

COMMODORE PERRY ESTATE - CARRIAGE HOUSE

4114 RED RIVER STREET  
AUSTIN, TEXAS, 78751

PROJECT TEAM

OWNER:  
RED RIVER HOLDINGS  
MR. CLARK LYDA  
4100 RED RIVER STREET  
AUSTIN, TEXAS 78741

CIVIL ENGINEER:  
BIG RED DOG  
2021 E. 5TH STREET, SUITE 200  
AUSTIN, TEXAS 78702

CONTACT:

BRITTANY LANKFORD  
EMAIL: [BLANKFORD@BIGREDDOG.COM](mailto:BLANKFORD@BIGREDDOG.COM)  
PHONE: (512)669.5560

ARCHITECT:  
CLAYTON & LITTLE ARCHITECTS  
1001 EAST 8TH STREET  
AUSTIN, TEXAS 78702

CONTACT:

HOLLY ARTHUR, ASSC, AIA  
EMAIL: [HOLLY@CLAYTONANDLITTLE.COM](mailto:HOLLY@CLAYTONANDLITTLE.COM)  
PHONE: (512) 477.1727  
FAX: (512) 477.9876

STRUCTURAL:  
AEC ARCHITECTURAL ENGINEERS  
COLLABORATIVE  
3800 NORTH LAMAR BLVD., SUITE 330  
AUSTIN, TEXAS 78756

CONTACT:

KARINA TRIBBLE, PE, LEED AP  
EMAIL: [KTRIBBLE@AECCLLAB.COM](mailto:KTRIBBLE@AECCLLAB.COM)  
PHONE: (512)472.2111

MEP:  
INTEGRAL GROUP  
1711 E. CESAR CHAVEZ, SUITE C  
AUSTIN, TEXAS 78702

CONTACT:

BUNGANE MEHLOMAKULU, PE, LEED AP BD+C  
EMAIL: [BMEHLOMAKULU@INTEGRALGROUP.COM](mailto:BMEHLOMAKULU@INTEGRALGROUP.COM)  
PHONE: (512)598.1721

LANDSCAPE ARCHITECT:  
TEN EYCK LANDSCAPE ARCHITECTS, INC.  
1214 WEST 6TH STREET,  
AUSTIN, TEXAS 78703

CONTACT:

JEAN PIERRE CASILLAS, ASLA, RA  
EMAIL: [CASILLAS@TENEYCHLA.COM](mailto:CASILLAS@TENEYCHLA.COM)  
PHONE: (512)813.9999

BUILDING PERMIT SET

INDEX OF DRAWINGS

GENERAL

A-G0.0 COVER SHEET  
A-G0.1 GENERAL INFORMATION

CIVIL: REFERENCE SP-2017-0161CT

- CIVIL DRAWINGS DATED 03/23/18 ISSUED SEPERATELY

LANDSCAPE:

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

CODE/EGRESS:

A-LS1.0 LIFE SAFETY PLAN

ARCHITECTURAL:

C-D1.0 DEMOLITION PLANS - BASEMENT & FIRST FLOOR  
C-D1.1 DEMOLITION PLANS - SECOND FLOOR  
C-A1.0 FLOOR PLANS - BASEMENT & FIRST FLOOR  
C-A1.1 FLOOR PLANS - SECOND FLOOR  
C-A1.2 REFLECTED CEILING PLANS - BASEMENT & FIRST FLOOR  
C-A1.3 REFLECTED CEILING PLANS - SECOND FLOOR  
C-A2.0 EXTERIOR ELEVATIONS  
C-A2.1 EXTERIOR ELEVATIONS  
C-A5.1 TYP. DETAILS  
C-A5.2 TYP. DETAILS  
C-A6.0 DOOR SCHEDULE  
C-A5.0 ASSEMBLIES  
C-A5.3 DETAILS

STRUCTURAL:

UPDATE

PLUMBING:

C-P0.1 SYMBOLS, NOTES AND ABBREVIATIONS  
C-P2.1 BASEMENT AND FIRST FLOOR PLUMBING PLAN  
C-P2.2 SECOND FLOOR AND ROOF PLUMBING PLAN  
C-P7.1 PLUMBING DETAILS  
C-P8.0 PLUMBING DOMESTIC WATER & SANITARY RISER DIAGRAMS  
C-P8.1 PLUMBING STORM RISER DIAGRAM  
C-P9.1 PLUMBING SCHEDULES  
C-PD2.1 BASEMENT AND FIRST FLOOR PLUMBING DEMOLITION  
C-PD2.2 SECOND FLOOR AND ROOF PLUMBING DEMOLITION PLAN

MECHANICAL:

C-M0.1 SYMBOLS, NOTES AND ABBREVIATIONS  
C-M2.1 BASEMENT AND FIRST FLOOR DUCT PLAN  
C-M2.2 SECOND FLOOR AND ROOF DUCT PLAN  
C-M7.1 MECHANICAL DETAILS  
C-M8.0 PLUMBING DOMESTIC WATER & SANITARY RISER DIAGRAMS  
C-M8.1 REFRIGERANT FLOW DIAGRAM  
C-M8.2 AIR FLOW DIAGRAMS  
C-M8.3 CONTROLS, DIAGRAM, SEQUENCE AND POINTS LIST  
C-M8.4 CONTROLS, DIAGRAM, SEQUENCE AND POINTS LIST  
C-M9.1 MECHANICAL SCHEDULES  
C-M9.2 MECHANICAL COMPLIANCE DOCUMENTS  
C-MD2.1 BASEMENT AND FIRST FLOOR DUCT DEMOLITION  
C-MD2.2 SECOND FLOOR AND ROOF DUCT DEMOLITION PLAN

ELECTRICAL:

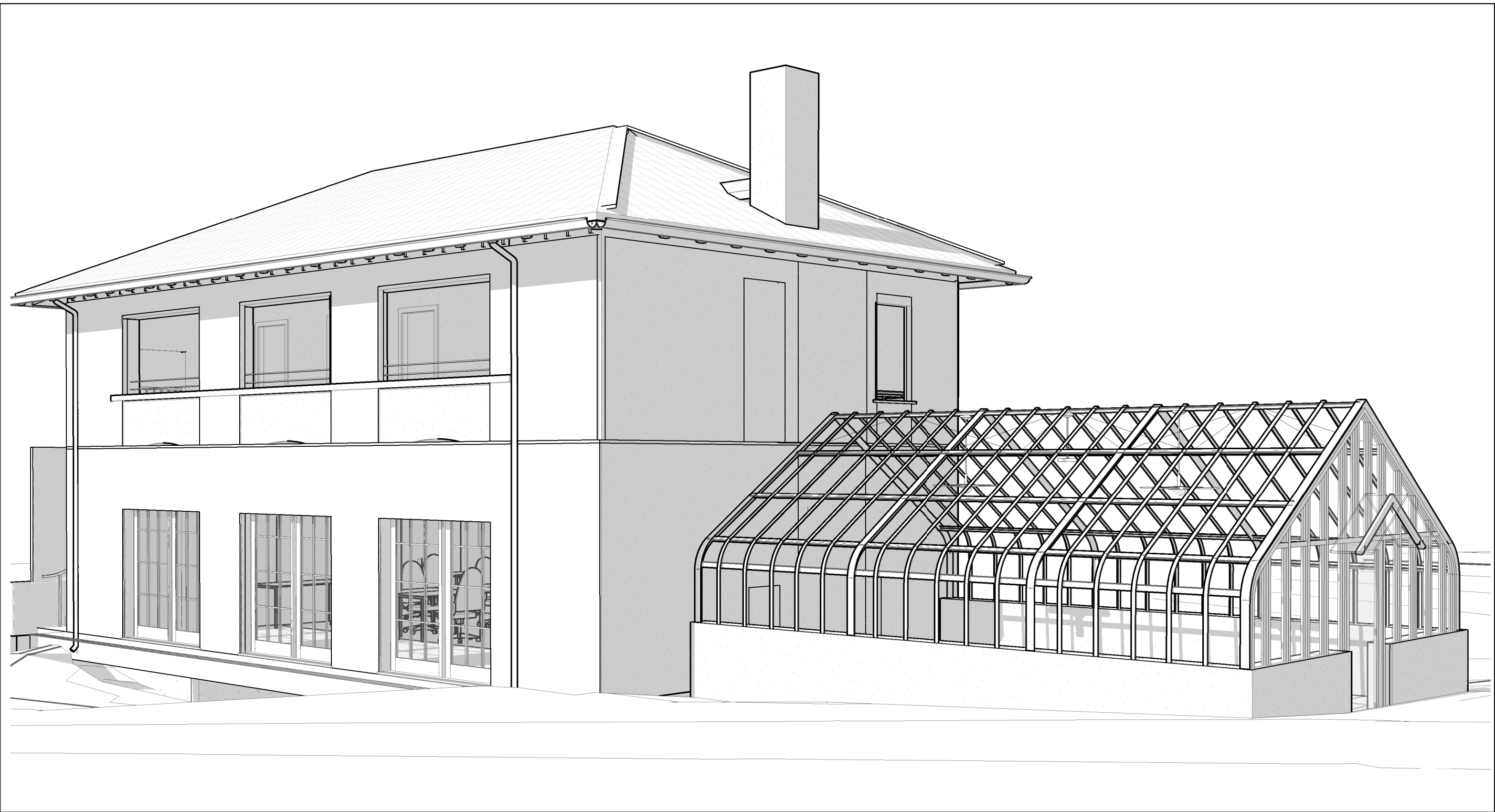
C-E0.0 ELECTRICAL GENERAL NOTES & DRAWINGS LIST  
C-E0.1 ELECTRICAL SYMBOL LIST  
C-E0.2 ELECTRICAL SYMBOL LIST  
C-E1.0 OVERALL ELECTRICAL SITE PLAN  
C-E1.1 CARRIAGE HOUSE - ELECTRICAL SITE PLAN  
C-ED2.0 CARRIAGE HOUSE - BASEMENT AND LEVEL 1 ELECTRICAL DEMO PLANS  
C-ED2.1 CARRIAGE HOUSE - LEVEL 2 AND ROOF ELECTRICAL DEMO PLANS  
C-E2.0 CARRIAGE HOUSE - BASEMENT AND LEVEL 1 POWER PLANS  
C-E2.1 CARRIAGE HOUSE - LEVEL 2 POWER AND ATTIC ELECTRICAL PLANS  
C-E3.0 CARRIAGE HOUSE - BASEMENT AND LEVEL 1 LIGHTING PLANS  
C-E3.1 CARRIAGE HOUSE - LEVEL 2 LIGHTING PLANS  
C-E5.1 ELECTRICAL DETAILS - GROUNDING  
C-E5.2 ELECTRICAL DETAILS - EQUIPMENT  
C-E6.0 ELECTRICAL SINGLE LINE DIAGRAM - SCHEDULES  
C-E6.1 ELECTRICAL SINGLE LINE DIAGRAM - HOTEL  
C-E6.2 ELECTRICAL SINGLE LINE DIAGRAM - CHAPEL  
C-E6.3 ELECTRICAL SINGLE LINE DIAGRAM - GARDEN RESTAURANT  
C-E6.4 ELECTRICAL SINGLE LINE DIAGRAM - CARRIAGE HOUSE  
C-E6.5 ELECTRICAL SINGLE LINE DIAGRAM - MANSION  
C-E7.0 CARRIAGE HOUSE - ELECTRICAL PANEL SCHEDULES  
C-E8.0 ELECTRICAL ENLARGED PLANS

FIRE PROTECTION:

C-FS1.1 FIRE PROTECTION INFORMATION  
C-FS1.2 ALTERNATE #1 SPRINKLER SYS.  
C-FS2.0 FIRE PROTECTION AND INSTALLATION DETAILS  
C-FA0.1 FIRE ALARM NOTES  
C-FA1.1 FIRE ALARM PLAN

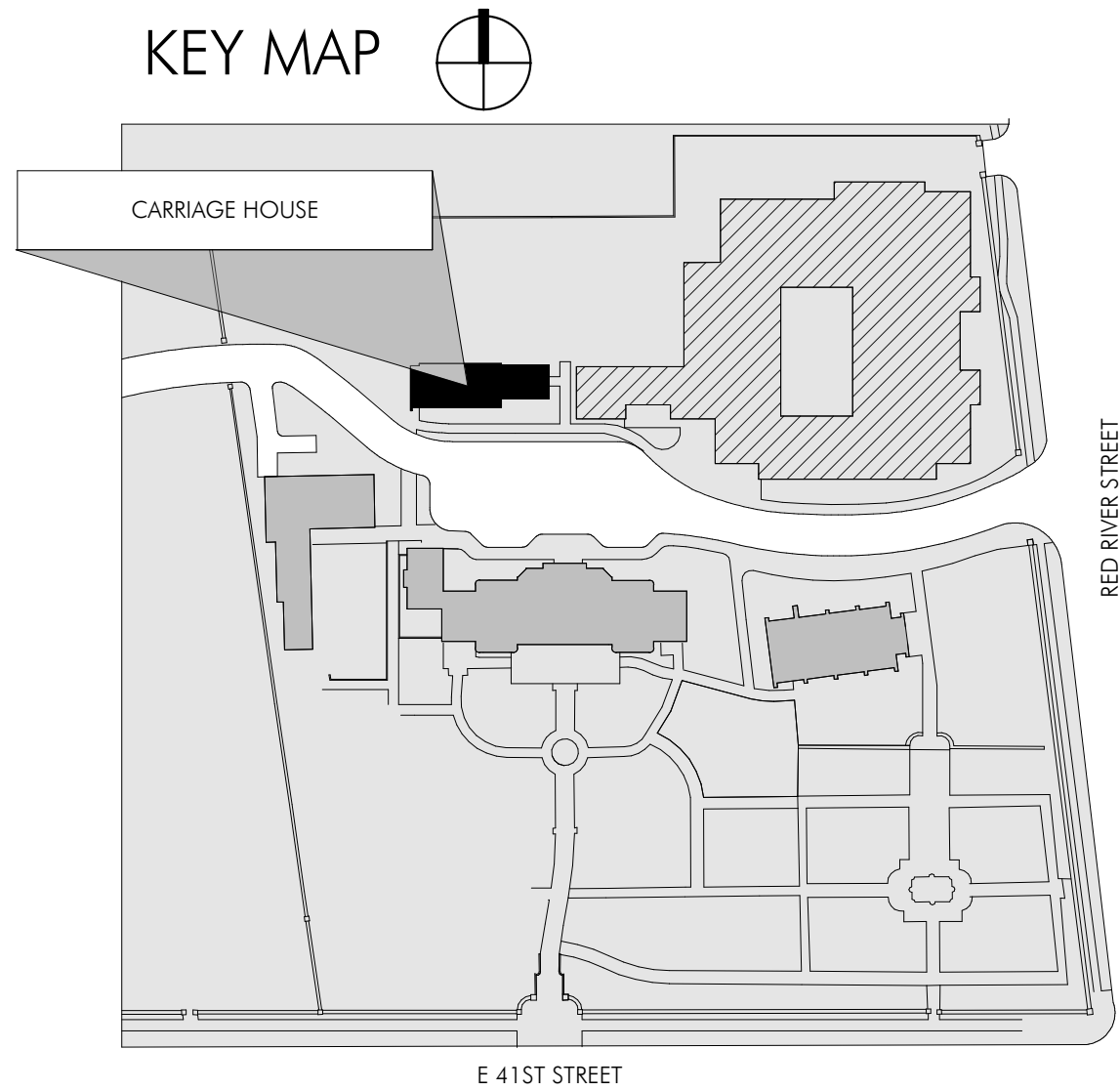
AUDIO VISUAL:

C-T1.01 GENERAL INFORMATION  
C-T1.21 COMMUNICATIONS AND SECURITY SPECIFICATIONS  
C-T2.01 SITE PLAN  
C-T3.00 ENLARGED GROUND FLOOR AND BASEMENT TECHNOLOGY PLANS  
C-T3.02 ENLARGED SECOND FLOOR TECHNOLOGY PLAN  
C-T4.00 ENLARGED GROUND FLOOR AND BASEMENT TECHNOLOGY CEILING PLANS  
C-T4.02 ENLARGED SECOND FLOOR TECHNOLOGY CEILING PLAN  
C-T5.01 ENLARGED DATA CLOSET PLANS  
C-T6.01 CONNECTIVITY DIAGRAM  
C-T7.01 TECHNOLOGY DETAILS  
C-T7.02 TECHNOLOGY DETAILS  
C-T7.03 TECHNOLOGY DETAILS  
C-T7.04 TECHNOLOGY DETAILS

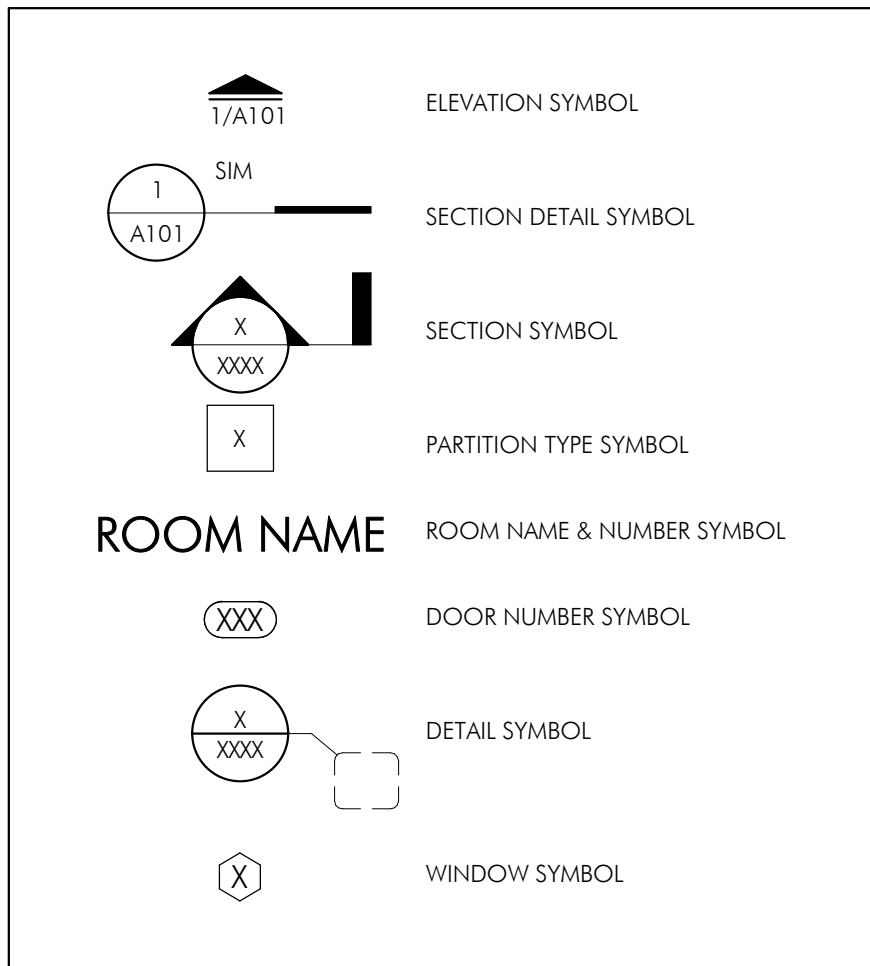


EXTERIOR PERSPECTIVE

KEY MAP



SYMBOL LEGEND



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

GENERAL SCOPE OF WORK NARRATIVE

<p>GENERAL SCOPE OF WORK NARRATIVE: THE SCOPE OF WORK INCLUDES THE RENOVATION/ALTERATION OF A 3-STORY CARRIAGE HOUSE AND GREENHOUSE. THE BASEMENT WILL HOUSE A CAMPUS ELECTRICAL DISTRIBUTION BANK AND STORAGE AREA. THE UPPER TWO FLOORS WILL BE CONVERTED TO OFFICES, ONE ON EACH LEVEL AND THE GREENHOUSE IS TO BE RESTORED TO WORKING CONDITION. REFER TO DRAWINGS OR DETAILED SCOPE NARRATIVE BELOW FOR ADDITIONAL INFORMATION.</p> <p>DETAILED SCOPE NARRATIVE FOR ITEMS NOT INCLUDED IN CONSTRUCTION DOCUMENTS: 1. REFER TO LANDSCAPE AND CIVIL DRAWINGS INCLUDED IN A SEPARATE PACKAGE FOR CONNECTIONS. 2. PRIME AND PAINT ALL INTERIOR WALLS.</p> <p>MOCK-UPS: 1. REFERENCE SPECIFICATIONS FOR REQUIRED MOCK-UPS</p>
<p>ALTERNATES</p> <p>1. REMOVE GREENHOUSE FRAME FROM ITS STEM WALLS. REBUILD NEW CONCRETE STEM WALLS WITH STUCCO FINISH. REINSTALL GREENHOUSE FRAME ON NEW STEM WALLS AND RESTORE WINDOWS. 2. INSTALL FULL FIRE SPRINKLER SYSTEMS.</p>

CODE ANALYSIS

BUILDING CODE:	
Architectural & Structural:	2015 International Existing 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 NF72
TAS:	2012 Texas Accessibility Standards
ENERGY:	2015 International Energy Code, w/ City of Austin Amendments
BUILDING DESCRIPTION:	RENOVATION & RESTORATION
OCCUPANCY TYPE:	B
CONSTRUCTION TYPE:	VB
FIRE SPRINKLER:	Sprinkler system, NFPA 13
LEGAL JURISDICTION:	City of Austin Texas

