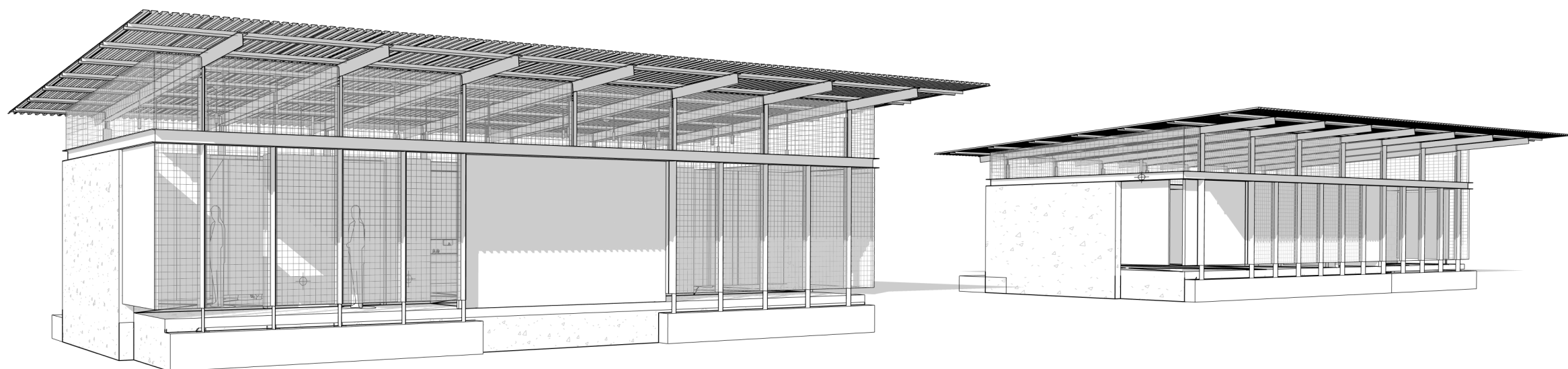


# KINGSBURY COMMONS - SUPPORT BUILDINGS

## CONCEPT RENDERING



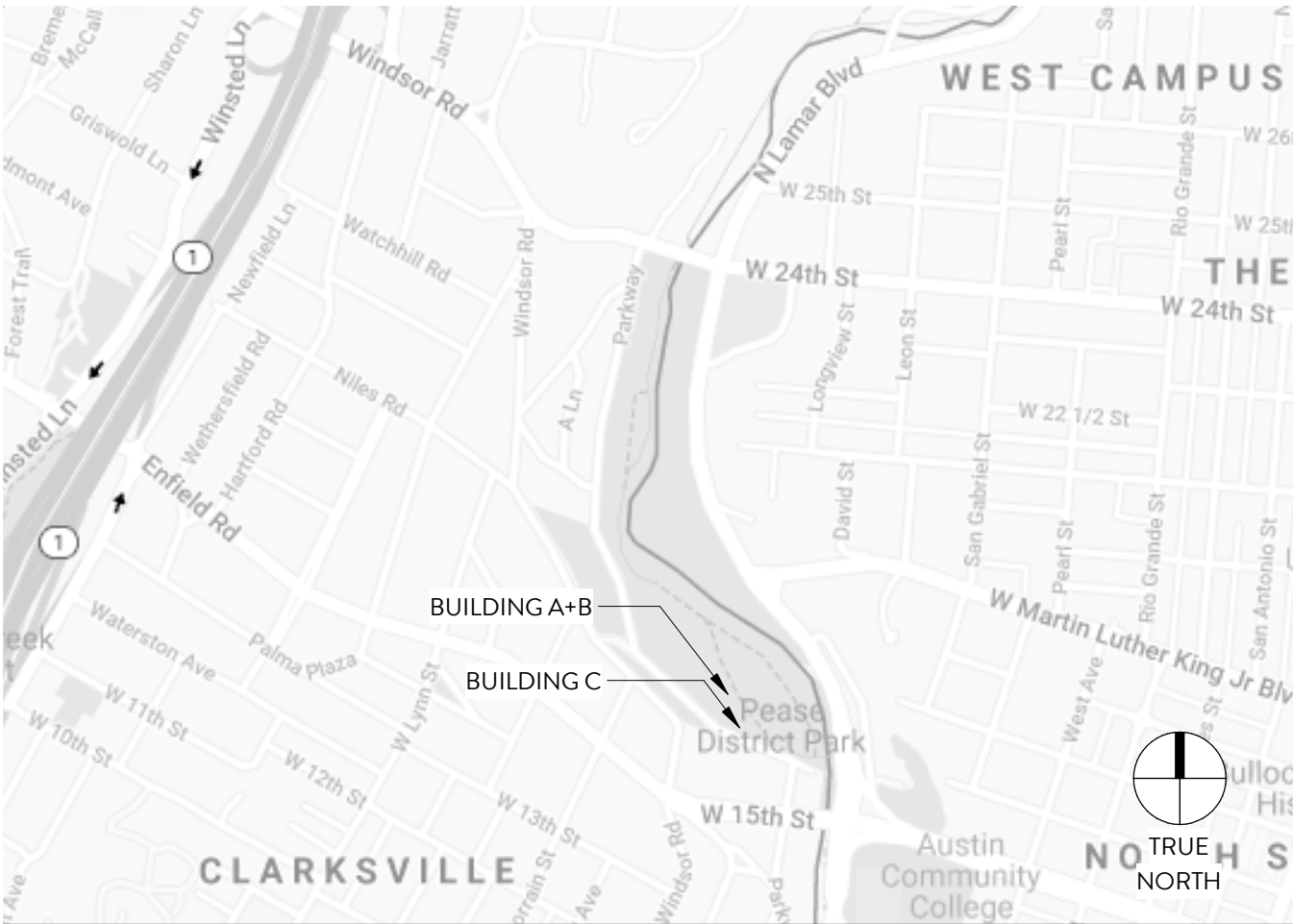
BUILDINGS A & B



BUILDING C

FOR REFERENCE ONLY

## VICINITY MAP



## SYMBOL LEGEND

ELEVATION		ROOM NAME	
	11/ A3.0		ROOM NAME NUMBER AREA
	1 A3.0		DOOR NUMBER
	1 A3.0		WINDOW TYPE
	1 A3.0		PARTITION TYPE
	1 A3.0		PLUMBING FIXTURE TYPE
			TOILET ACCESSORY TYPE

## ZONING & CODE ANALYSIS

BUILDING A	
LEGAL DESCRIPTION	42.26 AC OF OLT 8 DIVISION Z AND 12.85 AC OF OLT 12&13 DIVISION E.
BUILDING CODES	2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL PLUMBING CODE 2014 NATIONAL ELECTRIC CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE UNIFIED DEVELOPMENT CODE
BUILDING DESCRIPTION	STEEL FRAMED PUBLIC RESTROOMS
LEGAL JURISDICTION	CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
OCCUPANCY CLASSIFICATION	GROUP B
TYPE OF CONSTRUCTION	II-B
FIRE SPRINKLER	NOT REQUIRED PER 903.2.1.3

BUILDING B	
LEGAL DESCRIPTION	42.26 AC OF OLT 8 DIVISION Z AND 12.85 AC OF OLT 12&13 DIVISION E.
BUILDING CODES	2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL PLUMBING CODE 2014 NATIONAL ELECTRIC CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE UNIFIED DEVELOPMENT CODE
BUILDING DESCRIPTION	STEEL FRAMED STORAGE BUILDING
LEGAL JURISDICTION	CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
OCCUPANCY CLASSIFICATION	GROUP S-2
TYPE OF CONSTRUCTION	II-B
FIRE SPRINKLER	NOT REQUIRED PER 903.2.1.3

