COMMODORE PERRY ESTATE - GARDEN RESTAURANT

50% CD & GMP SET

4114 RED RIVER STREET
AUSTIN, TEXAS, 78751

PROJECT TEAM

OWNER:
RED RIVER HOLDINGS
MR. CLARK LYDA
4100 RED RIVER STREET
AUSTIN, TEXAS 78751

ARCHITECT:
CLAYTON & LITTLE ARCHITECTS
2201 N. LAMAR BLVD.
AUSTIN, TEXAS 78702

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CONTACT:

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BRITTANY BAQUE, NCIDQ, LEED AP.
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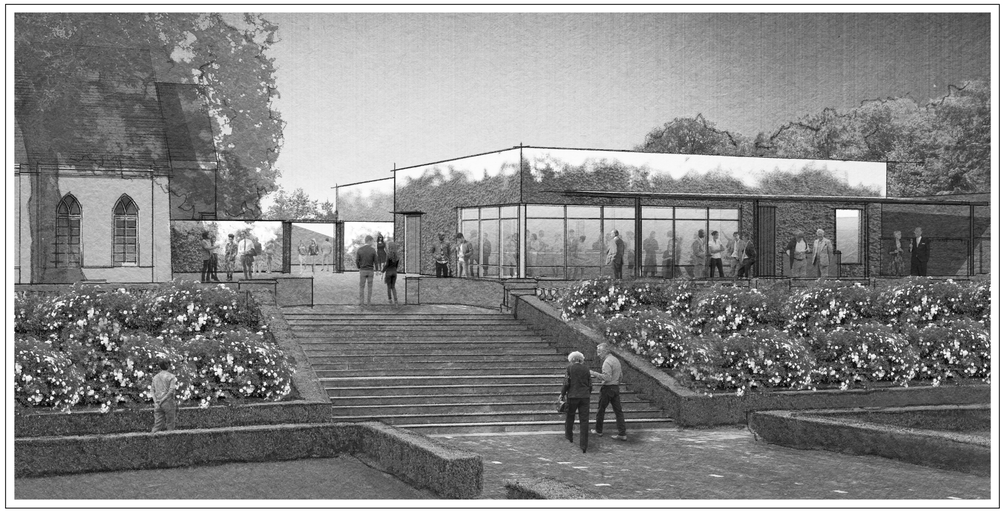

EXTERIOR PERSPECTIVE

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GENERAL

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E-G0.1 GENERAL INFORMATION
A1.0 SITE PLAN

CIVIL: REFERENCE SPD-2017-0161C
- CIVIL DRAWINGS DATED 11/3/17 ISSUED SEPERATELY

LANDSCAPE:
- REFER TO ARCHITECTURAL DRAWINGS DATED 03/23/18 ISSUED SEPERATELY

CODE/FIRE:

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E-P2-2 PLUMBING ROOF PLAN
EP7-1 PLUMBING DETAILS
EP7-2 PLUMBING DETAILS
E-P8-1 PLUMBING RISER DIAGRAM - DOMESTIC
E-P8-2 PLUMBING RISER DIAGRAM - STORM AND GAS
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E-E1.1 PARTIAL ELECTRICAL SITE PLAN - GARDEN RESTAURANT
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E-E2.1 ROOF ELECTRICAL PLAN
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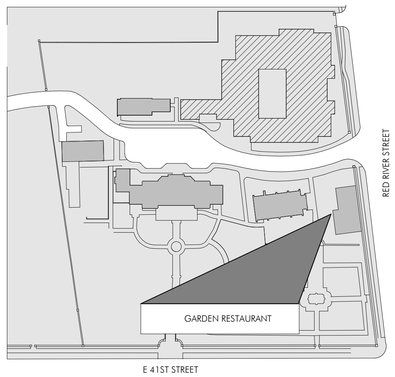
F.S-1.16 FOOD SERVICE GARDEN RESTAURANT REGRIGERATION RACK SHOP DWG.

KEY MAP

PROJECT NORTH TRUE NORTH



SYMBOL LEGEND

1/A101	ELEVATION SYMBOL
SIM 1 A101	SECTION DETAIL SYMBOL
X XXXX	SECTION SYMBOL
X	PARTITION TYPE SYMBOL
ROOM NAME	ROOM NAME & NUMBER SYMBOL
XXX	DOOR NUMBER SYMBOL
X XXXX	DETAIL SYMBOL
X	WINDOW SYMBOL

PROJECT INFORMATION

SITE INFORMATION

SITE INFORMATION TAKEN FROM SURVEY PROVIDED BY ERIC J. DANNHEIM, DATED 07/15/15

ZONING INFORMATION

GR-MU-CO-H-NP

REVISION SCHEDULE

REV #	DESCRIPTION	DATE ISSUED
1	CHAPEL PLAN REVIEW RESPONSE	02/23/18
2	100% CD & GMP PRICING SET	03/23/18
3	MANSION - BP - RESUBMITTAL	04/04/18
4	BLDG E - KITCHEN REVISIONS	04/11/18

