

A1.0 SITE PLAN
A2.0 FLOOR PLAN - EXISTING/PROPOSED

TOTAL INT. LEASE SPACE	1,350 SQ. FT.
OCCUPANCY A-2: ASSEMBLY	

UTILITY AREAS (KITCHEN/SERVING) 867 SQ.FT.
-OCC. AT 200 S.F. GROSS/PER: **5 OCC.**

UNCOVERED PATIO (FRONT) 1,380 SQ.FT.
-OCC. AT 15 S.F. NET/ PERSON: 92 OCC.

*NO NEW INCREASE IN SQUARE FOOTAGE
INTERIOR OR EXTERIOR

TOTAL OCCUPANTS (COVERED AREAS) 88 OCC.
NO SPRINKLER SYSTEM REQUIRED
PER IBC 903.2.1.2; GROUP A-2

REQUIRED NUMBER OF EXIT	2
NUMBER OF EXITS AVAILABLE	2

PROJECT ADDRESS

194 GUADALUPE STREET
SAN MARCOS TX 78666

NO CHANGE IN OCCUPANCY REQUIRED.

ALL EXISTING
MECHANICAL/ELECTRICAL/PLUMBING
SYSTEM LOCATIONS ARE TO BE VERIFIED
ON SITE. NOTIFY DESIGNER OF ANY
DISCREPANCIES.

DEMO AREAS TO BE VERIFIED ON SITE
WITH CONTRACTOR/ BUILDING MANAGER.
ALL PLUMBING, ELECTRICAL, AND
MECHANICAL AREAS TO REMAIN.

NO WALLS TO BE DEMOLISHED ARE
STRUCTURAL. METAL COLUMNS/JOISTS
CONSIDERED STRUCTURAL ARE NOT TO BE
ADJUSTED OR ALTERED IN ANY WAY.

ALL SHEETROCK TO BE PATCHED/REPAIRED
AS NEEDED.



Commercial Remodel
194 South Guadalupe
San Marcos, Texas 78666

Michael Wills – Architect
503 West San Antonio St.
San Marcos, Texas 78666
512-396-9829

Sheet

PLAN LEGEND

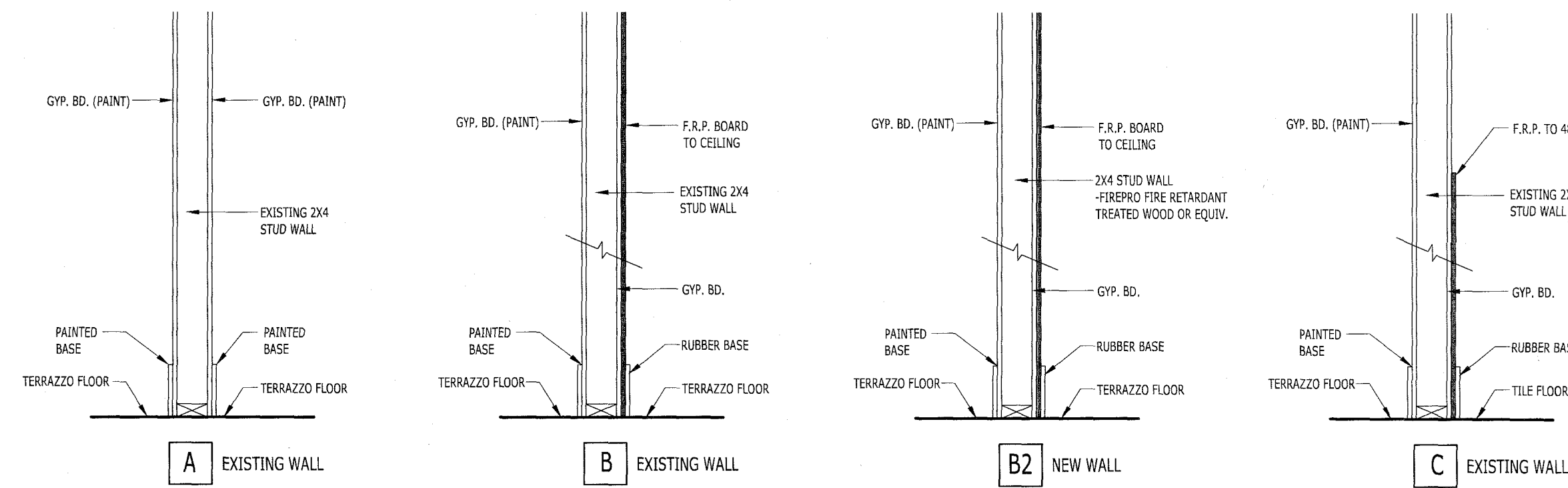
EXISTING WALL (SEE A2.0 WALL SECT. A1)
 WALL/ITEM TO BE DEMOLISHED
 (ALL WALLS ARE NON-STRUCTURAL)
 OBJECT TO BE DEMOLISHED