BUILDING C	
LEGAL DESCRIPTION	42.26 AC OF OLT 8 DIVISION Z AND 12.85 AC OF OLT 12&13 DIVISION E.
BUILDING CODES	2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL PLUMBING CODE 2014 NATIONAL ELECTRIC CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE UNIFIED DEVELOPMENT CODE
BUILDING DESCRIPTION	HISTORIC TUDOR COTTAGE, ASSEMBLY SPACE, ADAPTIVE REUSE OF HISTORIC TUDOR COTTAGE
LEGAL JURISDICTION	CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
OCCUPANCY CLASSIFICATION	GROUP B
TYPE OF CONSTRUCTION	V-B
FIRE SPRINKLER	NOT REQUIRED PER 903.2.1.3

## GENERAL NOTES

- ALL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE BUILDING CODES, AND TO INCLUDE ALL REQUIREMENTS OF OTHER AGENCIES HAVING JURISDICTION.
- EXAMINATION OF THE SITE AND PORTIONS THEREOF THAT AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS AND SATISFY HIM/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONTRACTOR SHALL AT SUCH TIME ASCERTAIN AND VERIFY THE LOCATIONS OF EXISTING STRUCTURES.
- THE CONTRACT DOCUMENTS DESCRIBE DESIGN INTENT, AND ARE NOT INTENDED TO BE ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS TO PROVIDE COMPLETE OPERATIONAL SYSTEMS AND INSTALLATIONS. NO CLAIMS FOR ADDITIONAL WORK WILL BE AWARDED FOR WORK WHICH IS DESCRIBED IN THESE DOCUMENTS OR WHICH IS REASONABLY INFERRABLE FROM THEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGH COORDINATION OF TRADES. ALL CLAIMS FOR ADDITIONAL WORK WILL NOT BE AWARDED FOR ANY AND ALL WORK RELATED TO SUCH COORDINATION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE, CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY AND ALL WORK IN QUESTION.
- ALL DIMENSIONS ARE TO FINISH FACE OF CONCRETE, CENTERLINE OF STEEL, FACE OF STUD OR CASEWORK UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "-/-". VERIFY DIMENSIONS MARKED "V.I.E." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES.
- ALL DIMENSIONS, NOTES AND DETAILS SHOWN ON ONE PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR CONDITIONS UNLESS OTHERWISE NOTED.
- "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY. WHAT IS SHOWN OR REFERRED TO PARTIALLY OR WHOLE ON ANY SHALL BE PROVIDED AS THOUGH SHOWN ON ALL.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DRAWINGS AT A LARGE SCALE SHALL TAKE PRECEDENCE OVER DRAWINGS OF A SMALL SCALE. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
- CONTRACTOR SHALL VERIFY LAYOUT OF PARTITIONS, DOORS, ELECTRICAL OUTLETS, DATA AND TELEPHONE OUTLETS, LIGHT FIXTURES, AND SWITCHES WITH ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY MECHANICAL, TELEPHONE, DATA, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE BUT NOT LIMITED TO ALL PIPING, DUCTWORK AND CONDUIT AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
- DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONTRACT DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE.
- IN CASE OF CONFLICTS BETWEEN ARCHITECTS AND ENGINEER'S DRAWINGS IN THE LOCATION OF MATERIALS AND/OR EQUIPMENT, ARCHITECTURAL DRAWINGS SHALL GOVERN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF SUCH CONFLICT.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED PER THE MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- ALL WORK NOTED AS "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY OWNER OR UNDER SEPARATE CONTRACT. SUBMIT TO THE ARCHITECT AND OWNER SCHEDULE REQUIREMENTS FOR THIS "OTHER" WORK IN THE CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOB SITE. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
- CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE ARCHITECT OR OWNER'S REPRESENTATIVE. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.

## HISTORICAL NOTES

- THIS IS A HISTORICALLY CONTRIBUTING STRUCTURE, AND 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.
- ALL EXISTING COMPONENTS TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR. ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED OR REBUILT IN A MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.
- 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-USABLE ORIGINAL MATERIALS WILL NOT BE ALLOWED AND CM/GC WILL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED MATERIALS.
- IT IS OUR INTENTION THAT ALL WORK CONFORM TO THE SECRETARY OF THE INTERIORS STANDARDS FOR THE TREATMENT OF HISTORICAL PROPERTIES. GC TO BE FAMILIAR WITH THESE STANDARDS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES THAT MAY ARISE.

## CLAYTON & LITTLE

### PRELIMINARY NOT FOR CONSTRUCTION

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ISSUED DATE 09.12.2019  
PROJECT NUMBER 1832

## KINGSBURY COMMONS

1100 Kingsbury Street  
Austin, TX 78705

LANDSCAPE ARCHITECT TEN EYCK LANDSCAPE ARCHITECTS 1714 MEET SOUTH STREET, SUITE 100 AUSTIN, TX 78703 512.813.8999 P 512.813.8999 F	ARCHITECT - TUDOR COTTAGE, TERRACE, RESTROOM CLAYTON & LITTLE 201 N. LAMAR BLVD. AUSTIN, TX 78705 512.471.1725 P	ARCHITECT - TREEHOUSE MILL LAWRENCE ARCHITECTS 1114 W. 10TH ST. AUSTIN, TX 78704 512.441.4800 P	CIVIL ENGINEER DAVID LEE 1714 MEET SOUTH STREET, SUITE 100 AUSTIN, TX 78705 512.208.3200 P	GRAPHICS AND WAYFINDING DESIGNER PROFESSIONAL BRANDING AND GRAPHICS 400 W. CESAR CHAVEZ ST., SUITE 000 AUSTIN, TX 78701 512.382.3500 P	IRRIGATION DESIGNER SHERRETT + ASSOCIATES 3000 JEE DAMAGED BLVD. BLDG. 1700 SUITE 01 ROCKFORD, TX 78665 512.306.9500 P	LIGHTING DESIGNER STUDIO LAMAR 6411 CHAPEL DOWNS CT. AUSTIN, TX 78729 512.882.1600 P	STRUCTURAL ENGINEER ARCHITECTURAL ENGINEERS COLLABORATIVE 3000 N. LAMAR BLVD., SUITE 330 AUSTIN, TX 78718 512.472.2111 P	MEP ENGINEER BRYAN SANCHEZ & ASSOCIATES 1140 CRYSTAL CREEK AUSTIN, TX 78746 512.523.8000 P	WATER FEATURE DESIGNER GPS 1402 WHITELOCK LANE, SUITE 106 CARROLLTON, TX 75006 972.448.0027 P
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### PHASE: CONSTRUCTION DOCUMENTS

DATE	ISSUE
06/28/2018	100% SCHEMATIC DESIGN
08/31/2018	50% DESIGN DEVELOPMENT
10/18/2018	100% DESIGN DEVELOPMENT
12/20/2018	50% CD
02/07/2019	90% CD
03/28/2019	95% CD
06/28/2019	100% CD

DATE: 09.12.2019

DRAWN:

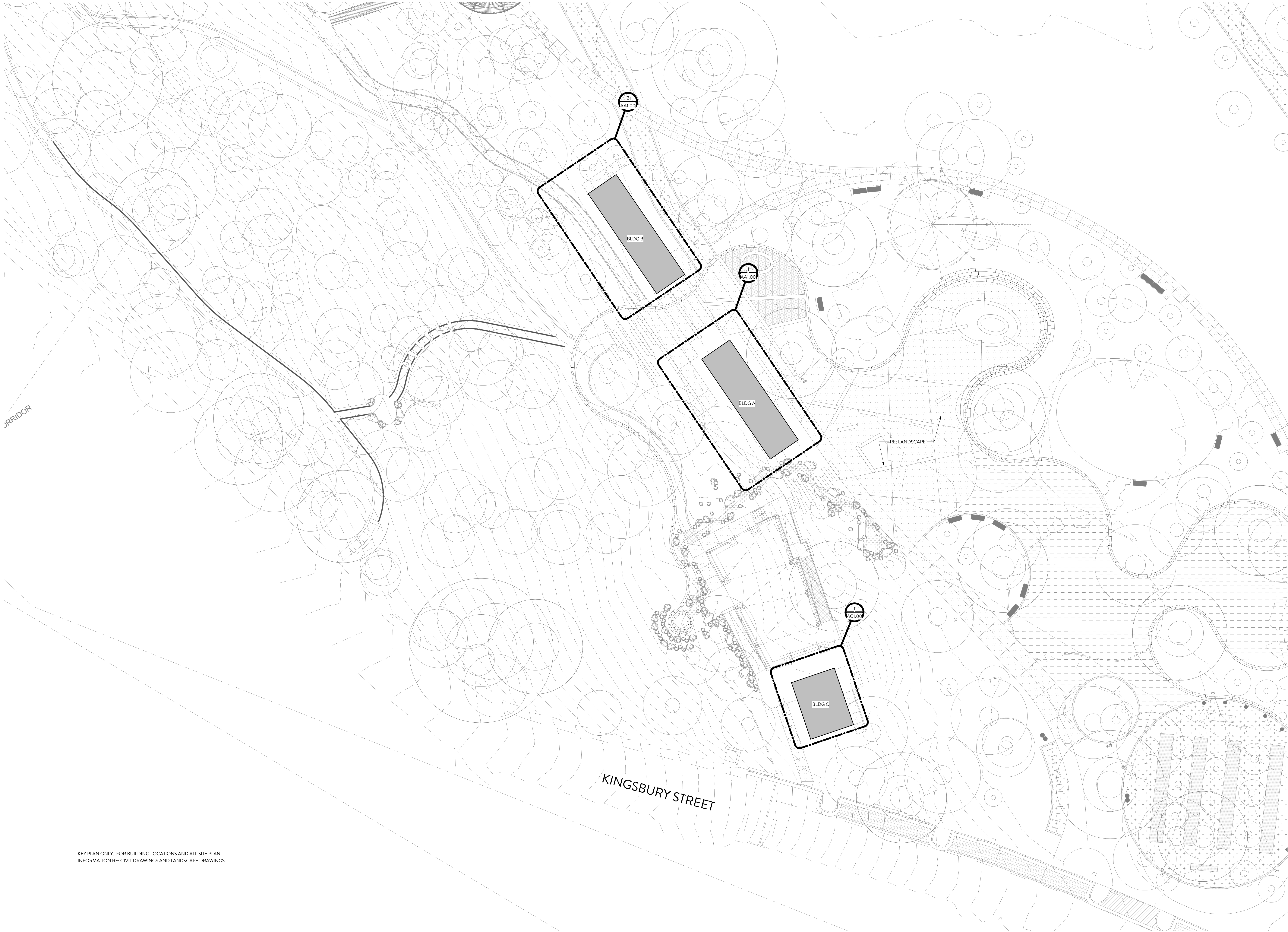
CHECKED:

TELA PROJECT NO. 1832

DRAWING TITLE:  
COVER SHEET

AG1.00





CLAYTON & LITTLE

PRELIMINARY  
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KINGSBURY COMMONS

1100 Kingsbury Street  
Austin, TX 78705

LANDSCAPE ARCHITECT  
TEN EYCK LANDSCAPE ARCHITECTS  
1714 WEST COVINGTON STREET, SUITE 100  
AUSTIN, TX 78703  
512.813.8999 P  
512.451.1725 F  
ARCHITECT - TUDOR COTTAGE, TERRACE, RESTROOM  
CLAYTON & LITTLE  
2001 N. LAMAR BLVD.  
AUSTIN, TX 78705  
512.471.1725 P  
ARCHITECT - TREHOUSE  
MILL LAWRENCE ARCHITECTS  
1114 W. GREEN ST.  
AUSTIN, TX 78704  
512.441.4889 P  
CIVIL ENGINEER  
GARDNER INC.  
1708 HUNTER AVENUE, SUITE 125  
AUSTIN, TX 78705  
512.298.3284 P  
GRAPHICS AND WAYFINDING DESIGNER  
PROFESSIONAL BRANDING AND GRAPHICS  
400 W. CESAR CHAVEZ ST., SUITE 000  
AUSTIN, TX 78701  
512.382.3500 P  
IRRIGATION DESIGNER  
GREENEY & ASSOCIATES  
3000 JCE DRUMMERS BLVD. BLDG. 1700 SUITE B1  
ROUND ROCK, TX 78665  
512.266.9250 P  
LIGHTING DESIGNER  
STUDIO LUMINA  
8411 CHAPEL DOWNS ST.  
AUSTIN, TX 78729  
512.882.1658 P  
STRUCTURAL ENGINEER  
ARCHITECTURAL ENGINEERS COLLABORATIVE  
3000 N. LAMAR BLVD., SUITE 330  
AUSTIN, TX 78718  
512.472.2111 P  
MEP ENGINEER  
BERRY SMITH & ASSOCIATES  
1140 CUSTER CREEK  
AUSTIN, TX 78718  
512.523.8000 P  
WATER FEATURE DESIGNER  
GPS  
1402 WHITELOCK LANE, SUITE 106  
CARROLLTON, TX 75006  
972.448.6037 P

PHASE: CONSTRUCTION DOCUMENTS

DATE	ISSUE
06/28/2018	100% SCHEMATIC DESIGN
08/31/2018	50% DESIGN DEVELOPMENT
10/18/2018	100% DESIGN DEVELOPMENT
12/20/2018	50% CD
02/07/2019	90% CD
03/28/2019	95% CD
06/28/2019	100% CD

DATE: 09.12.2019

DRAWN:

CHECKED:

TELA PROJECT NO: 1832

DRAWING TITLE:  
ARCHITECTURAL KEY PLAN

AA0.00



## CLAYTON &amp; LITTLE

PRELIMINARY  
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ISSUED DATE 09.12.2019  
PROJECT NUMBER 1832

## KINGSBURY COMMONS

1100 Kingsbury Street  
Austin, TX 78705

LANDSCAPE ARCHITECT  
TEN EYCK LANDSCAPE ARCHITECTS  
1711 MEET COWLEY STREET, SUITE 100  
AUSTIN, TX 78703  
512.813.8999 P

ARCHITECT - TUDOR COTTAGE, TERRACE, RESTROOM  
CLAYTON & LITTLE  
2001 N. LAMAR BLVD.  
AUSTIN, TX 78704  
512.471.1725 P

ARCHITECT - TREEHOUSE  
MILL LAWRENCE ARCHITECTS  
1111 N. GREEN ST.  
AUSTIN, TX 78704  
512.441.4800 P

CIVIL ENGINEER  
DAVID DICE  
2708 E. 11TH AVE., SUITE 125  
AUSTIN, TX 78705  
512.298.3204 P

GRAPHICS AND WAYFINDING DESIGNER  
PROFESSIONAL ENGINEERING AND GRAPHICS  
400 W. CESAR CHAVEZ ST., SUITE 500  
AUSTIN, TX 78701  
512.382.3500 P

IRRIGATION DESIGNER  
SHERREFF & ASSOCIATES  
3000 JEE DAMARADO BLVD. BLDG. 1700 SUITE B1  
BOCA RATON, FL 33433  
512.306.9500 P

LIGHTING DESIGNER  
STUDIO LUMINA  
6411 CHAPEL DOWNS CT.  
AUSTIN, TX 78729  
512.882.1600 P

STRUCTURAL ENGINEER  
ARCHITECTURAL ENGINEERS CONSULTANTS  
3000 N. LAMAR BLVD., SUITE 330  
AUSTIN, TX 78705  
512.472.2111 P

MEP ENGINEER  
JERRY SHAW & ASSOCIATES  
1140 E. CRYSTAL CREEK  
AUSTIN, TX 78704  
512.323.8000 P

WATER FEATURE DESIGNER  
GPO  
1402 WENTLOCK LANE, SUITE 100  
CARROLLTON, TX 75006  
972.446.0037 P

## PHASE: CONSTRUCTION DOCUMENTS

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08/31/2018	50% DESIGN DEVELOPMENT
10/18/2018	100% DESIGN DEVELOPMENT
12/20/2018	50% CD
02/07/2019	90% CD
03/28/2019	95% CD
06/28/2019	100% CD

DATE: 09.12.2019

DRAWN:

CHECKED:

TELA PROJECT NO: 1832

DRAWING TITLE:

FLOOR PLANS - BLDG C

AC1.00

## GENERAL NOTES

1. THE CONTRACTOR, IN ACCORDANCE WITH THE PREVISIONS 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 DISCREPANCIES.

