

711 Louisiana Street
Suite 300
Houston TX 77002
USA

Tel 713.844.0000
Fax 713.844.0001

ATTENTION: Building Reviewer
Jan Adler – 512.974.6377

FROM: Gensler
Rob Bradford - Ph: 713.356.1332

CITY PROJECT NO.: 2010-008540 PR

NOTE I.D. NO. / DATE: March 15, 2010

Building:

1. An accessible route is required. This would include a van accessible parking space and route into the front door.

Response: Please see revised Sheets A00.50 and A02.01 showing required van accessible parking space and accessible route into front door.

2. The original load card for this restaurant does not allow for an outdoor patio. In order to make this work, you will need to get the site plan exemption amended to allow for outdoor dining.

Response: Please see revised Sheet A02.01 and A06.01 showing no outdoor dining.

3. Doors 111A & 111B must be equipped with panic hardware.

Response: Please see revised Sheet A00.30 showing panic hardware on doors 111A and 111B. Refer to hardware set #2 that includes exit device.

4. Both doors out of the outdoor dining area must swing in the direction of travel and also be equipped with panic hardware. Please note that gates may not open into the ROW.

Response: Please see revised Sheet A02.01 with revisions / clarifications

5. A demo plan and a detailed scope of work would help clarify what is newly proposed work and what is existing.

Response: Please see attached Sheet A01.01 – Demolition Plan

6. The envelope compliance form must reflect the actual insulation values. The form submitted states that there is R-30 at the roof and R-19 at the exterior walls. How is this possible? Please clarify.



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Response: The envelope compliance form reflects what the actual insulation values will be once renovation is complete. R-19 insulation will be the value at the exterior walls and R-30 will be added to underside of roof.

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ATTENTION: Electrical Reviewer
Florin Vasile – 512.974.2537

FROM: Gensler
Rob Bradford - Ph: 713.356.1332

CITY PROJECT NO.: 2010-008540 PR

NOTE I.D. NO. / DATE: March 15, 2010

Electrical:

1. Please revise all Electrical Sheets. Effective 01-01-10, the City of Austin adopted new Codes. Please design the electrical systems in strict accordance with: 2008 NEC; City of Austin Ordinance # 20090305-047 ; City of Austin Electric Utility Design Criteria Manual of 2010; Energy Code 2006 IECC; and City of Austin Design Standards for exterior lighting. Please, comply with the color-coding of conductors in accordance with City of Austin Ordinance # 20090305-047. The color-coding of conductors shall be consistent throughout the entire electric system. The three-phase system should be present throughout the whole electric system, to the last electric panel.

Response: Please see revised Sheet A00.50 showing required van accessible parking space and route into front door.

2. An approved ESPA form is required before the COA Permit and License Center will issue a Building or Electric Permit. This form shall be signed and dated by the Austin Energy Representative. Application expires 90 days after date of Approval. Plans shall be consistent with this ESPA (Electric Service's voltage, type, size in amps, load calculations, etc).

Response: Please see comment response from MEP engineer

3. Please provide a Code compliant, complete and accurate Riser Diagram.
-Please, design the Electrical Service in compliance with all the requirements of 2010 City of Austin Electric Utility Design Criteria Manual. A Design of the Electrical Service that does not comply with all the requirements of the City of Austin Electric Utility Design Criteria Manual of 2010 will require a special written approval of the Electric Meter Operation Section representatives.

Response: Please see comment response from MEP engineer

4. Please provide consistent, complete, and accurately labeled electrical panel schedules. According to the City of Austin Ordinance # 20090305-047 and the 2008 NEC every circuit and circuit modification shall be legibly identified as to its clear, evident, and specific purpose or use. The identification shall include sufficient detail to allow each circuit to be distinguished from all others.

Response: Please see comment response from MEP engineer

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5-Please provide consistent, complete and accurate sets of Electric Sheets. Please, provide consistent, complete and accurate lighting floor sheets, power floor sheets, showing the branch circuit number of all existing and new Luminaires (lighting fixtures), switches, receptacles, electrical equipment, disconnecting means. Please show the locations of the Service and Panelboards.

