

PROJECT INFORMATION

PROJECT DESCRIPTION:

INTERIOR RENOVATION OF EXISTING RESTAURANT & BAR + KITCHEN RENOVATION & PATIO RENOVATIONS + NEW STAGE & BATHROOMS

PROJECT ADDRESS:

1607 SAN JACINTO BLVD. AUSTIN TEXAS 78701

CODE DATA

APPLICABLE CODES:

2012 IBC AMENDED INTERNATIONAL BUILDING CODE INC
 2009 INTERNATIONAL EXISTING BUILDING CODE
 2009 IECC INTERNATIONAL ENERGY CONSERVATION CODE
 2006 NEC AMENDED NATIONAL ELECTRICAL CODE
 2009 IFC INTERNATIONAL FIRE CODE
 2009 IPMC INTERNATIONAL PROPERTY MAINTENANCE CODE
 2009 UMC AMENDED UNIFORM MECHANICAL CODE
 2009 UPC AMENDED UNIFORM PLUMBING CODE
 2012 TAS TEXAS ACCESSIBILITY STANDARDS

TYPE OF DEVELOPMENT:

RESTAURANT

GROUP/OCCUPANCY:

A-2

ZONING:

CS-GR-MF-4

TYPE OF CONSTRUCTION:

EXISTING: III-A

NEW: III-A

NUMBER OF STORIES:

EXISTING: 1

NEW: 2

SIGN OFF

X
 APPROVED SITE PLAN EXEMPTION NO.

