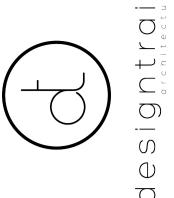
Bouldin Acres

2027 South Lamar Blvd. Austin, TX 78704

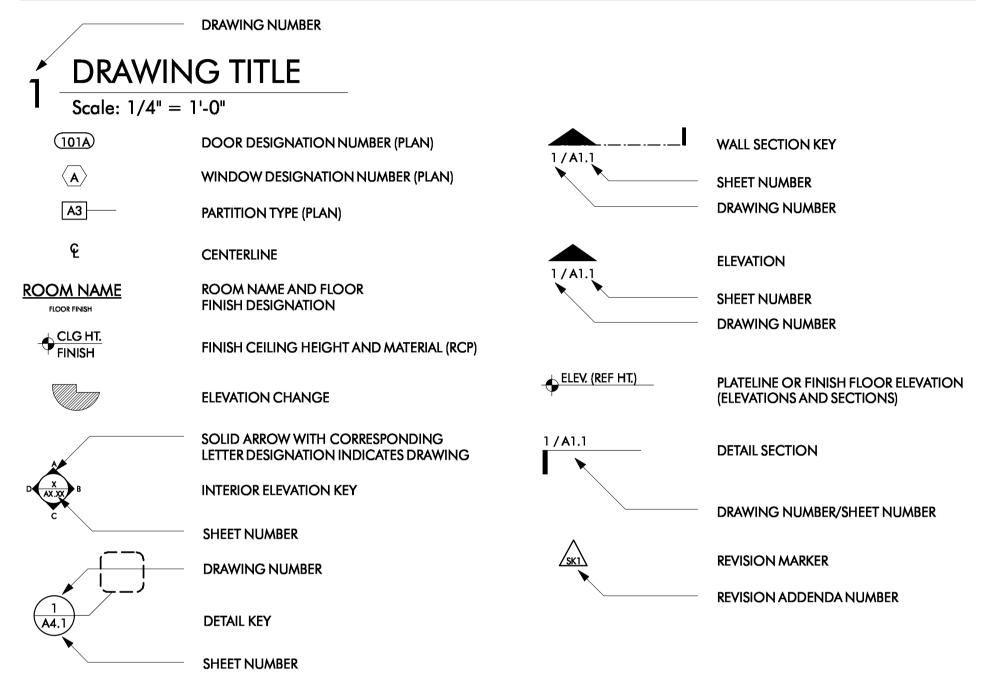


EPR MEETING (REV-1) I JUNE 04, 2019

PROJECT LOCATION | PROXIMITY MAP



ARCHITECTURAL SYMBOLS



GENERAL NOTES

- CONTRACTOR TO COORDINATE STAGING AREAS
- 2. ALL PROPOSALS SHALL TAKE INTO CONSIDERATION ALL SITE CONDITIONS AFFECTING WORK UNDER THIS CONTRACT.
- 3. COORDINATE MECHANICAL PLUMBING, FIRE SPRINKLERS AND ELECTRICAL DIVISIONS WITH OTHER TRADES AFFECTING OR AFFECTED BY SAME.
- 4. 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.
- 5. 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.
- 6. 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.

7. 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

- 8. THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS, ITEMS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- 9. EACH PRIME CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE SHALL BE SUBJECT TO DAMAGE OR THEFT.

10. 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.

- 11. PROVIDE FIRST AID AND FIRE PROTECTION AS REQUIRED BY OSHA.
- 12. 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 CHICH 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
- 13. 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

Appli	cable	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

Code Analysis

CS-1-MU-V-CO-NP Construction Type: V-B (Existing) Sprinkler System: No (Existing) Exit Door Swing: In the direction of egress travel. Not provided, N/A (TABA 4.1.6(1)(k)(i)) Occupancy Classification: A-2: Restaurant (New) A-2: Restaurant (Existing), Adjacent Building N.I.C. & Adjacent Occupancy Classification (NIC): IBC Section 705.3, IBC Section 706.1 & IBC Table 602 Adjacent Occupancy Seperation: Shell Building Height: (1) Story (Existing) & (2) Story (Existing)

Tenant Space Height: (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:

Exit Door Arrangement: Not more than one half diagonal apart. Exit Corridor Width: Minimum 44 inches. Dead Ends: No more than 20 feet Minimum Exits: 2 Exits Minimum Egress Width: 36" (Existing)

Occupancy Load: Building A

Common Path of Egress Travel:

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		

Not more than 75 feet.