CLAYTON & LITTLE

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ISSUED DATE 03/23/18
PROJECT NUMBER 1646

50% CD & GMP PRICING SET

COMMODORE PERRY ESTATE REDEVELOPMENT
GARDEN RESTAURANT
4114 RED RIVER STREET, AUSTIN, TEXAS, 78751

E-G0.0
GARDEN RESTAURANT - COVER SHEET

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GENERAL SCOPE OF WORK NARRATIVE

GENERAL SCOPE OF WORK NARRATIVE:
THE SCOPE OF WORK INCLUDES THE CONSTRUCTION OF A ONE-STORY BUILDING TO OPERATE AS A CATERING KITCHEN AND A RESTAURANT. THE WORK ALSO INCLUDES WALLS THAT MAKE UP A COURTYARD WITH THE EXISTING CHAPEL TO THE WEST OF THE STRUCTURE. REFER TO DRAWINGS AND SPECIFICATIONS FOR FURTHER INFORMATION.

DETAILED SCOPE NARRATIVE FOR ITEMS NOT INCLUDED IN CONSTRUCTION DOCUMENTS:
1. REFER TO LANDSCAPE AND CIVIL DRAWINGS INCLUDED IN ANOTHER PACKAGE FOR CONNECTIONS.
2. NEW FOUNTAIN EQUIPMENT FOR HISTORIC GARDEN REFELCTING POOL AND WALL FOUNTAIN IN ADDITION TO NEW FOUNTAIN IN CHAPEL COURTYARD TO BE INCLUDED IN PRICING. EQUIPMENT TO BE LOCATED IN SOUTHEAST CORNER OF SITE. COORDINATE FINAL LOCATION WITH ARCHITECT AND LANDSCAPE ARCHITECT.

MOCK-UPS:
1. REFERENCE SPECIFICATIONS FOR REQUIRED MOCK-UPS

ALTERNATES

1. TBD

GENERAL NOTES

1. THE CONTRACTOR, IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THESE CONTRACT DOCUMENTS, SHALL PROVIDE ALL MATERIALS, EQUIPMENT, LABOR AND SUPERVISION REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN AND WHICH CAN BE REASONABLY INFERRED TO BE REQUIRED, IN A GOOD WORKMANLIKE MANNER.

2. SUBMISSION OF A BID BY THE CONTRACTOR WILL SIGNIFY THAT THE SITE WAS INSPECTED BY THE APPROPRIATE PERSONNEL AND WORK ASSOCIATED WITH DEALING WITH THE EXISTING CONDITIONS HAS BEEN INCORPORATED INTO THE BID. FAILURE TO OBSERVE THE EXISTING CONDITIONS WILL NOT BE A BASIS FOR ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL VISIT THE JOB SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND VERIFY ANY DISCREPANCIES.

3. CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES. PROCEEDING WITH WORK SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR THAT ALL CONDITIONS ARE CORRECT AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.

4. DO NOT SCALE DRAWINGS; IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.

6. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ACTS, COVENANTS, ETC. HAVING JURISDICTION.

7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, INSPECTION FEES, AND DEPOSITS REQUIRED FOR THE INSTALLATION OF ALL WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM CITY INSPECTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSURANCE AND NECESSARY INCIDENTALS.

8. GENERAL CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING PROPERTY UTILITIES PRIOR TO PERFORMING ANY WORK, AND GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WITH EXISTING UTILITIES DURING DEMOLITION & CONSTRUCTION PHASES.

9. A HAZARDOUS MATERIALS REPORT HAS BEEN PROVIDED BY OWNER, WHO WILL CONTRACT DIRECTLY WITH GC FOR REMOVAL. THE WORK INDICATED HEREIN AND IN RELATED SPECIFICATIONS (INCLUDING REQUIRED DEMOLITION WORK) DOES NOT ADDRESS THE PRESENCE OF HAZARDOUS MATERIALS. THE ARCHITECT IS NOT INVOLVED IN THE REMOVAL, TREATMENT, OR IDENTIFICATION OF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IN ANY WAY.

10. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL DEMOLISHED MATERIALS. THE CONTRACTOR SHALL VERIFY ANY REGULATIONS, LAWS AND/OR ORDINANCES AFFECTING THE METHODS OF DEMOLITION AND THE DISPOSAL OF WASTE MATERIALS. THE OWNER ASSUMES NO LIABILITY FOR EXTRA WORK OR ADDITIONAL COMPENSATION DUE TO FAILURE OF THE CONTRACTOR OR SUBCONTRACTORS TO COMPLY WITH APPLICABLE REGULATIONS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND PERSONNEL DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, EXCAVATION PROTECTION, SCAFFOLDING, JOB SITE SAFETY, ETC. OBSERVATION VISITS TO THE SITE BY ARCHITECT, OWNER, OWNER'S REP. OR ENGINEER SHALL NOT INCLUDE INSPECTION OF ABOVE ITEMS.