NEW WALL (SEE A2.0 WALL SECT. A2)

① SCHEDULED DOOR

A
 WALL SECTION

WALL SECTIONS



SCHEDULES

DOOR SCHEDULE

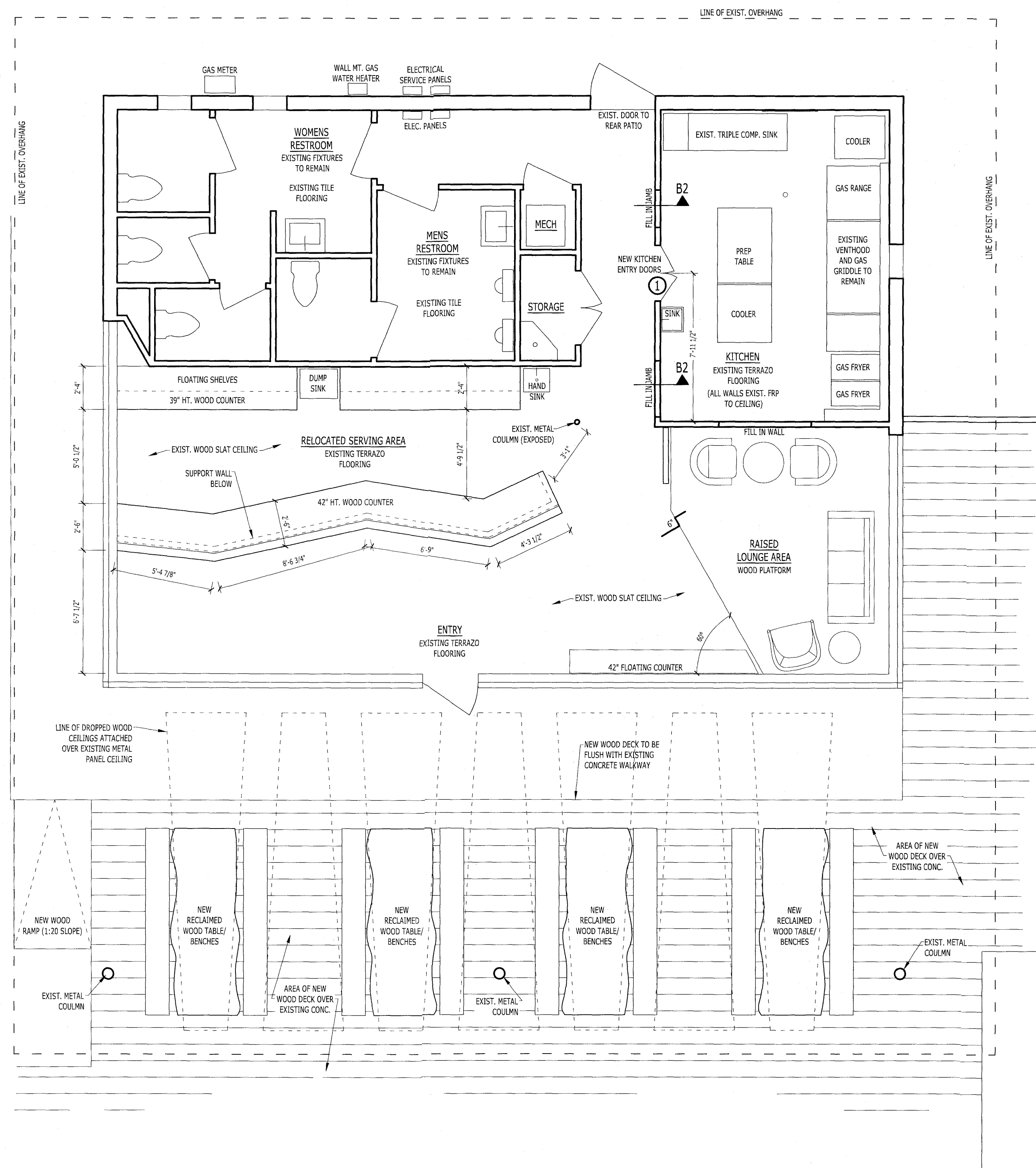
#	WIDTH	HEIGHT	MATERIAL	HARDWARE	NOTES
1	(2) 2'-0"	6'-8"	LIGHTWEIGHT ALUMINUM WITH 9"x14" SQUARE LITE	SWING CLOSURES BOTH SIDES	48" TOTAL OPENING

