

PROJECT LOCATION | PROXIMITY MAP



ARCHITECTURAL SYMBOLS

1

DRAWING TITLE

Scale: 1/4" = 1'-0"

101A

DOOR DESIGNATION NUMBER (PLAN)

A

WINDOW DESIGNATION NUMBER (PLAN)

A3

PARTITION TYPE (PLAN)

CLG HT.

FINISH

FINISH CEILING HEIGHT AND MATERIAL (RCP)

ELEV. CHANGE

ELEVATION CHANGE

SOLID ARROW WITH CORRESPONDING LETTER DESIGNATION INDICATES DRAWING

INTERIOR ELEVATION KEY

SHEET NUMBER

DRAWING NUMBER

1

A4.1

DETAIL KEY

SHEET NUMBER

1 / A1.1

WALL SECTION KEY

1 / A1.1

SHEET NUMBER

1 / A1.1

DRAWING NUMBER

1 / A1.1

ELEVATION

1 / A1.1

SHEET NUMBER

1 / A1.1

DRAWING NUMBER

ELEV. (REF. HT.)

PLATELINE OR FINISH FLOOR ELEVATION (ELEVATIONS AND SECTIONS)

1 / A1.1

DETAIL SECTION

1 / A1.1

DRAWING NUMBER/SHEET NUMBER

1 / A1.1

REVISION MARKER

1 / A1.1

REVISION ADDENDA NUMBER

GENERAL NOTES

- CONTRACTOR TO COORDINATE STAGING AREAS
- ALL PROPOSALS SHALL TAKE INTO CONSIDERATION ALL SITE CONDITIONS AFFECTING WORK UNDER THIS CONTRACT.
- COORDINATE MECHANICAL PLUMBING, FIRE SPRINKLERS AND ELECTRICAL DIVISIONS WITH OTHER TRADES AFFECTING OR AFFECTED BY SAME.
- NO CHANGES IN CONSTRUCTION METHODS, MATERIALS, DETAILS, SPECIFICATIONS, GENERAL NOTES AND SCHEDULES, OR DELETION OF ANY REQUIREMENT SHOWN ON THESE PLANS WILL BE ACCEPTABLE WITHOUT FIRST OBTAINING PERMISSION FROM THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN ACCORDANCE WITH ALL PROVISIONS OF APPLICABLE CODES AND ORDINANCES. WORKMANSHIP AND MATERIALS TO BE OF THE HIGHEST INDUSTRY STANDARDS.
- THE PLANS AND SPECIFICATIONS HAVE BEEN DEVELOPED WITH THE INTENT OF MEETING OF EXCEEDING THE MINIMUM REQUIRED STANDARDS. SHOULD THE PLANS AND SPECIFICATIONS DISAGREE WITH THEMSELVES, THE GREATER QUALITY OR GREATER QUANTITY SHALL BE PERFORMED OR FURNISHED.
- NOTICE TO ALL SUBCONTRACTORS: IT IS YOUR RESPONSIBILITY TO BID YOUR SCOPE OF WORK USING THE COMPLETE SET OF PLANS AND SPECIFICATIONS. THE FACT THAT SOMETHING WAS NOT INDICATED ON YOUR PORTION OF THE DRAWINGS WILL NOT BE ACCEPTABLE AS A REASON FOR AN EXTRA, IF IT CAN BE FOUND ELSEWHERE IN THE DRAWINGS OR SPECIFICATIONS.
- THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS, ITEMS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- EACH PRIME CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE SHALL BE SUBJECT TO DAMAGE OR THEFT.
- PROVIDE AND PAY FOR ALL COST FOR TEMPORARY FACILITIES AND SERVICES REQUIRED FOR THE PROPER AND EXPEDITIOUS PROSECUTION OF THE CONTRACT WORK, INCLUDING JOB SITE TELEPHONE. MAKE ALL TEMPORARY CONNECTIONS TO EXISTING UTILITIES IN LOCATIONS ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION THEREOF. PAY ALL COSTS FOR TEMPORARY ELECTRICAL POWER, WATER AND HEATING.
- PROVIDE FIRST AID AND FIRE PROTECTION AS REQUIRED BY OSHA.
- A COMPLETE SET OF AS-BUILTS SHALL BE FURNISHED TO THE ARCHITECT AT COMPLETION OF THE PROJECT. THE CLOSE OUT PACKAGE IN A FORM OF A HARD BINDER, INDEXED, LABELED AND DIVIDERS FOR WHICH INCLUDES COPIES OF PERMITS AND THE CERTIFICATE OF OCCUPANCY, A LIST OF SUB-CONTRACTOR AND PHONE NUMBERS, ALL WARRANTIES AND MANUALS, ETC. LIST OF PAINT TYPES AND FORMULAS. ONE COPY SHOULD GO DIRECTLY TO THE OWNER. PROVIDE PAINT COLORS AND FORMULAS OF ALL PAINTS.
- GENERAL CONTRACTOR AND SUB-CONTRACTOR ARE TO BID THIS PROJECT AS DESIGNED. VALUE ENGINEERING IS WELCOMED IN AN EFFORT TO GET THE BEST VALUE. GENERAL CONTRACTOR SHALL SUBMIT HIS BID PER PLANS AND SPECIFICATIONS AND SUBMIT VALUE ENGINEERING ITEMS SEPERATELY.

