

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
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 - 2.2 PROPOSED STAGE DESIGN
 - 2.3 PROPOSED STAGE DESIGN
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 - 2.5 EAST ELEVATION
 - 2.6 SOUTH ELEVATION
 - 2.7 NORTH ELEVATION
 - 3.1 HISTORICAL PHOTOGRAPHS
 - 3.2 SANBORN MAPS

SYMBOLS

NORTH ARROW

DRAWING NUMBER

PLAN:1ST LEVEL

3/16" = 1'-0"

DRAWING TITLE

DINING

TILE

ROOM NAME

11/2"-6"

CONCRETE

ELEVATION MARKER

2/2.3

BUILDING ELEVATION MARKER

2/2.3

BUILDING SECTION MARKER

A

B

C

D

2

2.3

INTERIOR ELEVATION MARKER

2

2.3

WALL SECTION/DETAIL MARKER

200

DOOR DESIGNATION NUMBER

J

WINDOW DESIGNATION NUMBER

C

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

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SEAL

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SCHOLZ
BEER
GARTEN

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REVISIONS

- HLC REVISION 2017-11-21
- HLC REVISION 2017-12-05
- HLC REVISION 2018-01-03
- HLC REVISION 2018-04-09

SET ISSUED

GRAPHIC LEGEND

A

NEW STONE VENEER WALL W/ 2 X 4 STUD WALL

B

NEW 2 X 4 STUD WALL

C

EXTS. BRICK WALL

D

NEW 2 X 4 STUD WALL W/ STUCCO

E

NEW STUD WALL OVER EXTS. BRICK WALL

F

NEW BRICK WALL

G

NEW PTD. CMU GARDEN WALL

AREA DRAIN

HOSE BIB

DROP

TREE TRUNKS

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

VICINITY MAP

CAUTION

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AREA CALCULATIONS

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

NEW DEVELOPMENT:

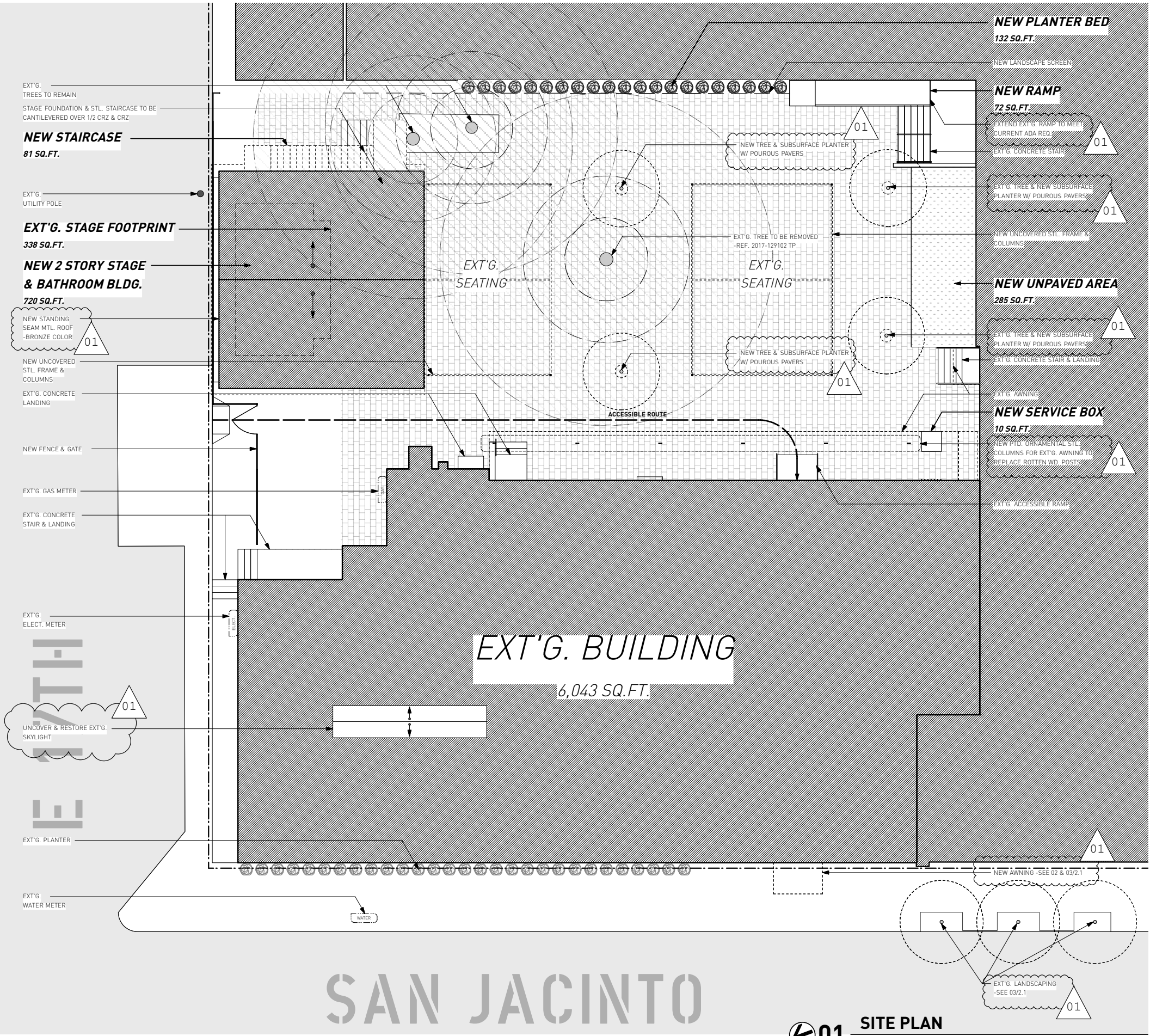
NEW 2 STORY STAGE & BATHROOM BLDG:	720 SQ.FT.
NEW PATIO BAR:	029 SQ.FT.
TOTAL:	749 SQ.FT.