WINDOW SCHEDULE

#	WIDTH	HEIGHT	MATERIAL	HARDWARE	NOTES

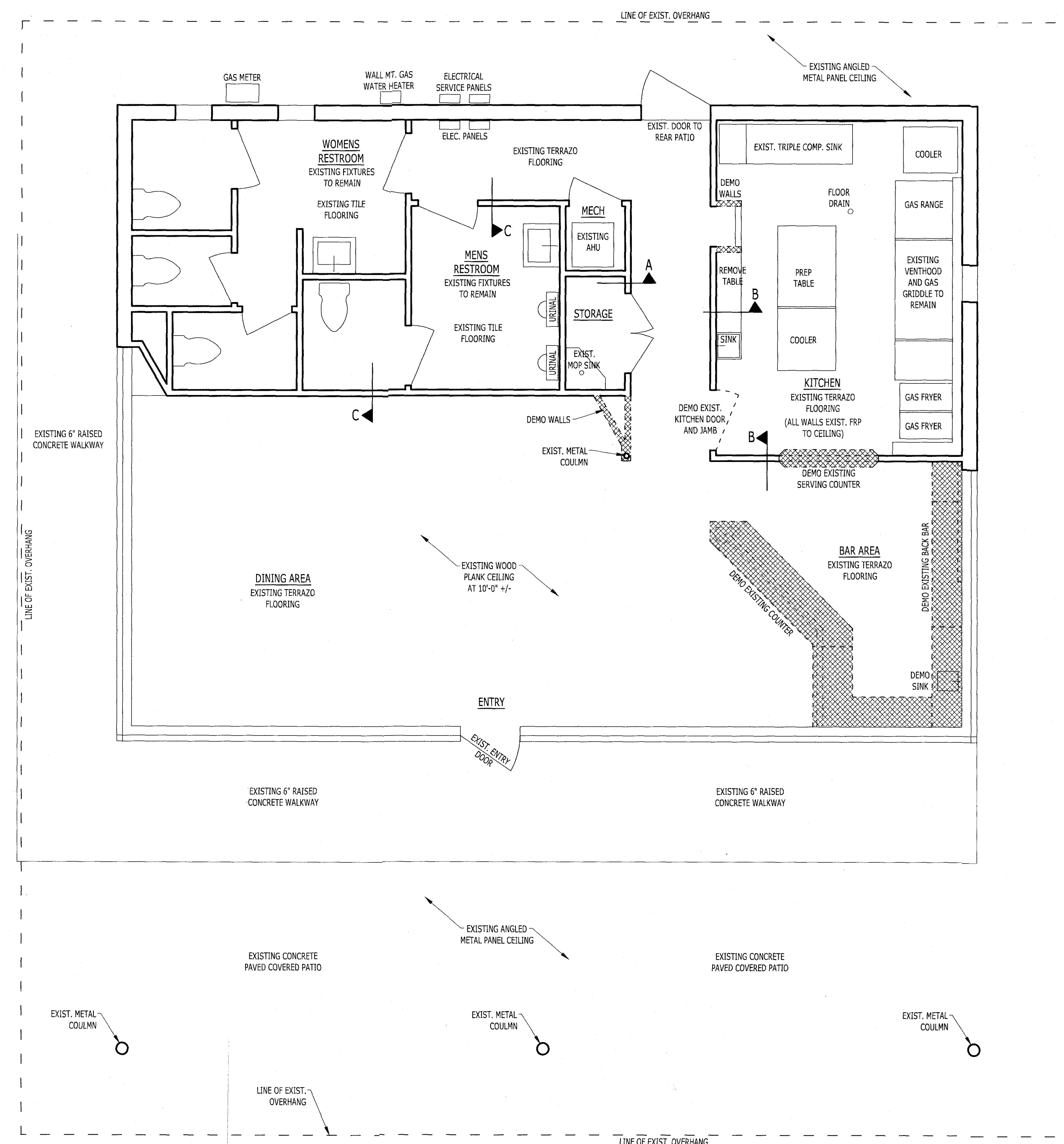
WINDOW NOTES:

- ALL EXISTING STOREFRONT WINDOWS TO REMAIN. NO NEW WINDOWS TO BE ADDED.