CONTACTS

APPLICANT
 PERMIT PARTNERS

CONTACT: CLAUDIA SANCHEZ
 EMAIL: CLAUDIA@PERMIT-PARTNERS.COM

DESIGN
 NORTH ARROW STUDIO

CONTACT: FRANCISCO X. ARREDONDO
 E-MAIL: FX@NORTHARROWSTUDIO.COM
 PHONE: 512.956.0644

DRAWING INDEX

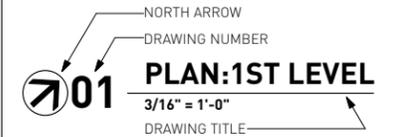
DESIGN

0.1 COVER SHEET
 1.0 SITE PLAN
 1.1 AS-BUILT & DEMO PLAN
 1.2 PROPOSED DESIGN PLAN

2.1 WEST ELEVATION
 2.2 EAST ELEVATION
 2.3 SOUTH ELEVATION
 2.4 NORTH ELEVATION

3.1 HISTORICAL PHOTOGRAPHS
 3.2 SANBORN MAPS

SYMBOLS



DINING
 TILE ROOM NAME

112'-6"
 CONCRETE ELEVATION MARKER

2/2.3 BUILDING ELEVATION MARKER

2/2.3 BUILDING SECTION MARKER

A-2.3 C
 D INTERIOR ELEVATION MARKER

2/2.3 WALL SECTION/DETAIL MARKER

200 DOOR DESIGNATION NUMBER

J WINDOW DESIGNATION NUMBER

CL CENTERLINE

02 REVISION MARKER

DROP FLOOR DROP

UP/DN STAIRS DESIGNATION

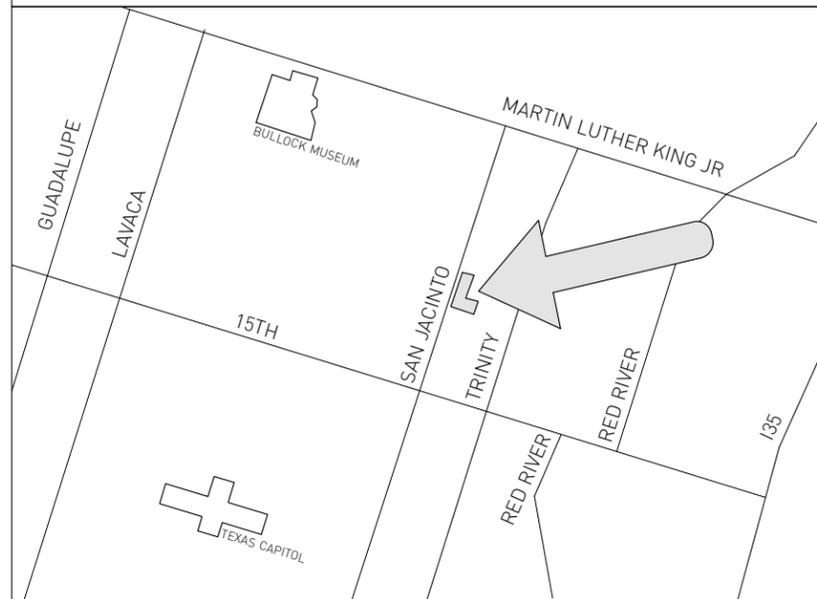
2'-10" DIMENSIONS

02 FINISH MARKER IN ELEVATIONS

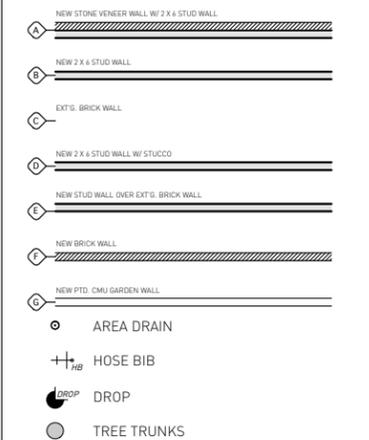
07 EQUIPMENT TAG

F.F. CHANGE FINISH FLOOR CHANGE

VICINITY MAP



