## EDEN COCKTAILS

### VODKA/GIN

LIL' THING-LEMON, RASPBERRY, DOLIN BLANC, VODKA

EVOL-ELDERFLOWER, PASSION FRUIT, PEYCHAUDS, LEMON, VODKA

LAST KISS-LIME, ROSEMARY, DEMERARA, GREEN CHARTREUSE, TORCHED ROSEMARY, GIN

EASY COME EASY GO-WATERMELON, LIME, BASIL,

### RUM/TEQUILA/MEZCAL

FREE TIME-LIME, DRY CURACAO, MINT, DEMERARA, RUM, ANGOSTURA

**SNAIQUIRI**-GRAPEFRUIT, LIME, LUXARDO MAR., DEMERARA, OFTD RUM

**DARK & LOVELY**-LEMON, APEROL, BLACK STRAP RUM, ANGOSTURA, GINGER BEER

MI AMOR-LIME, GINGER, HONEY, GREEN CHARTREUSE, REPOSADO

### WHISKEY/SCOTCH

**EDEN OLD FASHION**-PECAN, ANGOSTURA, BOURBON, ORANGE EXPRESSION

LIONS TAIL-LIME, ALL SPICE, DEMERARA, BOURBON, ANGOSTURA

**LOGAN**-RYE, COGNAC, BENEDICTINE, CARPANO ANTICA, JERRY THOMAS, PEYCHAUDS

PENICILLIN-LIME/LEMON, HONEY, GINGER, SCOTCH

PAPER PLANE-LEMON, APEROL, AMARO NONINO, BOURBON- ROCK DOF

# EDEN CLASSICS

### VODKA/GIN

CORPSE REVIVER #2-LEMON, SUGAR, LILLET, VODKA/GIN, ABSINTHE, LUXARDO

LEMON DROP-ELDERFLOWER, DOLIN DRY, BLACK LEMON, LEMON, VODKA

LAST WORD-LIME, GREEN CHARTREUSE, LUXARDO MARSCHINO, GIN

RICKEY-LIME, MINT, GIN, SODA

### RUM/TEQUILA/MEZCAL

FREE TIME-LIME, DRY CURACAO, MINT, DEMERARA, RUM, ANGOSTURA

**SNAIQUIRI**-GRAPEFRUIT, LIME, LUXARDO MAR., DEMERARA, OFTD RUM

DARK & LOVELY-LEMON, APEROL, BLACK STRAP RUM, ANGOSTURA, GINGER BEER

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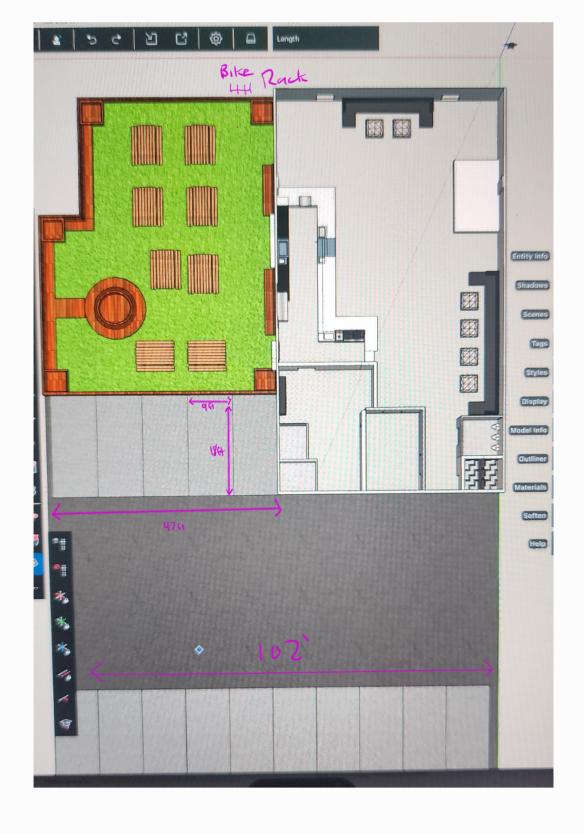
PAPER PLANE-LEMON, APEROL, AMARO NONINO, BOURBON- ROCK DOF