LIMITS OF CONSTRUCTION AREAS:

NEW 2 STORY STAGE & BATHROOM BLDG:	720 SQ.FT.
NEW STAIRCASE:	081 SQ.FT.
NEW RAMP:	072 SQ.FT.
NEW SERVICE BOX:	010 SQ.FT.
NEW UNPAVED AREA:	285 SQ.FT.
NEW PLANTER BED:	132 SQ.FT.

TOTAL: 1,300 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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SET ISSUED

TITLE OF SHEET

SITE PLAN

NUMBER OF SHEET

1.0

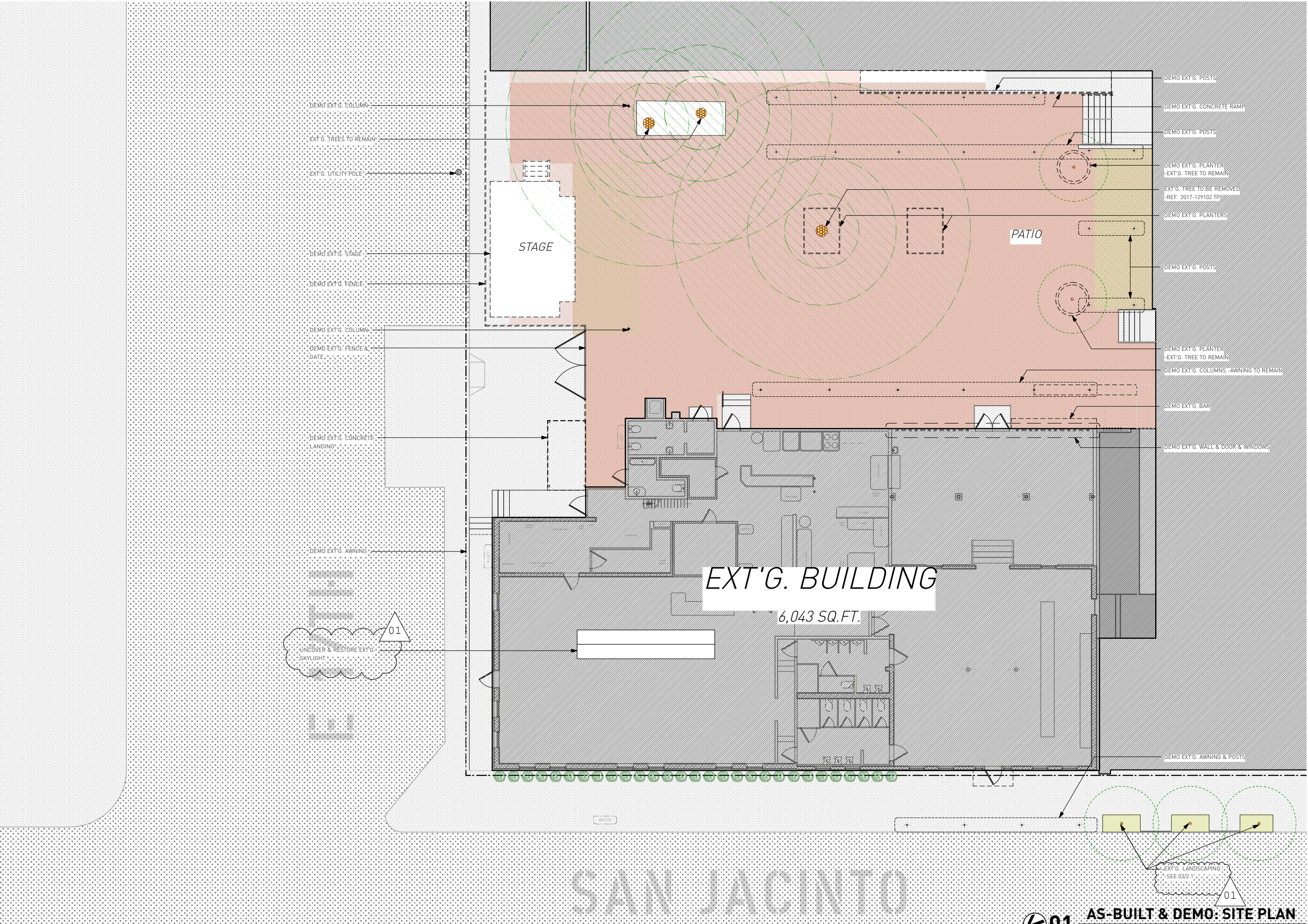
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SITE PLAN