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

4. 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 AND CONSTRUCTION PHASES.

5. THE 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.

6. 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 METHODS 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 THE ABOVE ITEMS.

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

8. THE CONTRACTOR AND 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 OWNER. CONTRACTOR SHALL REMEDY, AT NO EXPENSE TO THE OWNER, ANY DEFECTS IN THE WORK WHICH BECOME APPARENT DURING THE WARRANTY PERIOD. ADDITIONAL WARRANTY REQUIREMENTS ARE LISTED IN THE SPECIFICATIONS.

9. SEAL ALL CRACKS AROUND STRUCTURAL MEMBERS, BRACING, 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).

10. ALL MATERIALS SHALL BE RECYCLED AS PER SECTION 01 7419 CONSTRUCTION WASTE MANAGEMENT PLAN.

RE: LIGHTING PLANS BY OTHERS. FOR DIMENSIONAL LIGHTING PLAN AND EQUIPMENT SCHEDULE. RE: MEP FOR LIGHTING CONTROL DOCUMENTATION & POWER/DATA INFORMATION.

## DEMOLITION NOTES:

1. BEFORE DEMOLITION BEGINS, COORDINATE INITIAL SELECTIVE DEMOLITION INVESTIGATION WITH ARCHITECT

2. DEMOLISH ALL FLOOR FINISHES, TYP.

3. SALVAGE ALL EXISTING METAL CEILING TILE. STRIP PAINT AND PREPARE TILES FOR PRIMING AND PAINTING.

4. WHERE DOORS ARE REMOVED, SALVAGE EXISTING DOOR FRAMES AND TRIM FOR POSSIBLE RE-USE.

5. ITEMS NOTED TO BE SAVED OR SALVAGED FOR REUSE ARE TO BE STORED ON SITE, FOR REUSE BY THE OWNER OR GENERAL CONTRACTOR AT THIS SITE.

6. THE GC IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION OF THE BUILDING SYSTEMS, AND PATCHING OR REPAIR OF EXISTING BUILDING FINISHES/SITE FEATURES AFFECTED BY NEW CONSTRUCTION.

7. DAMAGES TO THE PROPERTY OF THE OWNER SHALL BE REPAIRED OR PAID FOR BY THE GC. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, DAMAGE TO THE BUILDING GROUNDS, PLANTINGS, WALLS, PAVEMENT, UTILITIES, ETC.

8. CONTRACTOR TO BRACE/SHORE EXISTING CONSTRUCTION TO REMAIN.

9. PROTECT EXISTING TREES TO CITY OF AUSTIN STANDARDS. ALL DEMOLITION WORK IN CRITICAL ROOT ZONES TO BE DONE WITH HAND TOOLS AND/OR AIR SPADES. CONTACT OWNER'S ARBORIST FOR ANY TREE WORK.

10. REMOVE ROTTED WOOD WHEN ENCOUNTERED. DOCUMENT EXISTING CONDITION FOR REPLACEMENT. REVIEW SCOPE WITH OWNER AND ARCHITECT PRIOR TO REMOVAL.

11. AFTER PARTIAL DEMOLITION, ARCHITECT AND STRUCTURAL ENGINEER TO REVIEW AND ADVISE FOR REPAIR/MODIFICATION SCOPE.

12. EXISTING STRUCTURE IS NOT NECESSARILY SHOWN IN ITS ENTIRETY OR ABSOLUTE CORRECT LOCATION. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF ARCHITECT FOR DIRECTION OR CLARIFICATION.

13. COORDINATE SUPPORT FOR ALL NEW WALL OPENINGS (OR WALLS TO BE REMOVED) WITH STRUCTURAL DRAWINGS. WHERE APPLICABLE, INSTALL NEW STRUCTURAL MEMBERS (OR ADEQUATE SHORING/BRACING) BEFORE CUTTING OPENINGS.

14. ALL DIMENSIONS AND CONDITIONS ABUTTING THE EXISTING CONSTRUCTION ARE APPROXIMATE. ALL SUCH CONDITIONS SHALL BE FIELD VERIFIED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT. OPENING SIZES NOTED ON THE DEMOLITION DRAWINGS ARE TO BE COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL AND MEP DRAWINGS, PRIOR TO CUTTING THE OPENING.

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

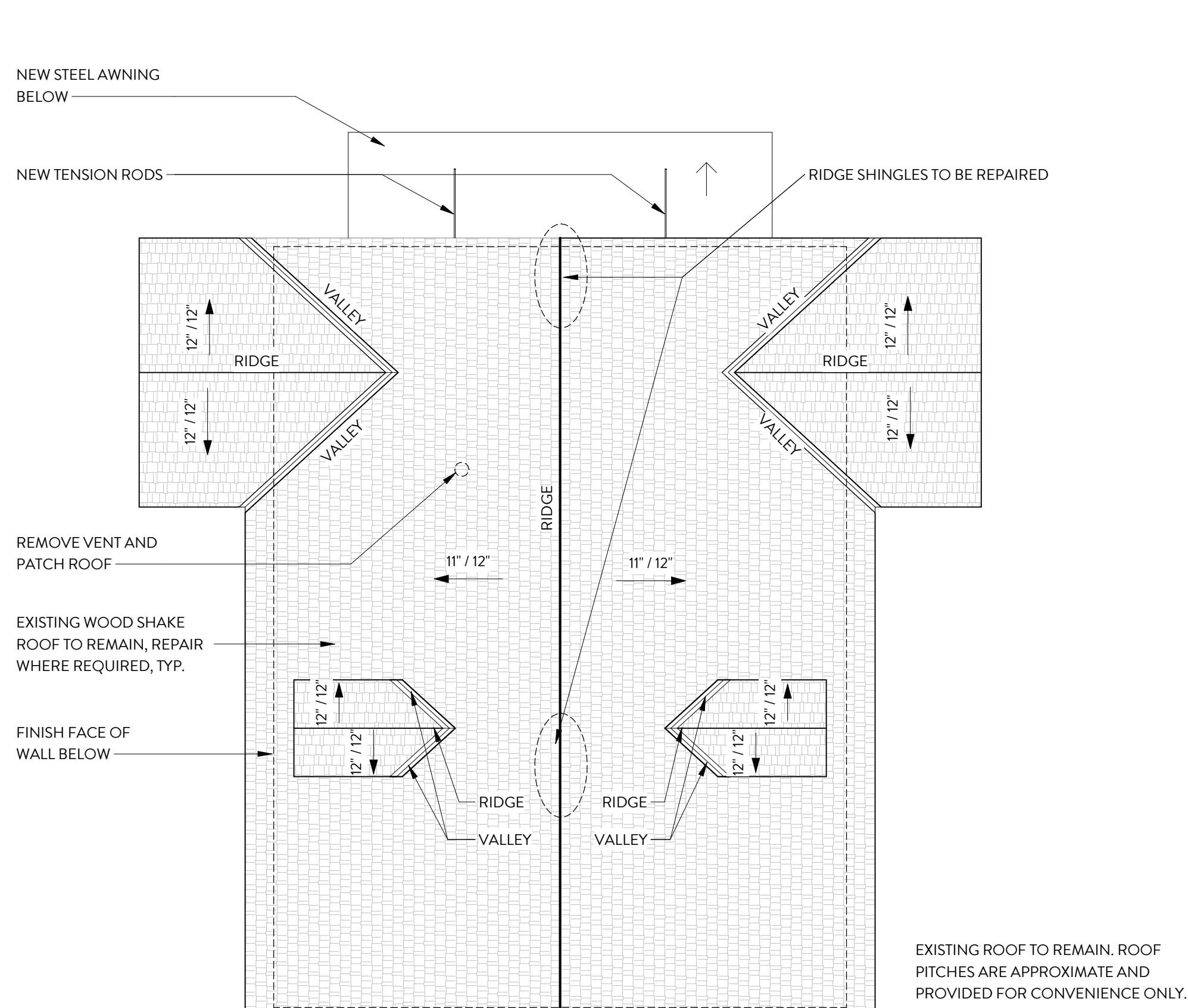
16. WHERE PORTIONS OF WALLS ARE REMOVED FOR NEW OPENINGS, COORDINATE HEIGHT OF DEMOLISHED OPENING WITH FINISHED OPENING SIZE AND ANY ADDED STRUCTURE REQUIRED.