Fixture counts determined per 2015 Uniform Plumbing Code Table 4-1

Total Occupant Load:	<i>77</i> .09			
Men:	38.54			
Women:	38.54			
Occupancy	Water Closets	Urinals	Lavatories	Drinking Fountains
	Men Women Uni		Men Women Uni	
Restaurant Group A-2				

Occupancy Load: Building B Area (sq.ft.)/Length (feet)

Exterior Patio - Standing	2466	1:15	164.4
		Total Interior Occupant Load	94
Bocce Court (Recreation)	488	6/Court	6
Bar Standing (Queue)	224	1:7	32
Bar Seating (Unconcentrated)	80 1	1:15	53.4
Back-of-house (Storage)	147	1:300	.49
Back-of-house (Bar)	42 1	1:200	2.11

Plumbing Analysis Fixture counts determined per 2015 Uniform Plumbing Code Table 4-1

Total Occupant Load: 258.4 129.2

129.2 Women: Restaurant Group A-2

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

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

ASSOCIATED PERMITS & DOCUMENTS

SITE PLAN: SP-03-0469C

PROJECT TEAM

CLIENT MNM MGMT, LLC CONTACT: MATT DAVIS - MATTYD917@GMAILCOM MATT CARTER - MATTC@EMAILADDRESS.COM 1500 WOODLAWN BLVD, APT 2 **AUSTIN, TX 78703** 512-736-9170

STRUCTURAL ENGINEER COPELAND ENGINEERING, LLC CONTACT: CSCOPELAND@COPELAND-ENGCOM 1120 COTTONWOOD CREEK TRAIL, SUITE 180A

CEDAR PARK, TX 78613 512-839-2125

MEP ENGINEER

ARCHITECT

DESIGNTRAIT

AUSTIN, TX 78704

PH: (512) 542-0073

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

CONTACT: TRAY TOUNGATE

2525 SOUTH LAMAR STE #9

E-MAIL: TRAY@DESIGNTRAITCOM

DRAWING INDEX

ARCHI	TECURAL
A0.0	COVER SHEET
A0 .1	SITE PLAN
A0.2	TAS
A0.3	TAS
A0.4	ACCESSIBLE PATH

EXISTING CONDITIONS / DEMO PLAN: BLDG A FIRST FLOOR EXISTING CONDITIONS / DEMO PLAN: BLDG A SECOND FLOOR A1.3 EXISTING CONDITIONS / DEMO PLAN: BLDG B A1.4 PROPOSED FLOOR PLAN: BLDG A 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

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

FINISH PLANS: BLDG A

A8.2 FINISH PLANS: BLDG B

A9.1 DOOR & WINDOW SCHEDULES

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

P3.2 PLUMBING DETAILS

M3.2 MECHANICAL DETAILS

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

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

E1.1 BUILDING A FIRST FLOOR ELECTRICAL POWER PLAN E1.2 BUILDING A FIRST FLOOR ELECTRICAL LIGHTING PLAN BUILDING B FIRST FLOOR ELECTRICAL POWER PLAN BUILDING B FIRST FLOOR ELECTRICAL LIGHTING PLONE ELECTRICAL SYMBOLS AND SCHEDULES ELECTRICAL SCHEDULES AND DIAGRAMS

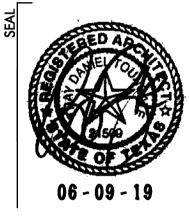
POUNDED

REVIEWED FOR CODE COMPLIANCE

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

ELECTRICAL DETAILS





Ouldin Acres
2027 SOUTH LAMAR
AUSTIN, TX 78704

 $\mathbf{\Omega}$

COVER

SHEET

CAUTION: DO NOT SCALE DRAWINGS THESE DRAWINGS ARE THE PROPERTY OF