12. IT IS THE INTENT OF THE OWNER AND ARCHITECT THAT THIS PROJECT COMPLY WITH THE ADA AND TEXAS ACCESSIBILITY STANDARDS.

13. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL AGREE TO WARRANTY THE WORK, INCLUDING BOTH MATERIALS AND WORKMANSHIP, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. CONTRACTOR SHALL REMEDY, AT NO EXPENSE TO THE OWNER, ANY DEFECTS IN THE WORK WHICH BECOME APPARENT DURING THE WARRANTY PERIOD.

14. SEAL ALL CRACKS AROUND STRUCTURAL MEMBERS, BRACING, PIPES, CONDUITS, DUCTS AND BETWEEN WALLS AND ROOF DECK WHERE AIR INFILTRATION BETWEEN CONDITIONED AND NON-CONDITIONED (EXTERIOR) SPACES MAY OCCUR (I.E. SEAL THE BUILDING ENVELOPE).

15. CONCEAL ALL PIPING IN FINISHED WALLS. WHERE PIPING IS TOO LARGE, WALLS ARE TO BE FURRED-OUT THE MINIMUM DIMENSION REQUIRED TO CONCEAL PIPING. INFORM ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

16. FIRE EXTINGUISHERS SHALL BE PURCHASED AND INSTALLED BY THE CONTRACTOR PER LOCAL FIRE DEPARTMENT AND BUILDING CODE REQUIREMENTS.

17. ANY WOOD BLOCKING USED SHALL BE FIRE TREATED TO MEET BUILDING CODE.

AREA CALCULATIONS:

	LEVEL 1		
INTERIOR	3,376 S.F.		
EXTERIOR	594 S.F.		
TOTAL	3,970 S.F.		
	NET AREA	NET OCCUPANCY	PERSONS
INDOOR DINING	725 S.F.	15/S.F.	49
ENTRY	69 S.F.	5/S.F.	13
BAR PATRONS	88 S.F. (24 LINEAR FEET)	1/18 LINEAR INCHES	16
RESTROOMS	125 S.F.	0/S.F.	0
KITCHEN/BACK OF HOUSE	1655 S.F.	200/S.F.	8
CIRCULATION	284 S.F.	0/S.F.	0
STORAGE	552 S.F.	300/S.F.	2
OUTDOOR DINING	502 S.F.	15/S.F.	33
TOTALS	3,970 S.F.		121

OCCUPANCY:

	OCCUPANCY	FIRE PROTECTION	LOAD
KITCHEN PAVILION	A-2	SPRINKLERED	121

CODE ANALYSIS:

BUILDING CODES:

Architectural & Structural:	2015 International Building Code, City of Austin Amendments,
Plumbing:	2015 Uniform Plumbing Code, w/ City of Austin Amendments
Mechanical:	2015 Uniform Mechanical Code, w/ City of Austin Amendments
Electrical:	2017 National Electric Code, w/ City of Austin Amendments
Fire:	2015 International Fire Code, w/ City of Austin Amendments & 2016 NFPA 13, 2016 NFPA 72
TAS:	2012 Texas Accessibility Standards
ENERGY:	2015 International Energy Code, w/ City of Austin Amendments

BUILDING DESCRIPTION:	NEW BUILD
OCCUPANCY TYPE:	A-2
CONSTRUCTION TYPE:	V B
FIRE SPRINKLER:	Sprinkler system, NFPA 13
LEGAL JURISDICTION:	City of Austin Texas
LEGAL DESCRIPTION:	ACR 9.8624 OLT 14 DIVISION C

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ISSUED DATE 03/23/18
PROJECT NUMBER 1646