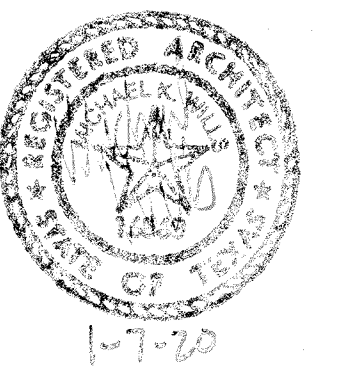
2. FIRST FLOOR PLAN - PROPOSED

1/4" = 1'-0"



1. FIRST FLOOR PLAN - EXISTING

1/4" = 1'-0"



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A2

PLAN LEGEND

EXISTING WALL (SEE A2.0 WALL SECT. A1)

WALLS TO BE DEMOLISHED
(ALL WALLS ARE NON-STRUCTURAL)

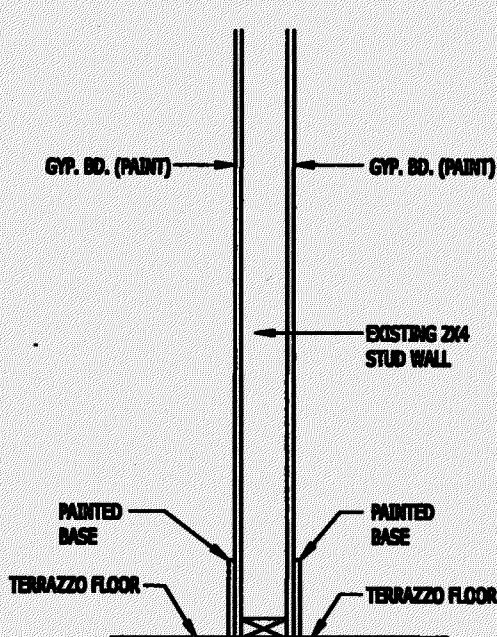
OBJECT TO BE DEMOLISHED

NEW WALL (SEE A2.0 WALL SECT. A2)