## PLAN LEGEND

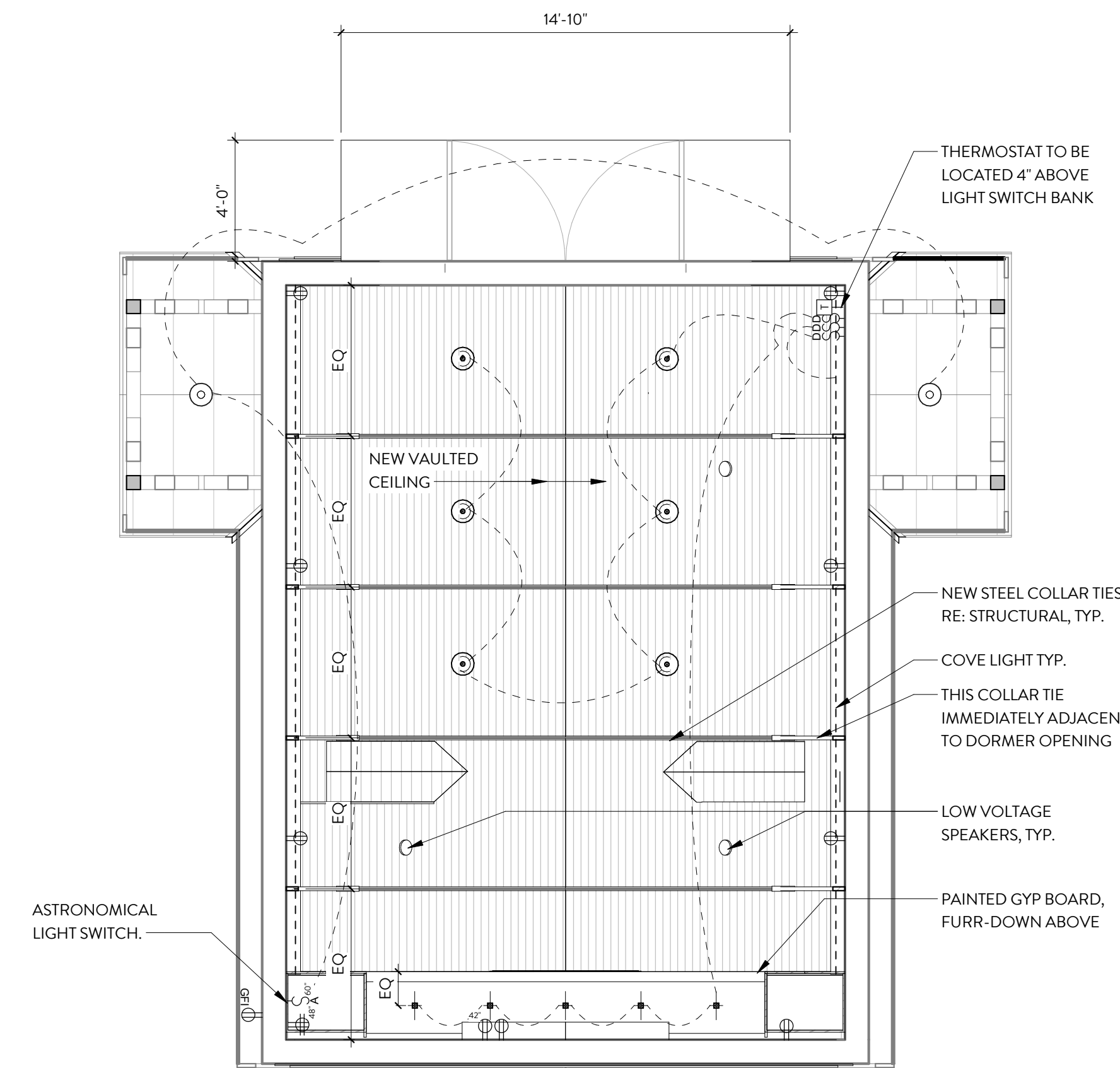
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION
- TILE
- CONCRETE
- WOOD TONGUE & GROOVE
- WOOD SHAKE

## ELECTRICAL LEGEND

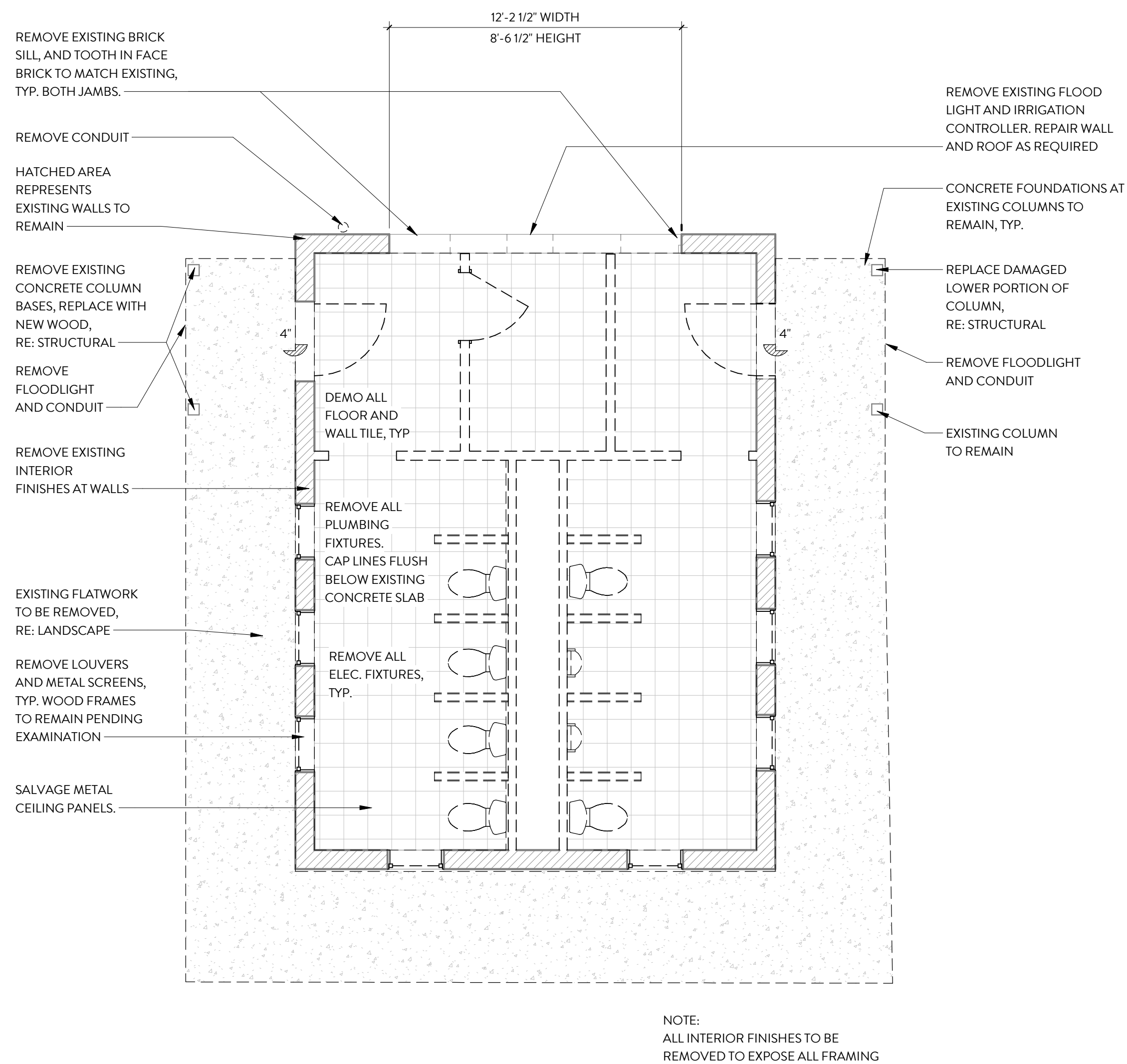
- RECESSED CAN FIXTURE
- PENDANT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- LED COVE LIGHT
- SWITCH - SINGLE POLE
- SWITCH - DIMMER
- SWITCH - 3 WAY
- FLUSH MOUNT SPEAKER
- 120V DUPLEX OUTLET - NUMBER INDICATES HEIGHT
- 120V DUPLEX OUTLET - GROUND FAULT INTERRUPTER
- 120V DUPLEX OUTLET - WEATHER PROOF
- 120V QUAD OUTLET - NUMBER INDICATES HEIGHT
- TELEPHONE/DATA JACK
- CABLE TV JACK
- THERMOSTAT



