

GREEN PASTURES

811 West Live Oak Street
Austin, TX 78704

PROJECT TEAM

OWNER:	ARCHITECT:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	STRUCTURAL ENGINEER:	MEP ENGINEER:	INTERIOR DESIGN:	LIGHTING DESIGNER:
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RENDERING



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 ASBESTOS. 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, OWNERS 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.
17. FIRE EXTINGUISHERS SHALL BE PURCHASED AND INSTALLED BY THE CONTRACTOR PER LOCAL FIRE DEPARTMENT AND BUILDING CODE REQUIREMENTS.

LANDMARK SUBMITTAL

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- G1.0 COVER
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- A1.0 SITE PLAN
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- A1.2A FLOOR PLANS - BUILDING A - LEVEL 2
- A1.3A FLOOR PLANS - BUILDING A - LEVEL 3
- A1.7A ROOF PLAN - BUILDING A
- A2.0A EXTERIOR ELEVATIONS - BUILDING A
- A2.1A EXTERIOR ELEVATIONS - BUILDING A
- A1.1B FLOOR PLANS - BUILDING B - LEVEL 1
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- A1.1C BUILDING C - PARKING 1
- A1.1D BUILDING D - PARKING 2
- A1.1E BUILDING E - LAUNDRY & OFFICE
- A1.1F BUILDING F - GREEN HOUSE
- A3.2S SITE SECTIONS
- A7.0 BUILDING A - EAST ELEVATION PERSPECTIVE
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- A7.2 VIEW OF BUILDING B SITE FROM DRIVE
- A7.3 VIEW OF PROPOSED BUILDING B FROM DRIVE
- A7.4 VIEW BUILDING B SITE FROM HISTORIC BUILDING
- A7.5 VIEW OF PROPOSED BUILDING B FROM PAVILION
- A7.6 VIEW TOWARDS BUILDING D SITE FROM HISTORIC BUILDING
- A7.7 VIEW OF BUILDING D FROM PAVILION

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FIELD INSPECTION REQUIRED

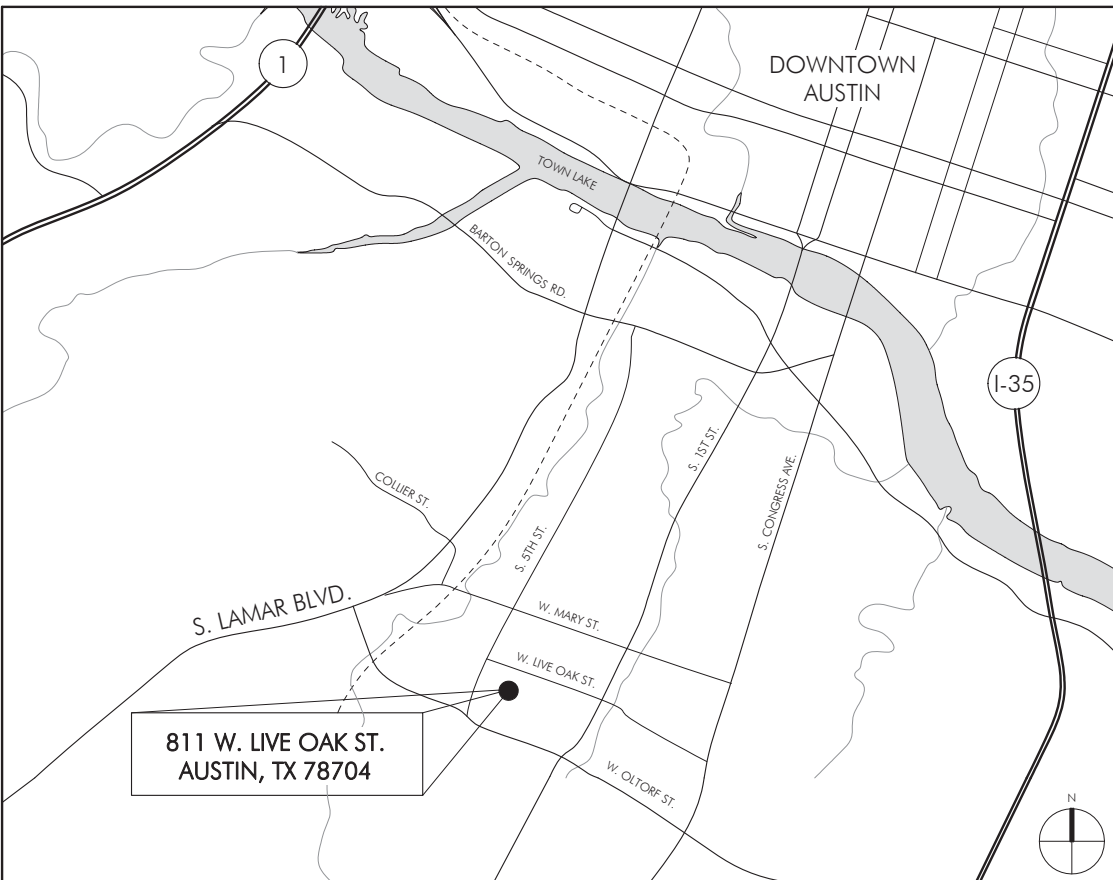
Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

