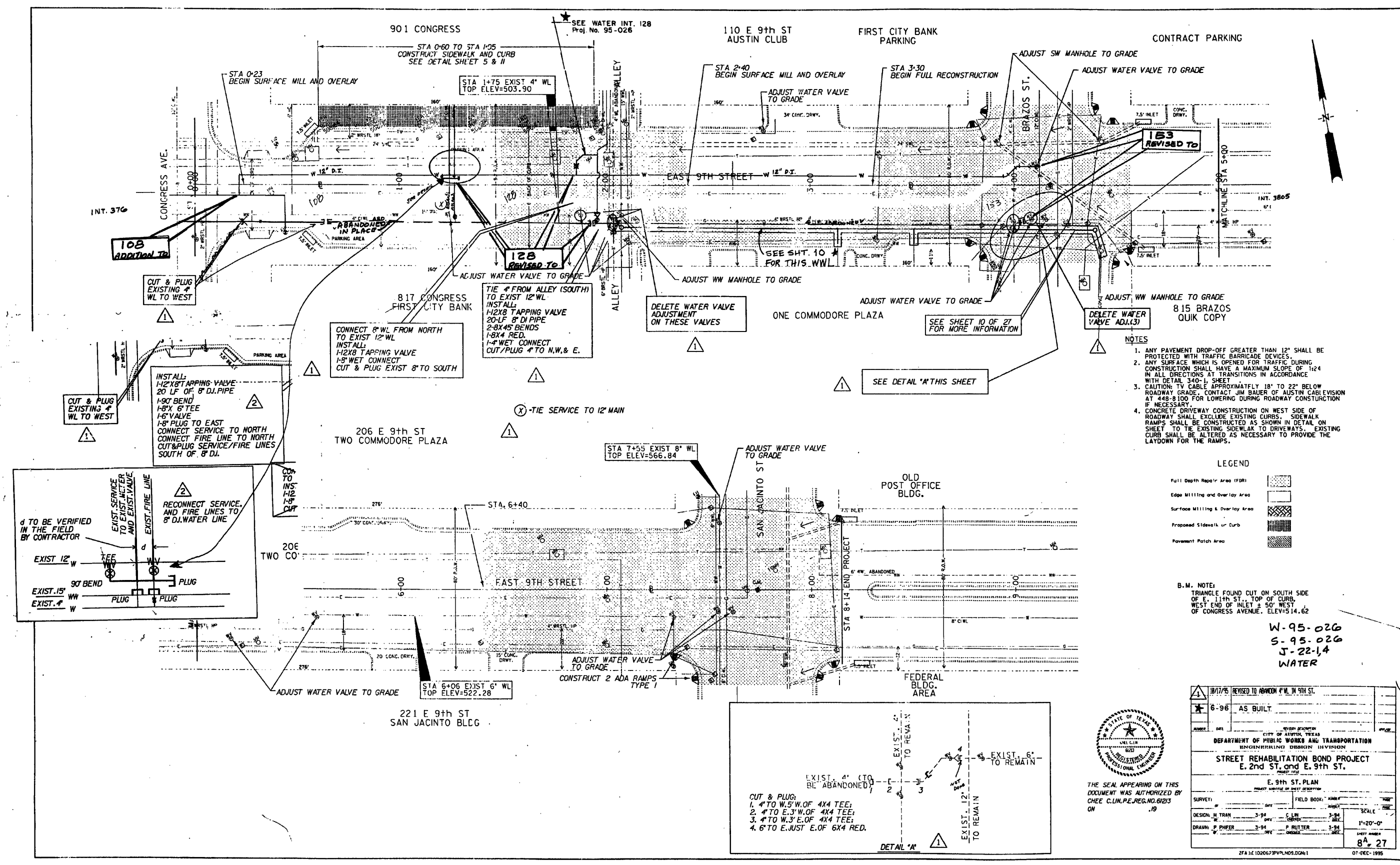
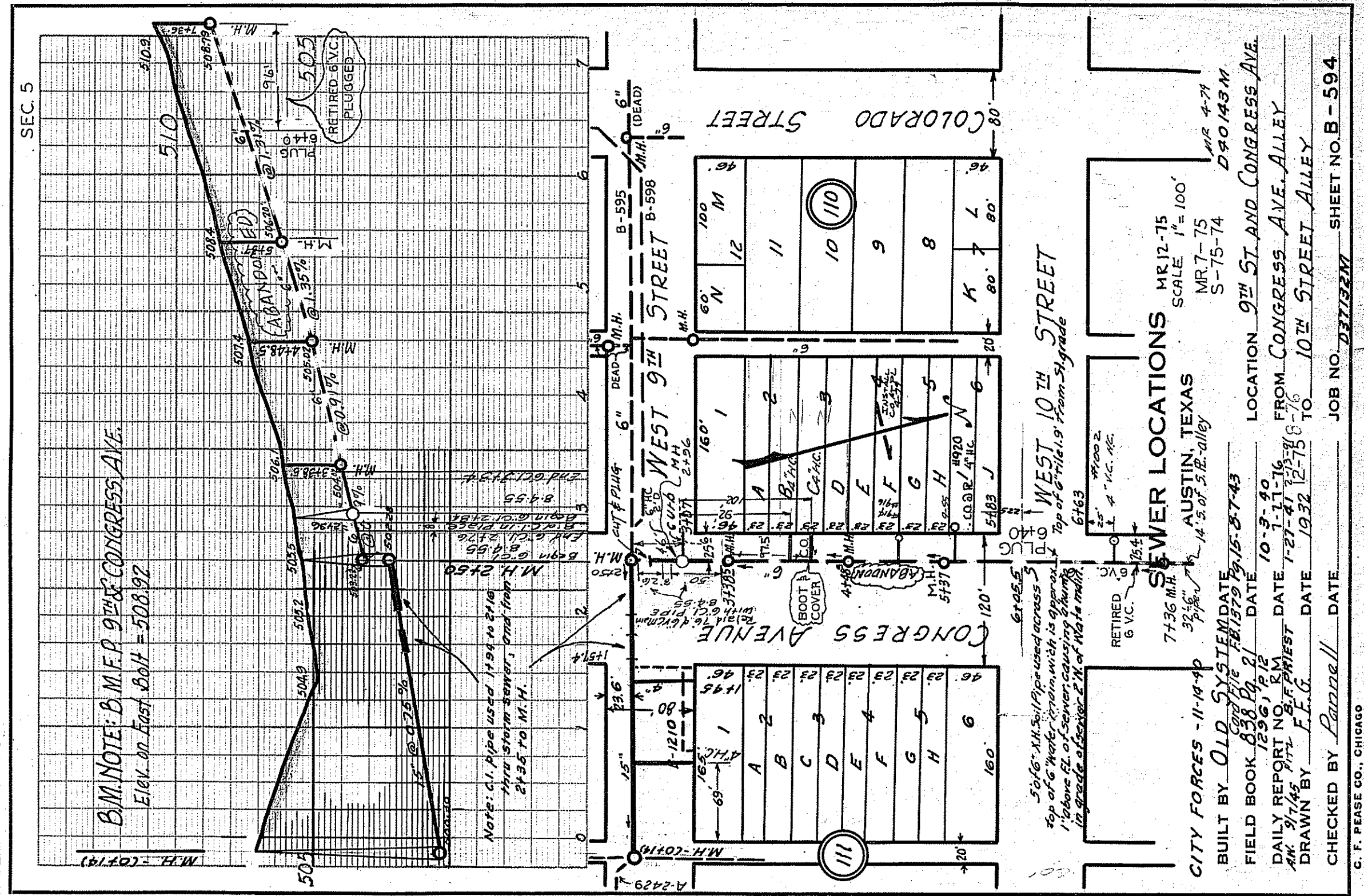
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CONNECTION
PLANNED SEWER SERVICE PERMIT
No. 54868
Address: 912b Congress Ave, Austin, TX 78701
Date of Connection: 12-1-71
By City: 67.5 ft. N.H. 0.000-5.500
Scale: 1" = 100'
Checked By: [Signature]
Size Main: 15" CORR. DUCT
Main Depth: 5' 6"
Sub Depth: 7'
Sub Location: ANYWHERE IN ALLEY
Book No. B-570
Project No. 12-1-71

CONNECTION
PLANNED SEWER SERVICE PERMIT
No. 54867
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Date of Connection: 12-1-71
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Size Main: 15" CORR. DUCT
Main Depth: 5' 6"
Sub Depth: 7'
Sub Location: ANYWHERE IN ALLEY
Book No. B-570
Project No. 12-1-71

SANITARY SERVICE PERMITS
PLAN SCALE: N.T.S.