50% CD & GMP PRICING SET

COMMODORE PERRY ESTATE REDEVELOPMENT
GARDEN RESTAURANT

4114 RED RIVER STREET, AUSTIN, TEXAS, 78751

E-G0.1
GENERAL INFORMATION

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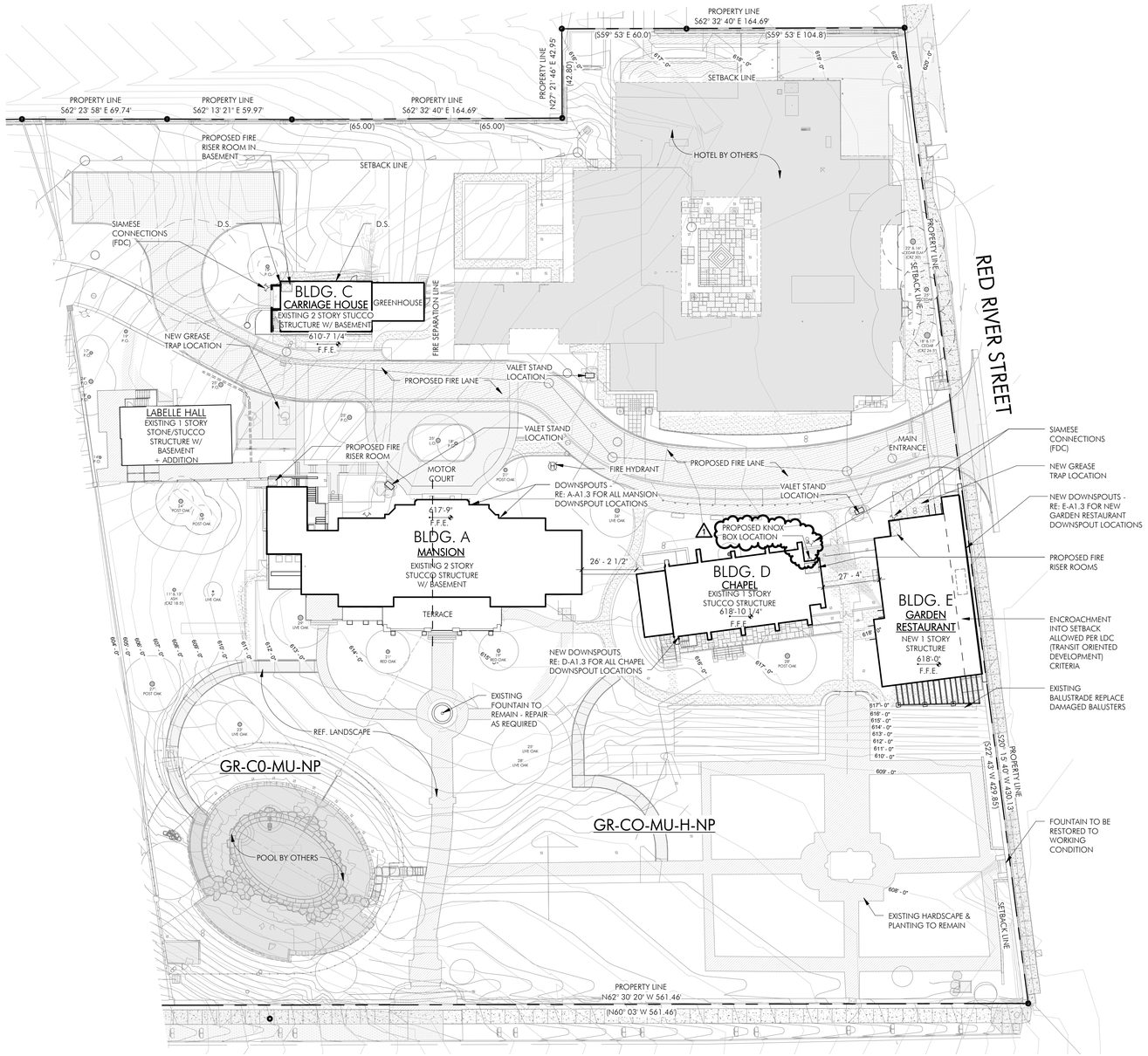

1 SITE - PROPOSED
1" = 30'-0"

DRAWING LEGEND

- SCOPE OF WORK
- BY OTHERS
- TRACT DIVISIONS

BUILDING FLOOR LEVELS

MANSION	
BASEMENT:	606' - 10"
LEVEL 1:	617' - 9"
LEVEL 2:	632' - 0"
RESTAURANT	
BASEMENT:	603' - 7 5/16"
LEVEL 1:	612' - 7 3/32"
CARRIAGE HOUSE	
BASEMENT:	602' - 4"
LEVEL 1:	610' - 7 1/4"
LEVEL 2:	621' - 0 "
CHAPEL	
LEVEL 1:	618' - 10 1/4"
KITCHEN PAVILION	
LEVEL 1:	618' - 0"

SITE INFORMATION:

SITE INFORMATION TAKEN FROM SURVEY PERFORMED ON 03/03/11 AND UPDATED ON 07/13/15 BY LICENSED SURVEYOR ERIC J. DANNHEIM WORKING FOR CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.