GREEN PASTURES

811 W. LIVE OAK ST., AUSTIN TX 78704

VICINITY MAP

(FOR LOCATION WITHIN THE DEVELOPMENT, RE: SITE PLAN/A1.0)



SYMBOL LEGEND

	ELEVATION SYMBOL
	SECTION SYMBOL
	PARTITION TYPE SYMBOL
	ROOM NAME & NUMBER SYMBOL
	DOOR NUMBER SYMBOL
	DETAIL SYMBOL
	WINDOW SYMBOL

SITE INFORMATION

SITE INFORMATION TAKEN FROM SURVEY PERFORMED BY KGBE ENGINEERING ON 08/12/2015 UNDER THE SUPERVISION OF ABRAM C. DASHNER, RPLS NO. 5901, KGBE ENGINEERING, 105 W. RIVERSIDE DRIVE, SUITE 110, AUSTIN TX 78704.

LEGAL DESCRIPTION

LOTS 1-4 & 10-11 BLK 8 & LOT 13 & PT LOT 12 BLK 10 DAVIS & DAWSON & LOTS 8-9 BLK 10 BOULDIN SOUTH EXTENSION & ABS 8 SUR 20 DECKER 1 ACR 3.429 & VAC ALLEY (Per TCAD) AND LOT 1 BLK H LOMA LINDA (per TCAD)

ZONING & HISTORIC INFORMATION

PROPERTY CONTAINS MULTIPLE LOTS WITH VARYING ZONING DESIGNATIONS. REFER TO SITE PLAN. (GR-MU-H-CO-NP, GR-MU-CO-NP, SF-3-NP) BOULDIN CREEK NEIGHBORHOOD PLAN

LEGAL JURISDICTION: CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

THE SITE IS ON THE NATIONAL REGISTER OF HISTORIC PLACES, IS A REGISTERED TEXAS HISTORIC LANDMARK AND IS A CITY OF AUSTIN HISTORIC LANDMARK.

AREA CALCULATIONS

LOT SIZE - 247,553 S.F.	5.68 ACRES	
BLDG. A - HOTEL		TOTAL
CONDITIONED	30,465 S.F.	
BALCONY/COVER PATIO (UNCONDITIONED)	3,471 S.F.	
	A TOTAL: 33,936 S.F.	
BLDG. B - HOTEL		
CONDITIONED	40,009 S.F.	
BALCONY/COVERED PATIO (UNCONDITIONED)	6,136 S.F.	
	B TOTAL: 46,145 S.F.	
BLDG. C - PARKING		
CONDITIONED	0 S.F.	
UNCONDITIONED	1,264 S.F.	
	C TOTAL: 1,264 S.F.	
BLDG. D - PARKING		
CONDITIONED	0 S.F.	
UNCONDITIONED	4,345 S.F.	
	D TOTAL: 4,345 S.F.	
BLDG. E - LAUNDRY & OFFICE		
CONDITIONED	1,906 S.F.	
UNCONDITIONED	140 S.F.	
	E TOTAL: 2,046 S.F.	
BLDG. F - GREENHOUSE		
CONDITIONED	0 S.F.	
UNCONDITIONED	613 S.F.	
	F TOTAL: 613 S.F.	
	GRAND TOTAL: 88,349 S.F.	