NOTE: FOR UPDATE
SEE PROJECT:
S-94-0025
J-22
12/15/77



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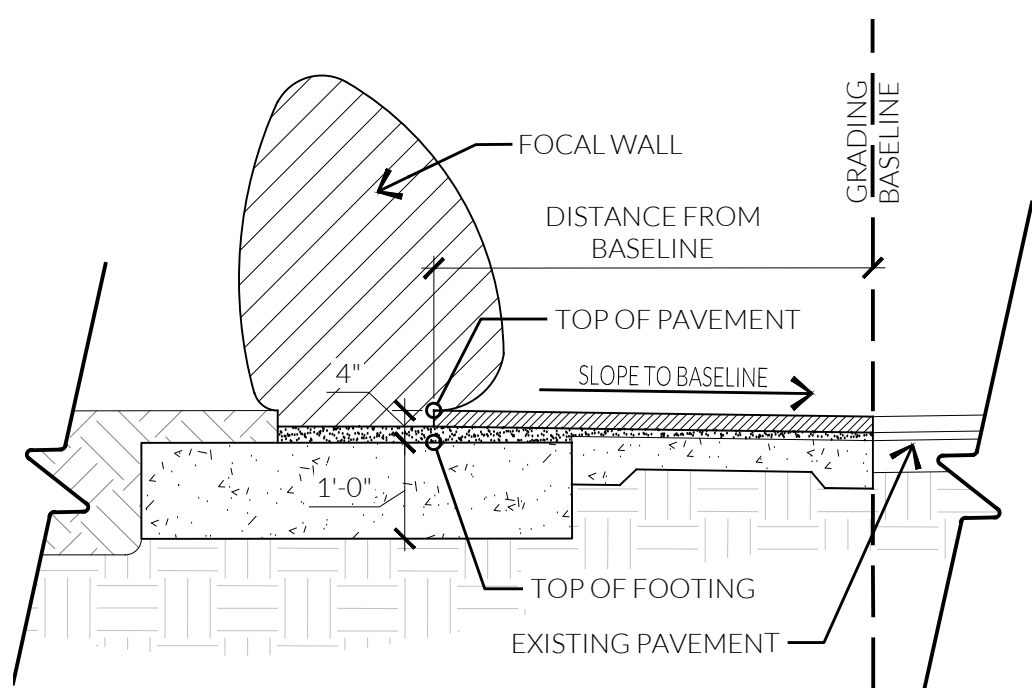
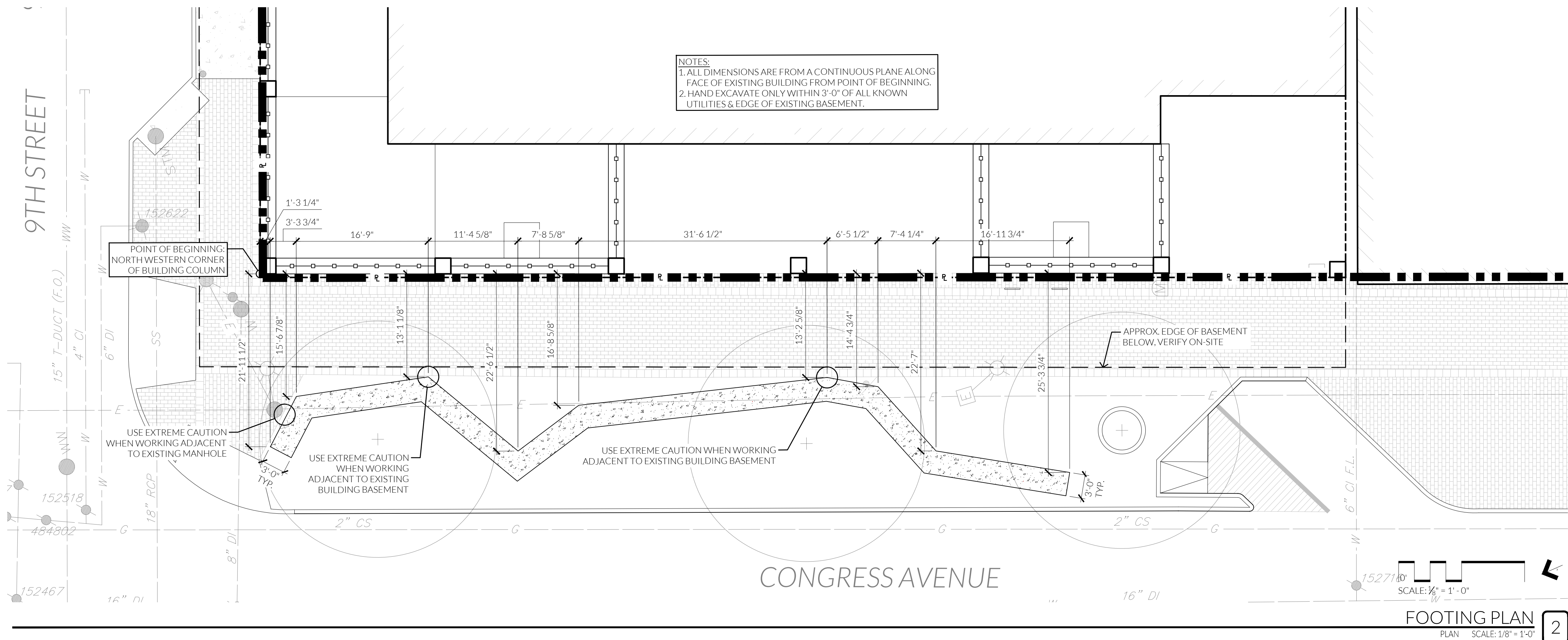
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sheet title:
utility references

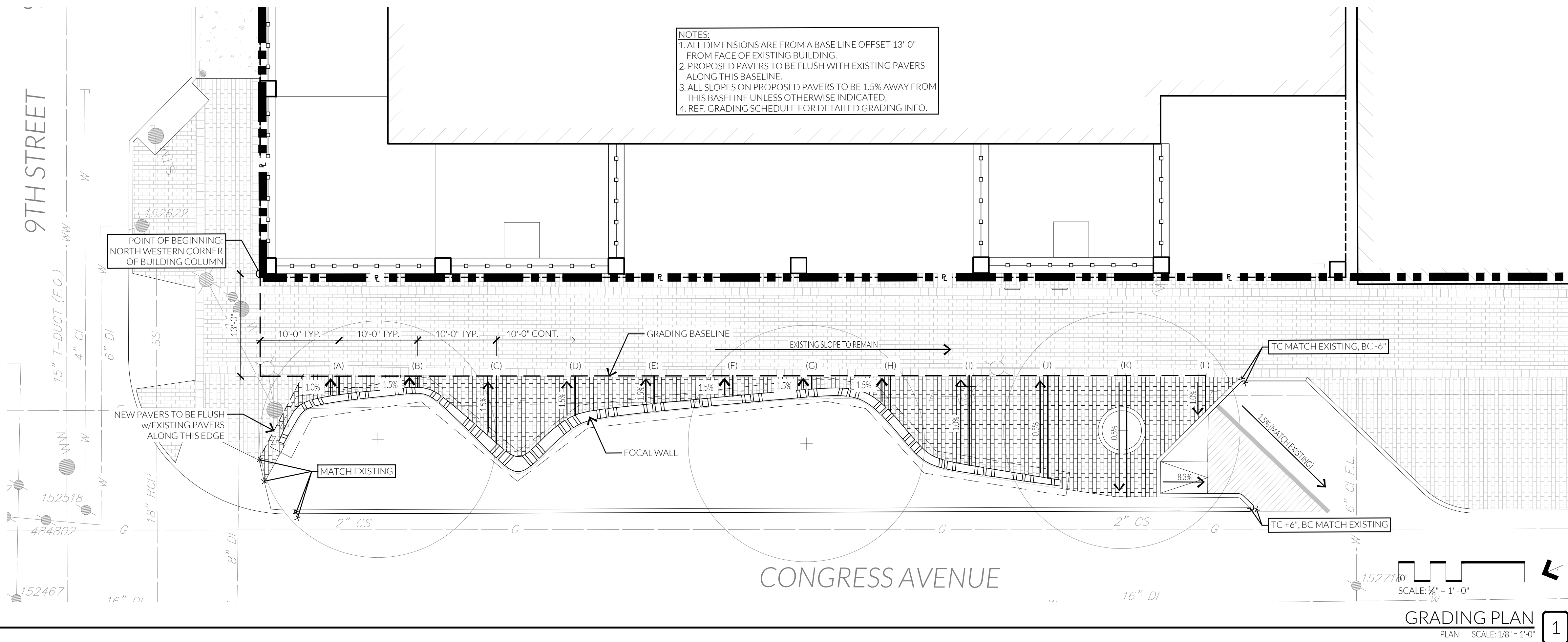
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WASTE WATER ASBUILTS
PLAN SCALE: N.T.S.