GRAPHIC LEGEND



NOTES:
 -> FOR INT. WALL FINISHES SEE INT. ELEV. , WALL FINISHES SHEET
 -> FOR EXT. WALL FINISHES SEE EXT. ELEV.
 -> VERIFY ALL DIMENSIONS IN-FIELD
 -> VERIFY ALL UTILITIES IN FIELD

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SEAL

PROJECT

SCHOLZ
 BEER
 GARTEN

1607 SAN JACINTO BLVD.
 AUSTIN, TX 78701

REVISIONS

SET ISSUED

TITLE OF SHEET

COVER SHEET

NUMBER OF SHEET

0.1

CAUTION

DO NOT SCALE DRAWINGS
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 1607 SAN JACINTO

PROJECT CONTACT:
 CLAUDIA SANCHEZ
 CLAUDIA@PERMIT-PARTNERS.COM

TYPE OF DEVELOPMENT:
 RESTAURANT

GROUP/OCCUPANCY:
 A-2

ZONING:
 CS-GR-MF-4

TYPE OF CONSTRUCTION:
 EXISTING: III-A
 NEW: III-A

NUMBER OF STORIES:
 EXISTING: 1
 NEW: 2

AREA CALCULATIONS

SITE PLAN EXEMPTION REQUIREMENTS
 NEW DEVELOPMENT ALLOWED: 01,000 SQ.FT.
 LIMITS OF CONSTRUCTION ALLOWED: 03,000 SQ.FT.

NEW DEVELOPMENT:

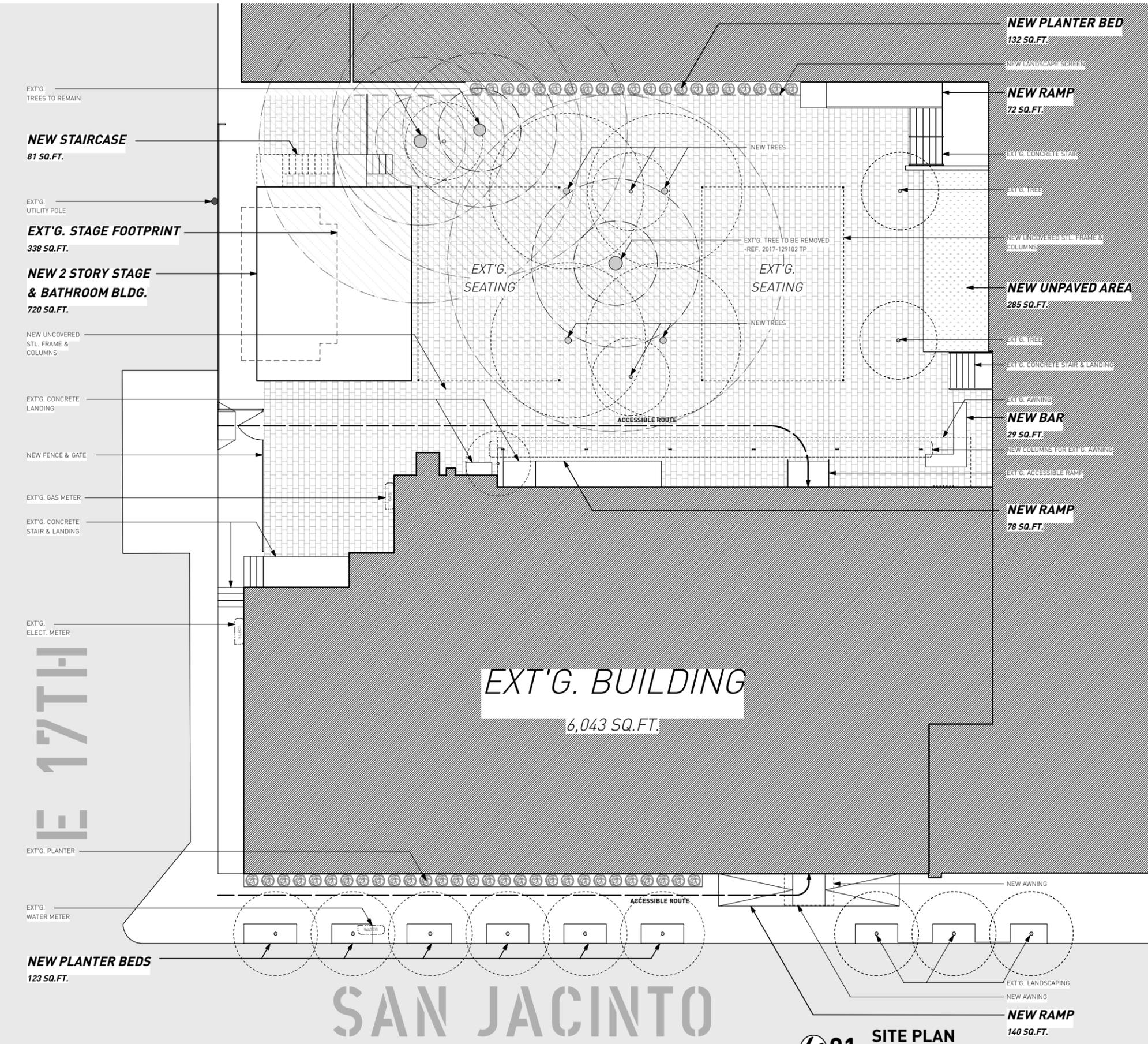
NEW 2 STORY STAGE & BATHROOM BLDG:	720 SQ.FT.
NEW PATIO BAR:	029 SQ.FT.
TOTAL:	749 SQ.FT.