# BEER & SELTZER

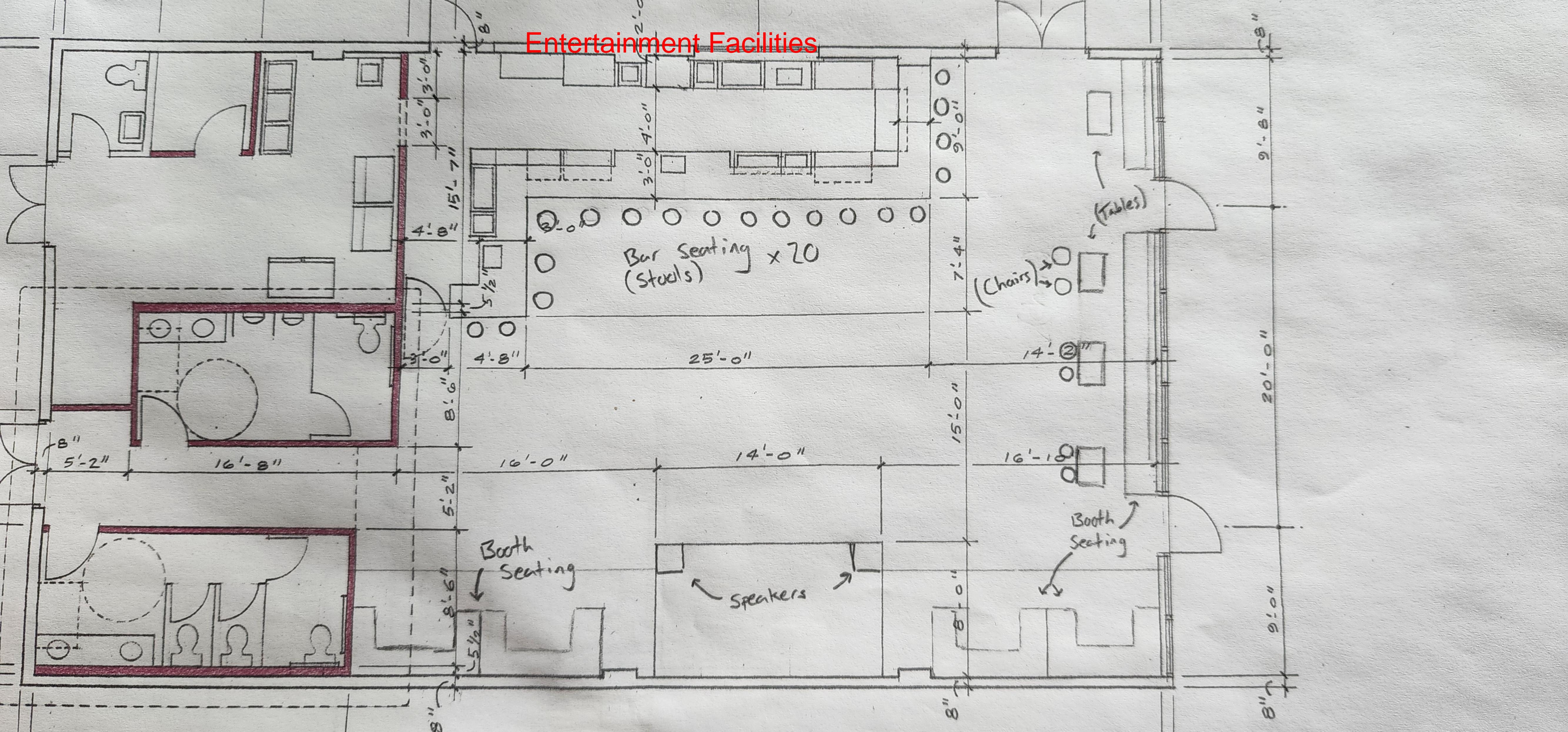
Lonestar
Bud Light
Miller Lite
Coors Banq
Dos XX
Modelo
Blue Moon
Voodoo Ranger IPA
High Noon

# Wine

Zonin Prosecco
Zonin Rose
Monin Cab
Monin Sauv
Dom P.



Here is the updated layout of the parking lot with dimensions and a 5 space bike rack to be installed in the front.



