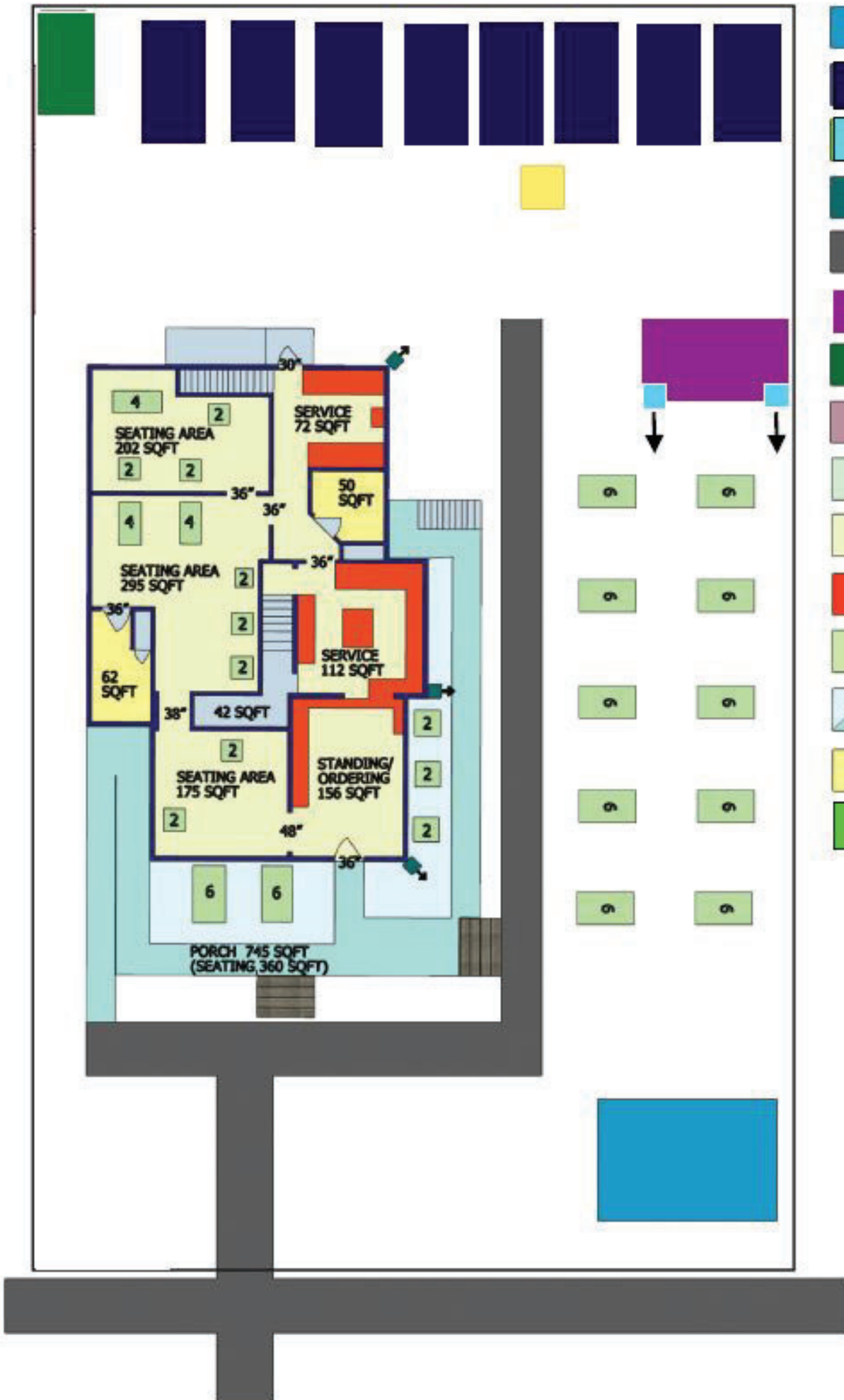