SITE PERMIT NOTES:

1. PERMITTING FOR CONSTRUCTION OF BUILDING TO RUN CONCURRENT WITH SITE DEVELOPMENT PLAN: SP-2017-0161CT dated 3/23/18

2. SITE PLAN EXEMPTION APPROVED: DA-2017087347

ZONING INFORMATION

GR-MU-CO-H-NP

LEGAL JURISDICTION: CITY OF AUSTIN, TRAVIS COUNTY

LEGAL DESCRIPTION

ACR 9.8624 OLT 14 DIVISION C

SITE PLAN NOTES:

1. COORDINATE LAYOUT AND SERVICES WITH CIVIL AND LANDSCAPE DRAWINGS. VERIFY EXISTING BUILDING LOCATIONS IN FIELD.

2. MINIMIZE IMPACT/DISTURBANCE OF NEIGHBORS; FOLLOW CITY OF AUSTIN CONSTRUCTION WORK HOUR REQUIREMENTS.

3. MINIMIZING IMPACTS TO EXISTING TREES IS CRITICAL TO THE SUCCESS OF THIS PROJECT. COORDINATE ALL DISTURBANCES IN CRITICAL ROOT ZONES OR TREE CANOPY PRUNING WITH OWNER'S ARBORIST.

4. VERIFY KNOX BOX LOCATIONS ON SITE WITH FIRE MARSHAL PRIOR TO INSTALLATION.

TREE PROTECTION NOTES:

1. PROVIDE TREE PROTECTION FENCING PER CODE AND 8" MULCH GROUND COVER DURING CONSTRUCTION AROUND ALL TREES IN THE CONSTRUCTION AREA.

2. WRAP 2x4 BOARDS (PER COA DETAILS) AROUND TREE TRUNKS DURING CONSTRUCTION.

CLAYTON & LITTLE

ISSUED DATE 1 02/28/18
PROJECT NUMBER 1646

50% CD & GMP PRICING SET

COMMODORE PERRY ESTATE REDEVELOPMENT
CHAPEL

4114 RED RIVER STREET, AUSTIN, TEXAS, 78751

A0.1
SITE PLAN

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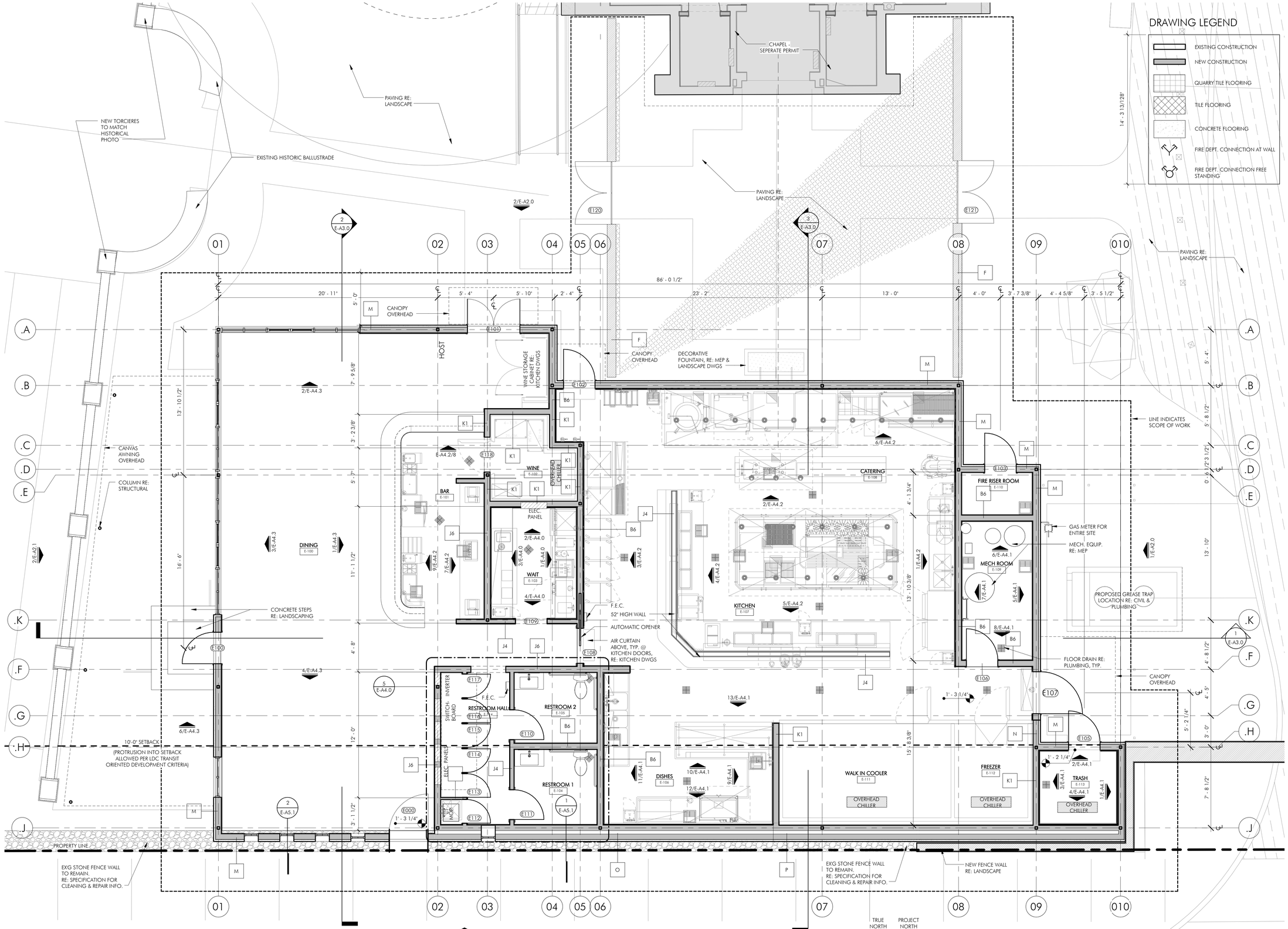