# FRED ARC S. OEL BAZ 14289 17E OF TEXAS 12-2-2023

ARCHITECT

ROEL BAZAN

174 S. GUADALUPE ST. STE. 104

### INTERIOR REMODEL

FOR

## **EDEN LOUNGE**

206 W. SAN ANTONIO ST. San Marcos, Texas 78666

PROJECT #: 2023-49448

Client: Francis Foglia







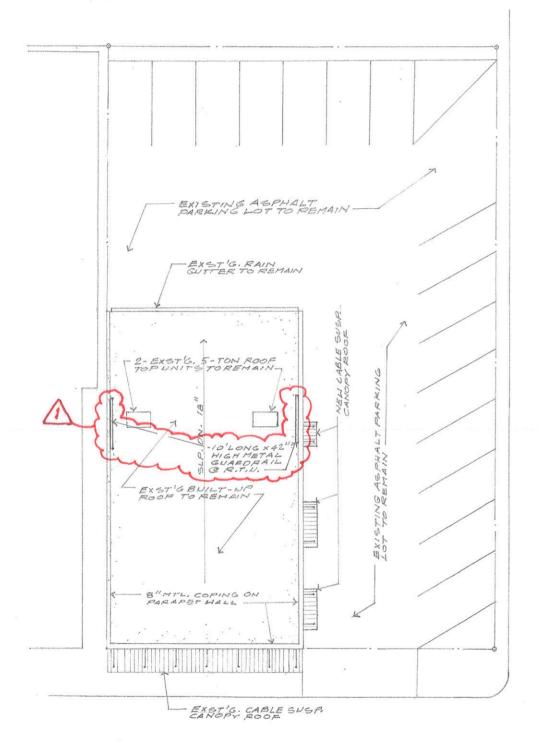


SCALE: 1/8" = 1' \_\_\_\_\_ 0"

GN-1 GENERAL NOTES
ADA-1 ADA NOTES & DETAILS
S-1 SITE PLAN
A-1 EXISTING FLOOR PLAN
A-2 DEMOLITION FLOOR PLAN
A-3 CONCRETE SLAB DEMOLITION PLAN
A-4 FLOOR PLAN
A-5 ENLARGED RESTROOM FLOOR PLAN
A-6 FIRE SAFETY PLAN
A-7 REFLECTED CEILING PLAN

INDEX TO DRAWINGS

A-8 CEILING FRAMING PLAN
A-9 EXTERIOR ELEVATIONS
A-10 TYPICAL WALL SECTIONS
A-11 ELECTRICAL FLOOR PLAN



(0)

206 W. SAN ANTONIO ST.

SITE PLAN

### Contractor General Notes

- Of Perform all work in compliance the Contract Documents General Notes listed in these contract documents.
- O2 The Contractor will coordinate the work of all subco and trades without exception, and be on-site during all work.
- O3 Do not disassemble this set of construction documents. Drawings are interrelated.
- O4 The Contractor will obtain and pay for all necessary permits, licenses, cortificates, testing, etc. unless expressly agreed by Owner prior to signing of Contractor/Owner agreement.
- OS Contractor to confirm and varify the location of all structures in relation to building lines or setbacks, property lines and easements with the appropriate municipal entity. Contractor to confirm all existing overhold and underground utilities (electric, gas, been, TV, water, sever, etc.) utility opporatus and structures, top and hookup locations with the appropriate municipal entity. Notify Architect and Owner immediately with any discrepancies.
- O6 The Contractor and all subcontractors and trades will perform The Contractor and all subcontractors and trades will perform a due diagnoon impaction of all oxisting conditions prior to start of a proposal. Submittal of a proposal will be considered confirmation that such an inspection has been made, and no further compensation will be due to the Contractor, subcontractor, or trades for claims arising a result of failure authority and the first property of the contractor of the contra to perform such inspection.
- O7 The Contractor and subcontractors and trades will provide their own area takeoffs and confirm actual square footages. All construction document dimensions and area calculations must be verified by the contractor and subcontractors prior to bidding, submitted of proposals or cost estimates or entering into any contracts or subcontracts, and no further compensation will be due to the Contractor, subcontractor, or trades for claims arising a result of failure to preform such takeoffs.
- 08 Furnish all material new except where specifically noted in
- O3 Warranty all materials and labor for a period of One (II) year (Unless Noted Otherwise) from the date of substantial completion, or the date of beneficial occupancy of the Owner, whichever is later. Repair or replace all work that is discovered to be defective during this period.
- 10 Contractor to ensure work area is clean and free of obstructions during construction period at a "broom swept" lovel, and at the ond of construction provide a final cleaning that includes, but not limited to, removal of smudges, marks, stains, fingerprints, soil, dirt, point spots, dust, lint, discolorations, and other foreign material.
- It ltoms furnished and installed by the Owner are noted "O.P.O.I". or "OPO". Contractor will not include cost for transportation storage, and/or installation.
- 12 Items furnished by the Owner and installed by the Contractor are noted as "O.P.C.I" or "OPCI". Contractor will include cost for transportation, storage, and/or installation.
- 13 "Basis of Design" as used within these contract documents is basis of Dosign a used within these contribut adduments is an item/system/product that mosts the minimum design requirements of the Architect. Contractor may substitute a Basis of Design item with another item that meets or exceeds the Basis of Design.
- 14 "Similar" or "Equivalent" as used within these contract documents means that an specific item or detail referenced is substantially the same as the item or detail being referenced to, with minor variations that do not affect the function or
- 15 "As New" as used within these contract documents means that an existing specific item that is to remain will be refinished, and repaired as required to bring the item to as original condition as possible, and to match similar new items as close as possible.
- 16 The Contractor shall coordinate all construction sequencing with the Owner and schedule all services and interruptions to minimize negative impact on Owner, Tenants, or adjacent antities.
- 17 Contractor is responsible for verifying that all floor recesses and drops match between architectural floor plans and structurally engineered foundation plans. Contractor will insure that any slabs recessed for floor finishes little, wood, etc.) result in floor finishes being flush with all adjacent floor finishes, kilo, wood, etc.).
- 18 Contractor is responsible for verifying that all floor receptacles, sinks, etc are coordinated between all trades, and will provide all in-slab electrical and plumbing as required.
- 15 The Centroctor will provide a minimum of One (II printed or electronic record drawing of the work at the conclusion of construction. Record drawings may be in the form of a marked-up copy of the construction documents. Deliver the record drawings to the Owner.
- 20 Contractor will provide Owner MSDS for chemicals with quantities stored prior to conclusion of project.
- 21 Contractor will provide Owner with Asbestos Guarantee Letter which will state that no material and no building system provided has elements of asbestos prior to conclusion of project.