HISTORICAL NOTES

<p>1. THIS IS A HISTORICALLY CONTRIBUTING STRUCTURE. WHERE PRESERVATION IS EXTREMELY IMPORTANT. EXTREME CARE SHALL BE TAKEN TO PROTECT AND PRESERVE THIS STRUCTURE DURING SELECTIVE DEMOLITION AND CONSTRUCTION. IF ANY UNFORESEEN CONDITIONS ARISE, STOP WORK AND CONTACT THE ARCHITECT IMMEDIATELY.</p> <p>2. DOCUMENT ALL AREAS TO BE SELECTIVELY DEMOLISHED PRIOR TO PERFORMING ANY WORK. DOCUMENTATION TO INCLUDE PHOTOGRAPHS AND MEASURED DRAWINGS. DOCUMENTATION TO BE CLEARLY LABELED AND DELIVERED TO ARCHITECT AND OWNER.</p> <p>3. DEMOLITION PHASE: THIS STAGE IS CRITICAL TO THE SUCCESS OF THIS PROJECT AND MUST BE CONSIDERED A STAGE OF DISCOVERY. EXTREME CARE MUST BE TAKEN, ESPECIALLY IN AREAS OF QUESTION TO NOT DESTROY ORIGINAL MATERIALS. RECKLESS DESTRUCTION OF SALVAGEABLE, RE-USEABLE ORIGINAL MATERIALS WILL NOT BE ALLOWED AND CM/GC WILL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED MATERIALS.</p> <p>4. ALL EXISTING COMPONENTS TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR (G.C.). ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED OR REBUILT IN A MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.</p> <p>5. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION OF THE BUILDING SYSTEMS, AND PATCHING OR REPAIR OF EXISTING BUILDING FINISHES/SITE FEATURES AFFECTED BY NEW CONSTRUCTION.</p> <p>6. DAMAGES TO PROPERTY OF THE OWNER SHALL BE REPAIRED OR PAID FOR BY THE GENERAL CONTRACTOR. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, DAMAGE TO THE BUILDING GROUNDS, PLANTINGS, WALLS, PAVEMENT, VEHICLES, UTILITIES, FINISHES, FURNISHINGS, ETC.</p> <p>8. PATCH, REPAIR, AND PREPARE ALL SURFACES AS REQUIRED TO ACCOMMODATE FINISHES INDICATED.</p> <p>9. THE CONTRACTOR SHALL TAKE GREAT CARE TO MINIMIZE DAMAGE TO EXISTING PLANTS TO REMAIN. SUSPENDED PLATFORMS AND EQUIPMENT THAT ARE LOWERED TO THE GROUND SHALL BE PLACED ON BLOCKS TO MINIMIZE THE DISTURBED FOOTPRINT AREA.</p>
---

GENERAL NOTES

<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>6. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ACTS, COVENANTS, ETC. HAVING JURISDICTION.</p> <p>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.</p> <p>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 &amp; CONSTRUCTION PHASES.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>12. IT IS THE INTENT OF THE OWNER AND ARCHITECT THAT THIS PROJECT COMPLY WITH THE ADA AND TEXAS ACCESSIBILITY STANDARDS.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>16. FIRE EXTINGUISHERS SHALL BE PURCHASED AND INSTALLED BY THE CONTRACTOR PER LOCAL FIRE DEPARTMENT AND BUILDING CODE REQUIREMENTS.</p> <p>17. ANY WOOD BLOCKING USED SHALL BE FIRE TREATED TO MEET BUILDING CODE.</p>
--

AREA CALCULATIONS:

	BASEMENT	LEVEL 1	LEVEL 2	TOTAL
CARRIAGE HOUSE + GREENHOUSE	550 S.F.	1,423 S.F.	984 S.F.	2,957 S.F.

OCCUPANT LOAD:

BASEMENT:	0
LEVEL 1:	20
LEVEL2:	5

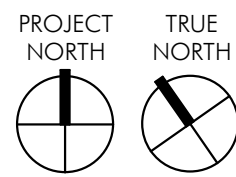
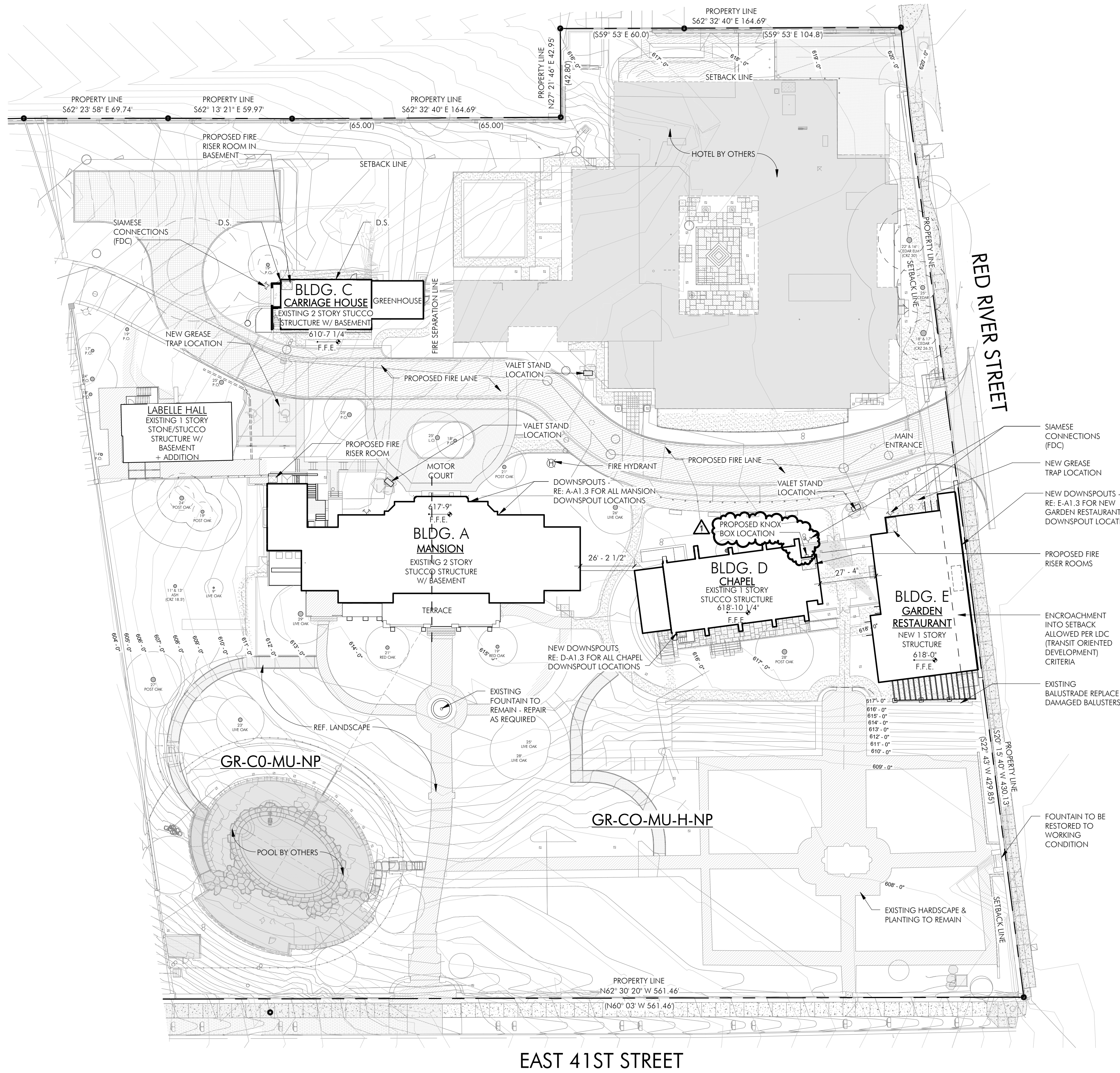
PRELIMINARY  
NOT FOR CONSTRUCTION

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





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

DRAWING LEGEND

	SCOPE OF WORK
	BY OTHERS
	TRACT DIVISIONS

BUILDING FLOOR LEVELS

MANSSION	
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.

