

PROPOSED RESTAURANT

CLAYTON
KORTE

PRELIMINARY
NOT FOR CONSTRUCTION

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ISSUED DATE 6/9/23
PROJECT NUMBER NA

HLC

PROPOSED RESTAURANT

108 E. 8TH ST.
AUSTIN, TX

G000

COVER SHEET

CONCEPT RENDERING



FOR REFERENCE ONLY

VICINITY MAP



SYMBOL LEGEND

		ROOM NAME	
	ELEVATION		ROOM NAME
	BUILDING SECTION		NUMBER
	WALL SECTION		AREA
	SECTION DETAIL		DOOR NUMBER
	DETAIL		WINDOW TYPE
			PARTITION TYPE
			PLUMBING FIXTURE TYPE
			TOILET ACCESSORY TYPE

PROJECT TEAM

ARCHITECT CLAYTON KORTE
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AUSTIN, TEXAS 78705

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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 INFERABLE 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 ARCHITECTS APPROVAL UNLESS NOTED AS "+/-". VERIFY DIMENSIONS MARKED "V.I.F." 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 OPPOSITEHAND 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.

ZONING & CODE ANALYSIS

LEGAL DESCRIPTION	S 43FT OF LOT 1 BLOCK 097 ORIGINAL CITY
PARCEL ID	0206030901
ZONING	CBD-H
BUILDING CODES	2021 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	EXISTING STUCCO AND BRICK BUILDING WITH A PLANNED RENOVATION FOR A FOOD AND BEVERAGE USE
LEGAL JURISDICTION	AUSTIN, TEXAS, TRAVIS
OCCUPANCY CLASSIFICATION	GROUP A-3
TYPE OF CONSTRUCTION	VB
FIRE SPRINKLER	NO

HISTORIC NOTES

- THIS PROPERTY IS A CITY OF AUSTIN LANDMARK AND IS IN A NATIONAL REGISTER HISTORIC DISTRICT. **EXTREME** CARE SHALL BE TAKEN TO PROTECT AND PRESERVE THIS STRUCTURE DURING ALL PHASES OF WORK. IF ANY UNFORESEEN CONDITIONS ARISE, STOP WORK AND CONTACT THE ARCHITECT IMMEDIATELY. IT IS THE INTENT OF THE ARCHITECT AND OWNER THAT ALL WORK SHALL CONFORM WITH *THE SECRETARY OF THE INTERIORS STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES* WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING AND RECONSTRUCTING HISTORIC BUILDINGS. CONTRACTOR SHOULD BE FAMILIAR WITH THESE GUIDELINES. *(THESE CAN BE FOUND AT: www.nps.gov/tps/standards/four-treatments/standguide/index.htm)* ALL PROPOSED DEMOLITION AND RENOVATION WORK HAS BEEN REVIEWED AND APPROVED BY THE TEXAS HISTORICAL COMMISSION. ALL SPECIFIED INSPECTIONS AND METHODS MUST BE STRICTLY ADHERED TO.
- 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 ATERIALS. RECKLESS DESTRUCTION OF SALVAGEABLE, RE-USEABLE ORIGINAL MATERIALS WILL NOT BE ALLOWED AND CM/GC WILL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED MATERIALS.
- ALL EXISTING COMPONENTS TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR (GC). ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED OR REBUILT IN A MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.
- 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.
- 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.
- PATCH, REPAIR, AND PREPARE ALL SURFACES AS REQUIRED TO ACCOMMODATE FINISHES INDICATED.
- 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.
- SHORING AND BRACING OF THE EXISTING BUILDING TO REMAIN IS OUTSIDE OF THE ARCHITECT'S SCOPE. IF SHORING AND BRACING OF THE EXISTING STRUCTURE IS REQUIRED, CONTRACTOR TO EMPLOY A STRUCTURAL ENGINEER TO DESIGN AND A QUALIFIED SUBCONTRACTOR TO IMPLEMENT THIS WORK.
- COORDINATE SUPPORT FOR NEW FLOOR OPENINGS WITH STRUCTUAL DRAWINGS WHERE APPLICABLE, INSTALL NEW STRUCTURAL MEMBERS (OR ADEQUATE SHORING/BRACING) BEFORE CUTTING OPENINGS.
- A HAZARDOUS MATERIALS REPORT HAS BEEN PROVIDED BY OWNER, WHO WILL CONTRACT DIRECTLY WITH CONTRACTOR FOR REMOVAL. THE WORK INDICATED HEREIN AND IN RELATED SPECIFICATIONS (INCLUDING REQUIRED DEMOLITION WORK) DOES NOT ADDRESSES 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.