### Means and Material General Notes

### MEANS & METHODS & MATERIALS

Construction means, methods, and meterials are solely the jurisdiction of the Contractor and are not described in those documents. Exact detailing structural, mechanical, electrical, wederproofing and flashing are to be determined by the contractor except as noted or described within those documents. In all cases, the Caneral Contractor is required to provide all indicated material and building systems to the most stringent construction standards, recommendations, and instructions probably as the commendations, and instructions proceed as a second contractor of the contractor of th

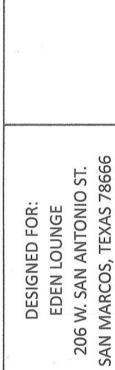
If the contractor or any subcontractor performs any work in conflict with the above mentioned construction standards, recommendations, lows, rules, codes, ordinances and regulations then the Contractor will solely bear all costs of repair arising out of

#### NATIONAL TRADE STANDARDS

All moons, mothods, and materials shall conform to the accepted notional trade standards for that trade. The most stringent requirements shall govern unless the Owner expressly accepts a lesser standard. A partial list of typical required trades standards

follows:

American Aluminum Manufoctures Association . American Concrete Institute . American Board Products Association . American Institute of Steel Construction, Inc. . The American Secrety of Mechanical Conditioning Engineers, Inc. . The American Secrety of Mechanical Engineers, Inc. . The American Secrety of Mechanical Engineers, Inc. . The American Woodbresservers Association . Burlot American Secrety of Mechanical Engineers, Inc. . The American Woodbresservers Association . Burlot Institute . American Secrety Secretical Se