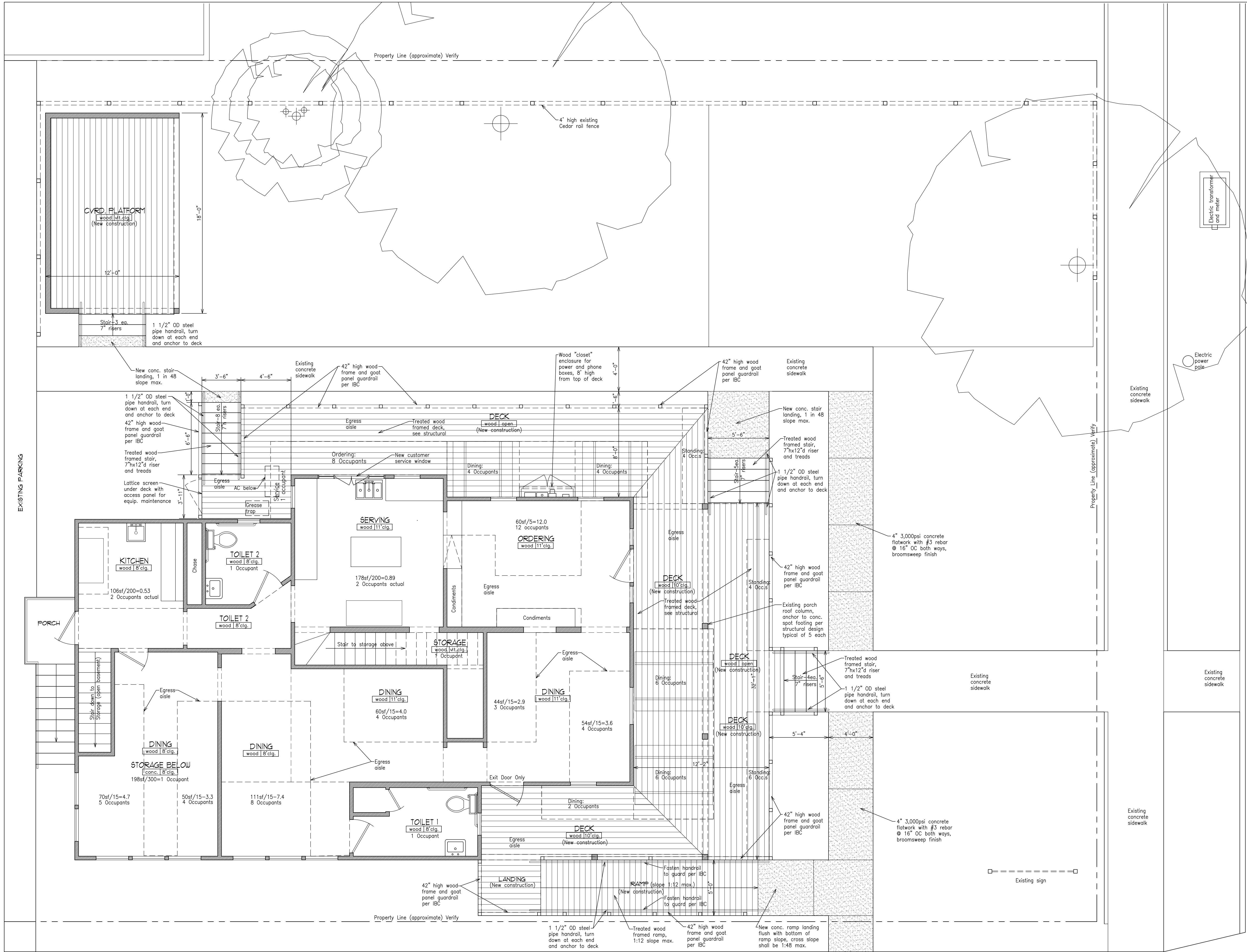