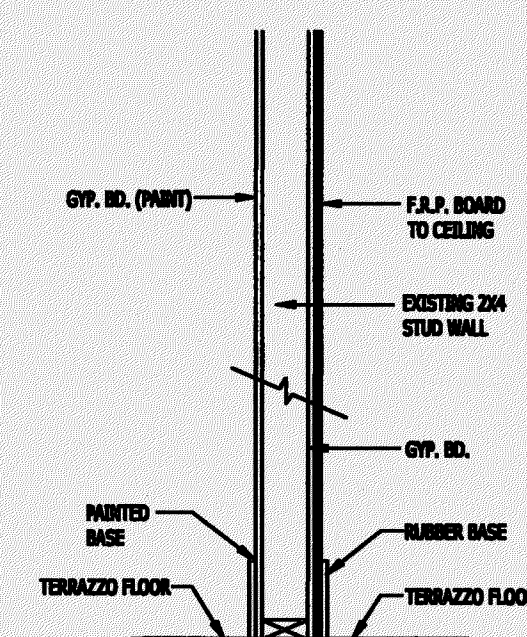
① SCHEDULED DOOR

A WALL SECTION

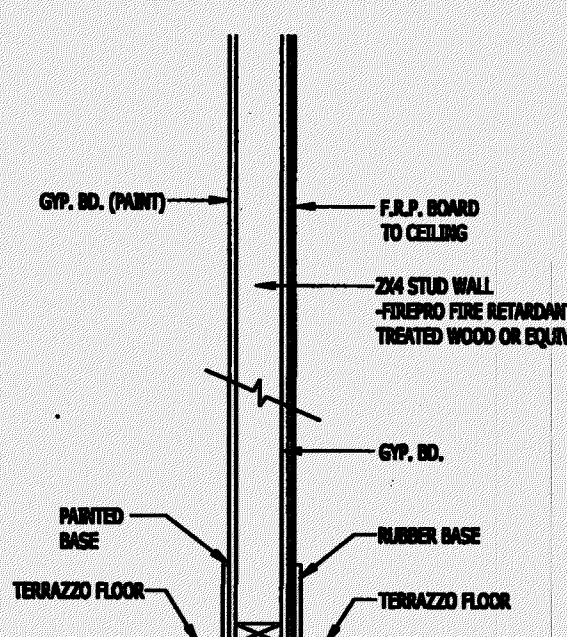
WALL SECTIONS



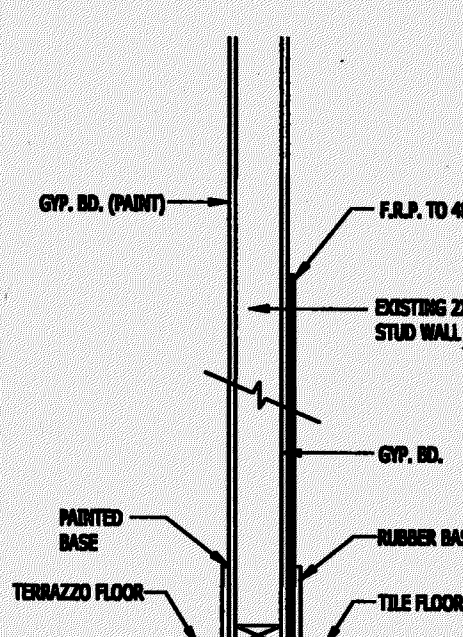
A EXISTING WALL



B EXISTING WALL



B2 NEW WALL



C EXISTING WALL

SCHEDULES

DOOR SCHEDULE

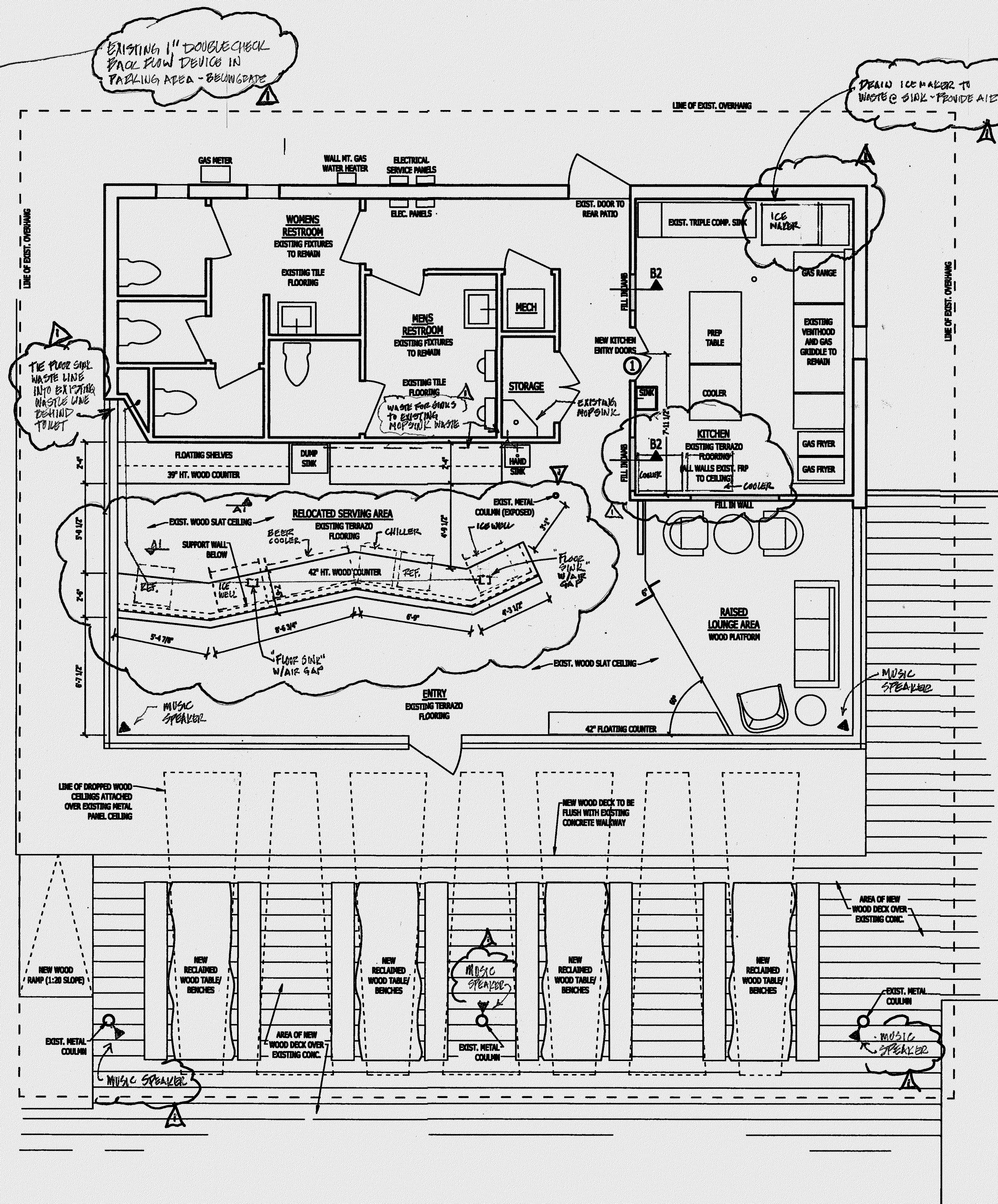