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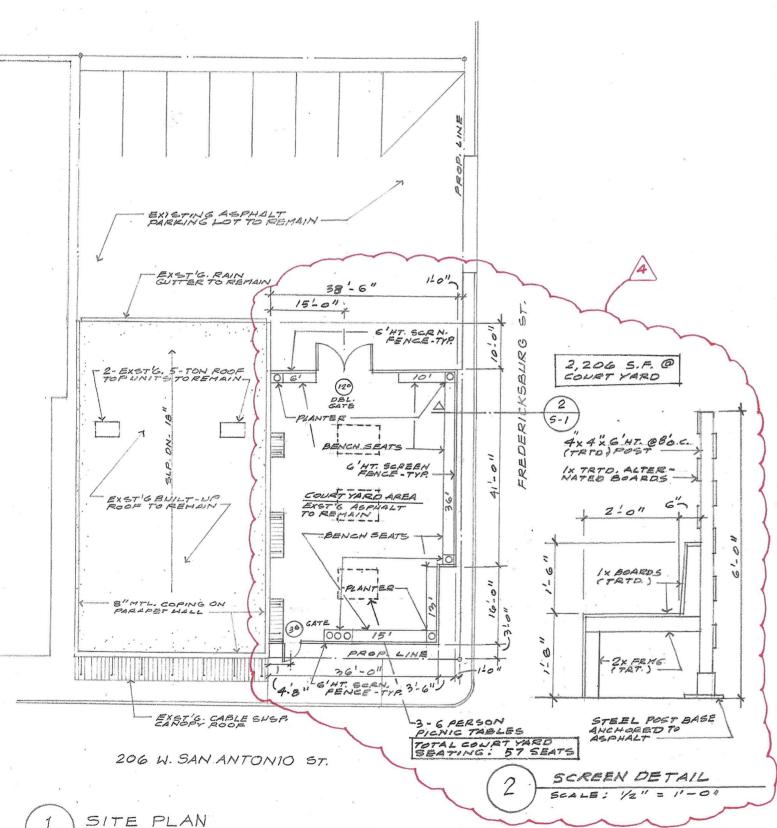
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- O7 The Contractor and subcontractors and trades will provide their own area takeoffs and confirm actual square footages. All construction document dimensions and area calculations must be verified by the contractor and subcontractors prior to kidding, submitted of proposals or cost estimates or entoring into any contracts or subcontracts, and no Further compensation will be due to the Contractor, subcontractor, or trades for claims arising a result of failure to preform such takeoffs.
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If the contractor or any subcentractor performs any work in conflict with the above mentioned construction standards, recommendations, laws, rules, codes, ordinances and regulations the Contractor will solely bear all costs of repair arising out of

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78666 ANTONIO **TEXAS** FOR LOUNGE **ESIGNED** MARCOS, SAN EDEN ≥. 206 SAN

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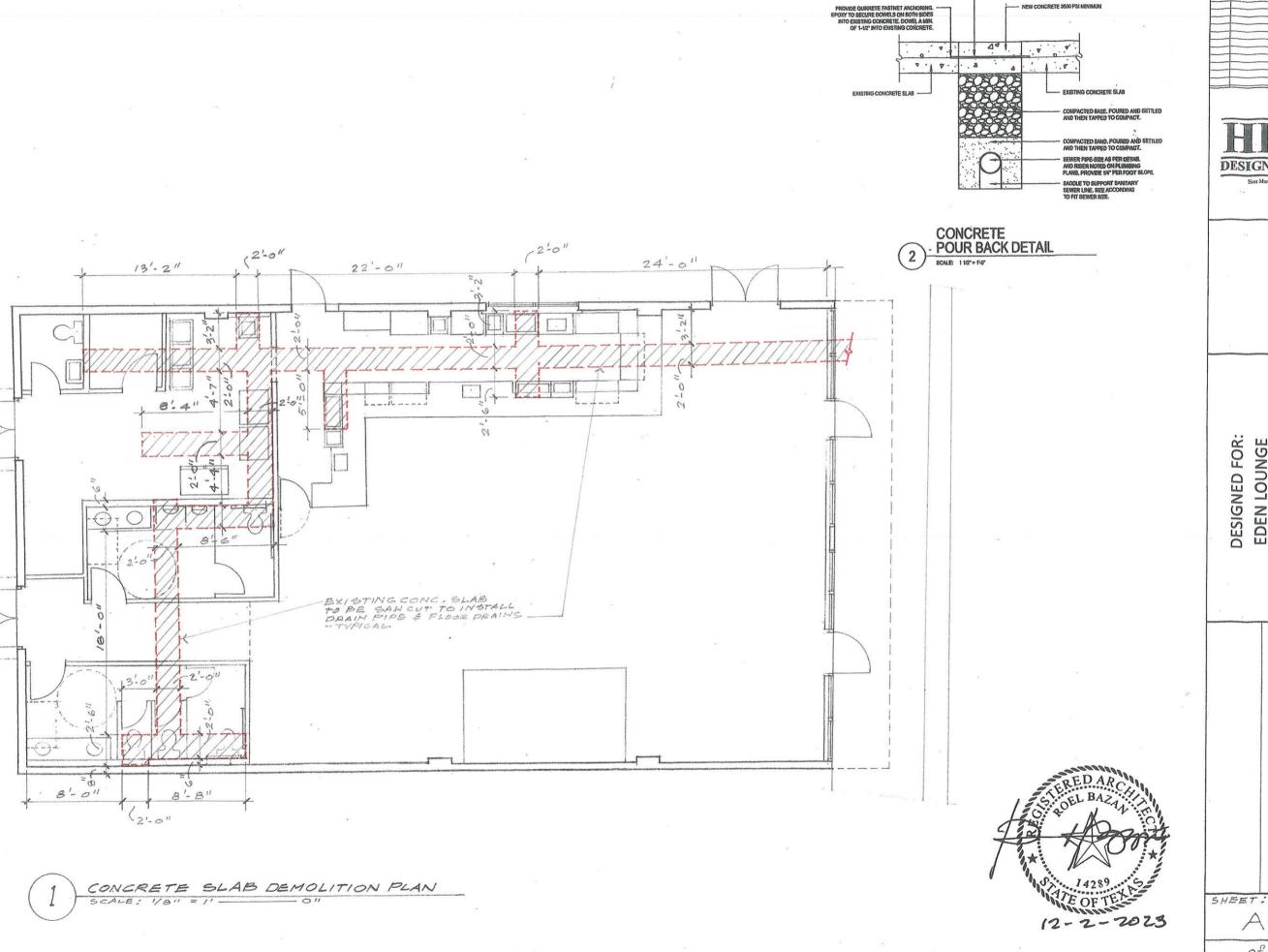
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12-2-2023