LC 1.06



Grading Schedule				
Station	Distance from Baseline	Top of Pavement @ End of Run	Slope to Baseline	Top of Footing
A	2'-4 1/4"	+0.02'	+1.0%	-0.31'
B	1'-5 3/8"	+0.02'	+1.5%	-0.31'
C	8'-6 1/4"	+0.13'	+1.5%	-0.20'
D	4'-11 5/8"	+0.07'	+1.5%	-0.26'
E	3'-6 1/8"	+0.05'	+1.5%	-0.28'
F	2'-6 5/8"	+0.04'	+1.5%	-0.29'
G	1'-8 1/4"	+0.03'	+1.5%	-0.30'
H	4'-6 7/8"	+0.07'	+1.5%	-0.26'
I	11'-4 3/8"	+0.11'	+1.0%	-0.22'
J	13'-0 1/8"	+0.07'	+0.5%	-0.26'
K	15'-4 7/8"	+0.07'	-0.5%	N/A
L	4'-7 1/4"	+0.05'	-1.0%	N/A



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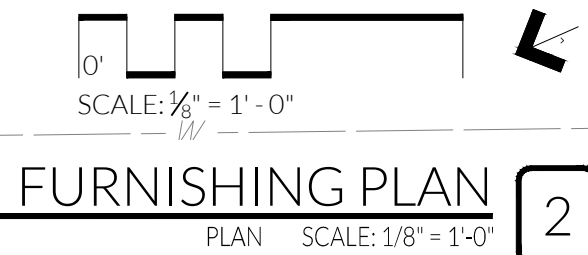
LICENSE AGREEMENT

sheet title:
grading plan +
footing plan

sheet number:

LS 1.01

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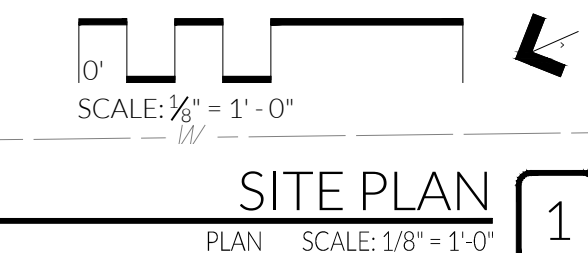
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sheet title:
site plan +
furnishing plan

LS 1.02



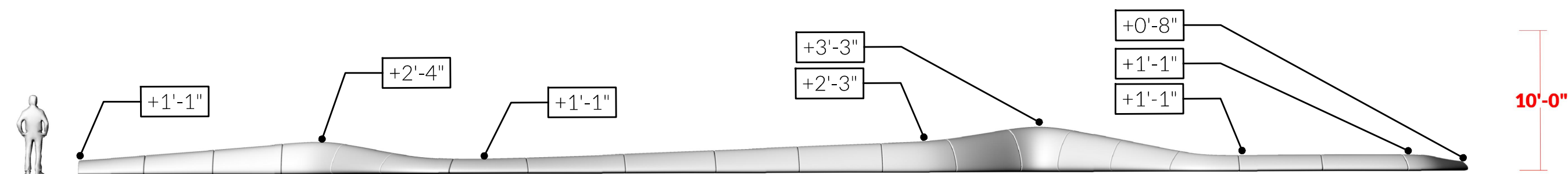
SITE PLAN

PLAN SCALE: 1/8" = 1'-0"

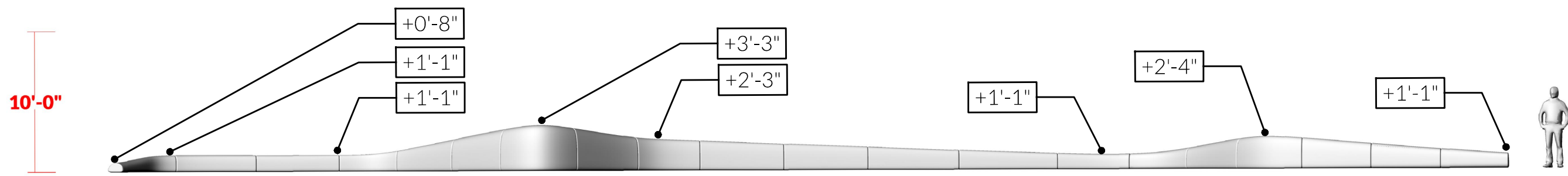
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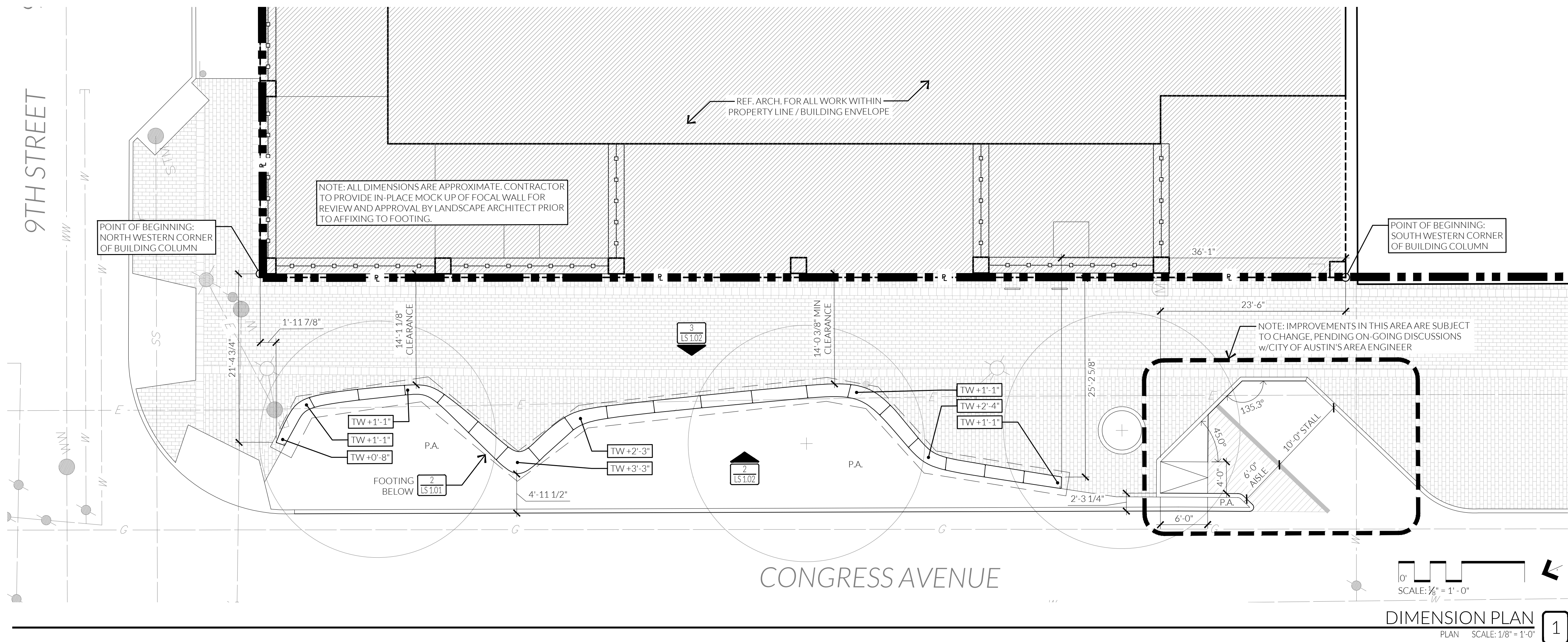
FOCAL WALL - CONCEPT RENDERING
PERSPECTIVE SCALE: N.T.S. 4