- KIDS' AREA
- PARKING
- CONCERT SPEAKERS
- AMBIENT SPEAKERS
- CONCRETE SIDEWALK
- STAGE
- DUMPSTER
- PARKING
- PORCH SEATING AREA
- INTERIOR FLOOR SPACE
- COUNTERTOP/EQUIPMENT
- TABLES
- PORCH/ AISLE OF EGRESS
- RESTROOMS
- PARKING



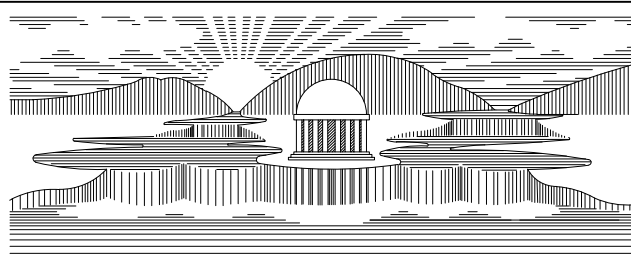
Code Analysis:

Building Code Edition: 2015 IBC (International Building Code)	
Building Use and Occupancy Classification (Sect. 302): Assembly: Group A-2	
Building Construction (Table 504.4): Type V-B (NS)	
Allowable Stories: 1 story	Proposed Stories: 1 Story
Gross Building Area:	Area Sq.-ft. (sf)
Main Level Area:	1,532sf
Lower Storage Area:	198sf
Attic Storage Area:	248sf
Total Gross Area:	1,978sf
Gross Building Deck Area:	834sf
Allowable Building Area: (Table 506.2)	
Allowable Area: 6,000 sq.-ft.	Existing Gross Area: 1,978 sq.-ft.
Occupant Load Calculations: Section 1004, Table 1004.1.2)	
Building Interior Space Occupant Load:	Occupants ^a
Dining (15sf net/occupant):	28
Ordering (5sf net/occupant):	12
Kitchen/Serving (200sf gross/occupant)	4
Storage (300sf gross/occupant)	2
Toilets (100sf gross/occupant)	2
Total Interior Building Space Occupant Load	48
Building Deck Space Occupant Load:	Occupants ^a
Dining (15sf net/occupant):	24
Ordering (5sf net/occupant):	8
Standing Room on Deck (5sf/occupant)	14
Service (200sf gross/occupant):	2
Total Exterior Deck Space Occupant Load	48
Total Design Occupant Load (Section 1004):	96
Exception: Building and Deck Occupant Load may be determined and posted by the Building Official	
Required Exits: (Tables 1006.2.1 and 1006.3.1)	
Exits reqd. from Interior Building Space:	48 Occs.: Req'd. 1 Provided: 2
Exits reqd. Building Space Plus Deck Space:	96 Occs.: Req'd. 2 Provided: 3
Egress Travel Distance: (Table 1006.2.1)	75 feet maximum
Common Path of Egress Travel: (Section 1029)	
Assembly Aisle Width: (1029.9.1.4) Exception 1.	36 inches

^a See Floor Plan area calculations for net area

General Requirements:

- All construction shall be done in accordance with: IBC (International Building Code), NEC (National Electrical Code), IMC (International Mechanical Code), IRC (International Residential Code for One and Two Families) when applicable, IPC (International Plumbing Code), IECC (International Energy Conservation Code) all latest editions or latest editions adopted by the City or County of jurisdiction, TAS (Texas Accessibility Standards and statutes), ADA (Americans with Disabilities Act), and all other State, Federal, County, LCRA (Lower Colorado River Assn.) FEMA, laws, codes, regulations, etc., that are applicable to this project. The Architect is not responsible for the Contractor or Owner's use, interpretation, or modification of these drawings and disclaims any liability or loss connected thereof except in the case of the Architect's sole negligence or willful misconduct. The Prime Contractor is solely responsible for Performance of the Construction Contract supervision, safety, means and methods, and liability for the project construction.
- Engineering Design: These drawings by the Architect convey design intent and the Architect makes no representation that any design depicted herein has been engineered. The Architect strongly recommends that any required engineering design including Geotechnical investigations, Foundation Design, Structural Design, Electrical, and Mechanical be done by registered and qualified professional engineers under separate Contract with the Architect, Owner or Contractor.
- These drawings and design are protected by Federal Copyright Law and may not be copied, reproduced or used for any purpose without the permission of the Architect of Record who shall retain all rights, privileges, and rewards thereof.
- Dimensions shown on the drawings typically relate to framing or masonry ledge. Interior wall finishes, exterior sheathing, siding and other finishes are not shown or dimensioned unless noted otherwise. Door/window sizes are in feet - inches.
- Glazing: Install etch-labeled tempered safety glazing per IBC/IRC, chapters related to GLAZING in all doors, and in windows in hazardous locations including window glazing within 24" of doors, glazing panels of 9 sq.-ft. or greater with a bottom edge less than 18" from the floor, tub/shower windows, doors or enclosures, and all other hazardous areas as required by IBC/IRC and all other applicable codes, laws, regulations, etc. (Contractor/Supplier responsible if done otherwise).
- Thermal Protection: Thermal envelope, including roof, ceiling, wall, foundation, and floor insulation (when applicable), and all insulated window glazing shall meet the minimum thermal/infiltration energy requirements of the IECC, latest edition.
- Moisture Protection of entire Building Envelope: Doors, windows, skylights, roof, and wall finishes, framing sills, seals, flashings, and all other exterior envelope elements shall be installed with permanent flashings, moisture/vapor barriers, weather seals, drip edges/channels, etc., as required for a waterproof envelope. The Contractor(s) shall be responsible for the cost of repair or replacement of all work done otherwise. (caulking alone is not permanent flashing)
- Verification: Verify site conditions, dimensions, grades, construction, utilities, property lines, easements, and setbacks, as required to perform the Work. It is the responsibility of the Contractor and all Subcontractors to verify and correlate field observations, drawing dimensions, and all other information related to the Work with what is shown in the Drawings, including all notes and details. The Contractor shall notify the Architect and Owner of any inconsistencies in the Drawings relative to field observations and the Contractor's careful review and correlation of the drawings and field conditions prior to submitting a bid or execution of the Work. The Contractor/Subcontractors assumes all responsibility for work done otherwise.
- Termite Protection: Install EPA approved termicide under and around foundation in accordance with termicide manufacturer's instructions for application.
- Flood Zone Elevation: It is the responsibility of the Contractor to verify the applicable 100 year Flood Zone elevation per the local County Flood Plain Administration, LCRA, FEMA, and all other authorities having jurisdiction. If the Living Area of this project is in a Flood Zone, the elevation of the Finished Floor shall be placed a minimum of 12" above the official Flood Zone elevation, or higher as required by the authority having the most stringent requirements. A licensed Land Surveyor shall be contracted with for Certification of the Flood zone elevation and the legally required Living Area floor elevation.
- The Architect shall be the final authority for any decisions made with respect to conflicts or ambiguities in the drawings, between the drawings, and between the drawings of the Architect and the Engineer, if applicable.