ADDENOUM A RESPONSES TO DATED: 5-17-24



NO. 4 REBAR DOWELED INTO THE CENTER -OF EXISTING CONCRETE AT 12" O.C.

DESIGN · BUILD

206 W. SAN ANTONIO ST. SAN MARCOS, TEXAS 78666 EDEN LOUNGE

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of

GENERAL FINISH NOTES (BOTH NEW & REMODELED/ AREAS)

NO SUBSTITUTIONS OF SPECIFIED FINISHES WILL BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE OWNER.

ALL PARTIES RESPONSIBLE FOR DELIVERING FINISHE MATERIALS TO THE SITE SHOULD CHECK QUANTITIES AND DELIVERY DATES AS SOON AS BID IS AWARDED TO AVOID ANY RESELECTION OF MATERIAL.

3. ALL FURNISHINGS ARE TO BE OWNER FURNISHED, OWNER INSTALLED — UNLESS INSTRUCTED OTHERWISE.

4. IN NO CASE SHALL DIMENSIONS BE SCALED FROM DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR CONFLICTS WITH DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH SUBSEQUENT WORK.

5. FOR ALL PRODUCTS INSTALLED, NOTE INDUSTRY STANDARDS AND MANUFACTURER SPECIFICATIONS FOR INSTALLATION.

6. PRIOR TO THE APPLICATION OF PAINT, THE CONTRACTOR SHALL REPAIR NEW OR EXISTING SURFACES BY PATCHING, SMOOTHING, AND SANDING AS NEEDED TO ACHIEVE A SURFACE ACCEPTABLE FOR THE APPLICATION OF NEW FINISH. PREPARE DOOR FRAMES OR METAL SURFACES BY SANDING CHIPS/BURRS, FILLING DENTS, AND CAULKING CRACKS AT CORNERS AS REQUIRED.

7. ALL RESILIENT BASE IS TO BE 4" HIGH, AND IN CONTINUOUS ROLLS UNLESS OTHERWISE NOTED; MITER INSIDE CORNERS. NO PRE-MOLDED OUTSIDE CORNERS ARE

8. ALL REDUCER STRIPS AND OTHER THRESHOLDS TO BE LOCATED AT CENTERLINE OF DOOR WHEN IN CLOSED POSITION.

9. SEAM SEALING IS TO BE PROVIDED AT ALL CARPET EDGES. ALL EDGES CUT FOR SEAMING MUST BE TREATED WITH A 1/8" BEAD OF CARPET SEAM SEALER. THE SEALER SHOULD BE APPLIED ALONG THE EDGE OF THE CARPET AT THE POINT WHERE THE FACE YARNS PERIFRATE THE BACKING. ANY EXCESS SEALER WHICH CONTAMINATES THE CARPET FACE MUST BE REMOVED WITH CARPET SEAM CLEANER.

10. CORNER GUARDS TO BE INSTALLED WHERE INDICATED ON DRAWINGS. ALL CORNER GUARDS TO START AT TOP OF FINISH BASE.

11. CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE ARCHITECT FOR APPROVAL OF ALL INTERIOR FINISHES PRIOR TO FABRICATING OR PURCHASING MATERIALS. ALL SUBMITALS SHALL BE CLEARLY MARKED WITH MANUFACTURER, COLOR, STYLE, AND FINISH MATERIAL LEGEND CODE.