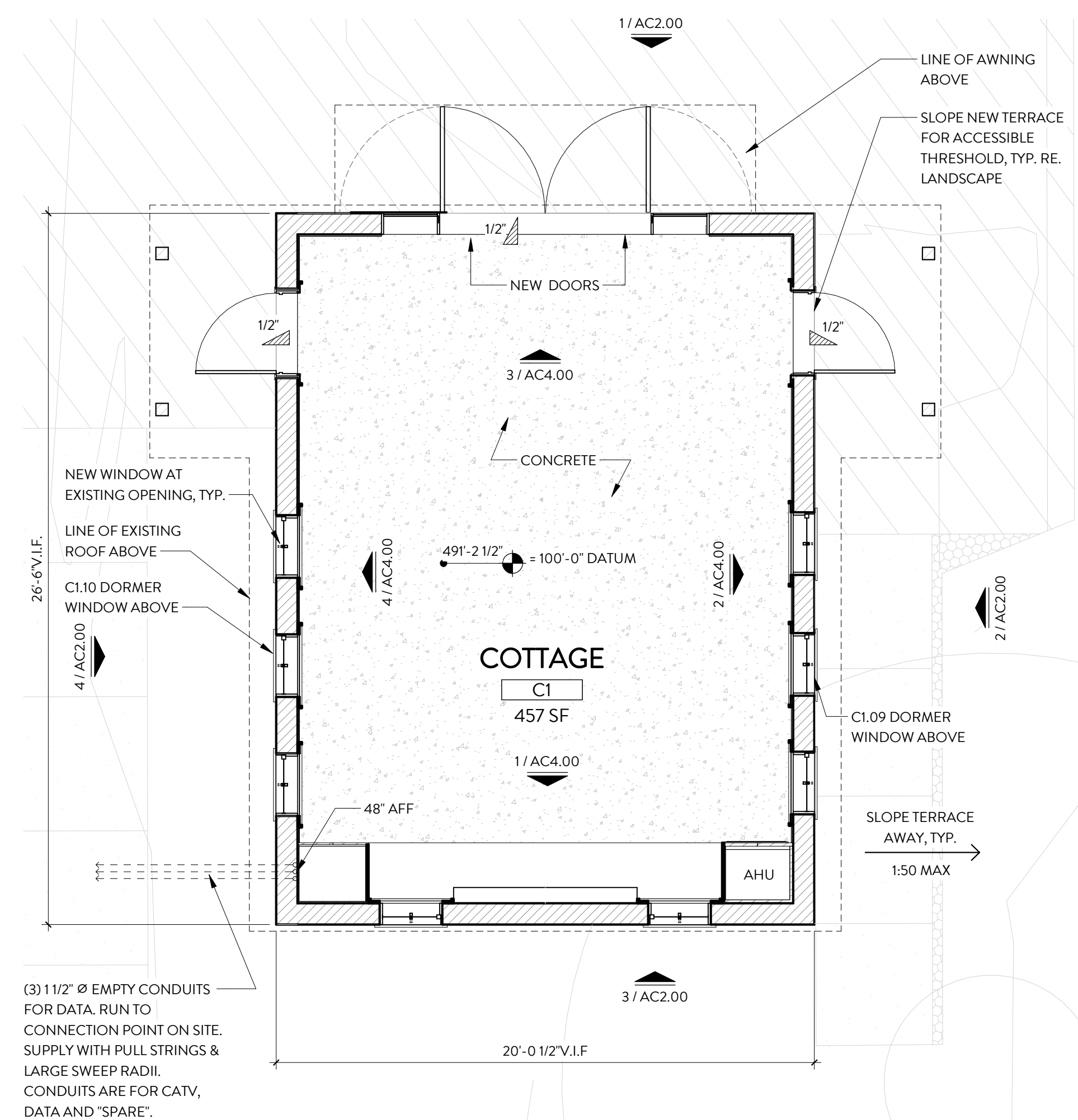
4 ROOF PLAN - BLDG C  
1/4" = 1'-0"



3 REFLECTED CEILING PLAN  
1/4" = 1'-0"



2 DEMO PLAN - BLDG C  
1/4" = 1'-0"



1 FLOOR PLAN - BLDG C  
1/4" = 1'-0"

CLAYTON  
& LITTLE

PRELIMINARY  
NOT FOR CONSTRUCTION

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ISSUED DATE 09.12.2019  
PROJECT NUMBER 1832

KINGSBURY  
COMMONS

1100 Kingsbury Street  
Austin, TX 78705

LANDSCAPE ARCHITECT  
TEN EYCK LANDSCAPE ARCHITECTS  
1714 WEST COVINGTON STREET, SUITE 100  
AUSTIN, TX 78703  
512.813.8999 P

ARCHITECT - TUDOR COTTAGE, TERRACE, RESTROOM  
CLAYTON & LITTLE  
2001 N. LAMAR BLVD.  
AUSTIN, TX 78705  
512.472.1725 P

ARCHITECT - TREEHOUSE  
MILL LAWRENCE ARCHITECTS  
613 N. WHEATON ST.  
AUSTIN, TX 78704  
512.441.4800 P

CIVIL ENGINEER  
DAVID DINE  
1708 WINTER BLVD. SUITE 125  
AUSTIN, TX 78705  
512.208.3284 P

GRAPHICS AND WAYFINDING DESIGNER  
PISCICONE, BRIDGEMAN AND GRAPHICS  
400 W. CESAR CHAVEZ ST., SUITE 500  
AUSTIN, TX 78701  
512.382.5500 P

IRRIGATION DESIGNER  
SHERREFF + ASSOCIATES  
3000 JEE DRAVAGE BLVD. BLDG. 1700 SUITE B1  
ROUND ROCK, TX 78665  
512.266.9250 P

LIGHTING DESIGNER  
STUDIO LAMBA  
6411 CHAPEL DOWNS ST.  
AUSTIN, TX 78729  
512.882.1650 P

STRUCTURAL ENGINEER  
ARCHITECTURAL ENGINEERS COLLABORATIVE  
3000 N. LAMAR BLVD., SUITE 330  
AUSTIN, TX 78705  
512.472.2111 P

MEP ENGINEER  
BERRY SMITH & ASSOCIATES  
1140 CRYSTAL CREEK  
SUITE 100  
AUSTIN, TX 78704  
512.323.8000 P

WATER FEATURE DESIGNER  
GPI  
1402 WATKINS LANE, SUITE 150  
CARROLLTON, TX 75006  
972.448.0037 P

PHASE: CONSTRUCTION DOCUMENTS

DATE	ISSUE
06/28/2018	100% SCHEMATIC DESIGN
08/31/2018	50% DESIGN DEVELOPMENT
10/18/2018	100% DESIGN DEVELOPMENT
12/20/2018	50% CD
02/07/2019	90% CD
03/28/2019	95% CD
06/28/2019	100% CD