1 LEVEL 1 - GARDEN RESTAURANT
1/4" = 1'-0"

GROSS AREA: 3,527 S.F.

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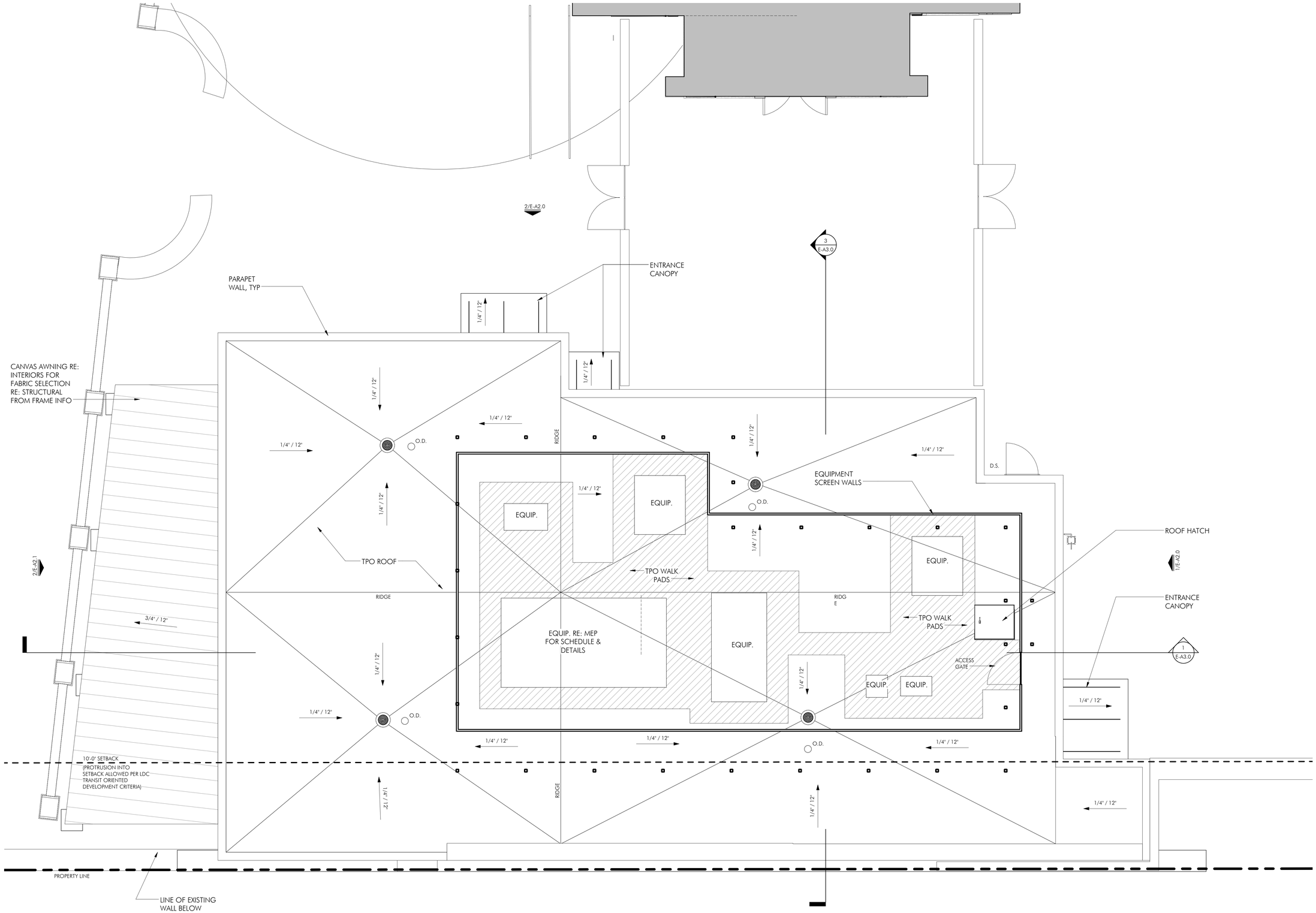
4114 RED RIVER STREET, AUSTIN, TEXAS, 78751