12. PAINTING SUBCONTRACTOR MUST PROVIDE 3'x3' PAINT SAMPLES OF EACH PAINT COLOR ON SITE FOR APPROVAL.

13. CONTRACTOR IS TO PROVIDE "SURPLUS" STOCK AS NOTED BELOW. SURPLUS STOCK SHALL BE PROVIDED ON EACH DIFFERENT PRODUCT MANUFACTURER, STYLE, COLOR, AND FINISH SPECIFIED.

PAINT: PROVIDE 5% AVERAGE OR MINIMUM OF 1 (ONE) GALLON PER COLOR AND TYPE. EACH CONTAINER OF PAINT MUST HAVE THE COLOR "FORMULA" CLEARLY INDICATED ON IT.

RUBBER BASE: PROVIDE 5% AVERAGE
CARPET: PROVIDE 5% AVERAGE OR 9 SQUARE YARDS
VINYL COMPOSITION TILE: PROVIDE 5% AVERAGE OR A MINIMUM OF 10 TILES FOR EACH COLOR AND PATTERN
CEILING TILE: PROVIDE 5% OR A MINIMUM OF 10 TILES.

EPOXY: PROVIDE 5 GALLON FULL CONTAINER OF MATERIAL

TILE: PROVIDE FULL BOX OF EACH TILE TYPE/ COLOR SELECTED.

### ROOM FINISH SCHEDULE NOTES

- CEILING HEIGHTS MAY BE RESTRICTED DUE TO HVAC AND STRUCTURE ABOVE THE CEILING. IN AREAS WHERE FEASIBLE INCREASE THE CEILING HEIGHT AS MUCH AS POSSIBLE.
- 2. FINISHES/ COLORS TO BE DETERMINED BY OWNER/ ARCHITECT/ INTERIOR DESIGNER.

200 S.F.

FRONT PORCH AREA (COVERED)