LIMITS OF CONSTRUCTION AREAS:

NEW 2 STORY STAGE & BATHROOM BLDG:	720 SQ.FT.
NEW STAIRCASE:	081 SQ.FT.
NEW RAMP:	072 SQ.FT.
NEW RAMP:	078 SQ.FT.
NEW RAMP:	140 SQ.FT.
NEW UNPAVED AREA:	285 SQ.FT.
NEW PLANTER BED:	132 SQ.FT.
NEW PLANTER BED:	123 SQ.FT.
TOTAL:	1,631 SQ.FT.

IMP. COVER AND FAR REQUIREMENTS:

TOTAL LOT SIZE:	29,241 SQ.FT.
MAX. BUILDING COVERAGE 95%:	19,000 SQ.FT.
MAX. IMP. COVER 95%:	27,000 SQ.FT.
MAX. FLOOR AREA RATIO 2:1:	00,000 SQ.FT.



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SITE PLAN

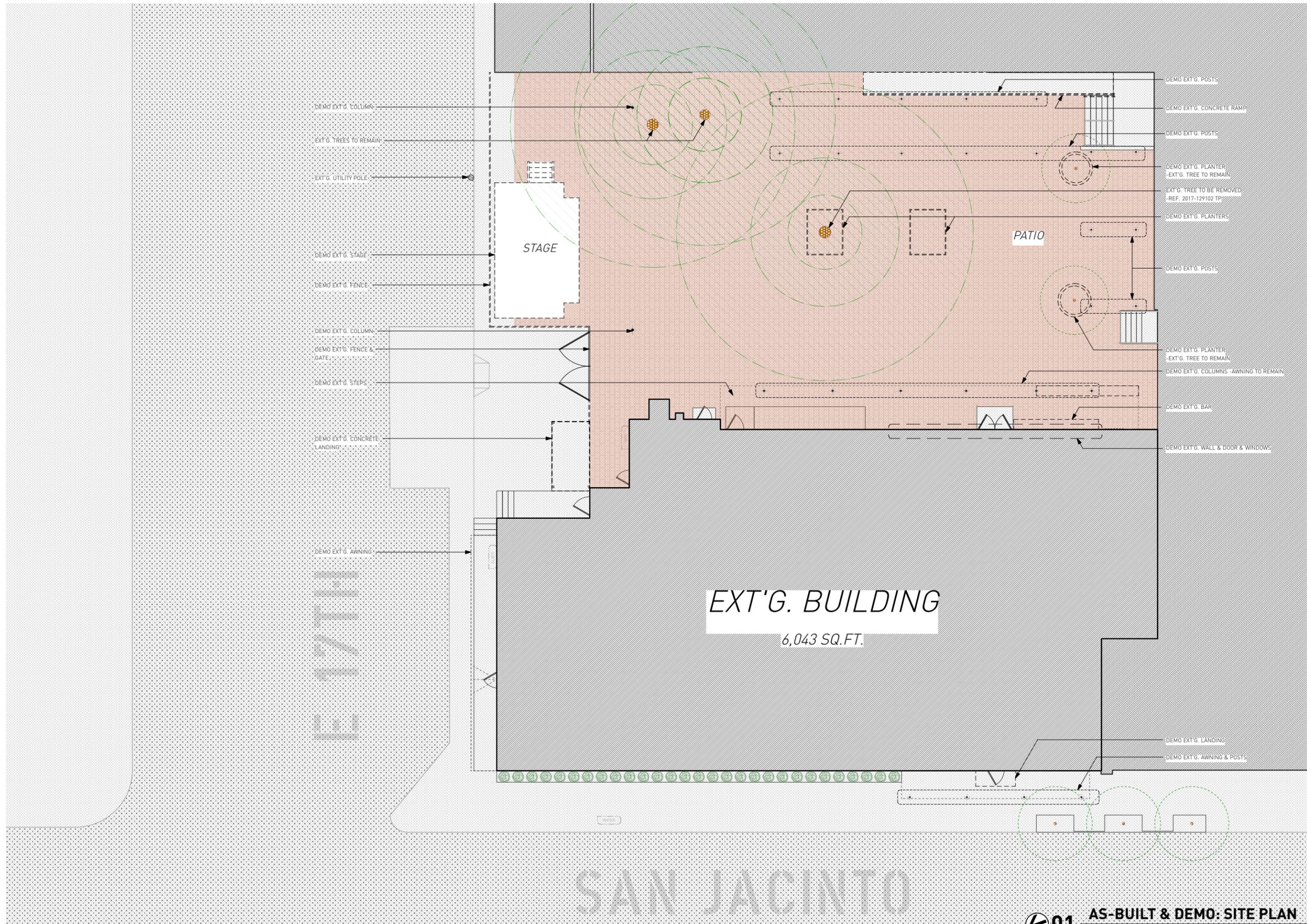
NUMBER OF SHEET

1.0

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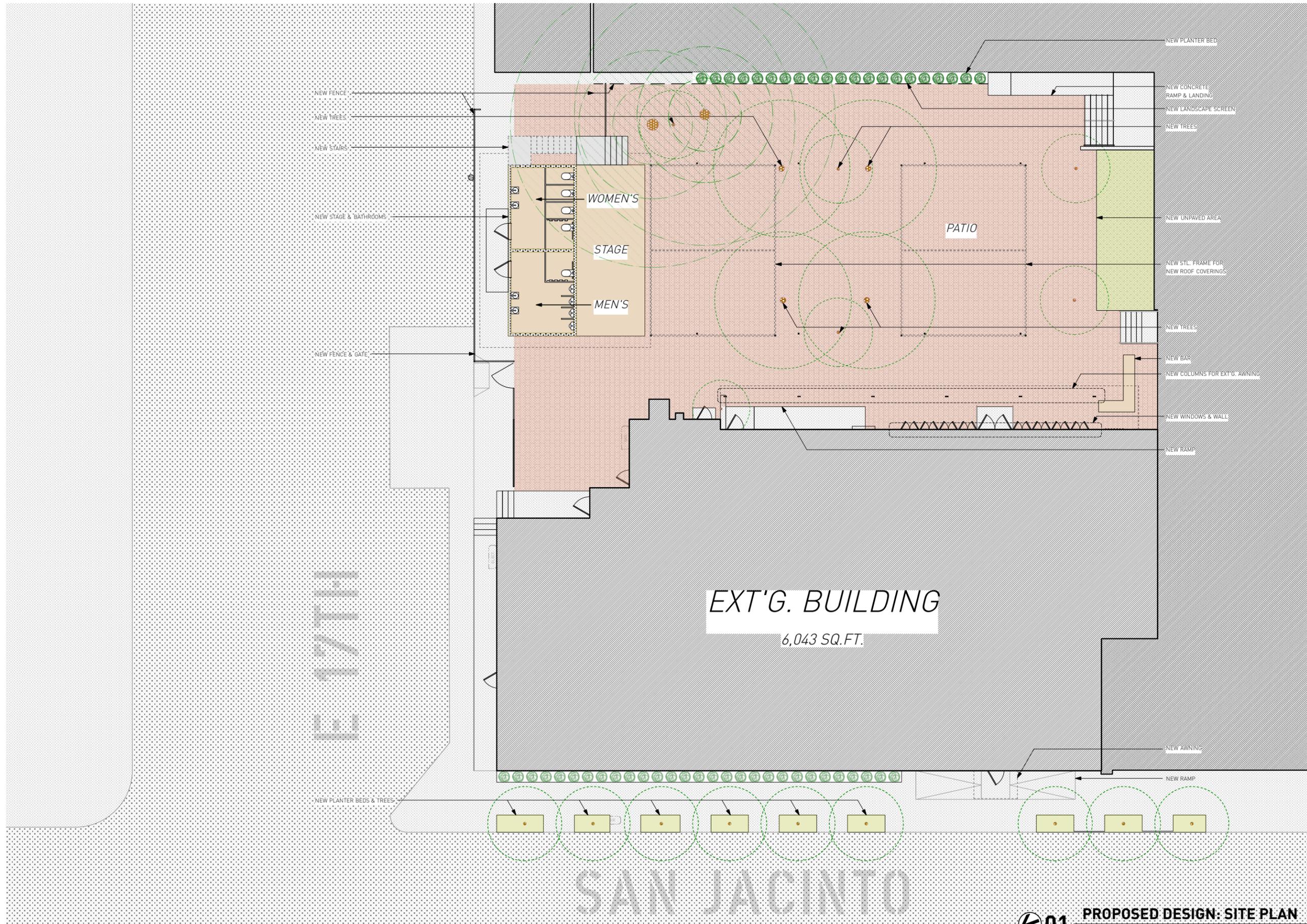
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DEMO EXT'G. COLUMN
EXT'G. TREES TO REMAIN
EXT'G. UTILITY POLE
DEMO EXT'G. STAGE
DEMO EXT'G. FENCE
DEMO EXT'G. COLUMN
DEMO EXT'G. FENCE &
GATE
DEMO EXT'G. STEPS
DEMO EXT'G. CONCRETE
LANDING
DEMO EXT'G. AWNING