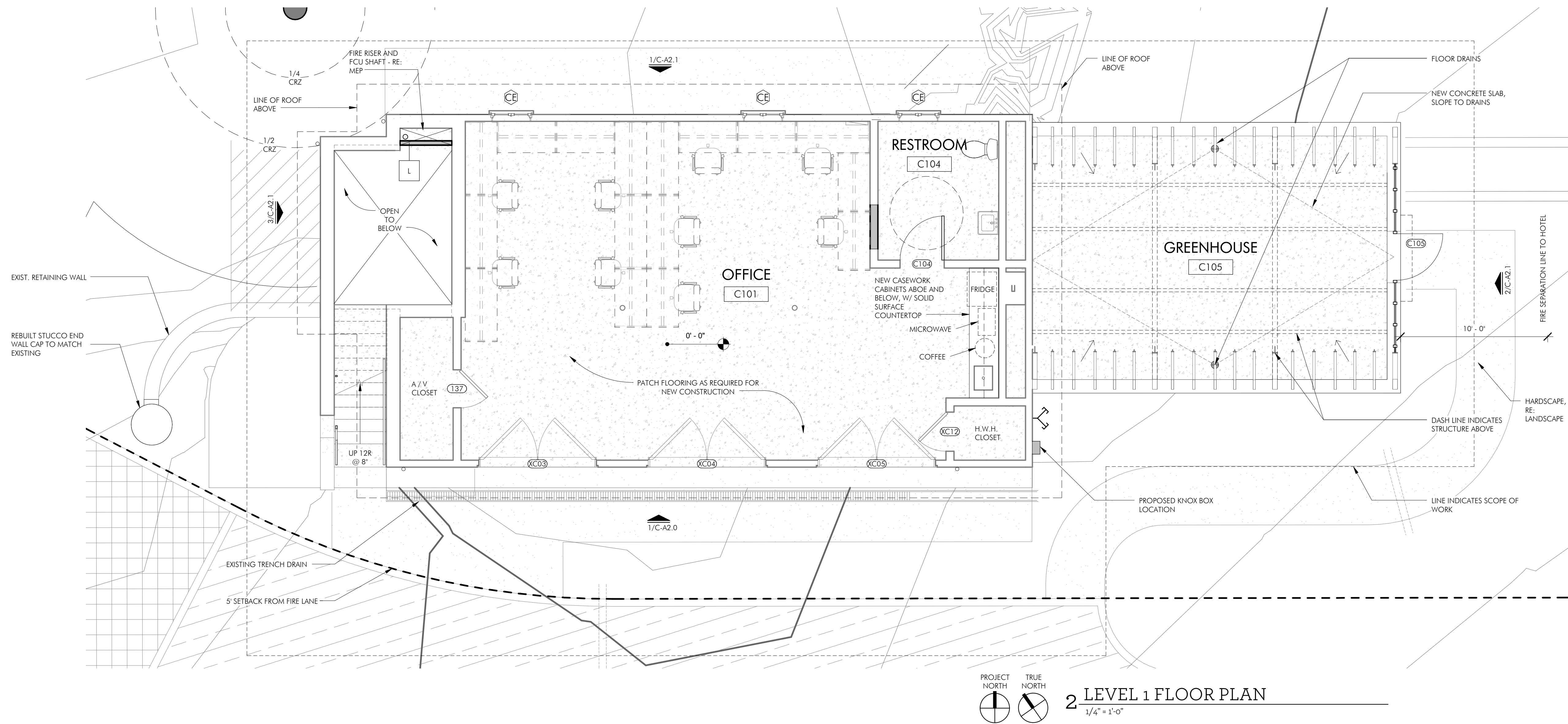
# COMMODORE PERRY ESTATE REDEVELOPMENT

4114 RED RIVER STREET, AUSTIN, TEXAS, 78751




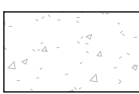
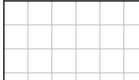
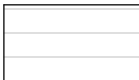
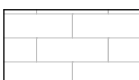
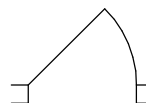
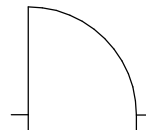