DRAWING INDEX

GENERAL	
G000	COVER SHEET
G003	EXISTING PHOTOS
ARCHITECTURAL	
A001	ARCHITECTURAL SITE PLAN
A101	EXISTING FLOOR PLAN
A102	PROPOSED FLOOR PLAN
A201	EXTERIOR ELEVATIONS



2023-06-08 EXISTING DOOR AT 8TH STREET



2023-06-08 EXISTING 8TH ST VIEW



2023-06-08 EXISTING ALLEY VIEW

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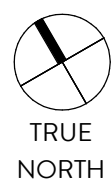
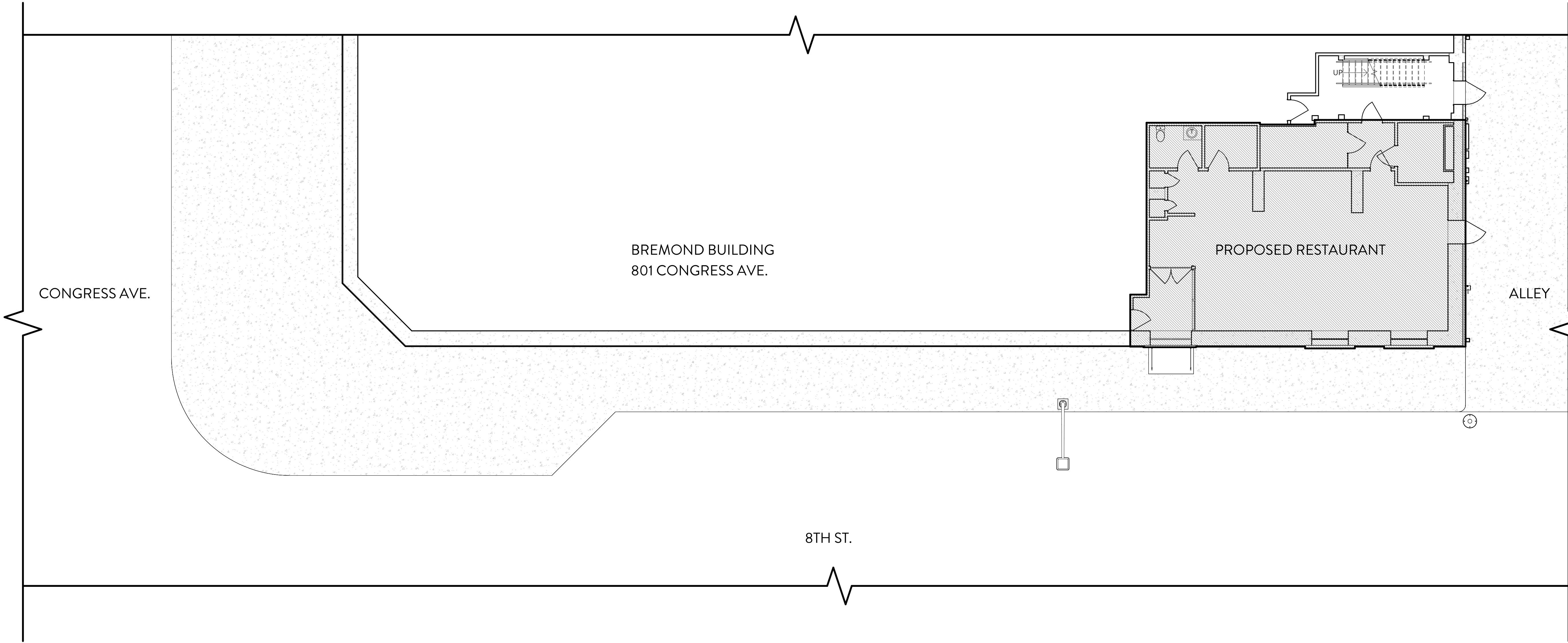
HLC

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108 E. 8TH ST.
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G003