1/8" = 1'-0"



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**AS-BUILT &
DEMO: SITE
PLAN**

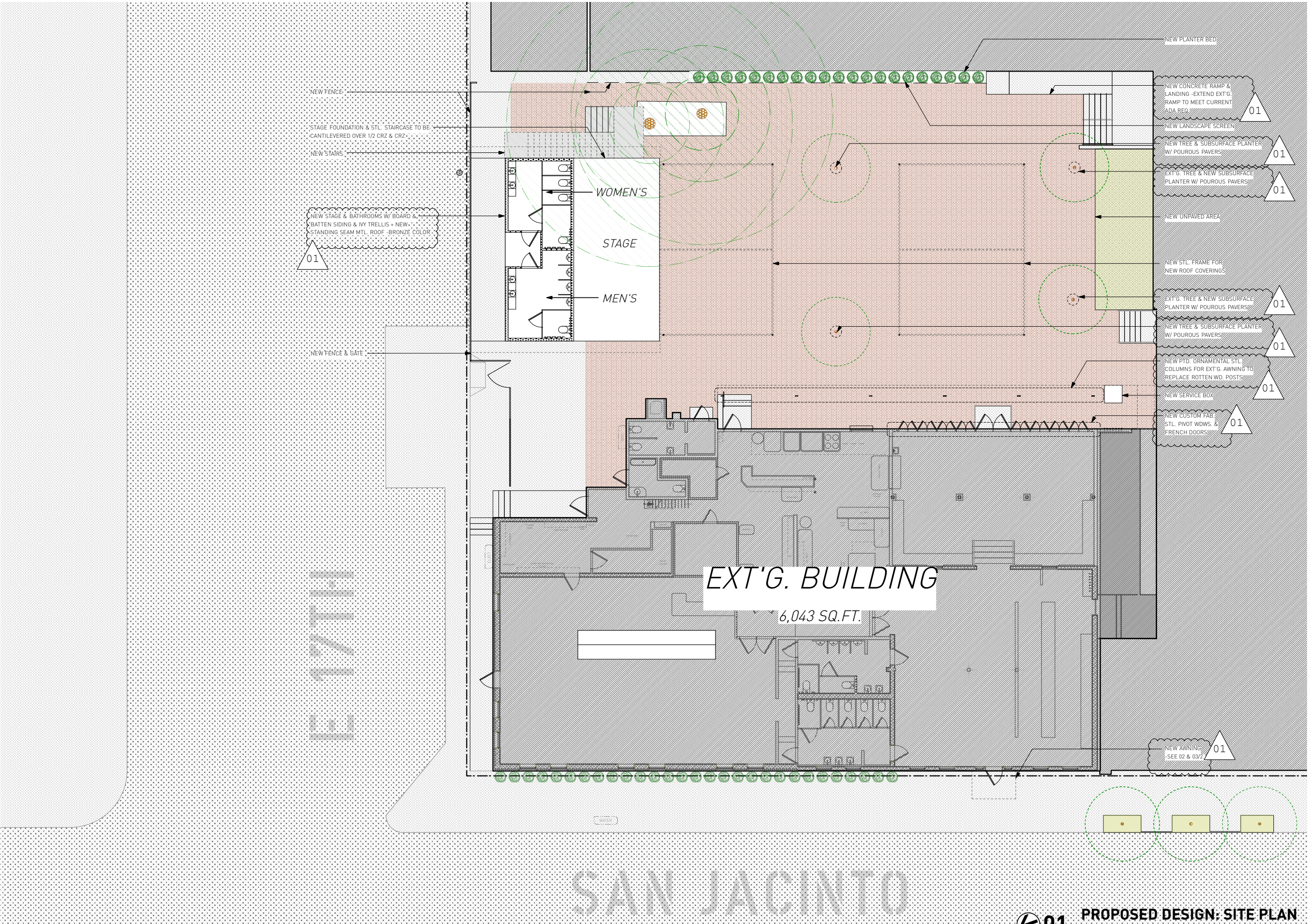
NUMBER OF SHEET

1.1

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TITLE OF SHEET

PROPOSED
DESIGN: SITE
PLAN

NUMBER OF SHEET

1.2

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01

PROPOSED DESIGN: SITE PLAN

1/8" = 1'-0"