CODE ANALYSIS

BUILDING CODE:	INTERNATIONAL BUILDING CODE - 2012 W/LOCAL AMENDMENTS NATIONAL ELECTRICAL CODE - 2011 W/ LOCAL AMENDMENTS UNIFORM MECHANICAL CODE - 2012 W/ LOCAL AMENDMENTS UNIFORM PLUMBING CODE - 2012 W/LOCAL AMENDMENTS INTERNATIONAL FIRE CODE - 2012 W/LOCAL AMENDMENTS INTERNATIONAL PROPERTY MAINTENANCE CODE - 2012 W/ LOCAL AMENDMENTS INTERNATIONAL ENERGY CONSERVATION CODE - 2012				
BUILDING DESCRIPTION:	TWO NEW HOTEL BUILDINGS (A&B), TWO NEW PARKING STRUCTURES (C&D), ONE NEW LAUNDRY & OFFICE BUILDING (E), ONE NEW GREENHOUSE BUILDING (F), AND VARIOUS SITE IMPROVEMENTS.				
BUILDING:	A&B	C&D	E	F	TOTAL
OCCUPANCY CLASSIFICATION:	R-1	S-2	F-1 & B	U	
TYPE OF CONSTRUCTION:	V B	II B	V B	V B	
CONDITIONED AREA:	70,474	0	1,906	0	72,380 S.F.
FIRE SPRINKLER:	Y	N	N	N	
FIRE ALARM:	Y	N	N	N	
PROPOSED USE:	HOTEL	STRUCTURED PARKING	LAUNDRY & OFF.	GREENHOUSE	
CONCURRENT SITE PLAN REVIEW:	SP-2015-0543				

PHASE 2

DATE	ISSUED FOR
12/23/15	HLC SUBMITTAL

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PROJECT NUMBER: 1531

COVER SHEET

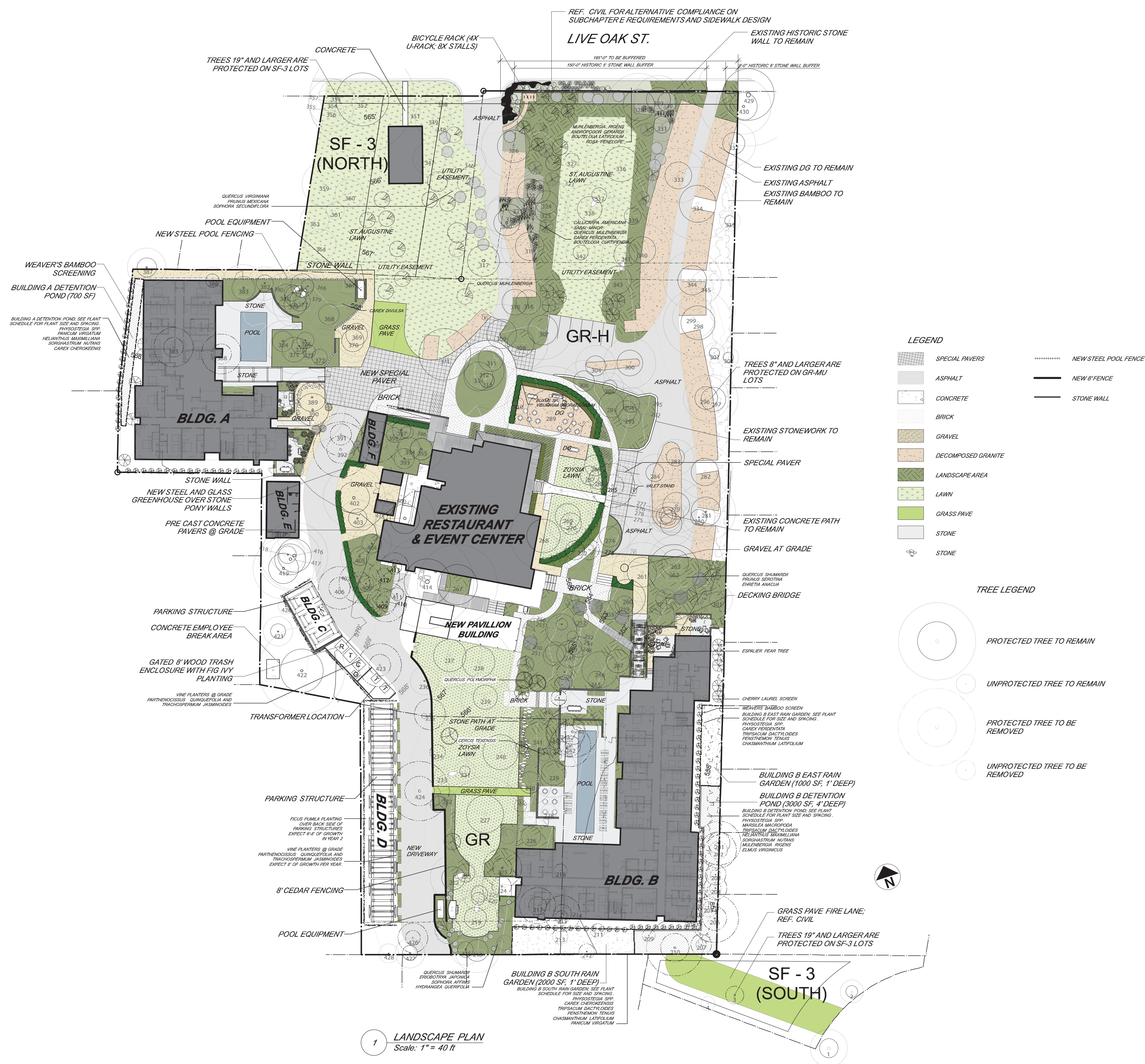
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GREEN PASTURES