EXISTING PHOTOS



1 EXISTING PARTIAL SITE PLAN
1/8" = 1'-0"

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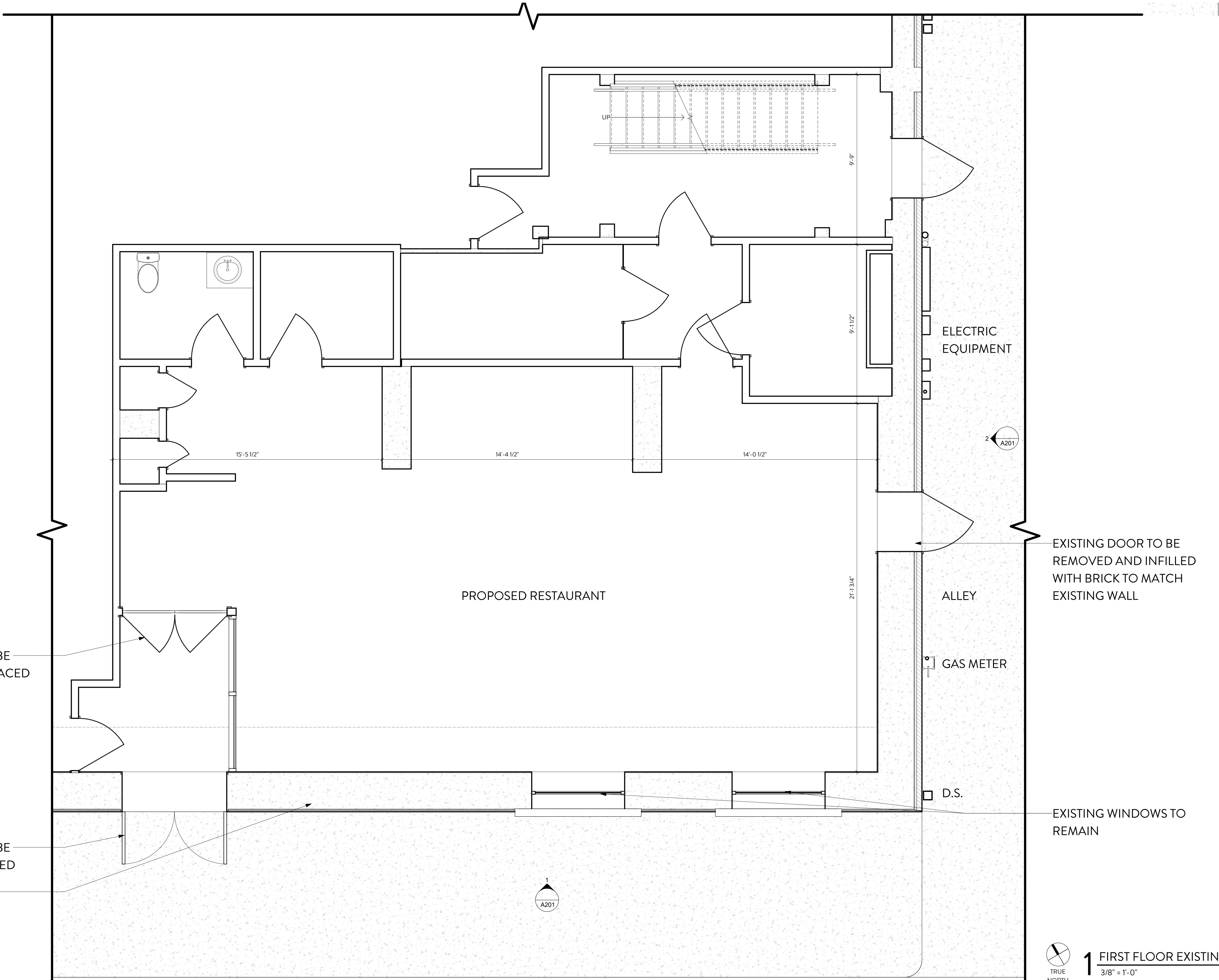
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PROPOSED RESTAURANT