CODE ANALYSIS

1

Applicable Codes

2015 IBC International Building Code includes the 2015 International Existing Building Code  
2015 IEC International Energy Conservation Code  
2015 IFC International Fire Code  
2015 UPC Uniform Plumbing Code  
2015 UMC Uniform Mechanical Code  
2017 NEC Amended National Electric Code

1

Code Analysis

Zoning:

Construction Type:

Sprinkler System:

Exit Door Swing:

Elevator:

Occupancy Classification:

Adjacent Occupancy Classification (NIC):

Adjacent Occupancy Separation:

Shell Building Height:

Tenant Space Height:

CS-1-MU-V-CO-NP

V-B (Existing)

No (Existing)

In the direction of egress travel.

Not provided, N/A (TABA 4.1.6(1)(k)(i))

A-2: Restaurant (New)

A-2: Restaurant (Existing), Adjacent Building N.I.C. & IBC Section 705.3, IBC Section 706.1 & IBC Table 602

(1) Story (Existing) & (2) Story (Existing)

(1) Story (Existing) & (2) Story (Existing)

Tenant Conditioned Area:

BLDG A total: 4292 sf

BLDG B total: 3250.6 sf

Total Area: 7542.6 sf

Tenant Patio Area:

BLDG A: -

BLDG B: 2444 sf (Addition, Uncovered)

Total Area: 2444 sf

Common Path of Egress Travel:

Exit Door Arrangement:

Exit Corridor Width:

Dead Ends:

Minimum Exits:

Minimum Egress Width:

Not more than 75 feet.

Not more than one half diagonal apert.

Minimum 44 inches.

No more than 20 feet.

2 Exits

36" (Existing)

Occupancy Load : Building A				
Use	Area (sq.ft.) / Length (feet)	Ratio	Occupants	
Kitchen	463	1:200	2.32	
Office	360.7	1:100	3.6	
Event Space	1061	1:15	70.73	
Storage	129	1:300	.43	
Attic Storage	813			
Total Interior Occupant Load			77.09	

Plumbing Analysis									
Fixture counts determined per 2015 Uniform Plumbing Code Table 4-1									
Total Occupant Load: 77.09									
Men: 38.54									
Women: 38.54									
Occupancy	Water Closets			Urinals	Lavatories			Drinking Fountains	
	Men	Women	Uni		Men	Women	Uni		
Restaurant Group A-2									
Required	1	1	-	-	1	1	-	-	
Provided	1	3	-	1	1	2	-	-	

Occupancy Load : Building B				
Use	Area (sq.ft.) / Length (feet)	Ratio	Occupants	
Back-of-house (Bar)	421	1:200	2.11	
Back-of-house (Storage)	147	1:300	.49	
Bar Seating (Unconcentrated)	801	1:15	53.4	
Bar Standing (Queue)	224	1:7	32	
Bocce Court (Recreation)	488	6/Court	6	
Total Interior Occupant Load			94	
Exterior Patio - Standing	2466	1:15	164.4	
Total Exterior Occupant Load			164.4	

Plumbing Analysis									
Fixture counts determined per 2015 Uniform Plumbing Code Table 4-1									
Total Occupant Load: 258.4									
Men: 129.2									
Women: 129.2									
Occupancy	Water Closets			Urinals	Lavatories			Drinking Fountains	
	Men	Women	Uni		Men	Women	Uni		
Restaurant Group A-2									
Required	2	2	-	-	1	1	-	-	
Provided	-	-	7	-	2	2	-	-	

**Parking Requirements**  
Refer to City of Austin Site Plan SP-03-0469C.

# Bouldin Acres

2027 South Lamar Blvd.  
Austin, TX 78704

## EPR MEETING (REV-1) | JUNE 04, 2019

PROJECT DESCRIPTION

The Lot at Bouldin Creek is a restaurant located at 2021 South Lamar Blvd. This project is a remodel of an existing auto shop and garage. Scope includes remodeling interior of garage space and the office space in the front building, as well as converting the second floor of the front building into an attic space.

ASSOCIATED PERMITS & DOCUMENTS

SITE PLAN: SP-03-0469C

PROJECT TEAM

**CLIENT**  
MNM MGMT, LLC  
CONTACT: MATT DAVIS - MATTYD917@GMAIL.COM  
MATT CARTER - MATTCO@EMAILADDRESS.COM  
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AUSTIN, TX 78703  
512-736-9170

**ARCHITECT**  
DESIGNTRAIT  
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AUSTIN, TX 78704  
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E-MAIL: TRAY@DESIGNTRAIT.COM

**STRUCTURAL ENGINEER**  
COPELAND ENGINEERING, LLC  
CONTACT: CSCOPELAND@COPELAND-ENG.COM  
1120 COTTONWOOD CREEK TRAIL, SUITE 180A  
CEDAR PARK, TX 78613  
512-839-2125