DATE: 09.12.2019

DRAWN:

CHECKED:

TELA PROJECT NO. 1832

DRAWING TITLE:  
EXTERIOR ELEVATIONS - BLDG C

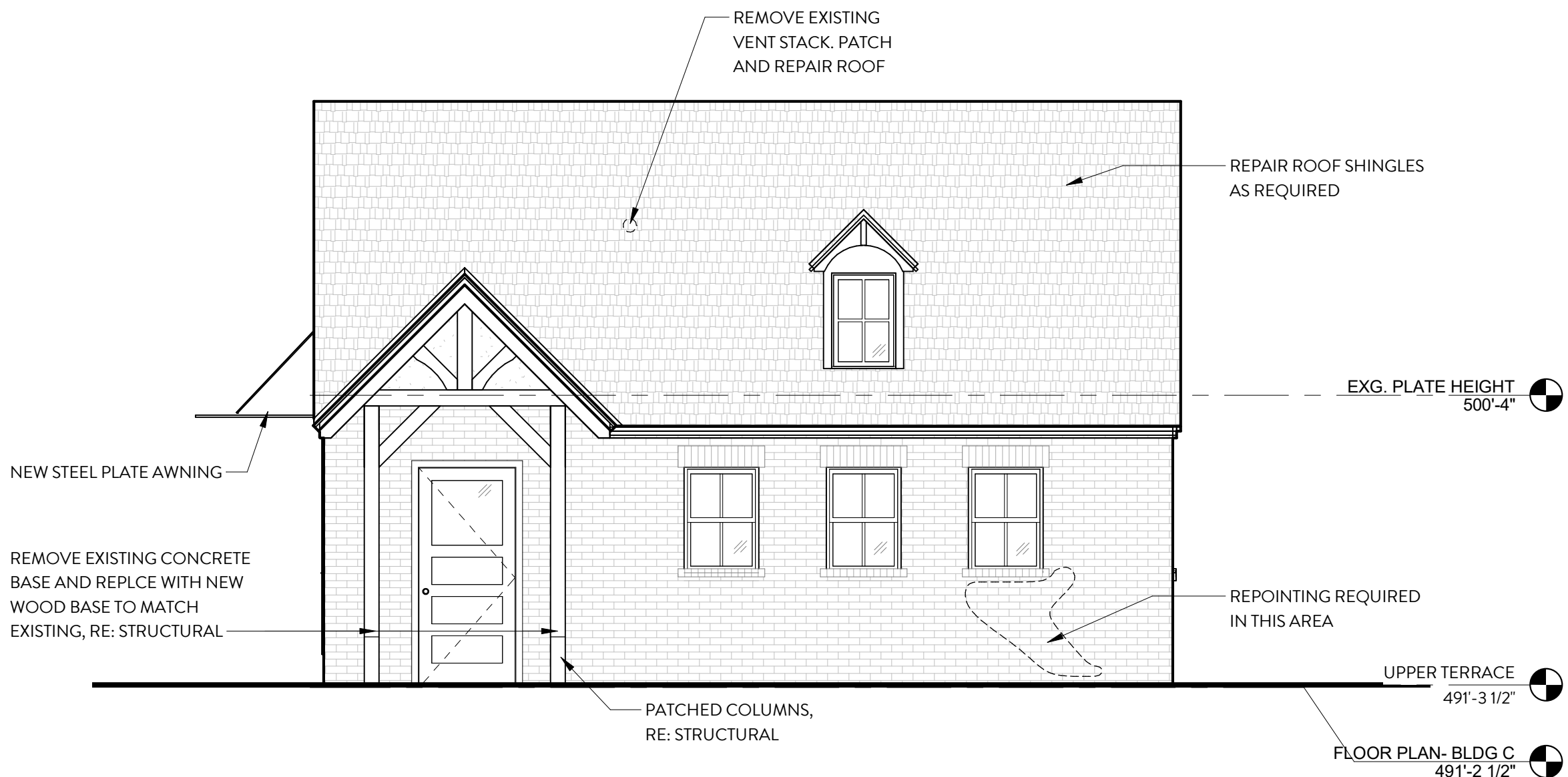
AC2.00



5 PERSPECTIVE VIEW  
NO SCALE



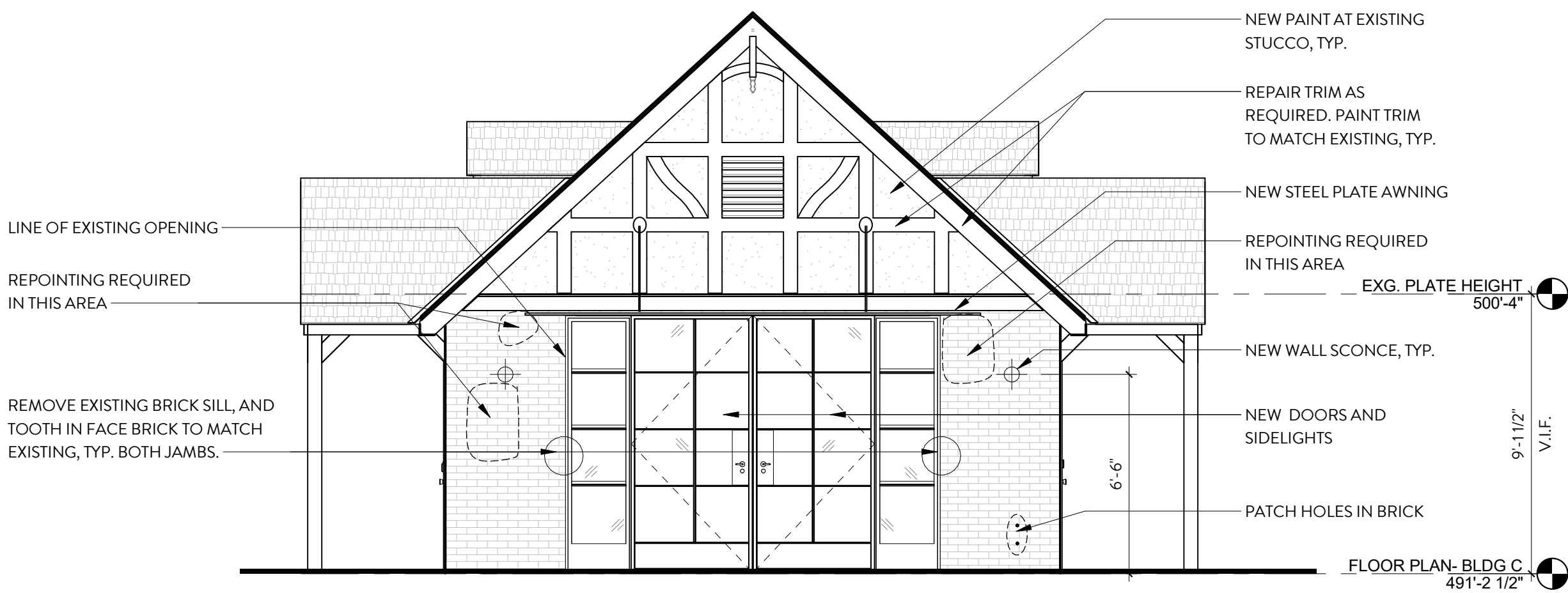
3 BLDG C - SOUTH ELEVATION  
1/4" = 1'-0"