# C-A1.0

## FLOOR PLANS - BASEMENT & FIRST FLOOR

© Clayton & Little | 4/5/2018 9:07:38 AM

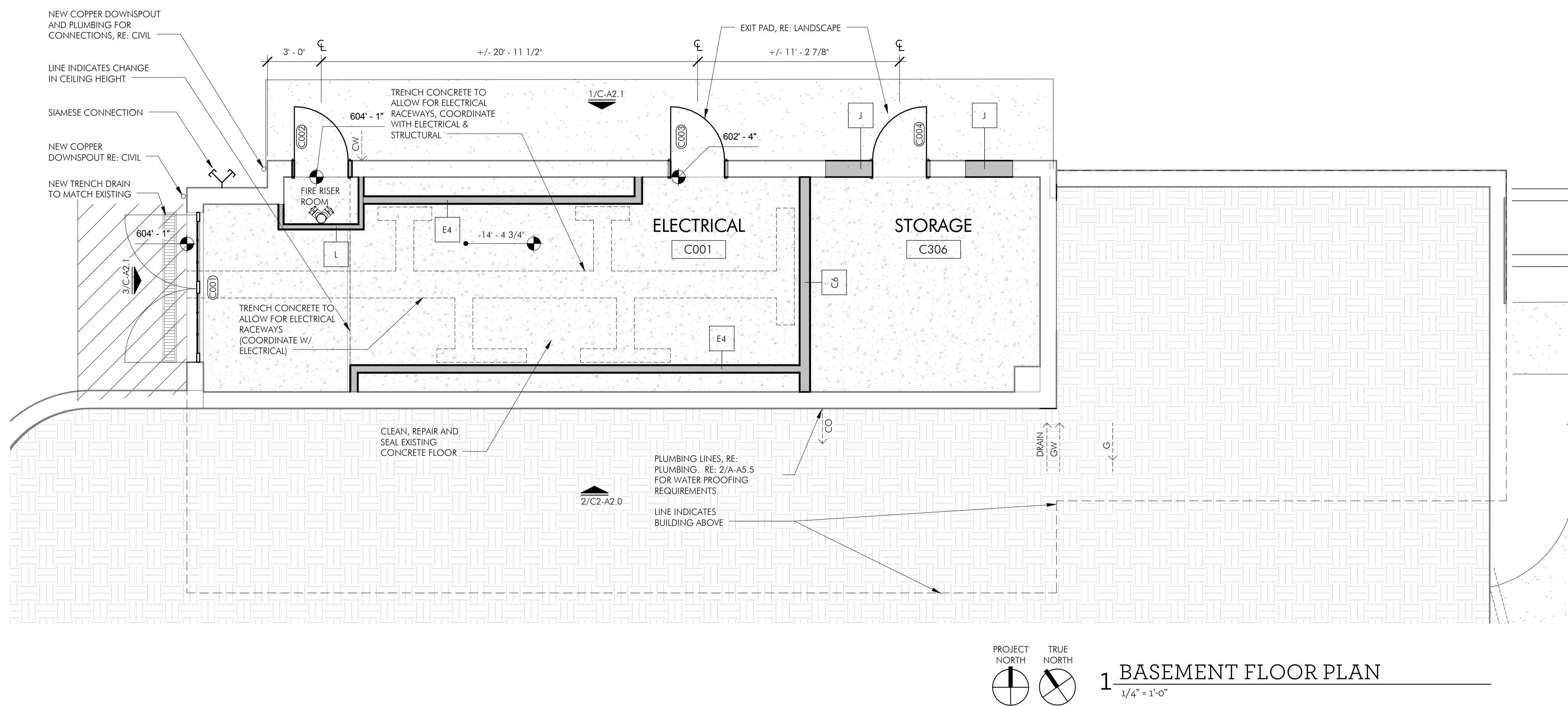


### DRAWING LEGEND

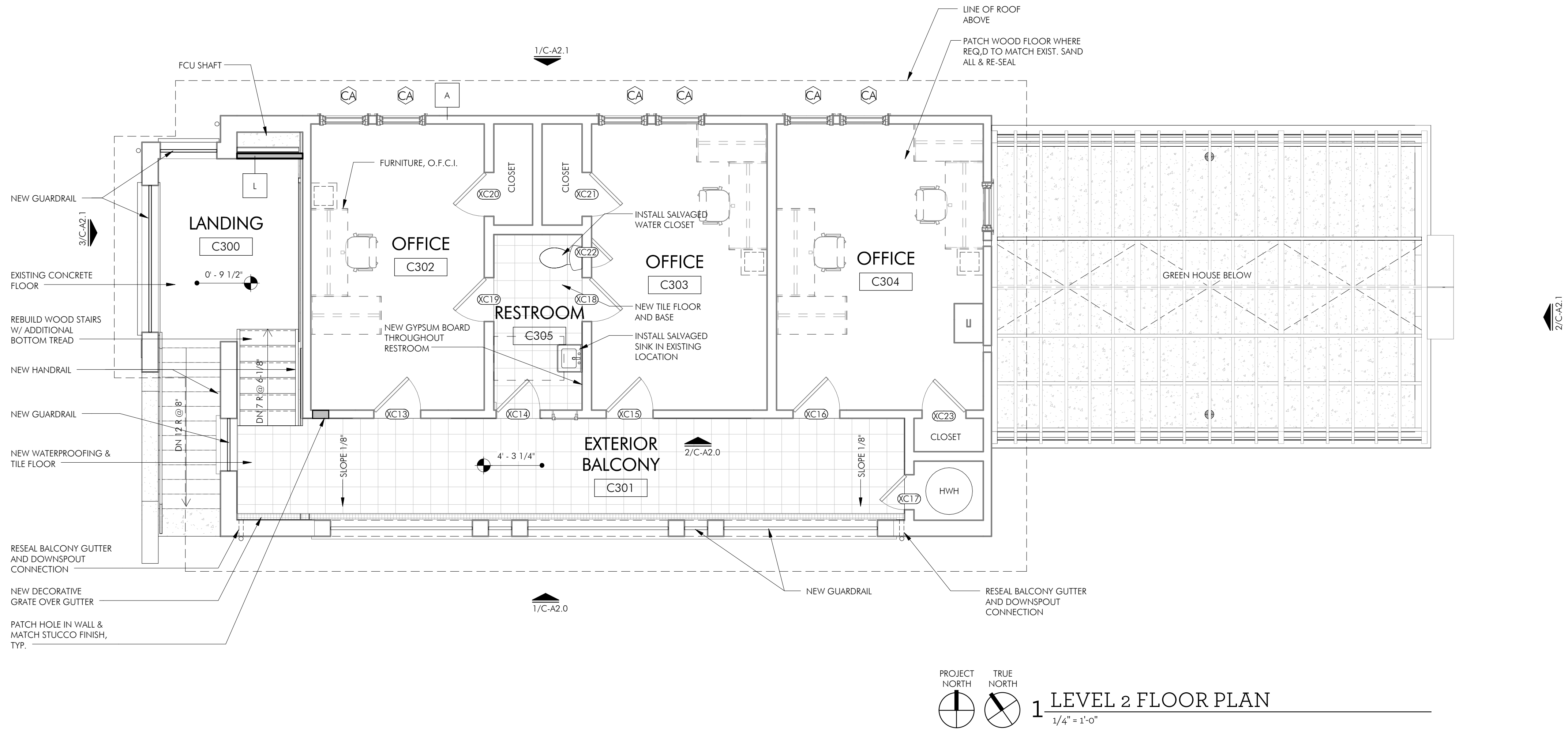
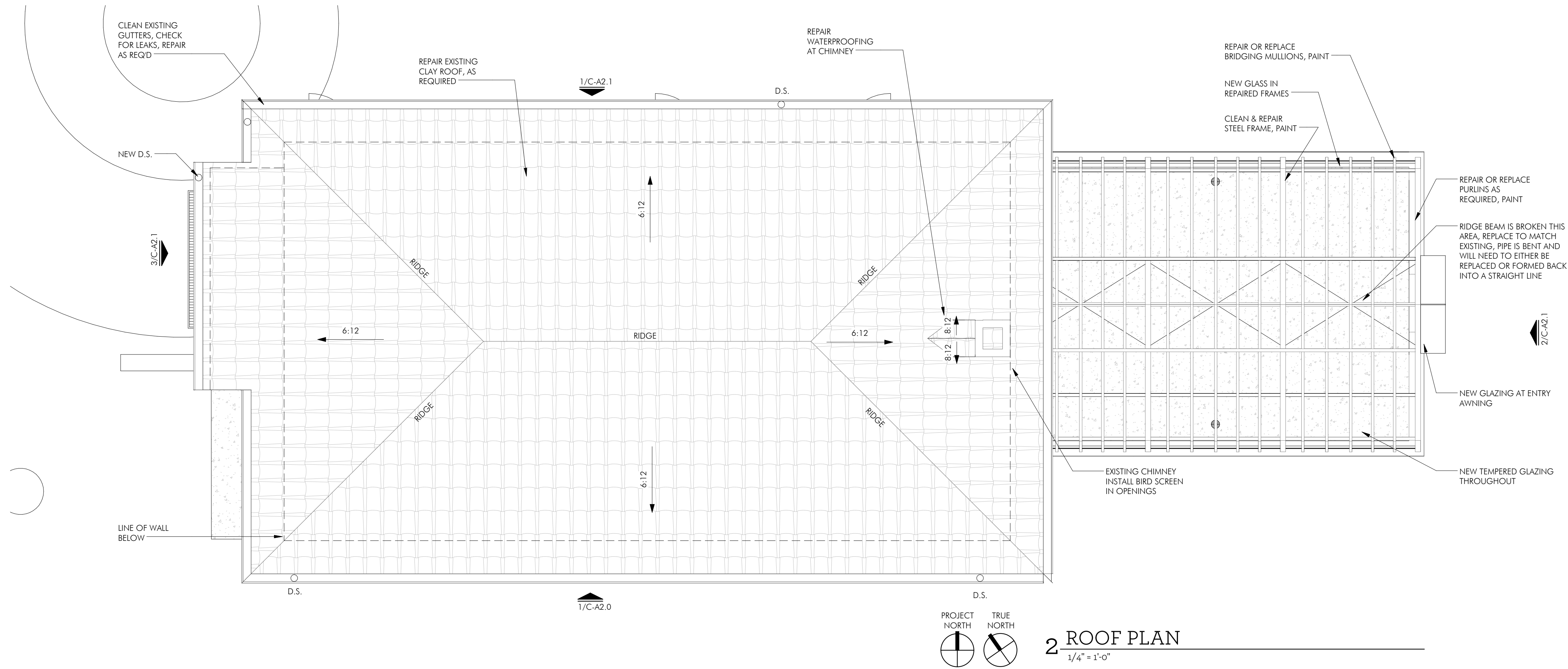
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	EXISTING WOOD FLOORING
	EXISTING CONCRETE
	NEW TILE, RE: INTERIORS
	NEW WOOD FLOORING
	NEW RESILIENT FLOORING
	EXISTING DOOR TO REMAIN (U.N.O)
	NEW DOOR
	FIRE DEPT. CONNECTION AT WALL
	FIRE DEPT. CONNECTION FREE STANDING