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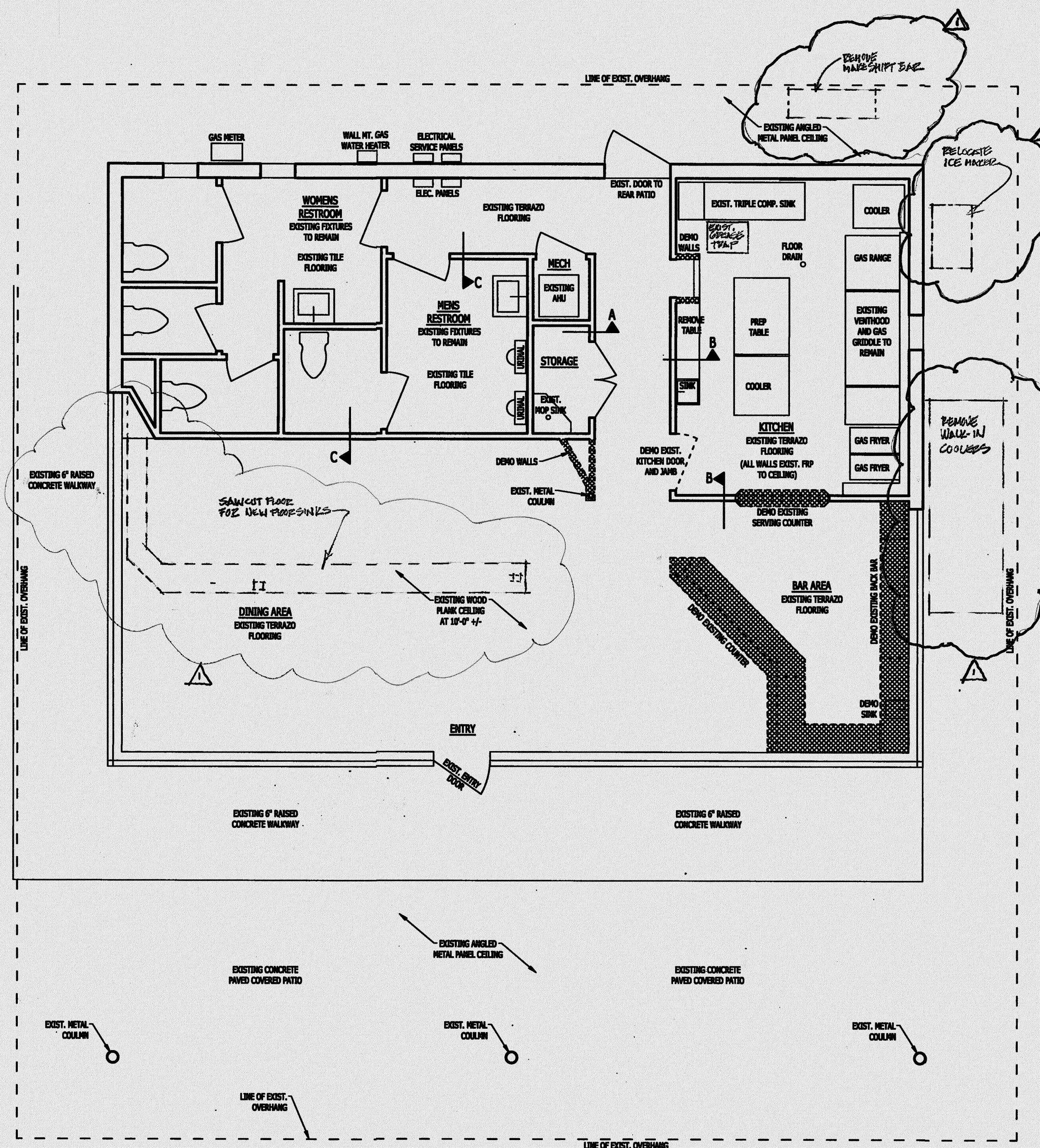
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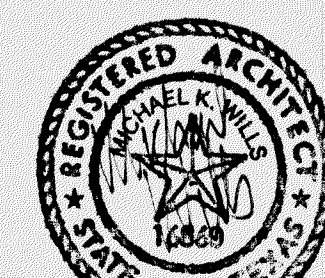
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1. FIRST FLOOR PLAN - EXISTING