108 E. 8TH ST.
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A001

ARCHITECTURAL
SITE PLAN



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PROPOSED RESTAURANT

108 E. 8TH ST.
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A102

PROPOSED FLOOR
PLAN

PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION
- WOOD FLOORING
- TILE FLOORING
- CONCRETE FLOORING



1 PROPOSED FLOOR PLAN
3/8" = 1'-0"

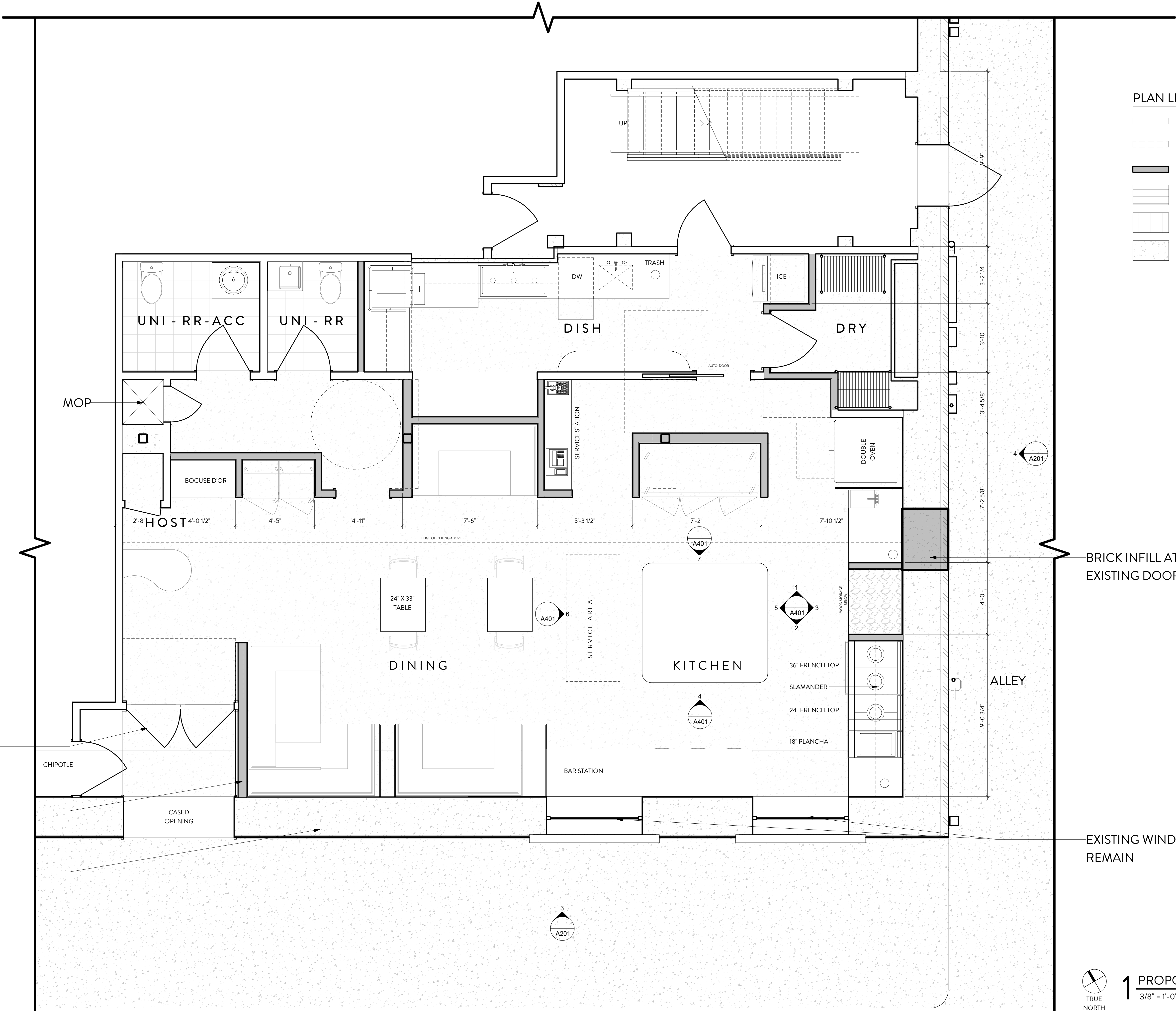
RELOCATED ENTRY
DOORS

STUCCO TO MATCH
EXISTING

EXISTING STUCCO
WALL TO REMAIN

BRICK INFILL AT
EXISTING DOOR

EXISTING WINDOWS TO
REMAIN



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PROPOSED RESTAURANT

108 E. 8TH ST.
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A201

EXTERIOR
ELEVATIONS

EXISTING DOOR TO REMAIN

BRICK INFILL AT EXISTING
DOOR

8TH ST.

4 PROPOSED ALLEY EXTERIOR FACADE
1/4" = 1'-0"

TRANSOM TO
REMAIN IN EXISTING
POSITION

PROPOSED RECESS
EXISTING ENTRY W/
EXISTING DOOR

ALLEY

3 PROPOSED 8TH ST. EXTERIOR FACADE
1/4" = 1'-0"

EXISTING BRICK WALL TO REMAIN

EXISTING D.S. TO REMAIN

EXISTING ELECTRIC SERVICE
EQUIPMENT TO REMAIN
EXISTING GAS METER & PIPE
TO REMAIN

8TH ST.

2 EXISTING ALLEY EXTERIOR FACADE
1/4" = 1'-0"

EXISTING STUCCO
TO REMAIN

EXISTING TRANSOM
TO REMAIN

EXISTING AWNING
TO REMAIN

EXISTING WINDOWS
TO REMAIN

EXISTING DOOR TO
BE REMOVED AND
BE REUSED

ALLEY

1 EXISTING 8TH ST. EXTERIOR FACADE
1/4" = 1'-0"