01 EXT'G. SAN JACINTO AWNING: 1965
1/2" = 1'-0"



02 PROPOSED SAN JACINTO AWNING: 2017
1/2" = 1'-0"



03 PROPOSED SAN JACINTO AWNING: 2017
3/8" = 1'-0"

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TITLE OF SHEET

PROPOSED
AWNING
DESIGN

NUMBER OF SHEET

2.1

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01 **PROPOSED STAGE DESIGN: E 17TH ELEVATION**
3/8" = 1'-0"

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TITLE OF SHEET

**PROPOSED
STAGE DESIGN:
E 17TH
ELEVATION**

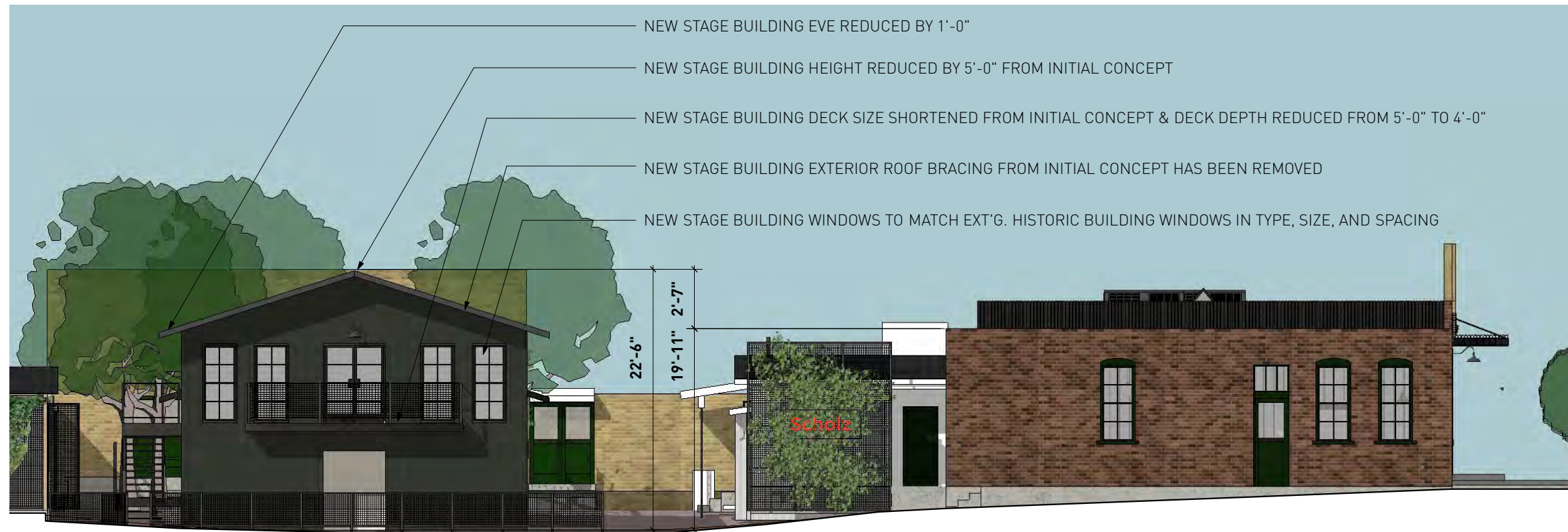
NUMBER OF SHEET

2.2

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01 E 17TH ST. ELEVATION: SECONDARY PROPOSED DESIGN
3/16" = 1'-0"



02 E 17TH ST. & SAN JACINTO BLVD.: SECONDARY PROPOSED DESIGN
3/16" = 1'-0"

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**PROPOSED
STAGE
DESIGN**

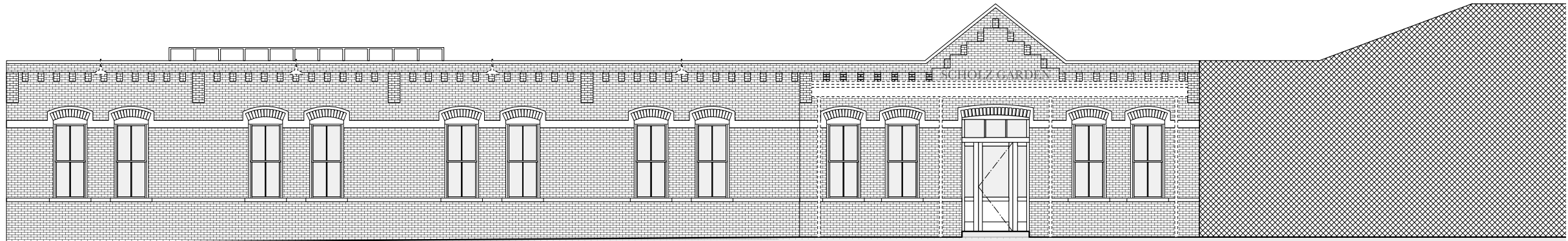
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2.3