111 W. LIVEOAK ST. AUSTIN, TX 78704

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BUILDING A TOTAL ROOM COUNT:

SK	-	12
SQ	-	8
DK	-	11
DQ	-	1
MK	-	3
ST	-	5
SS	-	2
TOTAL:		42

Conditioned Area	30,465 SF
Balcony Area	3,471 SF
TOTAL:	33,936 SF

BUILDING B TOTAL ROOM COUNT:

SK	-	12
SQ	-	12
DK	-	9
DQ	-	11
MK	-	4
ST	-	6
SS	-	3
TOTAL:		57

Building B Total	
Conditioned Area	40,009 SF
Roof Decks, Open, Planter	6,136 SF
TOTAL	46,145 SF



DRAWING LEGEND

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- WOOD FLOORING
- WOOD DECKING
- TILE
- CARPET
- CONCRETE
- BRICK PAVERS
- FIRE HOSE LAY

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PHASE 2

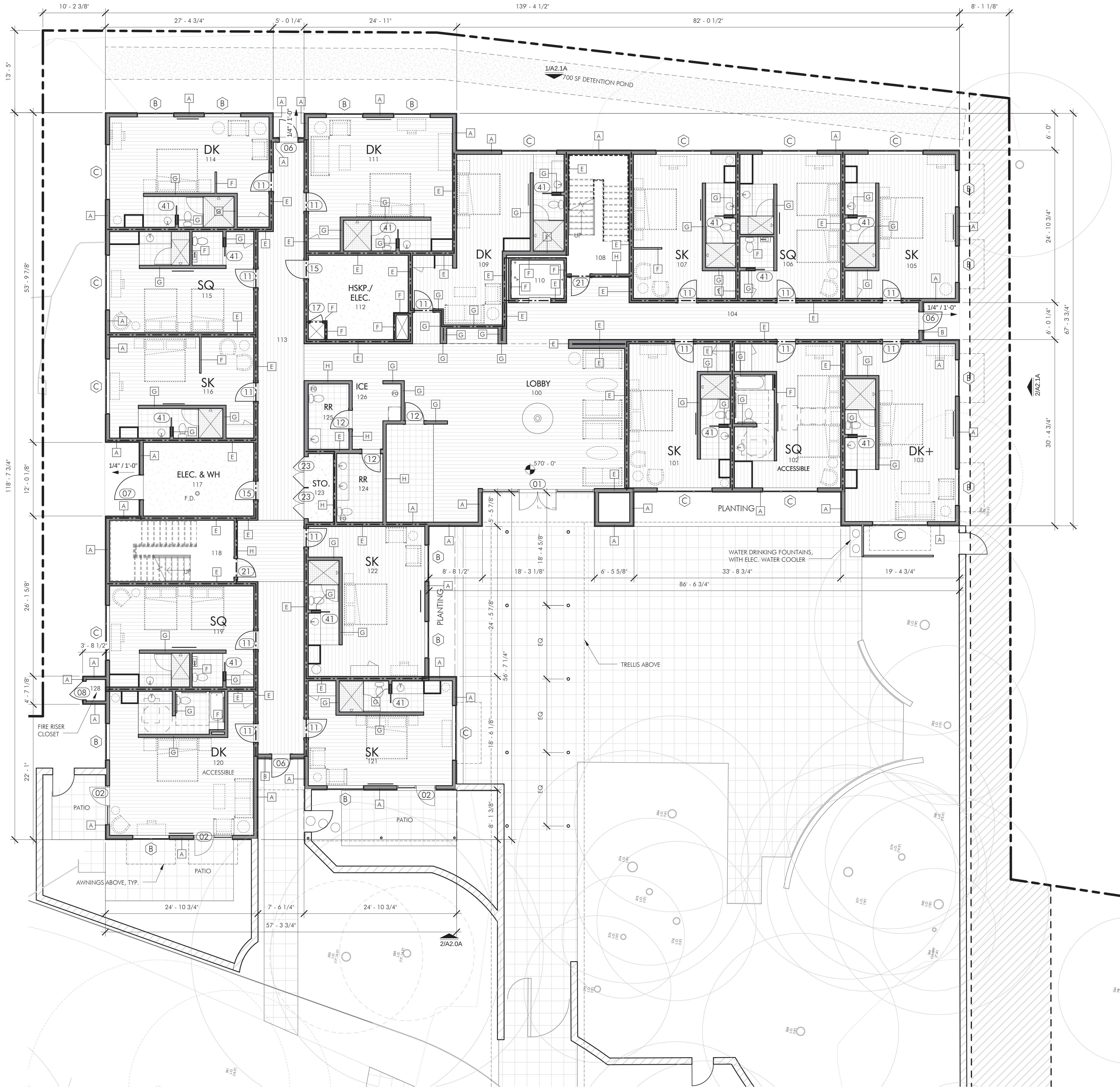
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SITE PLAN

A1.0