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1-7-20
2-7-20

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A2

The Davenport
PRESENTS

apuñañalar



orgia TO SHARE

CLASSIC CHARCUTERIE
CHEESE & FRUIT BOARD

TO STAB

SINGLES

pinchitos

CLASSIC GILDA

anchovy with pickled green pepper

TORTILLA DE PATATAS

spanish omelette

DE TXAMPIS

garlic mushroom

DE JAMON Y SALCHICHON

spanish ham & salami

CHISTORRA Y PADRON

sausage & padron peppers

pinxtos

THREE WAY

GAMBAS AL AJILLO

garlic prawn

ALBONDIGAS

spanish meatball

POLLO ADOBO

puerto rican marinated chicken

PUERCO MOJO

garlic lime pork

CARNE DE VERDI

chimichurri skirt steak

concluir THE END

TORRIJAS

spanish french toast

QUESADA PASIEGA

spanish cheesecake



194 S GUADALUPE ST. SAN MARCOS, TX

The Davenport
PRESENTS



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194 S. GUADALUPE ST. SAN MARCOS, TX

TEXAS ALCOHOLIC BEVERAGE COMMISSION

MB -104834202

Expires:6/20/2026

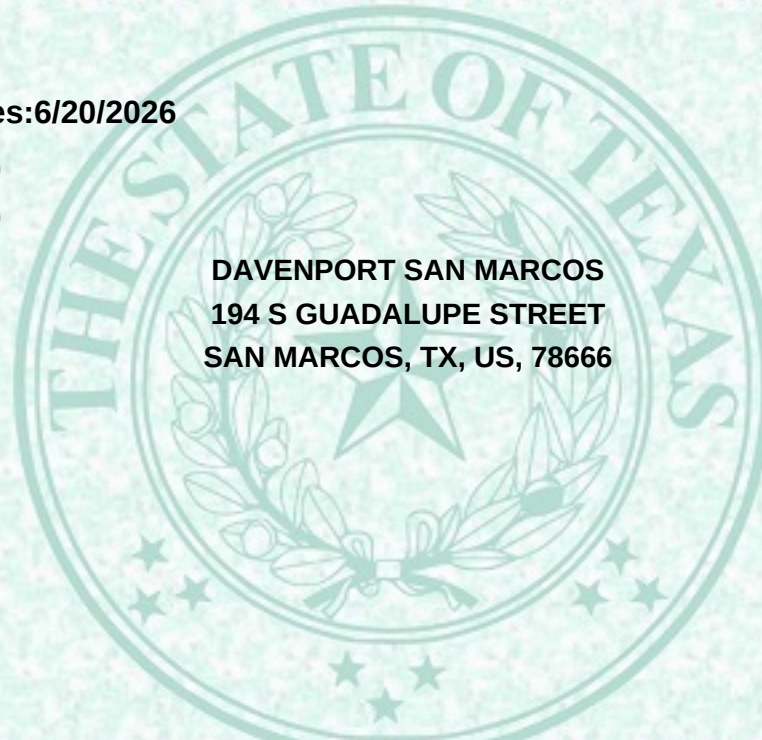
MIXED BEVERAGE PERMIT (MB)

LATE HOURS CERTIFICATE (LH)



**DAVENPORT SAN MARCOS
194 S GUADALUPE STREET
SAN MARCOS, TX, US, 78666**

STAMPER FAMILY LLC



A handwritten signature in black ink, appearing to read "M. Starnes", positioned above the title "EXECUTIVE DIRECTOR".

EXECUTIVE DIRECTOR

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