WALL LEGEND

EXST'G. MASONRY WALL TO REMAIN

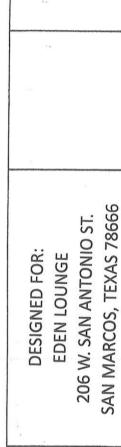
NEW 2x65 @ 16" O.C. WALL

NEW 2x 4'5 @ 16"0:0, WALL

EXETG. 2x4 STUD WALL TO REMAIN

EXST'G. 2×6 STUDWALL TO REMAIN

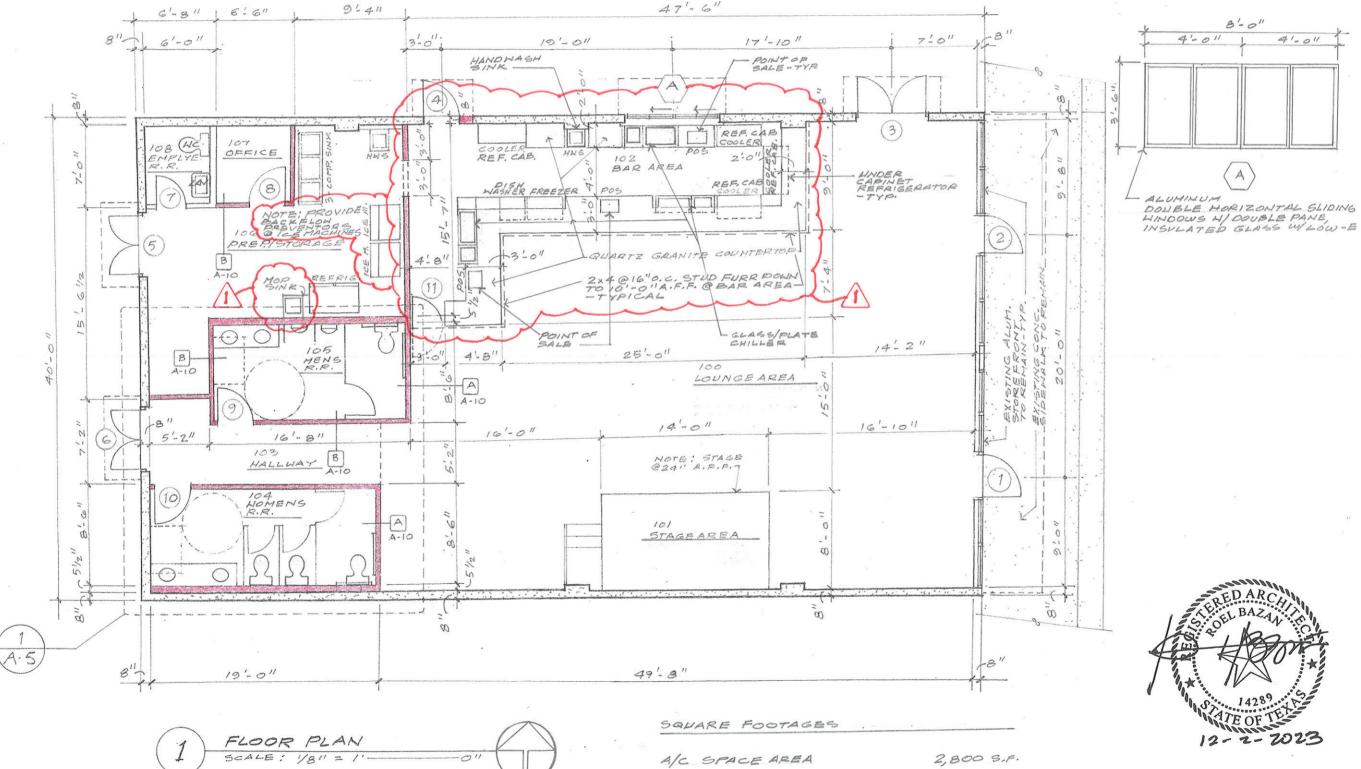
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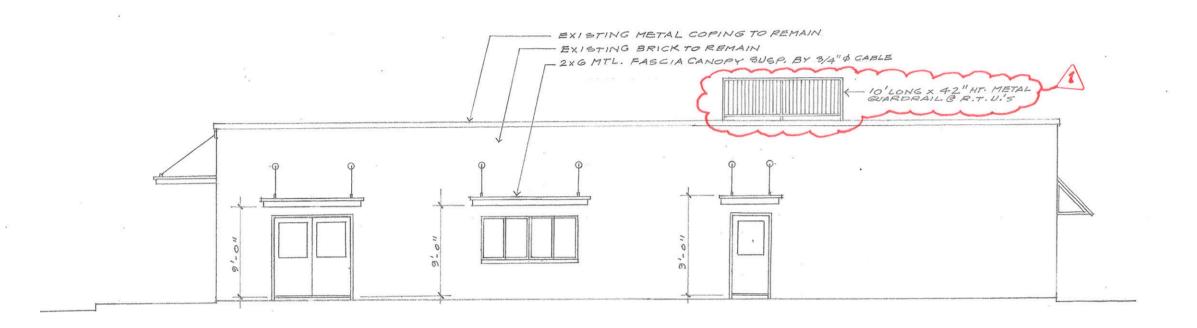
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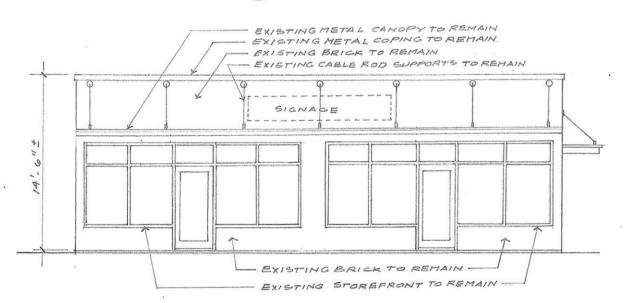
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PLAH NORTH

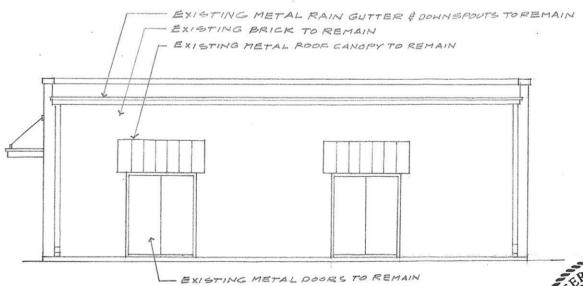






PRONT ELEVATION

SCALE: VB" = 11 - 0"



2 REAR ELEVATION SCALE: 1/8" = 1'- 0"



HDZ DESIGN • BUILD Son Moreus , Texas

DESIGNED FOR:
EDEN LOUNGE
206 W. SAN ANTONIO ST.
SAN MARCOS, TEXAS 78666

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