FOCAL WALL - FACING WEST
PLAN SCALE: 1/8" = 1'-0" 3



FOCAL WALL - FACING EAST
PLAN SCALE: 1/8" = 1'-0" 2



DIMENSION PLAN
PLAN SCALE: 1/8" = 1'-0" 1

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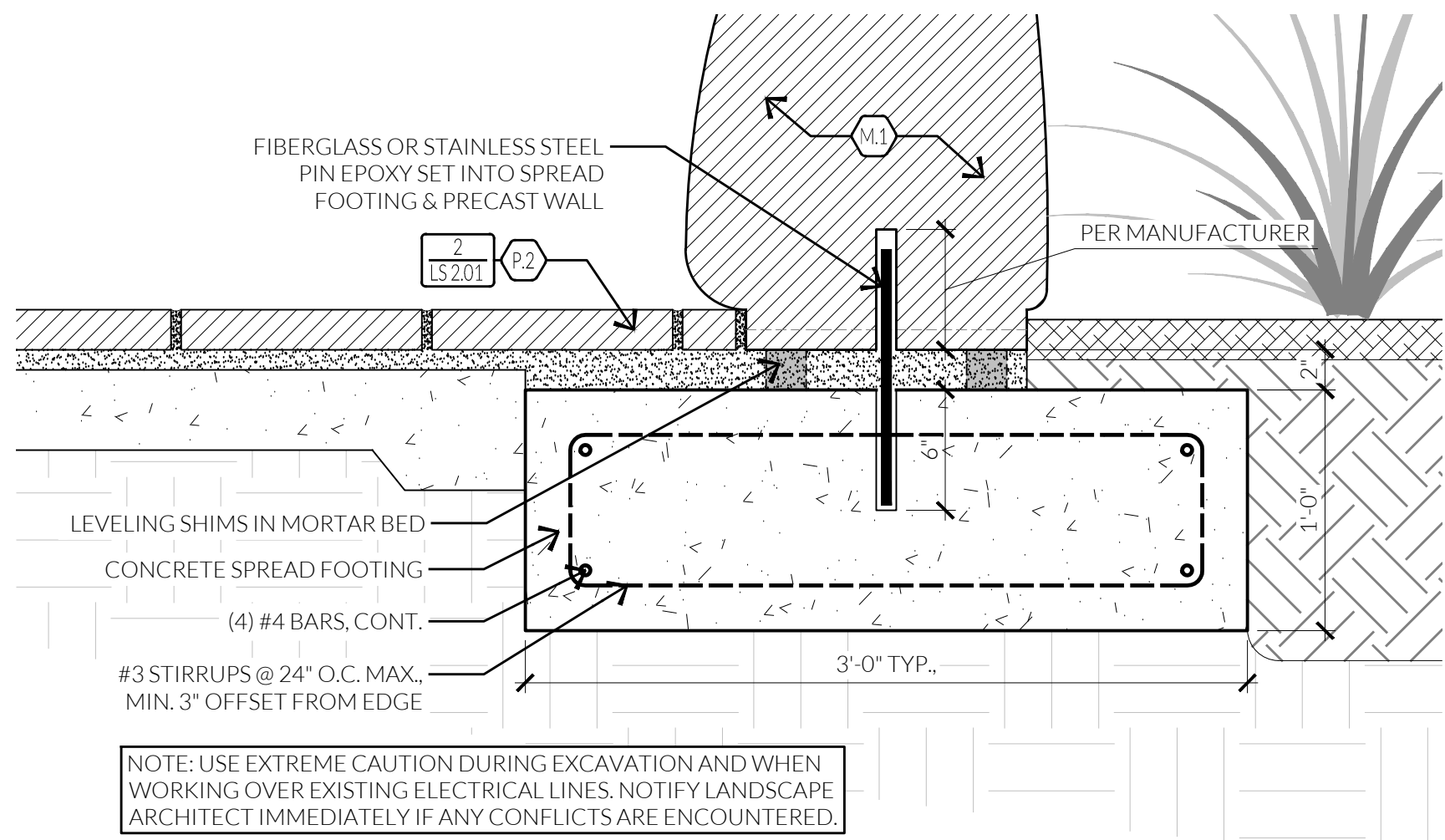
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sheet title:
dimension plan +
focal wall concept

sheet number:
LS 1.03

dwg.

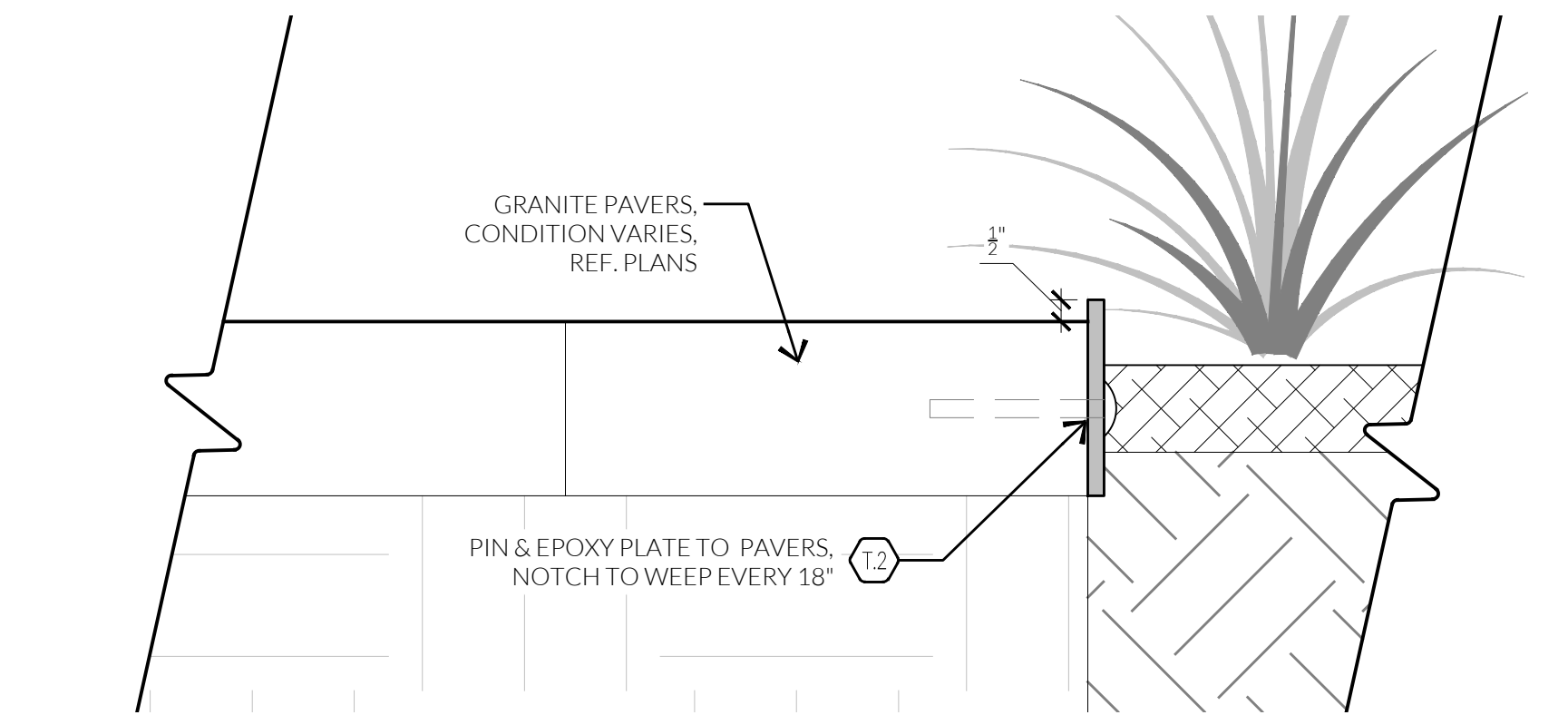
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FOCAL WALL SPREAD FOOTING