DEMO EXT'G. POSTS
DEMO EXT'G. CONCRETE RAMP
DEMO EXT'G. POSTS
DEMO EXT'G. PLANTER
EXT'G. TREE TO REMAIN
EXT'G. TREE TO BE REMOVED
-REF. 2017-129102 TP
DEMO EXT'G. PLANTERS
DEMO EXT'G. POSTS
DEMO EXT'G. PLANTER
EXT'G. TREE TO REMAIN
DEMO EXT'G. COLUMNS -AWNING TO REMAIN
DEMO EXT'G. BAR
DEMO EXT'G. WALL & DOOR & WINDOWS

DEMO EXT'G. LANDING
DEMO EXT'G. AWNING & POSTS



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TITLE OF SHEET

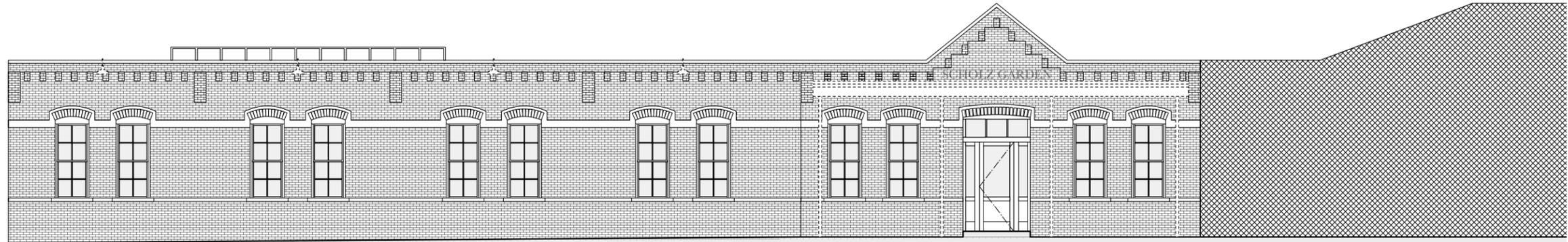
**PROPOSED
DESIGN: SITE
PLAN**

NUMBER OF SHEET

1.2

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01 WEST ELEVATION: AS-BUILT & DEMO
3/16" = 1'-0"



02 WEST ELEVATION: PROPOSED DESIGN
3/16" = 1'-0"



03 WEST ELEVATION: EXT'G. PHOTOGRAPH
3/16" = 1'-0"

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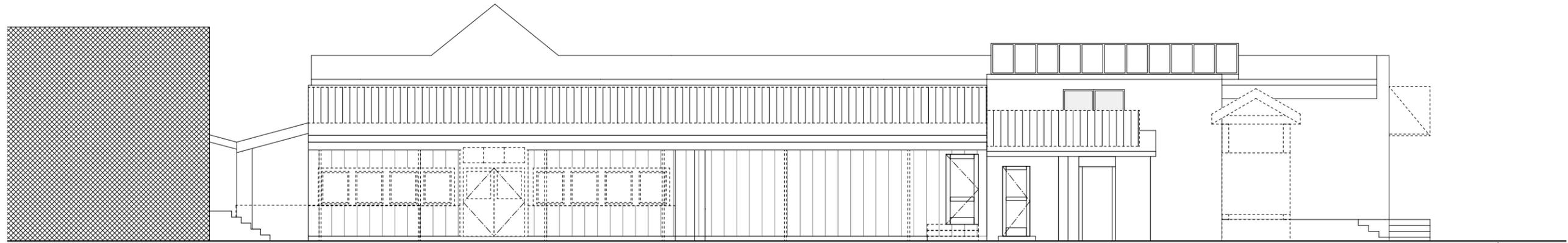
**WEST
ELEVATION**