Response: Please see comment response from MEP engineer

6-All fluorescent Luminaires that utilize double-ended lamps and contain ballast(s) that can be serviced in place shall have a disconnecting means either internal or external to each Luminaire. The line side terminals of the disconnecting means shall be guarded.

Response: Please see comment response from MEP engineer

7-Section 210.8 (B) (2) of 2008 NEC requires all 20-ampere, 125-volt receptacles in non-dwelling-type kitchens (food and drink preparation or serving areas) to be GFCI protected. This requirement applies to all 15- and 20- ampere, 125-volt kitchen receptacles, whether or not the receptacle serves countertop areas.

Response: Please see comment response from MEP engineer

8-All Outdoor receptacles shall be listed weather-resistant type, and shall have GFCI protection for personnel. The requirement for listed weather-resistant type 15- and 20-ampere receptacles for both damp and wet locations was added to the 2008 Code. Studies indicated that normal receptacles were inadequate because covers were either broken off or not closed properly. The major differences between WR and non-WR receptacles are that the WR has additional corrosion protection, UV resistance, and cold impact resistance.

Response: Please see comment response from MEP engineer

9-This project is subject to compliance with Subchapter E. Please comply with all the requirements of Section 2.5, City of Austin Design Standards for exterior lighting. Please, provide Technical Sheets for all outdoor Luminaires and show the "Evidence of Code's Compliance". For new fixtures, the description may include, but is not limited to, Photometric Analysis, catalog cuts and illustrations by manufacturers (including sections where required), that demonstrate compliance with the standards of this Subchapter.

Response: Please see comment response from MEP engineer

10-Please, design the Lighting systems in compliance with all the requirements of Section 505, ENERGY CODE-2006 IECC.

Response: Please see comment response from MEP engineer

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11-Please provide a Code compliant, complete and accurate Interior and Exterior- Lighting Compliance Certificate – ENERGY CODE 2006 IECC. Lighting wattage must be documented in accordance with Section 505.5.1.Screw lamp holders: maximum rated wattage of the Luminaire. The maximum rated wattage of an industrial ceramic socket (Screw lamp holder) is 100 w. Please show 100 w per incandescent fixture.

Response: Please see comment response from MEP engineer

The Submittal is incomplete and noncompliant with City's Electrical Review requirements; additional comments may apply. In addition to full-size revised Electric Sheets, please submit a written response to each comment. The information presented throughout this Submittal shall be accurate, consistent, and complete.

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ATTENTION: Mechanical Reviewer
Lalo Sanchez – 512.974.2538

FROM: Gensler
Rob Bradford - Ph: 713.356.1332

CITY PROJECT NO.: 2010-008540 PR

NOTE I.D. NO. / DATE: March 15, 2010

Mechanical:

1. Provide a full and complete print out of the heating and cooling load calculations, and not just a summary of the designed loads.

Response: Please see comment response from MEP engineer

2. Structural engineer seal is required for all HVAC equipment this also includes hoods when the weight capacity exceeds 300-pounds when supported by the roof structural.

Response: All HVAC equipment is existing to remain.

3. The building with HVAC equipment on the roof requires a permanent mean of access to the roof, provide the access location.

Response: Please see revised Sheet A02.01 showing roof access ladder and cage.

4. Provide a HVAC equipment schedule for the new RTU's.

Response: RTU's are existing to remain.

5. Provide the amount of remote refrigeration equipment being installed in this project.

Response: Please see comment response from MEP engineer

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ATTENTION: Plumbing Reviewer
William Waters – 512.974.2053

FROM: Gensler
Rob Bradford - Ph: 713.356.1332

CITY PROJECT NO.: 2010-008540 PR

NOTE I.D. NO. / DATE: March 15, 2010

Plumbing:

1. Backflow Protection is required to be illustrated by size, type, and location in your plans. An approved backflow prevention assembly shall protect connections to the potable water system, which can create a cross-connection effect health.