E-A1.1
FLOOR PLAN



TRUE NORTH PROJECT NORTH

1 ROOF PLAN - GARDEN RESTAURANT
1/4" = 1'-0"

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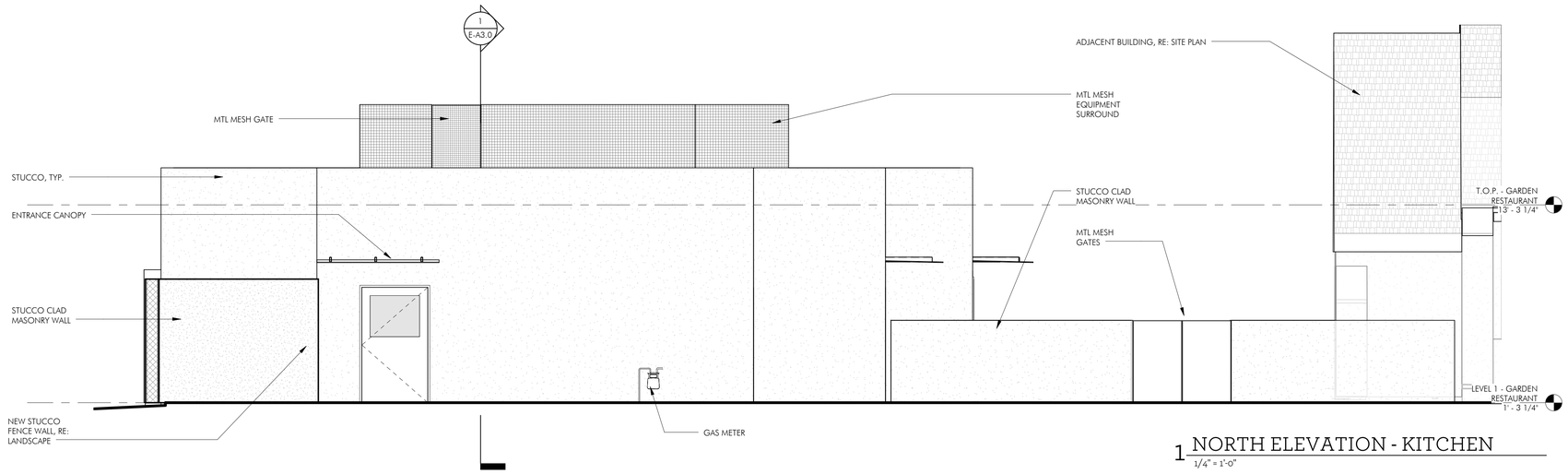
GARDEN RESTAURANT

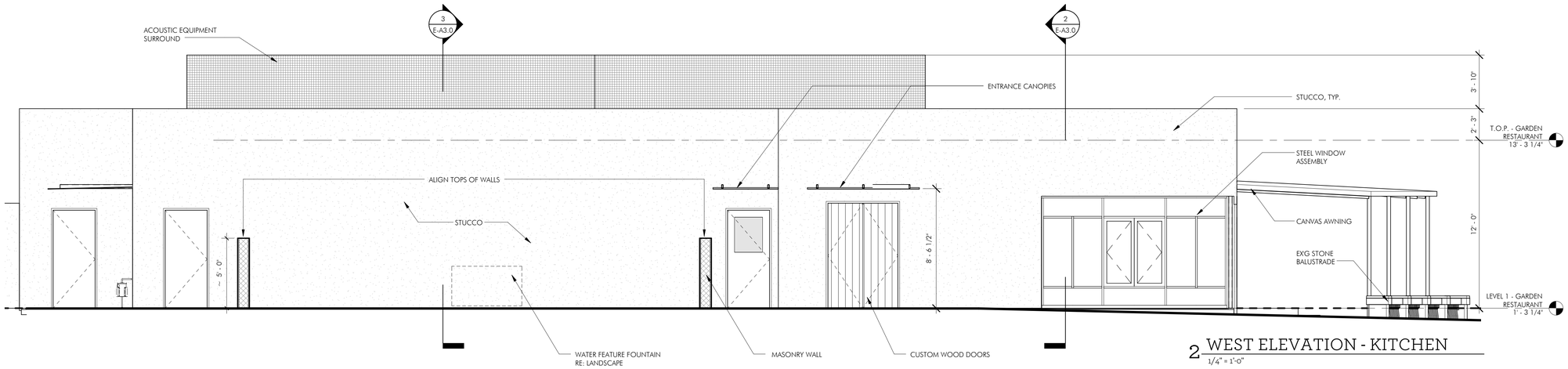
4114 RED RIVER STREET, AUSTIN, TEXAS, 78751