SECTION SCALE: 1-1/2\"/>

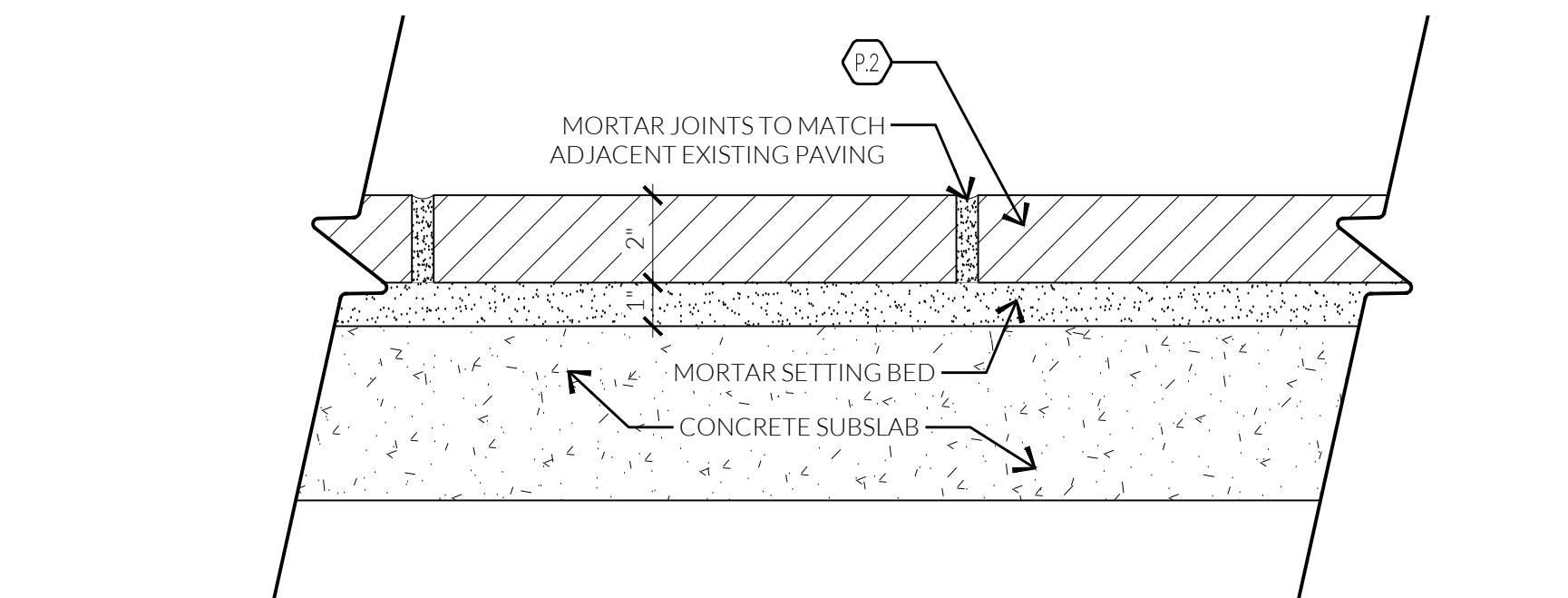
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EDGE OF GRANITE PAVERS