The degree of hazard, health or non-health, will be the determining factor for the method of cross-connection control.

When designing a domestic water system with backflow hazards located within the system, all hazards, high and low, shall be addressed by installing a Pressure Vacuum Breaker Backflow Prevention Assembly, Reduced Pressure Backflow Prevention Assembly, Atmospheric Vacuum Breaker, or a Double Check Backflow Prevention Assembly, depending on the type of hazard, the location, and the piping arrangement requirements for the proposed hazard.

Provide a detail that will indicate the required method of backflow protection for each hazard. Carbonators require a Reduced Pressure Zone Assembly (RPZA). Note: A Watts 9BD is not an acceptable method of cross-connection control for this hazard.

Ice Makers require a RPZA.

Coffee, Juice, Tea Machines require a Double Check Valve Assembly (DCVA).

Water Softener Equipment requires a DCVA.

HVAC equipment requires a RPZA, Pressure Vacuum Breaker (PVB).

Fire Protection requires a Double Check Detector Assembly (DCDA).

Irrigation without chemicals requires a DCVA.

There are many other hazards that require mechanical backflow protection. Too many to mention in this comment. The City of Austin requires a testable backflow preventer for most types of hazards.

Note: The City of Austin requires individual backflow preventers for each piece of equipment.

However, low hazard (like hazards) may be grouped together and protected by one backflow preventer. Example: A Group of Coffee Makers.

Note: High hazards require protection by using a dedicated high hazard backflow preventer for each hazard.

NOTE: Each of these valves should be detailed in your riser diagram

Response: Please see comment response from MEP engineer

2. Natural Gas Riser Diagram - Provide a gas riser diagram that includes the following information: Total Btu/h or Cubic Feet Per Hour for the entire system downstream of the pertinent gas meter.

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The Btu/h or Cubic Feet Per Hour for each appliance.

Total Developed Length of piping along the centerline of the pipe and fittings from the gas meter to the most remote outlet.

Sizes for all sections of the piping system.

A statement attesting to the pressure of the proposed system.

Note: If the proposed system is a two-stage system - five pound gas with a regulator reducing the system to inches of water column - the information listed above must be included for the medium pressure system and for the low pressure system.

NOTE: The riser diagram you have provided is not sized correctly, reference the 2003 Uniform Plumbing Code

Response: Please see comment response from MEP engineer

3. "Minimum Plumbing Facility Requirements

Based on the occupant load of **_417_** occupants for the proposed building, the total proposed number of fixtures required for the male and female occupants is not adequate. Revise all architectural, plumbing layout plans and riser diagrams to reflect a total of **_5_** water closet(s) for the females and a total of **_3_** water closet(s) and **_2_** urinal(s) for the males. Revise the plumbing floor plan and the plumbing riser diagram to reflect these requirements. Reference the 2003 UPC Table 4-1 for compliance. A general expectation of 15% of the total square footage can be utilized as auxiliary space and can be deducted for the purpose of the analysis if the architect chooses not to perform an exhaustive calculation of the auxiliary space"

NOTE: This occupant load is determined by the building reviewer and then applied to the plumbing code.

Response: Please see revised Sheet A02.01 showing new fixtures.

4. **Authorized Agent;** Water & Wastewater Existing Taps

Provide (2) hard copies of the existing Water and Wastewater Tap Receipts. These copies may be obtained from tAustin Water Utility located at 625 E. 10th Street. The phone number is (512) 972-0000.

Response: Please see comment response from MEP engineer.

5. **M.E.P. Engineer;** Existing Water Meter Size

Provide the existing water meter size and water service line size.

Response: Please see comment response from MEP engineer

6. **M.E.P. Engineer;** Total Water Supply Fixture Unit Count

Provide a water fixture unit count.

Response: Please see comment response from MEP engineer



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