E-A1.3

ROOF PLAN



1 NORTH ELEVATION - KITCHEN
1/4" = 1'-0"



2 WEST ELEVATION - KITCHEN
1/4" = 1'-0"

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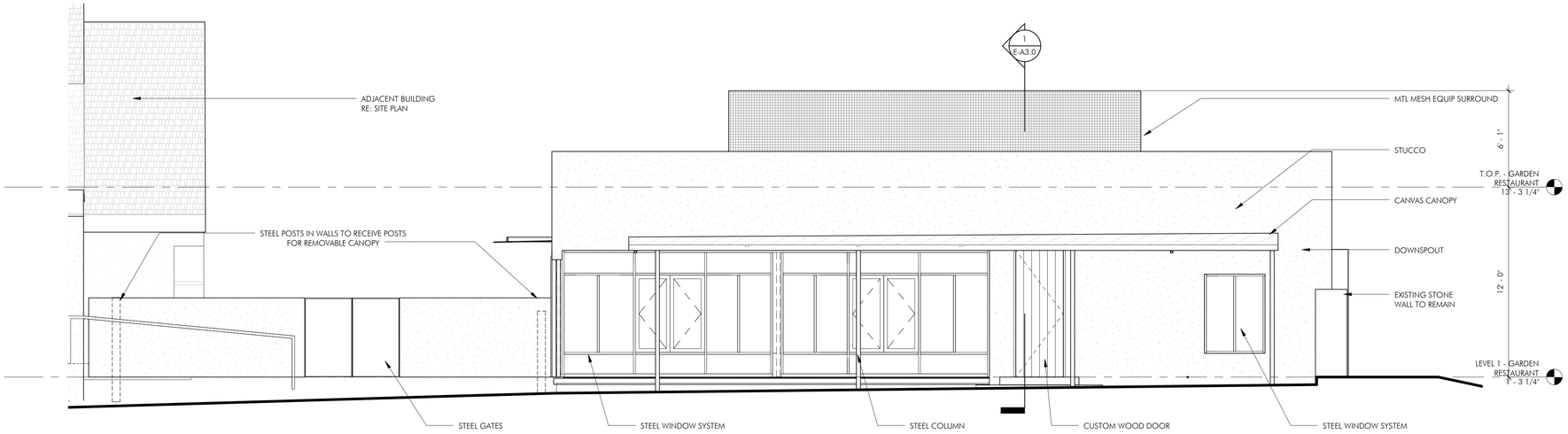
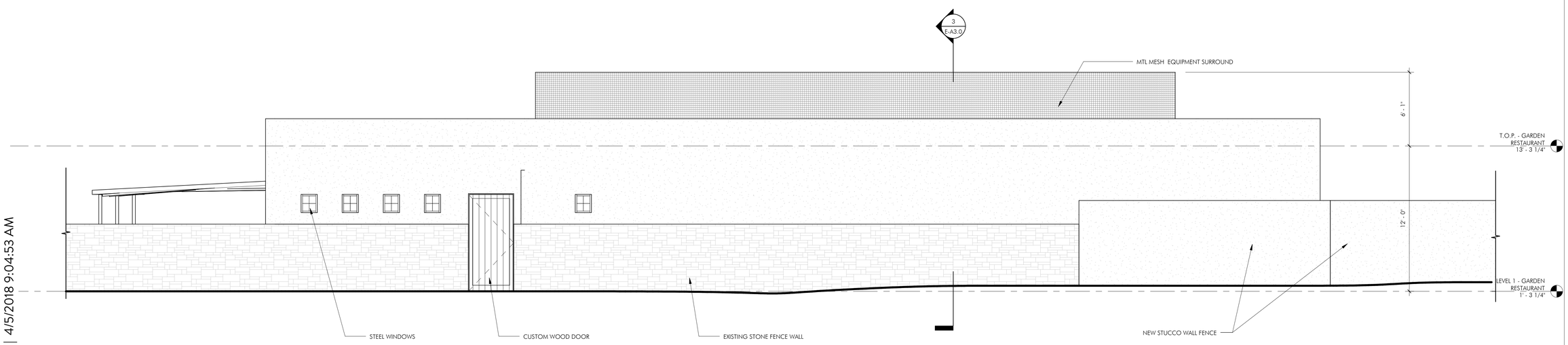
GARDEN RESTAURANT
4114 RED RIVER STREET, AUSTIN, TEXAS, 78751

NOTE: COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E IS REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW

E-A2.0
BUILDING ELEVATIONS



2 SOUTH ELEVATION - KITCHEN
1/4" = 1'-0"



1 EAST ELEVATION - KITCHEN
1/4" = 1'-0"

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CLAYTON
& LITTLE

PRELIMINARY
NOT FOR CONSTRUCTION
This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

ISSUED DATE 03/23/18
PROJECT NUMBER 1646

50% CD & GMP PRICING SET

COMMODORE PERRY ESTATE REDEVELOPMENT
GARDEN RESTAURANT

4114 RED RIVER STREET, AUSTIN, TEXAS, 78751

E-A2.1

BUILDING ELEVATIONS