SECTION SCALE: 3\"/>

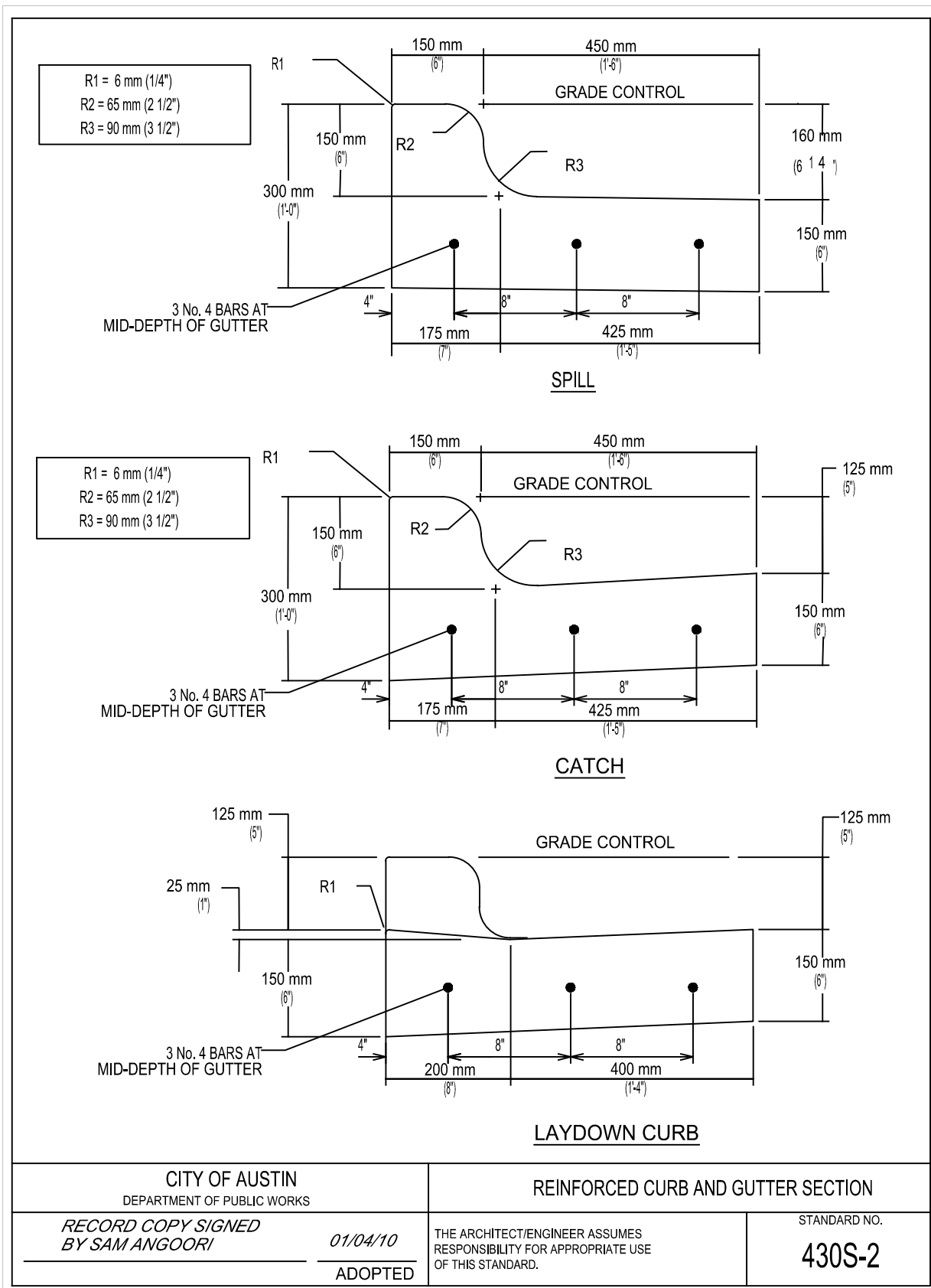
3



TYPICAL PAVERS

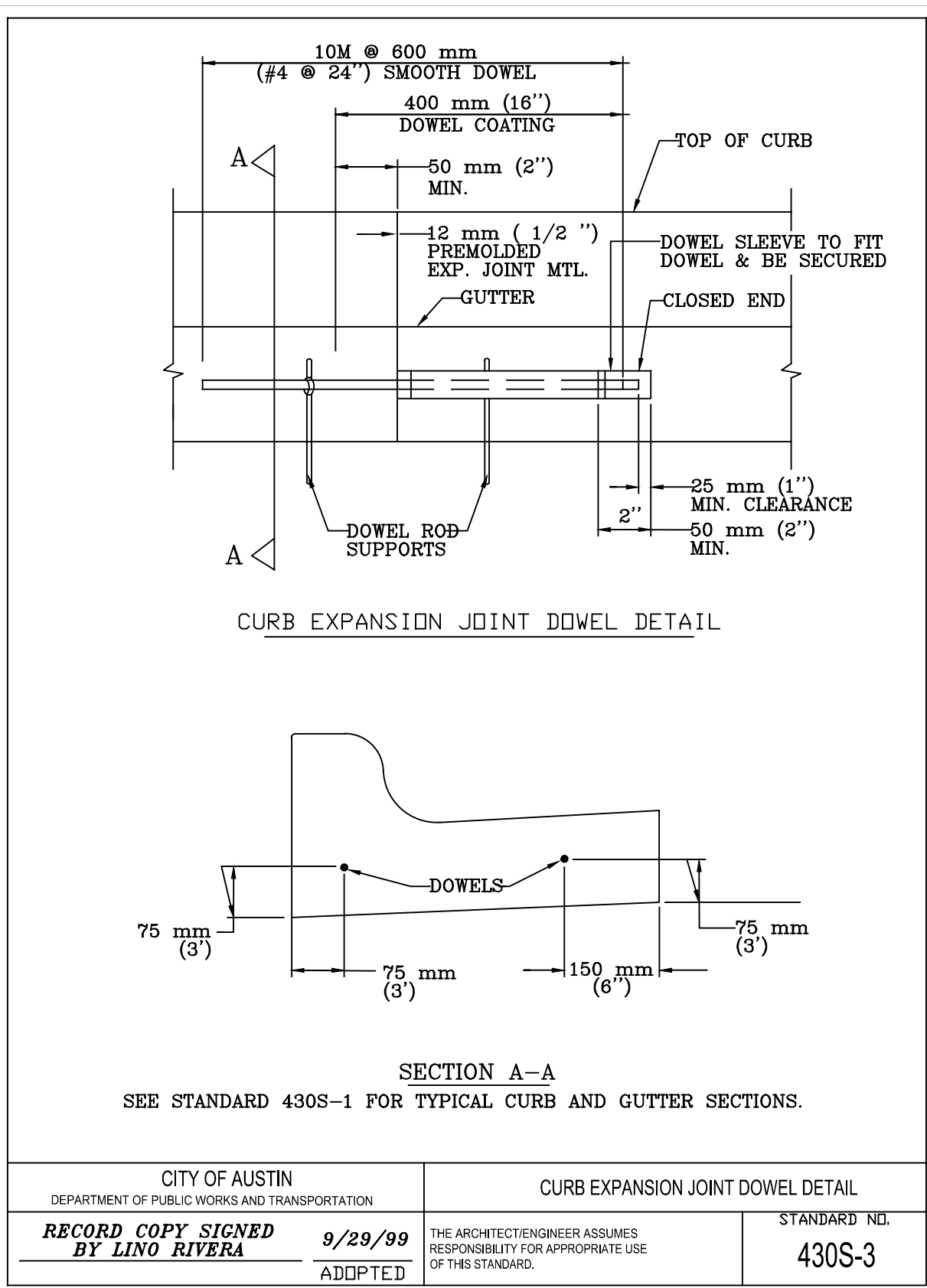
SECTION SCALE: 3\"/>

2



REINFORCED CURB AND GUTTER SECTION

STANDARD NO. 430S-2



SECTION A-A

SEE STANDARD 430S-1 FOR TYPICAL CURB AND GUTTER SECTIONS.

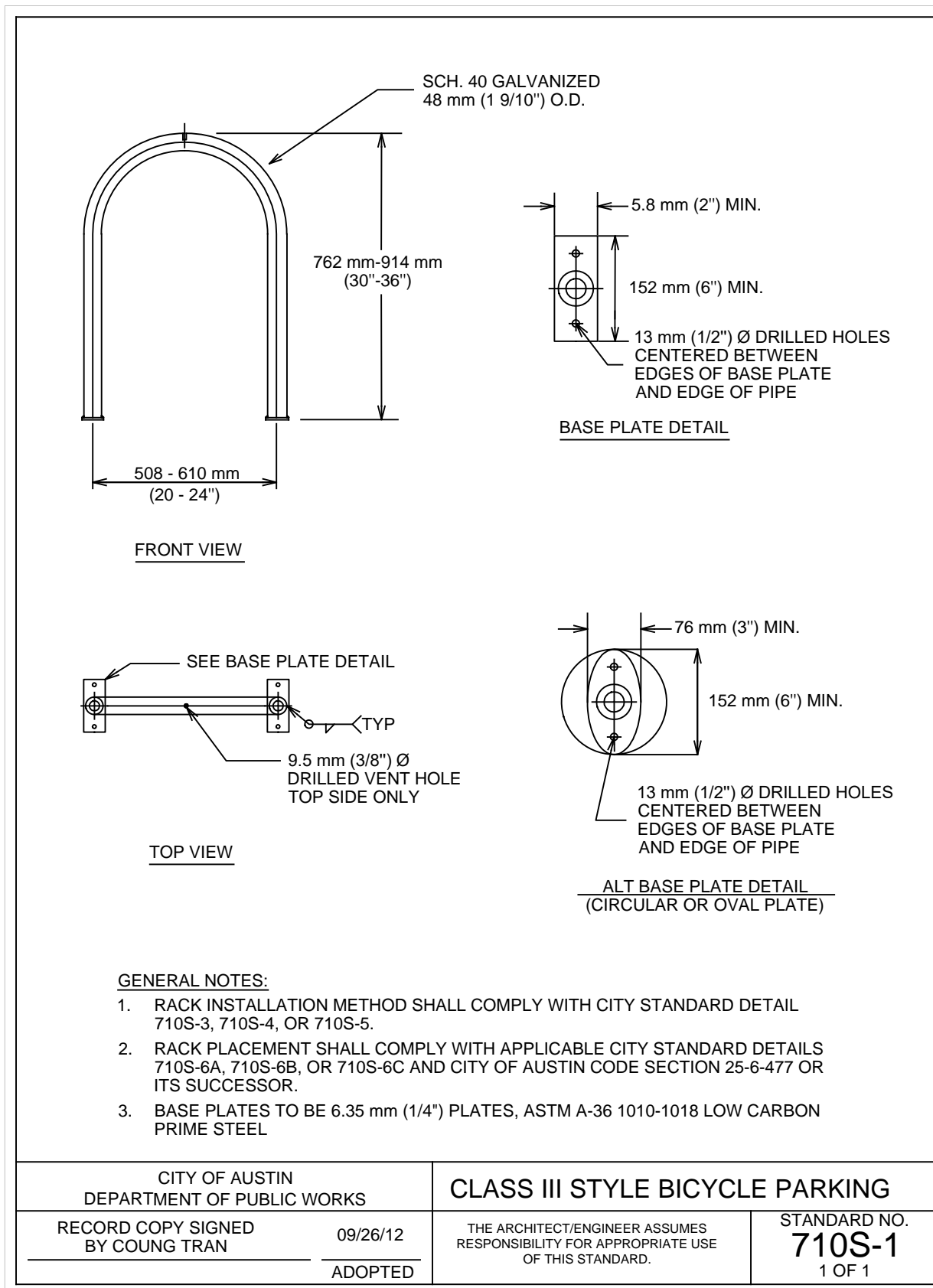
CURB EXPANSION JOINT DOWEL DETAIL

STANDARD NO. 430S-3

COA STANDARD CONCRETE CURB DETAILS

SECTION SCALE: N.T.S.

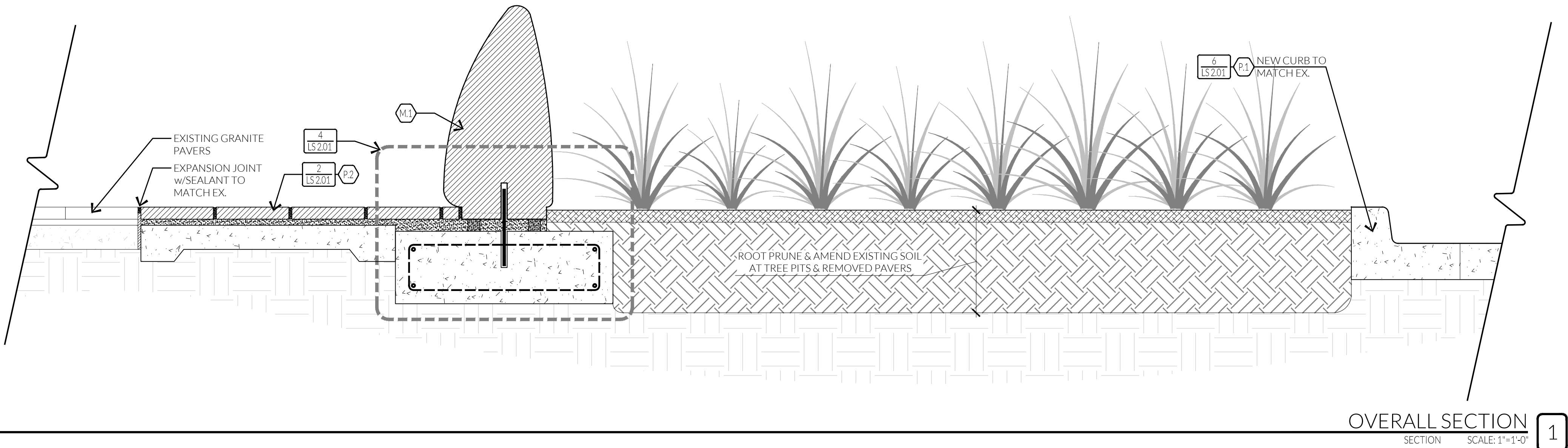
5



COA STANDARD BICYCLE RACK

SECTION SCALE: N.T.S.