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ROOM COUNT

SK	-	6
SQ	-	4
DK	-	5
DQ	-	0
MK	-	0
ST	-	0
SS	-	0
TOTAL:		15

Level A1 Area 11,023 SF

PLAN LEGEND

- NEW WALL RE. SHEET A5.2 FOR WALL TYPE
- NEW STONE WALL
- NEW CMU WALL
- 4" TILE FLOOR
- 12" TILE FLOOR
- 7" WIDE SOLID WOOD FLOORING
- EPOXY FLOOR
- SEALED CONCRETE
- DECK TILE
- OVERHEAD
- FURNITURE

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FLOOR PLANS - BUILDING A -
LEVEL 1

A1.1A

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ROOM COUNT

SK	-	5
SQ	-	3
DK	-	4
DQ	-	0
MK	-	2
ST	-	3
SS	-	0
TOTAL:		17

Level 2A Area	10,930 SF
Balcony Area	715 SF

PLAN LEGEND

	NEW WALL RE: SHEET A5.2 FOR WALL TYPE
	NEW STONE WALL
	NEW CMU WALL
	4" TILE FLOOR
	12" TILE FLOOR
	7" WIDE SOLID WOOD FLOORING
	EPOXY FLOOR
	SEALED CONCRETE
	DECK TILE
	OVERHEAD
	FURNITURE