GREEN HOUSE NOTES:

1. REPAIR EXISTING STEEL AND WOOD STRUCTURE, REFER TO SPECIFICATIONS FOR HOW TO CLEAN AND REPAIR.
2. NEW SINGLE PANE, CLEAR LOW E GLAZING IN EXISTING OPENINGS
3. REPAIR AWNING FRAMES & HARDWARE TO WORKING ORDER, FABRICATE NEW AS REQUIRED.
4. EACH WORKSTATION WILL BE EQUIPT WITH ONE PHONE, DATA, AND QUADOUTLET







DRAWING LEGEND

	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	EXISTING WOOD FLOORING
	EXISTING CONCRETE
	NEW TILE, RE: INTERIORS
	NEW WOOD FLOORING
	NEW RESILIENT FLOORING
	EXISTING DOOR TO REMAIN (U.N.O.)
	NEW DOOR
	FIRE DEPT. CONNECTION AT WALL
	FIRE DEPT. CONNECTION FREE STANDING

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

CARRIAGE HOUSE

4114 RED RIVER STREET, AUSTIN, TEXAS, 78751

C-A1.1

FLOOR PLANS -  
SECOND FLOOR

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

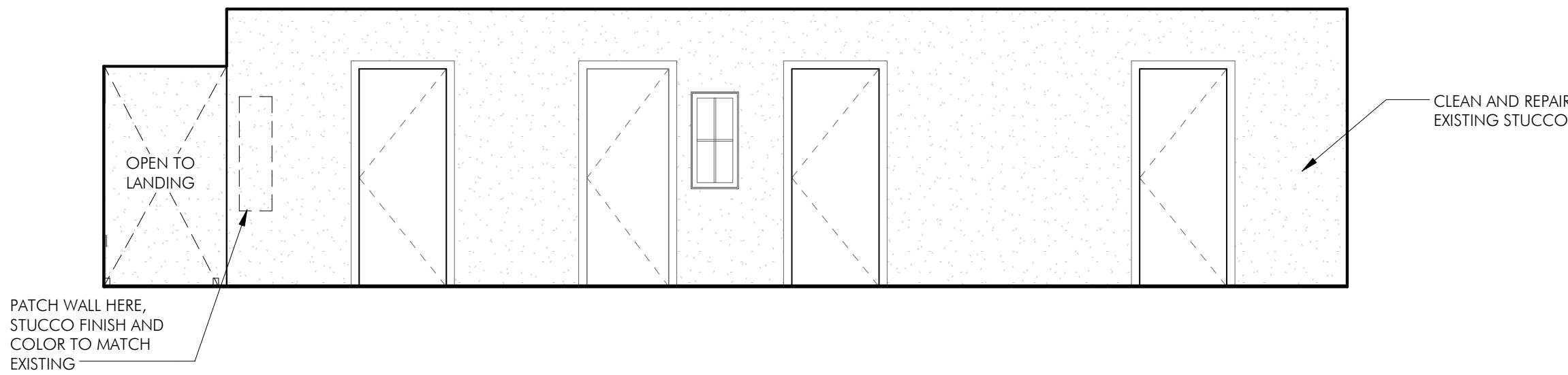
50% CD & GMP  
PRICING SET

COMMODORE PERRY ESTATE REDEVELOPMENT

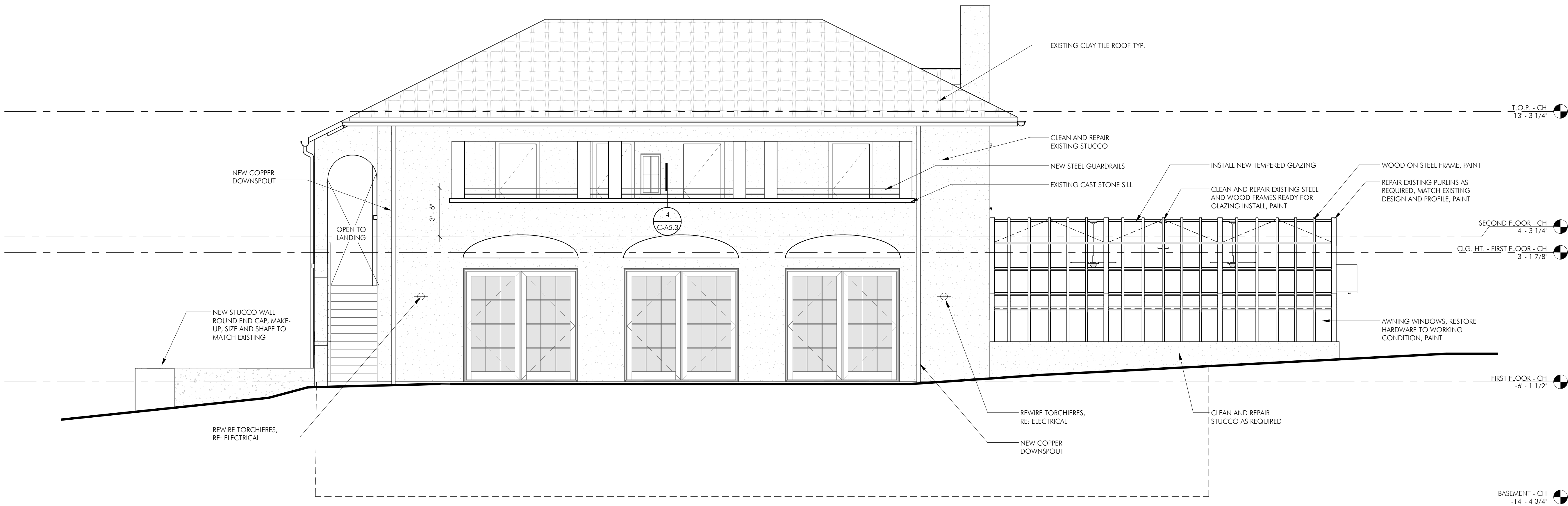
CARRIAGE HOUSE

4114 RED RIVER STREET, AUSTIN, TEXAS, 78751

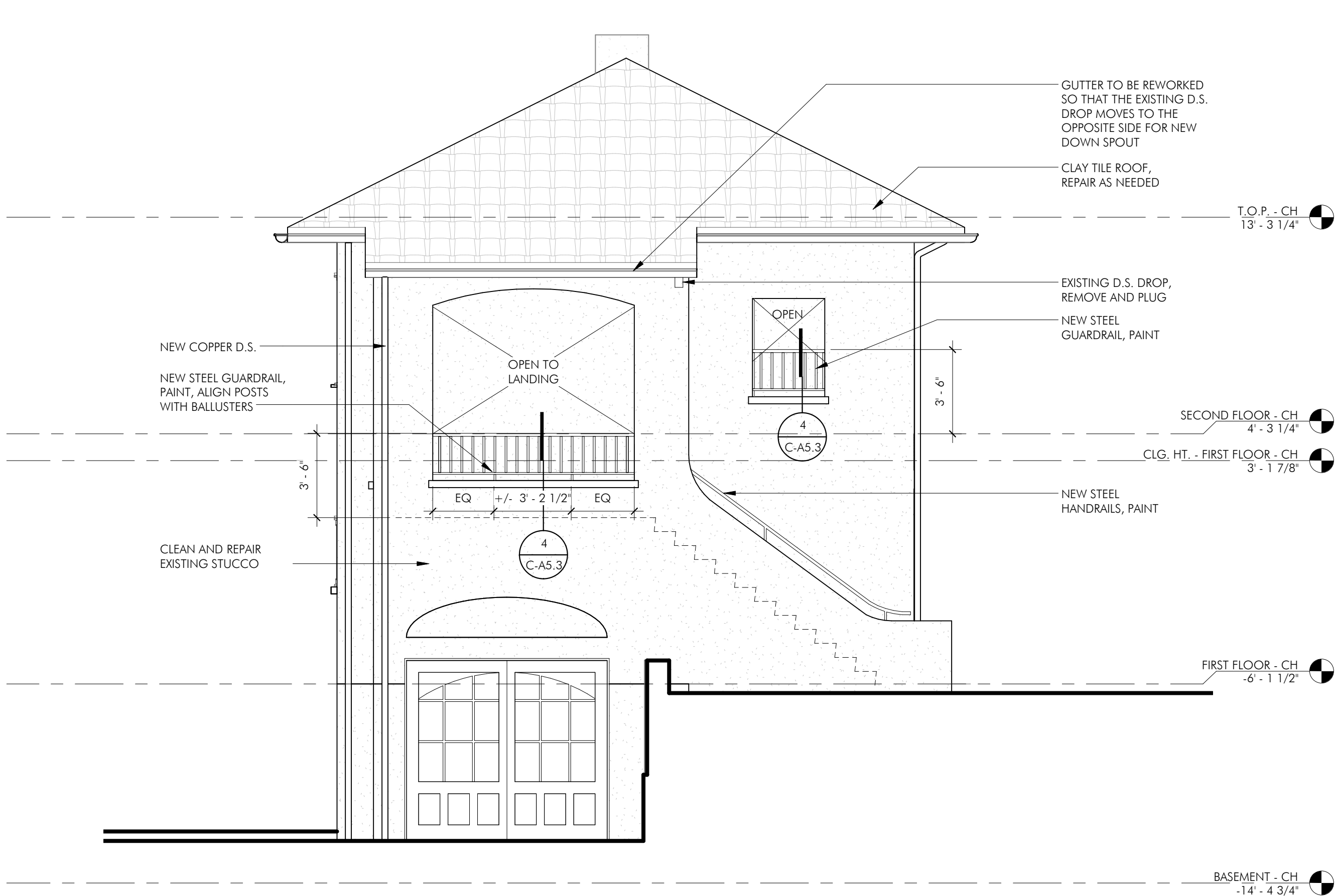
C-A2.0  
EXTERIOR  
ELEVATIONS



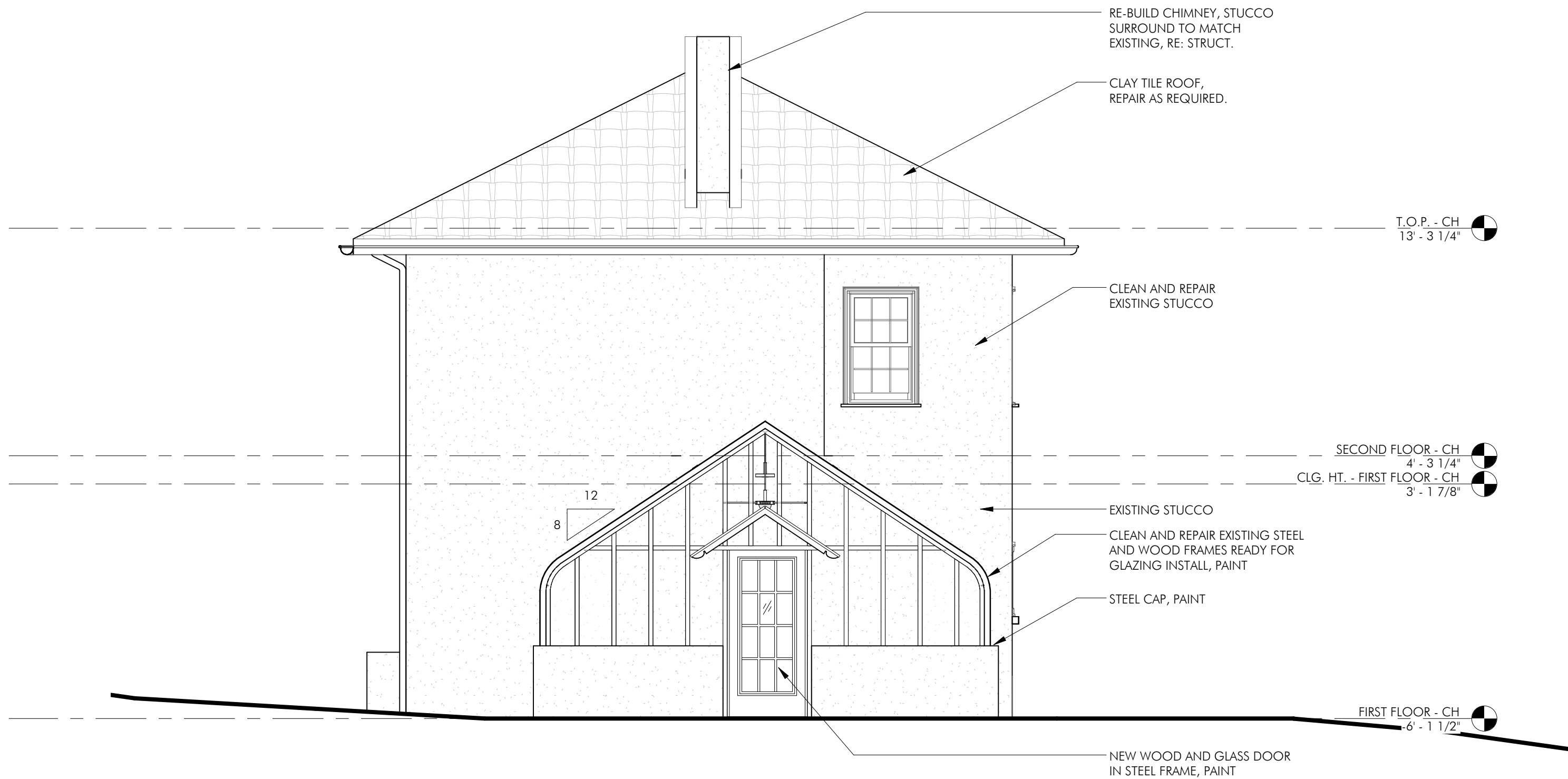
2 SOUTH ELEVATION - EXTERIOR BALCONY  
1/4" = 1'-0"



1 SOUTH ELEVATION - CARRIAGE HOUSE  
1/4" = 1'-0"



3 WEST ELEVATION - CARRIAGE HOUSE  
1/4" = 1'-0"



2 EAST ELEVATION - CARRIAGE HOUSE  
1/4" = 1'-0"



1 NORTH ELEVATION - CARRIAGE HOUSE  
1/4" = 1'-0"