6



OVERALL SECTION

SECTION SCALE: 1\"/>

1

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sheet title:
details

sheet number:

LS 2.01

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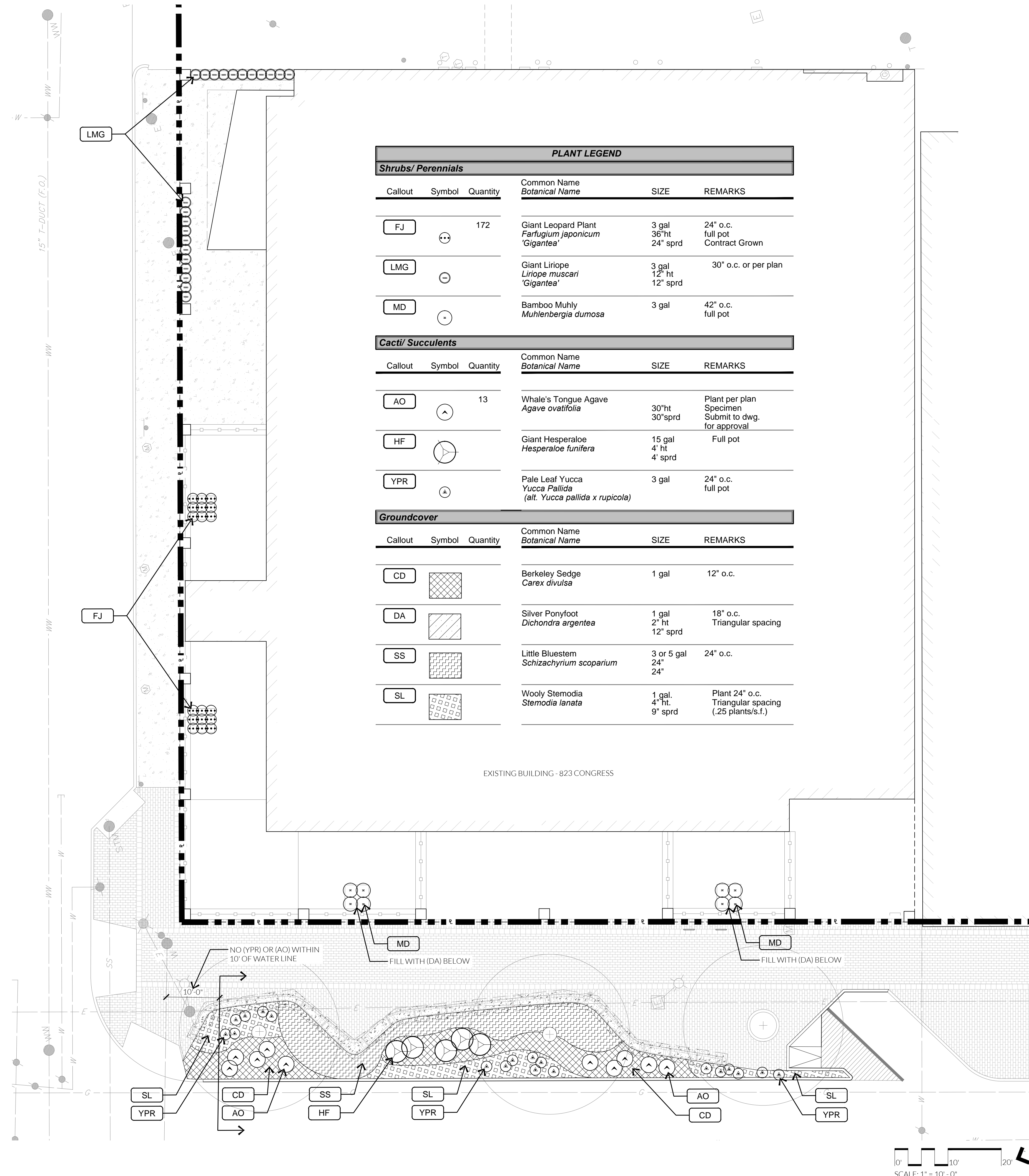
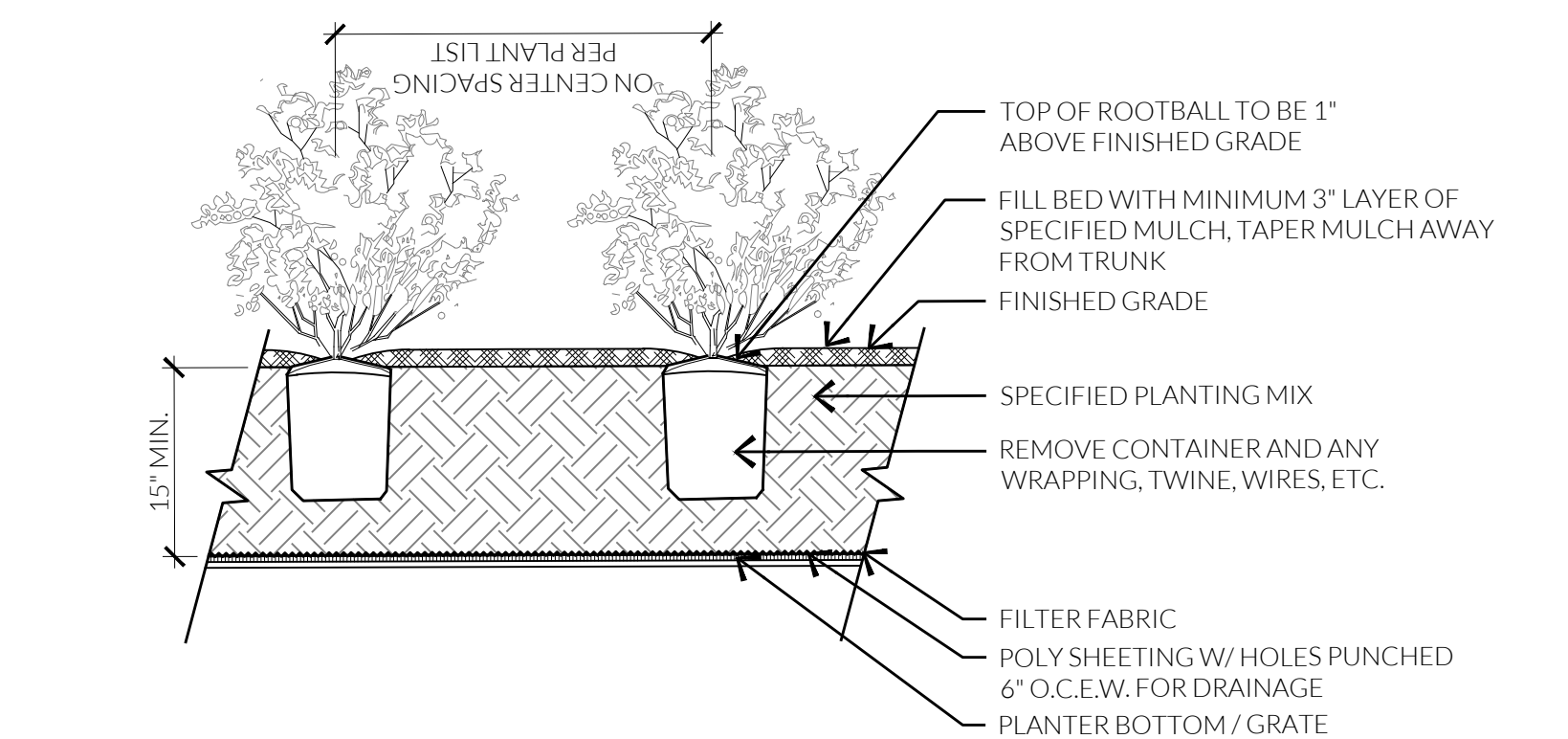
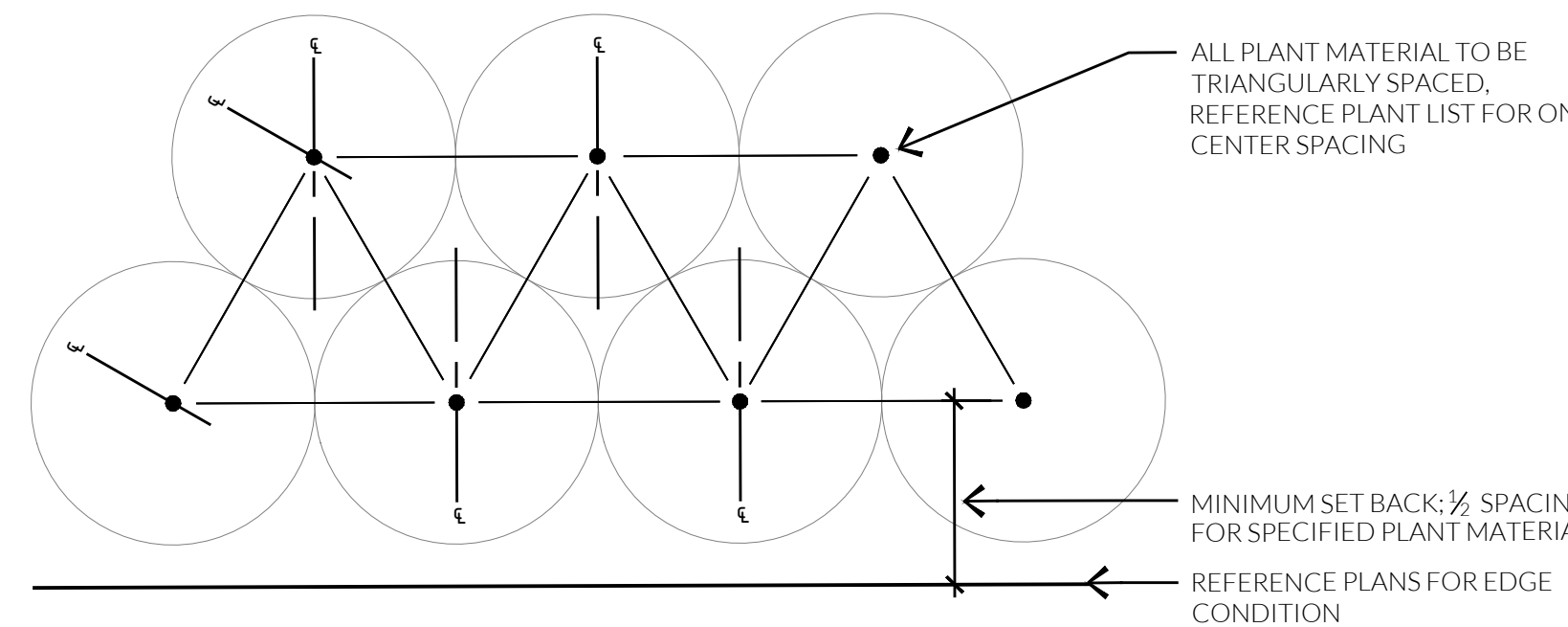
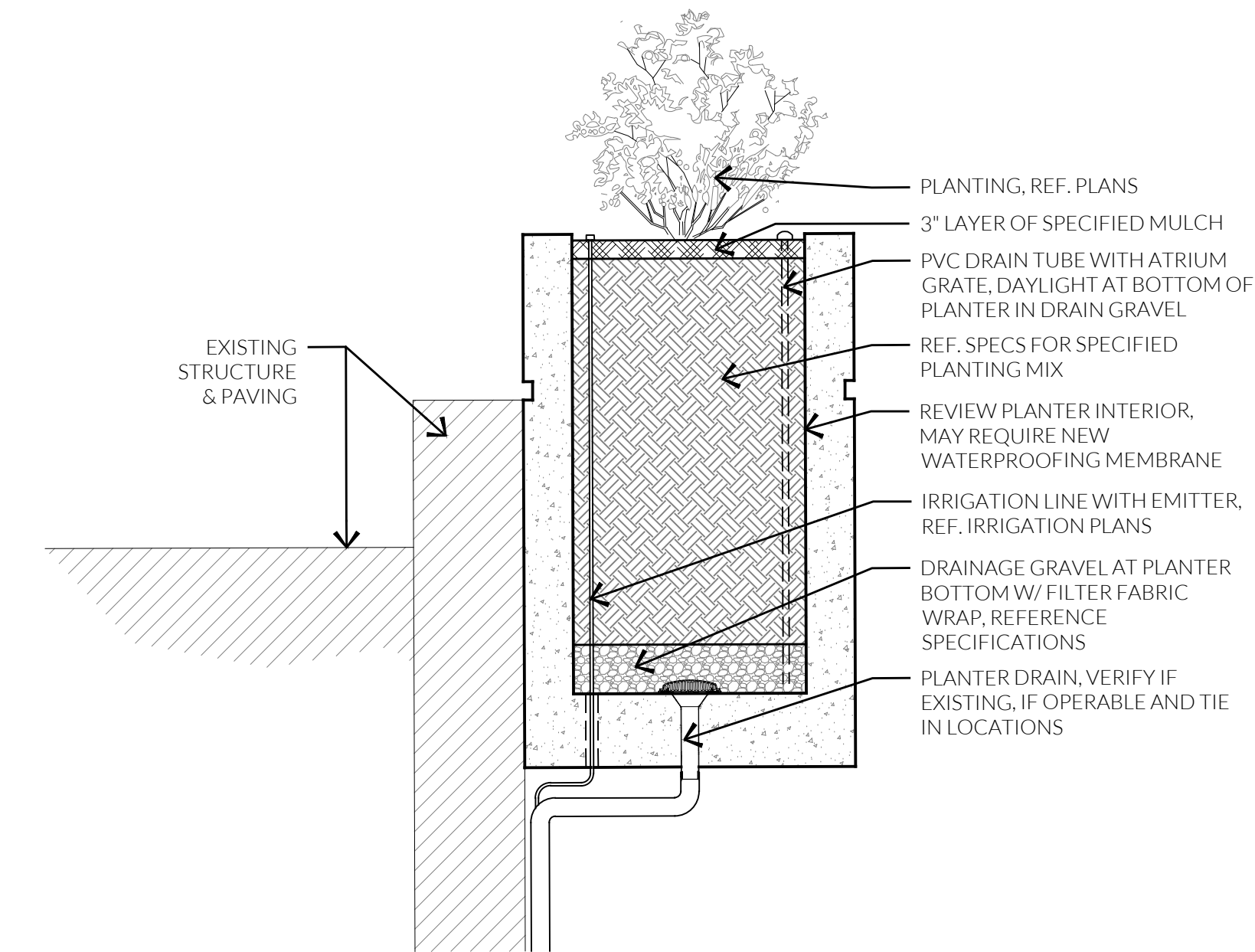
FOR REVIEW ONLY
not for regulatory approval,
permitting or construction.
August 16, 2017
daniel woodroffe 2285