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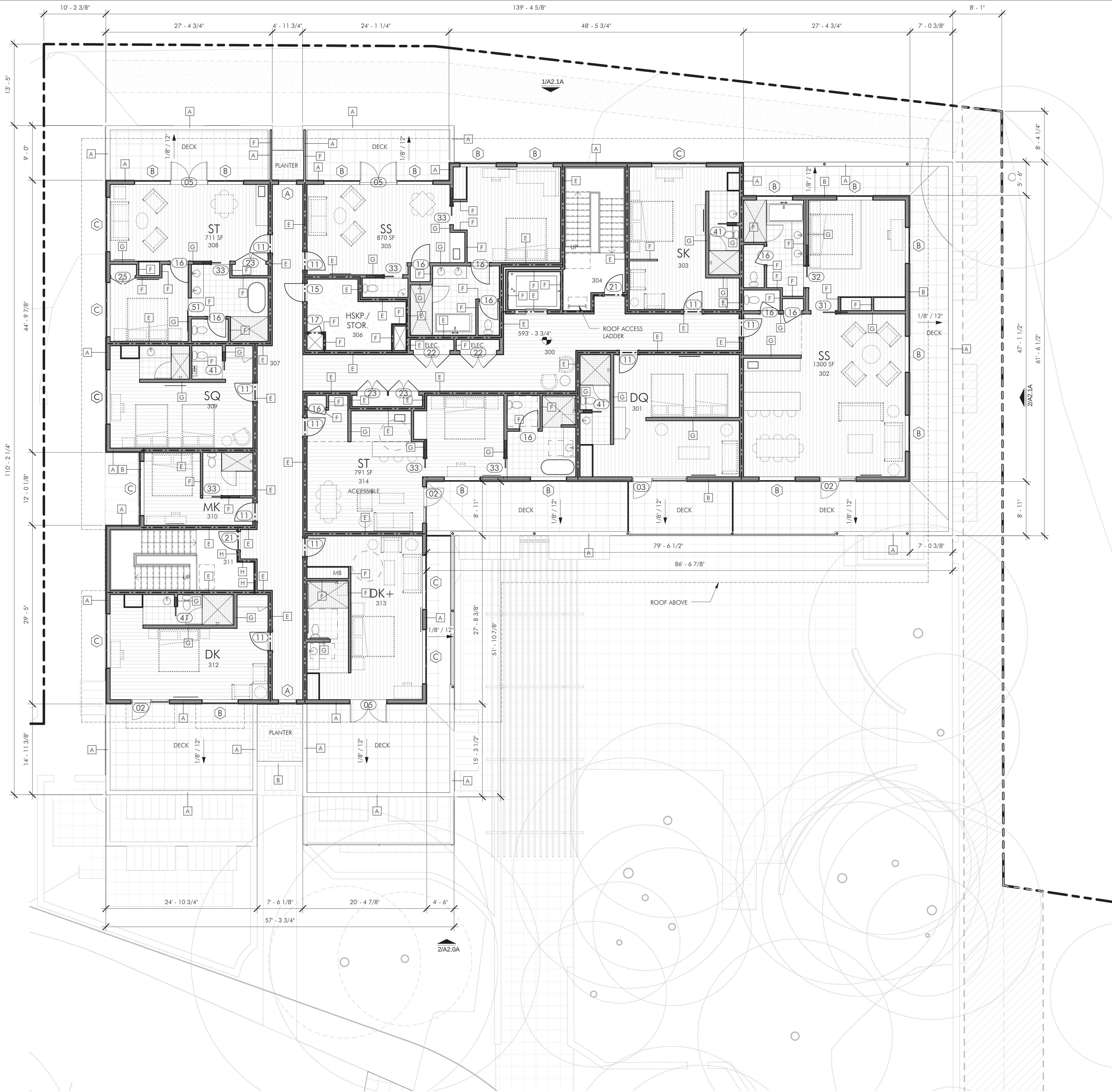
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FLOOR PLANS - BUILDING A -
LEVEL 2

A1.2A

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ROOM COUNT

SK	-	1
SQ	-	1
DK	-	2
DQ	-	1
MK	-	1
ST	-	2
SS	-	2
TOTAL:		10

Level 3 Area	8,512 SF
Balcony Area	2,756 SF

PLAN LEGEND

- NEW WALL RE: SHEET A5.2 FOR WALL TYPE
- NEW STONE WALL
- NEW CMU WALL
- 4" TILE FLOOR
- 12" TILE FLOOR
- 7" WIDE SOLID WOOD FLOORING
- EPOXY FLOOR
- SEALED CONCRETE
- DECK TILE
- OVERHEAD
- FURNITURE

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FLOOR PLANS - BUILDING A -
LEVEL 3

A1.3A



1 THIRD FLOOR PLAN - BUILDING A
1/8" = 1'-0"



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GREEN PASTURES

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ROOF PLAN - BLDG A

A1.7A