**MEP ENGINEER**  
CES  
CONTACT: VISH HARIHARAPUTRAN - VHARIHARAPUTRAN@CESCTCOM  
SAN ANTONIO, TX 78232  
TEL: (210) 686-1614  
17890 BLANCO ROAD

DRAWING INDEX

ARCHITECTURAL

A0.0 COVER SHEET

A0.1 SITE PLAN

A0.2 TAS

A0.3 TAS

A0.4 ACCESSIBLE PATH PLAN

A0.5 EGRESS PLAN

A1.1 EXISTING CONDITIONS / DEMO PLAN: BLDG A FIRST FLOOR

A1.2 EXISTING CONDITIONS / DEMO PLAN: BLDG A SECOND FLOOR

A1.3 EXISTING CONDITIONS / DEMO PLAN: BLDG B

A1.4 PROPOSED FLOOR PLAN: BLDG A

A1.5 PROPOSED SECOND FLOOR PLAN: BLDG A

A1.6 PROPOSED FLOOR PLAN: BLDG B

A1.7 ROOF PLAN: BLDG A

A1.8 ROOF PLAN: BLDG B

A2.1 EXTERIOR ELEVATIONS: BLDG A

A2.2 EXTERIOR ELEVATIONS: BLDG A

A2.2 EXTERIOR ELEVATIONS: BLDG B

A2.3 EXTERIOR ELEVATIONS: BLDG B

A4.1 ENLARGED PLANS & INTERIOR ELEVATIONS: BLDG A

A4.2 ENLARGED PLANS & INTERIOR ELEVATIONS: BLDG B

A5.1 INTERIOR ELEVATIONS: BLDG A

A5.2 INTERIOR ELEVATIONS: BLDG B

A7.1 REFLECTED CEILING PLAN & LIGHTING SCHEDULE: BLDG A

A7.2 REFLECTED CEILING PLAN & LIGHTING SCHEDULE: BLDG B

A8.1 FINISH PLANS: BLDG A

A8.2 FINISH PLANS: BLDG B

A9.1 DOOR & WINDOW SCHEDULES

STRUCTURAL

1 OF 11 BLDG A FIRST LEVEL DEMO

2 OF 11 BLDG A SECOND LEVEL DEMO

3 OF 11 BLDG B FIRST LEVEL DEMO

4 OF 11 BLDG A LOWER LEVEL NEW

5 OF 11 BLDG B LOWER LEVEL NEW

6 OF 11 STEEL/FOOTING DETAILS

7 OF 11 FOUNDATION DETAILS

8 OF 11 FRAMING NOTES

9 OF 11 FRAMING DETAILS

10 OF 11 FRAMING DETAILS

11 OF 11 FRAMING DETAILS

**PLUMBING**

- P1.1 BUILDING A FIRST FLOOR PLUMBING BELOW GRADE PLAN
- P1.2 BUILDING A FIRST FLOOR PLUMBING ABOVE GRADE PLAN
- P2.1 BUILDING B FIRST FLOOR PLUMBING BELOW GRADE PLAN
- P2.2 BUILDING B FIRST FLOOR PLUMBING ABOVE GRADE PLAN
- P3.1 PLUMBING SCHEDULES
- P3.2 PLUMBING DETAILS

**MECHANICAL**

- M2.1 BUILDING A FIRST FLOOR MECHANICAL PLAN
- M2.2 BUILDING B FIRST FLOOR MECHANICAL PLAN
- M3.1 MECHANICAL SCHEDULES
- M3.2 MECHANICAL DETAILS

**ELECTRICAL**

- E1.1 BUILDING A FIRST FLOOR ELECTRICAL POWER PLAN
- E1.2 BUILDING A FIRST FLOOR ELECTRICAL LIGHTING PLAN
- E2.1 BUILDING B FIRST FLOOR ELECTRICAL POWER PLAN
- E2.2 BUILDING B FIRST FLOOR ELECTRICAL LIGHTING PLAN
- E3.1 ELECTRICAL SYMBOLS AND SCHEDULES
- E3.2 ELECTRICAL SCHEDULES AND DIAGRAMS
- E3.3 ELECTRICAL DETAILS

- M1.1 MEP SPECIFICATIONS
- M1.2 MEP SPECIFICATIONS
- M1.3 MEP SPECIFICATIONS

REVIEWED FOR CODE COMPLIANCE

designtrait  
ARCHITECTURE  
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**Bouldin Acres**  
2027 SOUTH LAMAR  
AUSTIN, TX 78704

DRAWN BY  
bnr/ae

SET ISSUE  
10 JANUARY 2019 | CLIENT REVIEW  
08 FEBRUARY 2019 | COMPLETENESS CHECK  
04 JUNE 2019 | EPR REV-1

SHEET TITLE  
**COVER SHEET**

SHEET  
**A0.0**

CAUTION: DO NOT SCALE DRAWINGS  
THESE DRAWINGS ARE THE PROPERTY OF  
THE ARCHITECT AND MAY ONLY BE USED IN  
CONJUNCTION WITH THIS PROJECT