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

ALL EXT'G. WINDOWS TO REMAIN UNCHANGED
UNCOVER & RESTORE EXT'G. SKYLIGHT
ALL EXT'G. BRICK TO REMAIN UNCHANGED

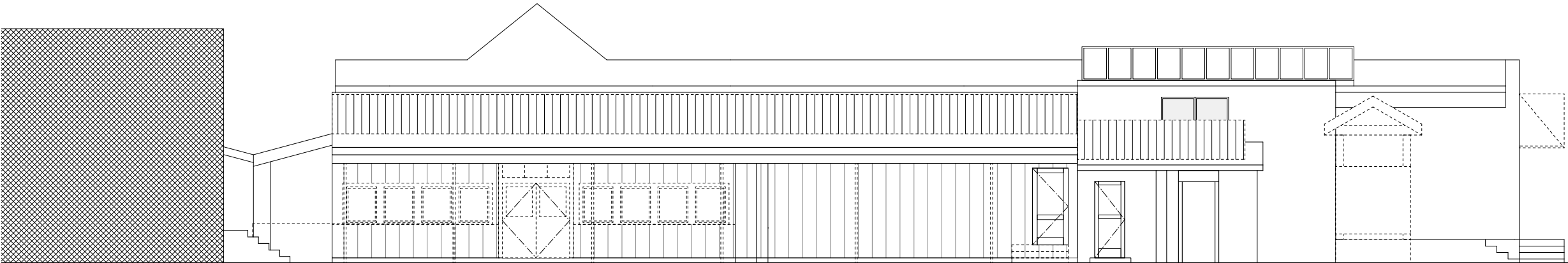
NEW AWNING -SEE 02 & 03/2.1



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



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



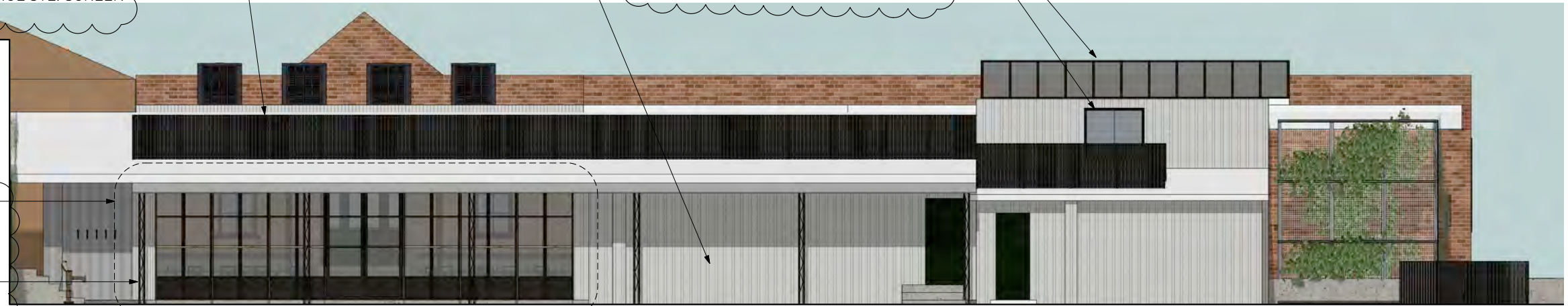
01 BOARD & BATTEN SIDING TO BE REPAINTED
REPLACE EXT'G. WD. PICKET MECH. EQUIP.
SCREEN W/ NEW PTD. LIGHT GAUGE STL. SCREEN

01 UNCOVER & RESTORE EXT'G. SKYLIGHT
EXT'G. WDWS. TO REMAIN UNCHANGED

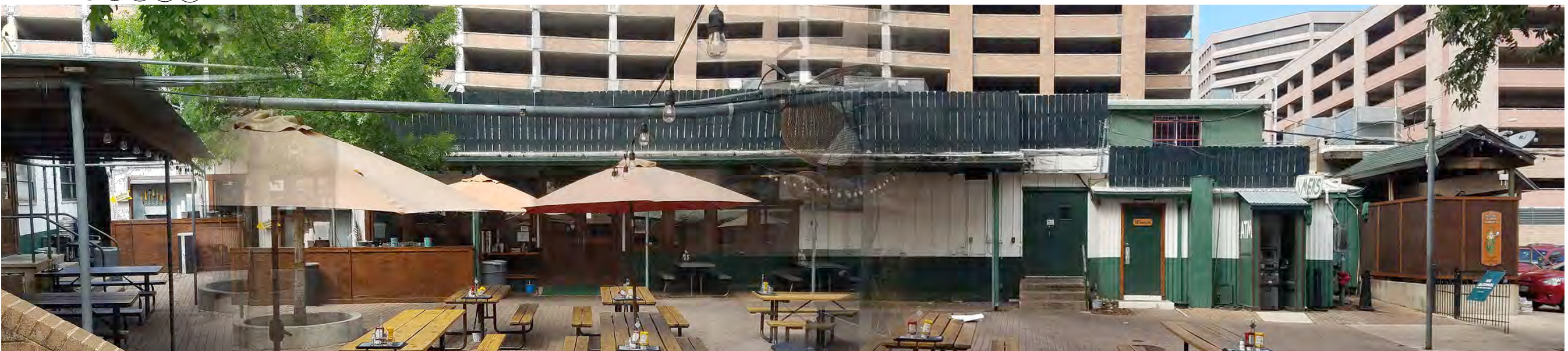
01 NEW CUSTOM FAB. STL. PIVOT
WDWS. & FRENCH DOORS