Preliminary Drawing approval, not for regulatory approval, permitting or construction 02-04-20

David C. Rowland Jr. R.A.

Registered Architect TX Reg.# 15354
618 Paseo De Vaca
Marble Falls, Texas 78654
(830) 693-6116

FILE NAME

690A1.DWG

Proj. Date	11-16-19	Date	Drawing Status
Drawn by	dcr		
Checked by	DCR		
Project No.	69019		

Project Name
Tantra Improvements
217 Hopkins Ave.
San Marcos, Texas

Sheet Title

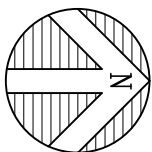
Floor and Partial
Site Plan

Sheet No.

A1

Floor/Partial Site Plan

1/4"=1'-0"



COFFEE & TEA

Drip Coffee	3 / 3.5
Cold-brewed Coffee	3.5 / 4
Decaf (Made to Order)	5.5

Espresso	3
Macchiato	3.5
Cortado	4
Cappuccino	4.5
Americano	3.5 / 4
Latte	4.5 / 5
Mocha	6 / 6.5



Housemade Chai Latte	5.5 / 6
Mate' (Lg)	3.5
Iced Teas	3

Jasmine green
Black
Hibiscus Holy Basil
Butterfly Pea Flower

Whole-leaf Tea	3.5
Hot Chocolate	4
Dandy Blend or	4 / 4.5
Dandy Latte	5 / 5.5

**A caffeine-free dandelion root tea that tastes like coffee!*

SPECIALTY BEVERAGES

Lavender Mate' Sour 5

Mate', Lavender, Lemonade

Busy Bee 5

Mate', Honey, Orange Juice

Mate Latte 5

Mate', Honey, Oat Milk

Butterfly Lemonade 4

Herbal tea + Lemonade

The Story 6.5

Espresso, Honey, Oat Milk

The Song 5.5

Cold-brew, Vanilla + Honey, Cream

FLAVORS

Organic Chocolate, Caramel,
Good Flow TX Honey

HOUSEMADE SYRUPS:

Vanilla, Lavender, Amaretto

COCKTAIL MENU

Casa Morada Margarita - 6

Purple & 100% Agave

Strawberry Basil Vodka Sour - 8

"Let's Go Girls"

River Mule - 8

Hill Country influenced w/ peach & rosemary

Bourbon Birdie - 8

Arnold Palmer with a savory buzz

The Sunburn - 12

For any sun-kissed islander

Sweet Scurvy - 8

Put the lime in the coconut

Hopkins Boulevardier - 10

Whiskey forward & vibrant

Tantra's Espresso Martini - 12

Cubano inspired

BREAKFAST

Bagel with Choice of Spread: \$5.00
Herbed Cream Cheese, Fig Jam, or Raspberry Jam