LICENSE
AGREEMENT

sheet title:
planting plan
& details

sheet number:

LP 1.01



PLANT LEGEND					
Shrubs/ Perennials					
Callout	Symbol	Quantity	Common Name Botanical Name	SIZE	REMARKS
FJ	⊙	172	Giant Leopard Plant <i>Farfugium japonicum</i> 'Gigantea'	3 gal 36" ht 24" sprd	24" o.c. full pot Contract Grown
LMG	⊙		Giant Liriope <i>Liriope muscari</i> 'Gigantea'	3 gal 12" ht 12" sprd	30" o.c. or per plan
MD	⊙		Bamboo Muhly <i>Muhlenbergia dumosa</i>	3 gal	42" o.c. full pot
Cacti/ Succulents					
Callout	Symbol	Quantity	Common Name Botanical Name	SIZE	REMARKS
AO	⬆	13	Whale's Tongue Agave <i>Agave ovatifolia</i>	30" ht 30" sprd	Plant per plan Specimen Submit to dwg. for approval
HF	⊙		Giant Hesperaloe <i>Hesperaloe funifera</i>	15 gal 4' ht 4' sprd	Full pot
YPR	⊙		Pale Leaf Yucca <i>Yucca pallida</i> (alt. <i>Yucca pallida</i> x <i>rupicola</i>)	3 gal	24" o.c. full pot
Groundcover					
Callout	Symbol	Quantity	Common Name Botanical Name	SIZE	REMARKS
CD	⊗		Berkeley Sedge <i>Carex divulsa</i>	1 gal	12" o.c.
DA	⊗		Silver Ponyfoot <i>Dichondra argentea</i>	1 gal 2" ht 12" sprd	18" o.c. Triangular spacing
SS	⊗		Little Bluestem <i>Schizachyrium scoparium</i>	3 or 5 gal 24" 24"	24" o.c.
SL	⊗		Woolly Stemodia <i>Stemodia lanata</i>	1 gal. 4" ht. 9" sprd	Plant 24" o.c. Triangular spacing (.25 plants/s.f.)