NUMBER OF SHEET

2.1

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01 EAST ELEVATION: AS-BUILT & DEMO
3/16" = 1'-0"



02 EAST ELEVATION: PROPOSED DESIGN
3/16" = 1'-0"



03 EAST ELEVATION: EXT'G. PHOTOGRAPH
3/16" = 1'-0"

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EAST
ELEVATION

NUMBER OF SHEET

2.2

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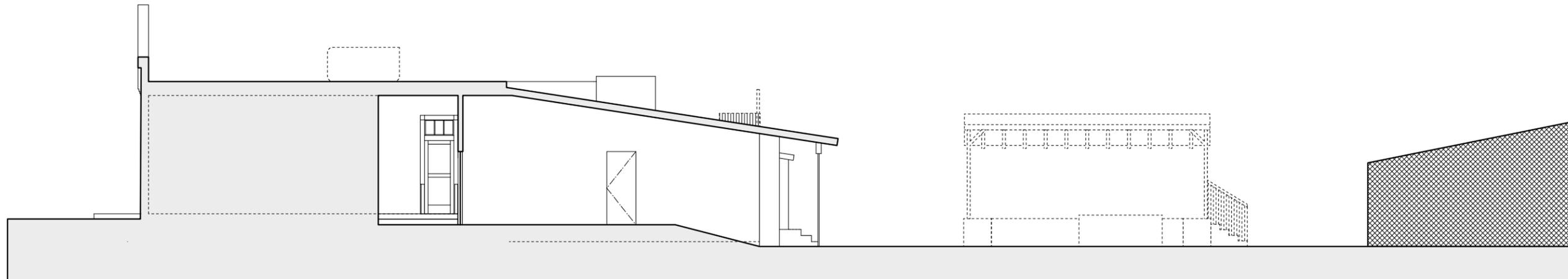
SOUTH
ELEVATION

NUMBER OF SHEET

2.3

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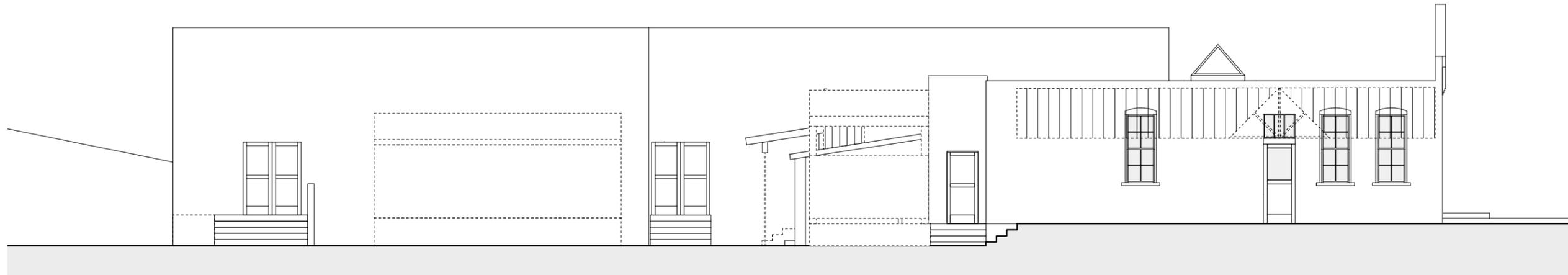
01 SOUTH ELEVATION: AS-BUILT & DEMO
3/16" = 1'-0"



02 SOUTH ELEVATION: PROPOSED DESIGN
3/16" = 1'-0"



03 SOUTH ELEVATION: EXT'G. PHOTOGRAPH
3/16" = 1'-0"



01 NORTH ELEVATION: AS-BUILT & DEMO
 3/16" = 1'-0"



02 NORTH ELEVATION: PROPOSED DESIGN
 3/16" = 1'-0"



03 NORTH ELEVATION: EXT'G. PHOTOGRAPH
 3/16" = 1'-0"

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TITLE OF SHEET

NORTH
ELEVATION

NUMBER OF SHEET

2.4

CAUTION

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01 **SAN JACINTO ELEVATION: 1866**
3/16" = 1'-0"



02 **PATIO: EARLY 1900's**
3/16" = 1'-0"



03 **SAN JACINTO ELEVATION: 1960's**
3/16" = 1'-0"



02 **SAN JACINTO ELEVATION: 1965**
3/16" = 1'-0"



05 **SAN JACINTO ELEVATION: 1965**
3/16" = 1'-0"