Breakfast Sandwich: \$11.00
Bacon, Egg, Colby Jack Cheese, Spinach, Tomato, Chipotle Aioli

Choice of Bread or Bagel
+ (\$) for Gluten Free Bread

Lox Bagel: \$12.00
Smoked Salmon, Herbed Cream Cheese, Cucumber, Sprouts, Capers,
Pickled Onion,
on Choice of Bagel

LUNCH

Prosciutto Sandwich: \$14.00
Prosciutto, Goat Cheese, Spinach, Balsamic Vinaigrette, Pickled Onion, Dijonnaise, Fig
Spread on Toasted Ciabatta

Grilled Cheese w/Tomato Soup: \$11.00
Colby Jack Cheese and Caramelized Onions on Sourdough w/Housemade Tomato Soup

Classic Reuben: \$14.00
Corned Beef, Swiss Cheese, Sauerkraut, Housemade Thousand Island on Marbled Rye

PB & J: \$8.50
Grilled Banana, Cinnamon, Good Flow Honey, Peanut Butter, Raspberry Jam
on 9 Grain Wheat

Garden Delight Sandwich: \$10.00
Hummus, Avocado, Spinach, Sprouts, Red Onion, Cucumber, Red Bell Pepper, Tomato,
Vegan Aioli, on 9 Grain Wheat

House Salad: \$10.00
Mixed Greens, Sprouts, Carrot, Tomato, Cucumber, Red Onion,
w/Housemade Balsamic Vinaigrette

Thai Crunch Salad: \$12.00
Mixed Greens, Red Bell Pepper, Pickled Carrots & Radishes,
Cilantro, Green Onion, w/ Housemade Peanut Dressing



All items served all day
Kitchen hours:
8-2pm
5-10/11pm



TACOS

*All tacos available on either Corn or Flour tortillas w/ choice of Red or Green Salsa

Veggie Breakfast Taco: \$4.50
Red onion, Broccoli florets, Spinach, Egg, Colby Jack Cheese
217: \$5.50

Our Veggie taco w/ bacon
Build Your Own Breakfast Tacos: \$4.50
Choose Three: Bacon, Egg, Colby Jack Cheese, Black Beans, Red Onion, Broccoli,
Tempeh, Spinach, Avocado, Potato

Pulled Pork Tacos: \$11.00
Housemade Pulled Pork, Pickled Onion, Cilantro, Avocado, Queso Fresco

Tacos del Cielo: \$10.00
Potato, Broccoli, Black Beans, Red Onion, Avocado, Spinach, Nutritional Yeast

Bean and Cheese Tacos: \$3.50
Black Beans and Colby Jack Cheese

SNACKS

Loaded Sweet Potato Fries: \$12.00
Housemade Pulled Pork, Black Beans, Colby Jack Cheese, Pickled Onion, Cilantro,
Jalapeno on Sweet Potato Fries

Hummus Plate: \$10.00
Housemade Hummus, Tomato, Cucumber, Red Onion, Kalamata Olives, Sprouts, and
Toasted Pita Bread

Chips & Housemade Salsa: \$7.00
Tortilla Chips and a Serving of Both Red and Green Salsa

Sweet Potato Fries: \$4.50/8.50

Side or Shareable

Seasoned Home Fries: \$4.50/8.50
Side or Shareable



TEXAS ALCOHOLIC BEVERAGE COMMISSION

MB -200042064

Expires:5/3/2026

MIXED BEVERAGE PERMIT (MB)



TANTRA BREWHOUSE LLC
217 W. HOPKINS, SAN MARCOS
SAN MARCOS, TX, US, 78666

TANTRA BREWHOUSE

EXECUTIVE DIRECTOR

THIS PERMIT IS NOT TRANSFERABLE, MUST BE PUBLICLY DISPLAYED AT ALL TIMES AND USED ONLY IN PLACE OF BUSINESS INDICATED HEREON. THE ACCEPTANCE HEREOF CONSTITUTES AN EXPRESS AGREEMENT TO PERMIT ANY AUTHORIZED REPRESENTATIVE OF THE COMMISSION OR ANY PEACE OFFICER TO FREELY ENTER UPON PERMITEES TO PERFORM ANY DUTY IMPOSED UPON HIM.

If you have a complaint about the sale or service
of alcoholic beverages in this establishment, contact the
Texas Alcoholic Beverage Commission



P.O. Box 13127
Austin, Texas 78711-3127
1-888-THE-TABC

complaints@tabc.texas.gov