NEW PTD. ORNAMENTAL STL.
COLUMNS FOR EXT'G. AWNING
TO REPLACE ROTTEN WD.
POSTS

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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TITLE OF SHEET

EAST
ELEVATION

NUMBER OF SHEET

2.5

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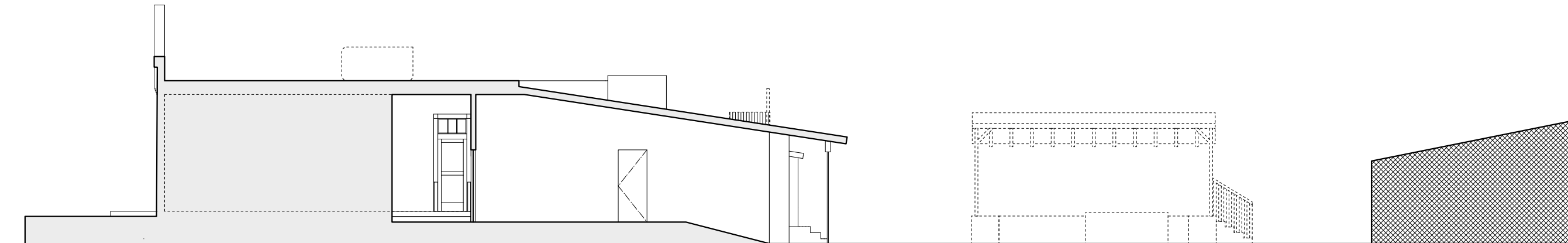
01 SOUTH ELEVATION: AS-BUILT & DEMO
3/16" = 1'-0"

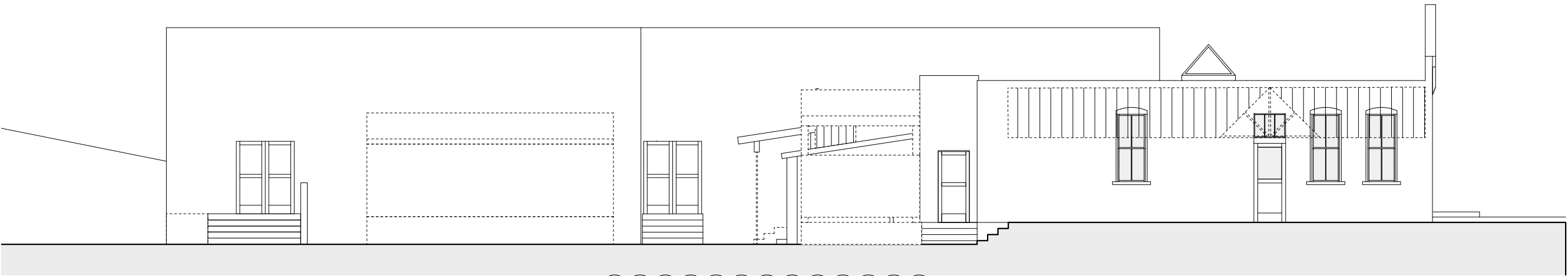
02 SOUTH ELEVATION: PROPOSED DESIGN
3/16" = 1'-0"

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

04 NEW STAGE & BATHROOMS W/ BOARD & BATTEN SIDING & IVY
TRELLIS + NEW STANDING SEAM MTL. ROOF -BRONZE COLOR

01 NEW AWNING -SEE 02 & 03/2.1





04 NEW STAGE & BATHROOMS W/ BOARD & BATTEN SIDING & IVY TRELLIS + NEW STANDING SEAM MTL. ROOF -BRONZE COLOR

01 UNCOVER & RESTORE EXT'G. SKYLIGHT
ALL EXT'G. BRICK TO REMAIN UNCHANGED
ALL EXT'G. WINDOWS TO REMAIN UNCHANGED

01 NORTH ELEVATION: AS-BUILT & DEMO
3/16" = 1'-0"
NEW AWNING -SEE 02 & 03/2.1



04 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
2.7

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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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HLC REVISION