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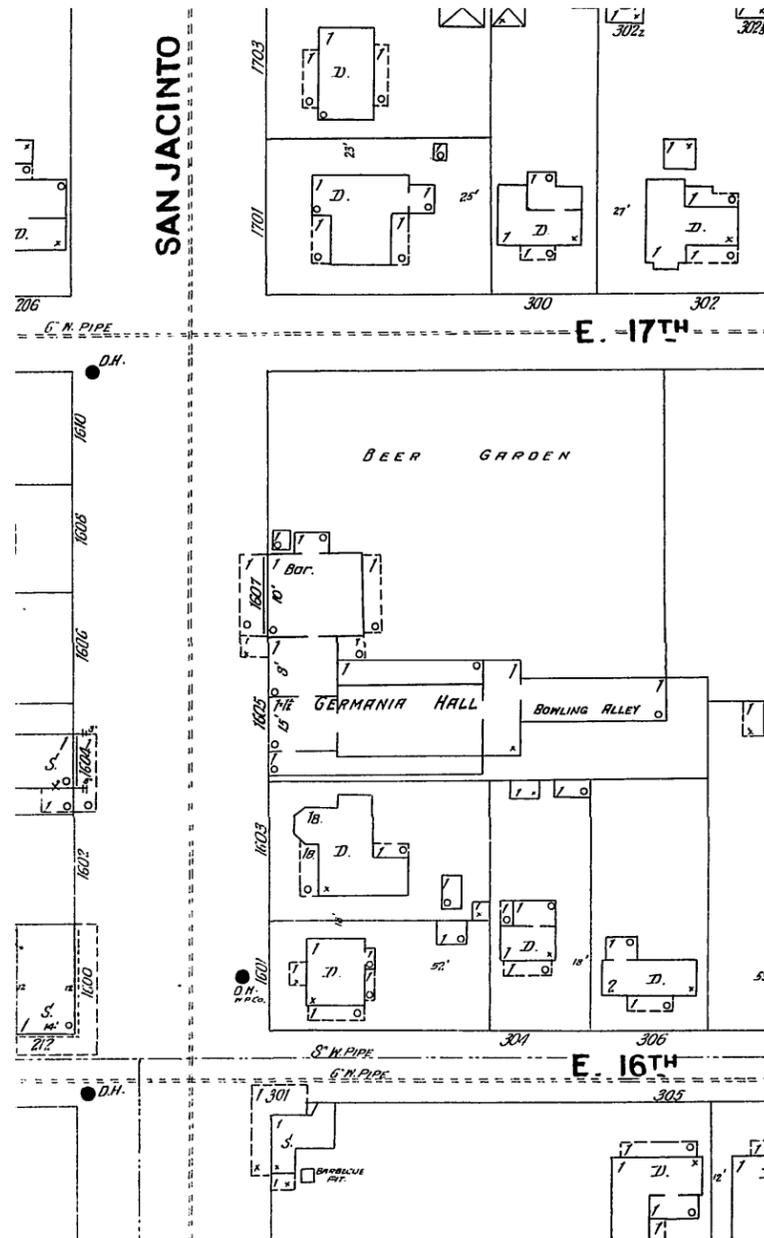
**HISTORICAL
PHOTOGRAPHS**