4 BLDG C - WEST ELEVATION  
1/4" = 1'-0"



2 BLDG C - EAST ELEVATION  
1/4" = 1'-0"



1 BLDG C - NORTH ELEVATION  
1/4" = 1'-0"

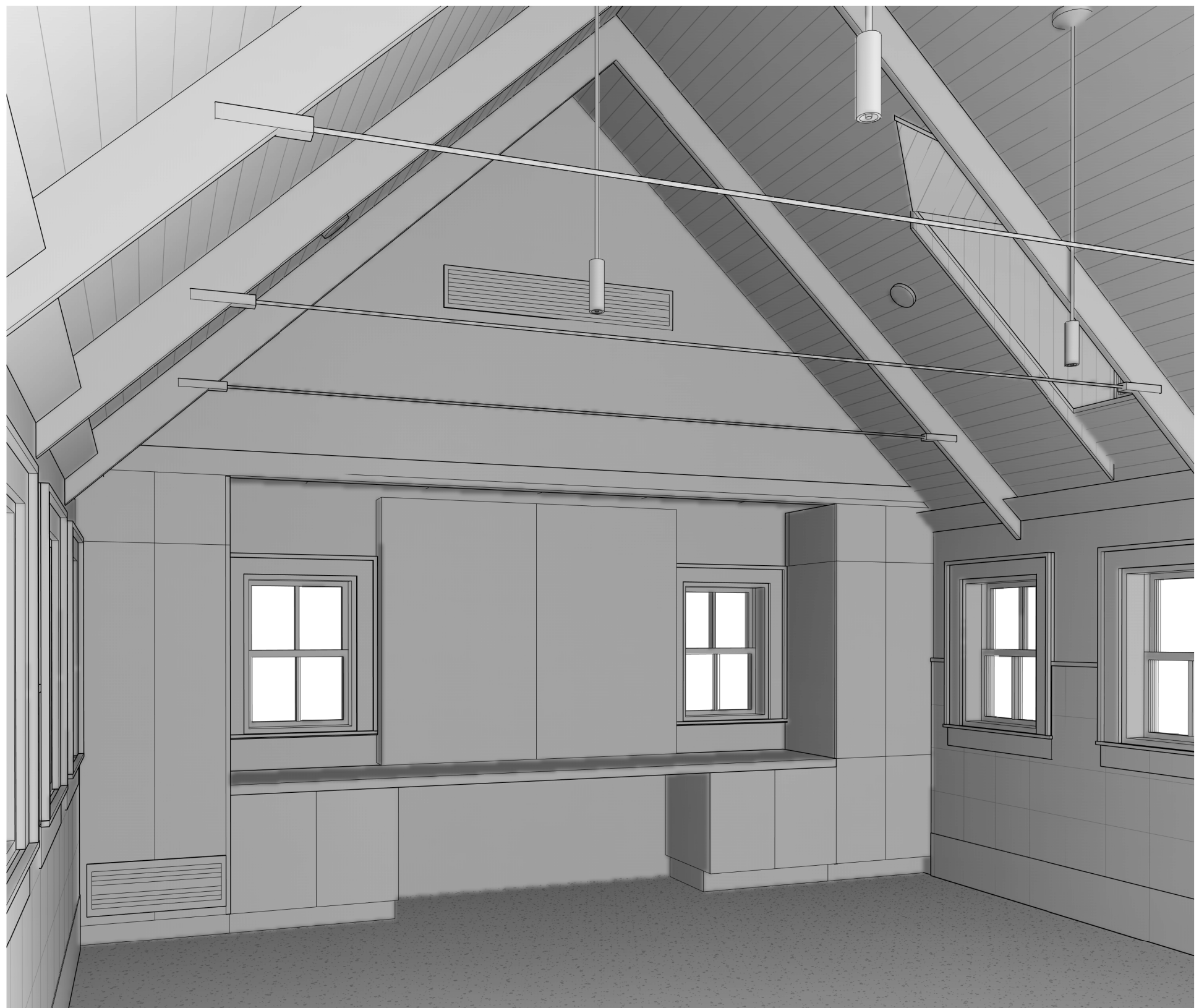


GENERAL NOTE

RE: AC6.0 FINISH SCHEDULE FOR MATERIAL CALLOUTS



6 TUDOR - INTERIOR VIEW NORTH



5 TUDOR - INTERIOR VIEW SOUTH



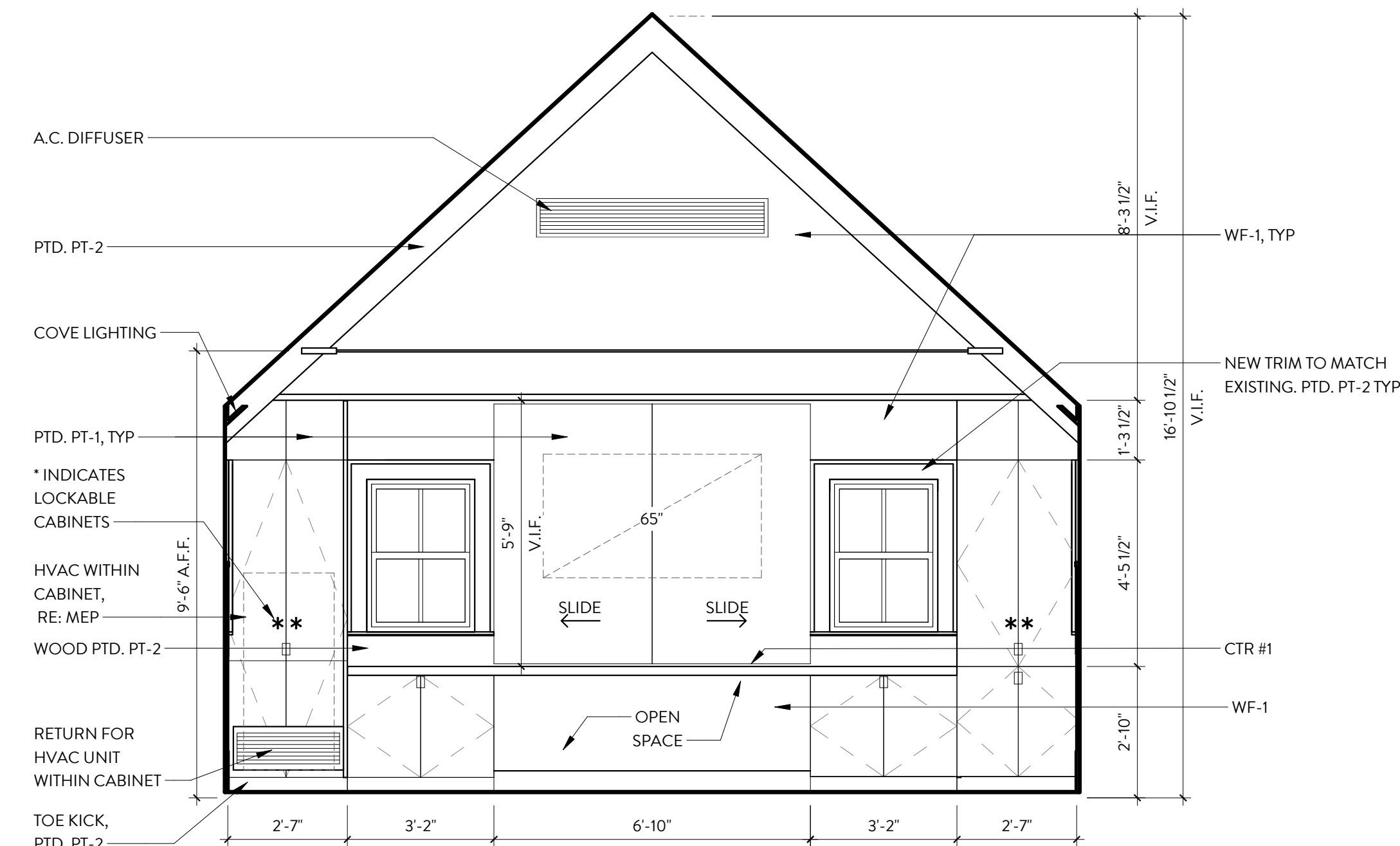
4 BLDG C - WEST  
3/8" = 1'-0"



2 BLDG C - EAST  
3/8" = 1'-0"



3 BLDG C - NORTH  
3/8" = 1'-0"



1 BLDG C - SOUTH  
3/8" = 1'-0"





SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH WEST ELEVATION

TUDOR COTTAGE

EXTERIOR ELEVATIONS