2017-12-05

▲

HLC REVISION

2018-01-03

▲

HLC REVISION

2018-04-09

SET ISSUED

TITLE OF SHEET

HISTORICAL
PHOTOGRAPHS

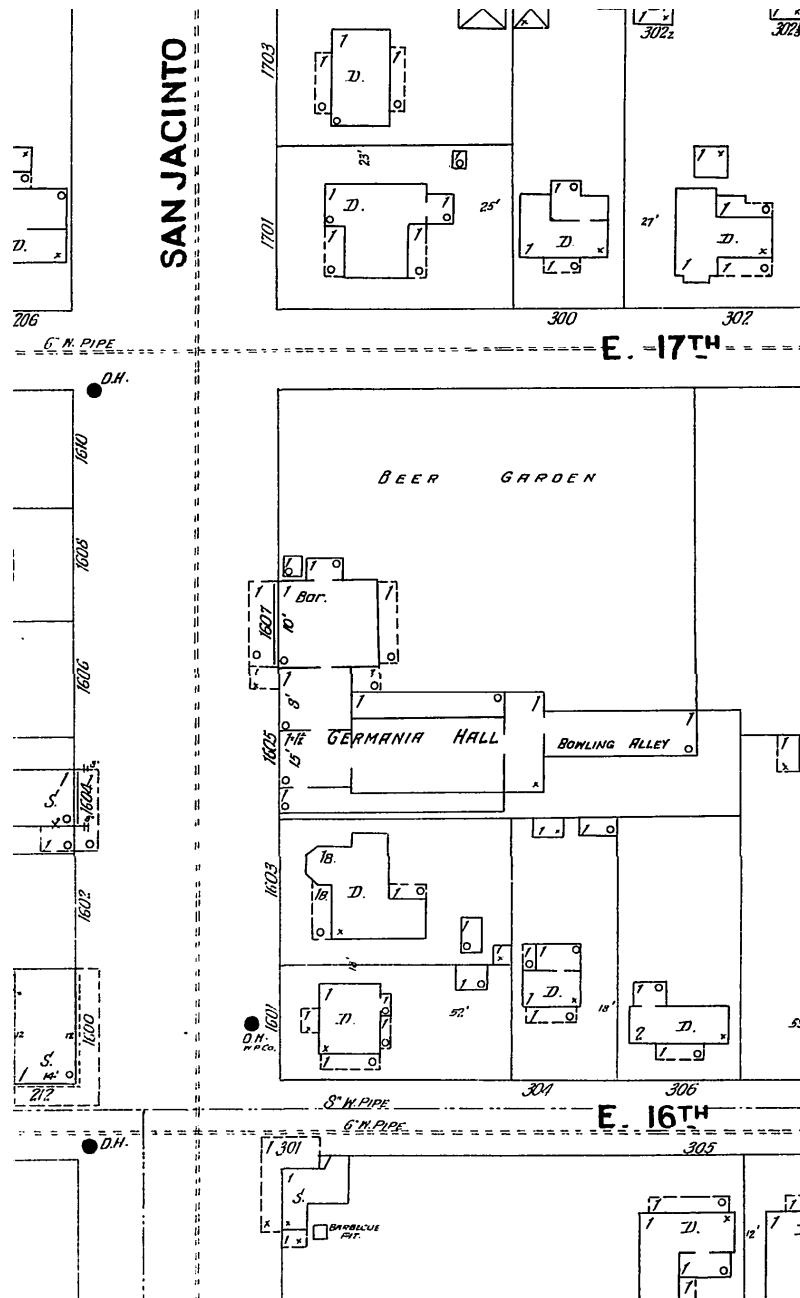
NUMBER OF SHEET

3.1

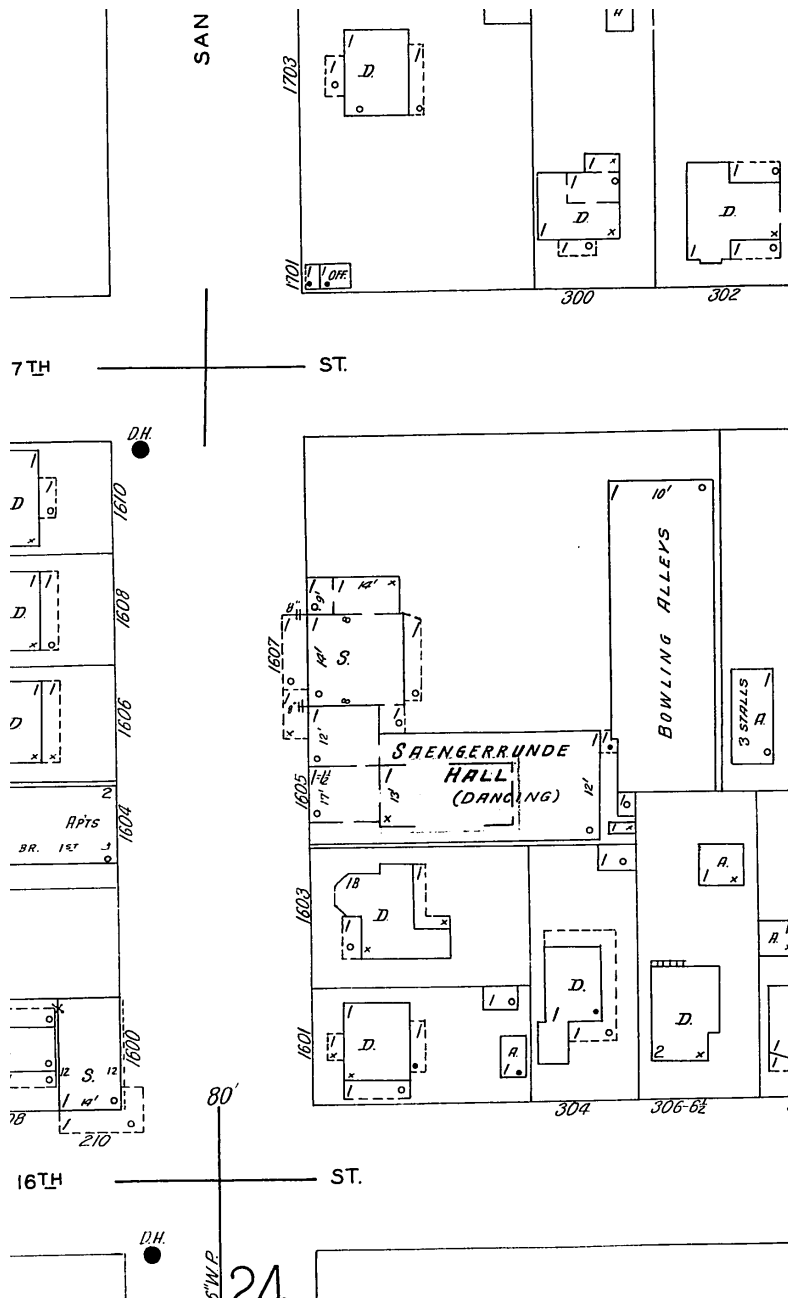
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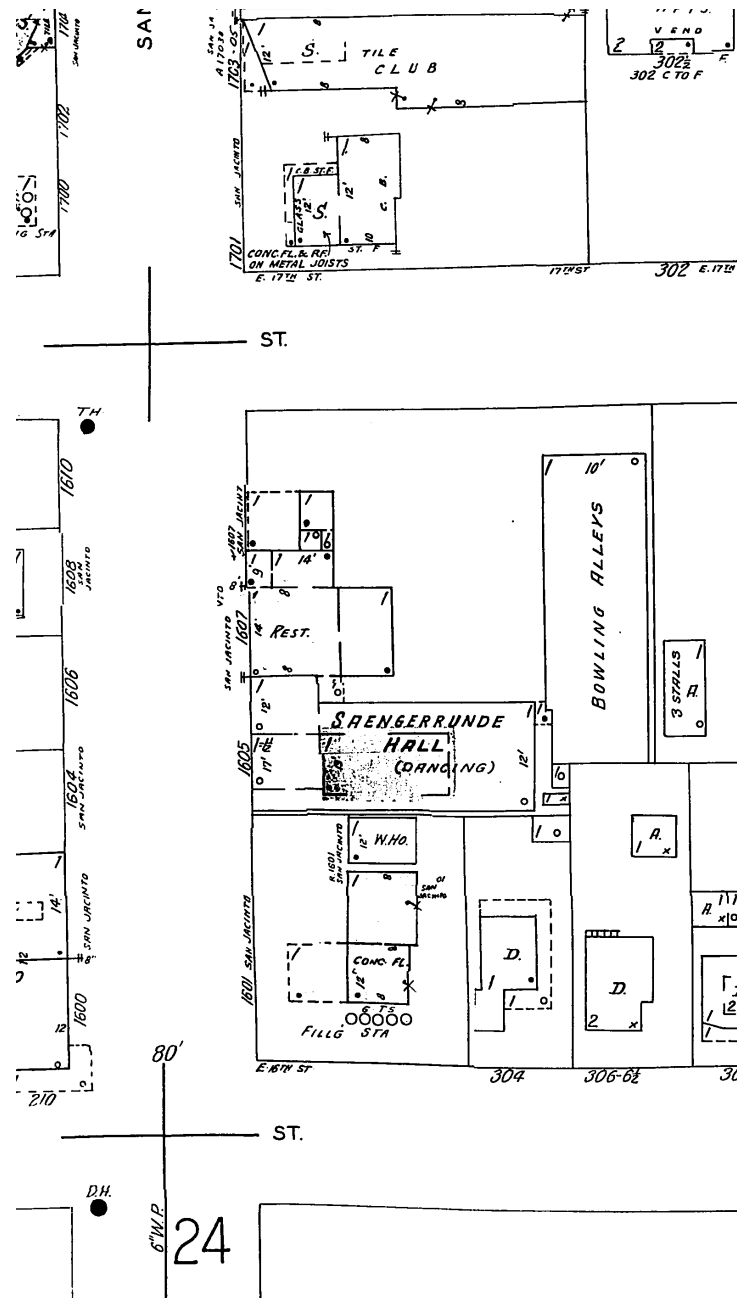
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01 SANBORN MAP: 1900
3/8" = 1'-0"



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



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

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SANBORN
MAPS

NUMBER OF SHEET

3.2

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