NUMBER OF SHEET

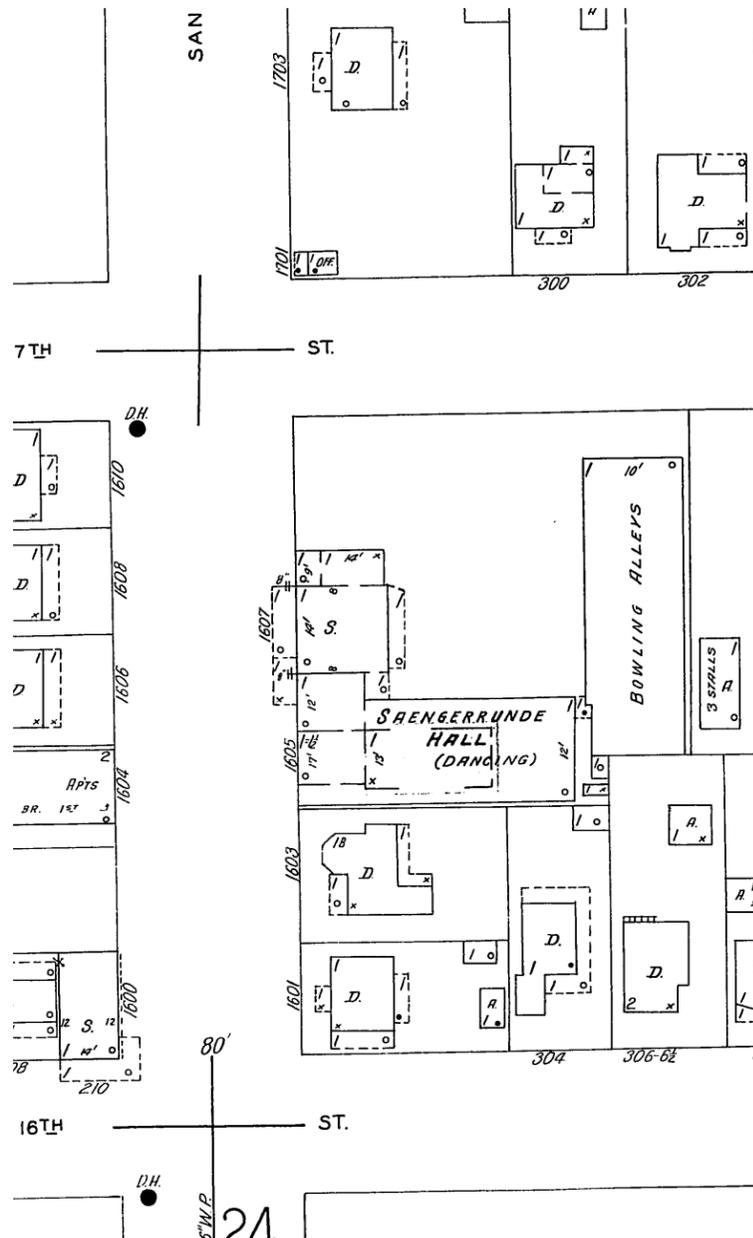
3.1

CAUTION

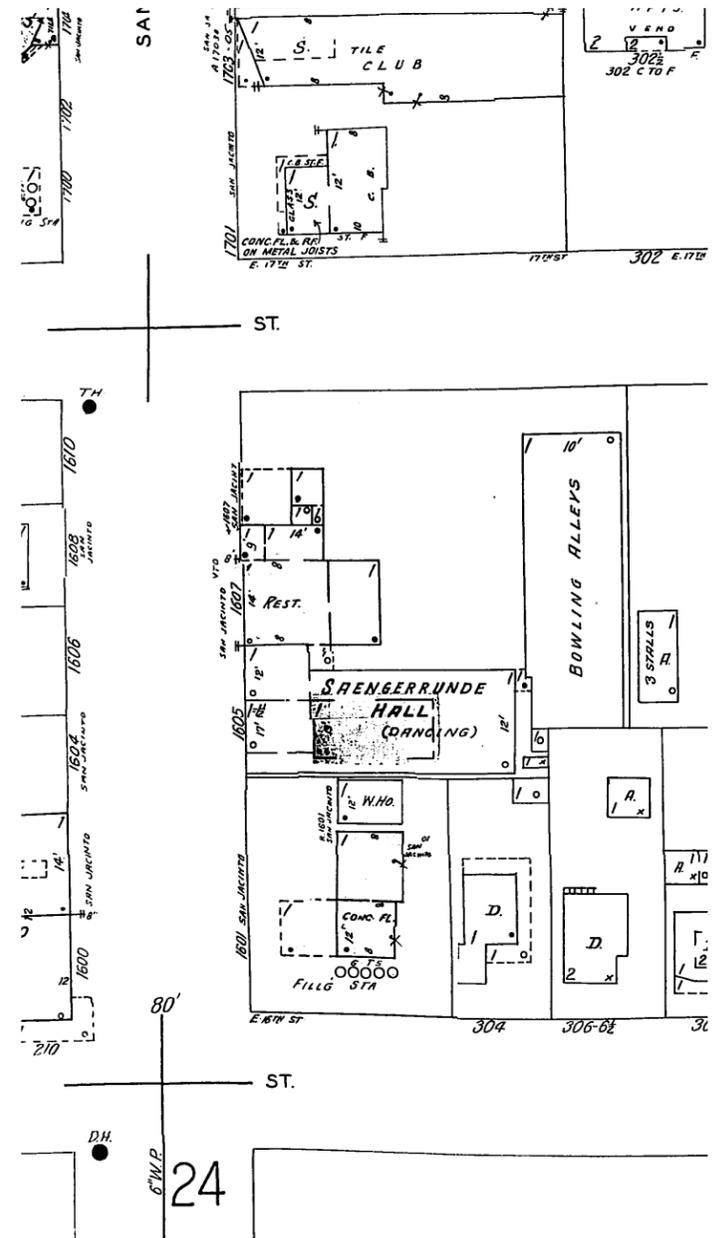
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01 SANBORN MAP: 1900
3/8" = 1'-0"



02 SANBORN MAP: 1935
3/8" = 1'-0"



03 SANBORN MAP: 1961
3/8" = 1'-0"

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TITLE OF SHEET
**SANBORN
MAPS**

NUMBER OF SHEET
3.2

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