

## GENERAL PROJECT NOTES

1. REPORT ANY AND ALL DISCREPANCIES, ERROR OR OMISSIONS (INCLUDING DIMENSIONS) IN THE DOCUMENT TO THE ARCHITECT/DESIGNER PRIOR TO ORDERING ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
2. ALL DIMENSIONS SHALL BE VERIFIED AT THE JOBSITE PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SUBCONTRACTOR SO THAT THEY ARE FAMILIAR WITH THE WORK AS SHOWN ON PLANS.
4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES, AS WELL AS TEXAS ACCESSIBILITY STANDARDS (TAS).
5. ALL ARCHITECTURAL CONSTRUCTION TO BE COORDINATED WITH MECHANICAL, PLUMBING, ELECTRICAL, KITCHEN AND FIRE PROTECTION.
6. AS THIS IS A TENANT FINISH OUT, CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, STRUCTURE AND TIE-INS. DRAWINGS ARE BASED ON INFORMATION PROVIDED BY THE SITE DEVELOPER AND ARE NOT TO BE ASSUMED AS AS-BUILT DRAWINGS.
7. EXTERIOR DIMENSIONS ARE TO THE CENTERLINE OF COLUMNS, CENTERLINE OF OPENINGS AND FACE OF FOUNDATION, UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO THE FACE OF FINISH WALL AND CENTER OF OPENINGS, TYPICAL. MAINTAIN DIMENSIONS MARKED "CLEAR", ALLOW FOR THICKNESS OF FINISHES.
8. UNDER NO CIRCUMSTANCE SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/DESIGNER PRIOR TO CONSTRUCTION.
9. ASSUME DOOR HEAD HEIGHT TO BE 7'-0" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
10. ALL PROTRUDING OBJECTS (E.G. WALL-MOUNTED TVS, FIRE EXTINGUISHERS, RESTROOM ACCESSORIES, ETC.) SHALL BE LOCATED TO COMPLY WITH TAS, AS REQUIRED.
11. ADD INSULATION TO ALL EXPOSED PLUMBING PER TAS.
12. ALL NEW ELEMENTS SHALL BE ACCOMMODATED AND INTEGRATED IF REQ'D INTO EXISTING STRUCTURE AND FINISHED SURFACES SO AS TO PROVIDE A COMPLETE FINISHED ASSEMBLY, TYPICAL.
13. CONTRACTOR TO PROVIDE CONDUIT FOR TELECOMMUNICATIONS, DATA, AND SECURITY SYSTEMS INSTALLATIONS AS REQ'D BY OWNER.
14. CONTRACTOR TO PROVIDE EXIST, EXIST LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS IN COMPLIANCE WITH CODES AND ORDINANCES.
15. ALL WOOD BLOCKING AND WOOD SUBSTRATE TO BE FIRE RETARDANT TREATED WOOD.
16. ALL STEEL TO BE FACTORY STEEL. ALL WELDS TO BE GROUND SMOOTH. ALL CORNERS TO BE MITER CUT, UNLESS OTHERWISE NOTED.
17. INTERIOR PARTITIONS TO BE METAL STUD CONSTRUCTION UNLESS OTHERWISE NOTED. REFER TO FINISH SCHEDULE FOR FINISH TREATMENT.
18. REFER TO FOOD SERVICE DRAWINGS FOR BAR AND KITCHEN EQUIPMENT INFORMATION.
19. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR COORDINATION INFORMATION OF KITCHEN EQUIPMENT.
20. FIRE SPRINKLER AND ALARM SYSTEMS WILL BE DESIGNED BY SYSTEMS INSTALLERS AND THEIR FIRE PROTECTION ENGINEERS. REFER TO LIST OF DEFERRED SUBMITTALS.
21. CONTRACTOR TO PROVIDE FULL ACCESSIBLE REQUIREMENTS AT THRESHOLDS.
22. CONTRACTOR TO PROVIDE MAXIMUM OCCUPANCY SIGNAGE AND ASSOCIATED SIGNAGE PER BUILDING CODE.
23. REFER TO FOOD SERVICE DRAWINGS FOR ALL KITCHEN EQUIPMENT INFORMATION.
24. PROVIDE BLOCKING/BACKING FOR ALL WALL MOUNTED ACCESSORIES, FURNISHINGS AND EQUIPMENT, CONTRACTOR TO VERIFY HEIGHTS AND LOCATIONS.
25. ALL IN-WALL BLOCKING LOCATIONS AT KITCHEN TO BE 16 GA GALVANIZED STEEL BACKING, BOTH SIDES OF WALL WHERE APPLIES. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS WITH OWNER AND KITCHEN CONSULTANT. REFER TO FOOD SERVICE DRAWINGS.



**Hopdoddy Burger Bar**  
200 Springtown Way  
Suite 100  
San Marcos, Tx 78666

AUBREY CARTER DESIGN  
906 E. 5th STREET  
SUITE 210  
AUSTIN, TX 78702  
512-656-3145



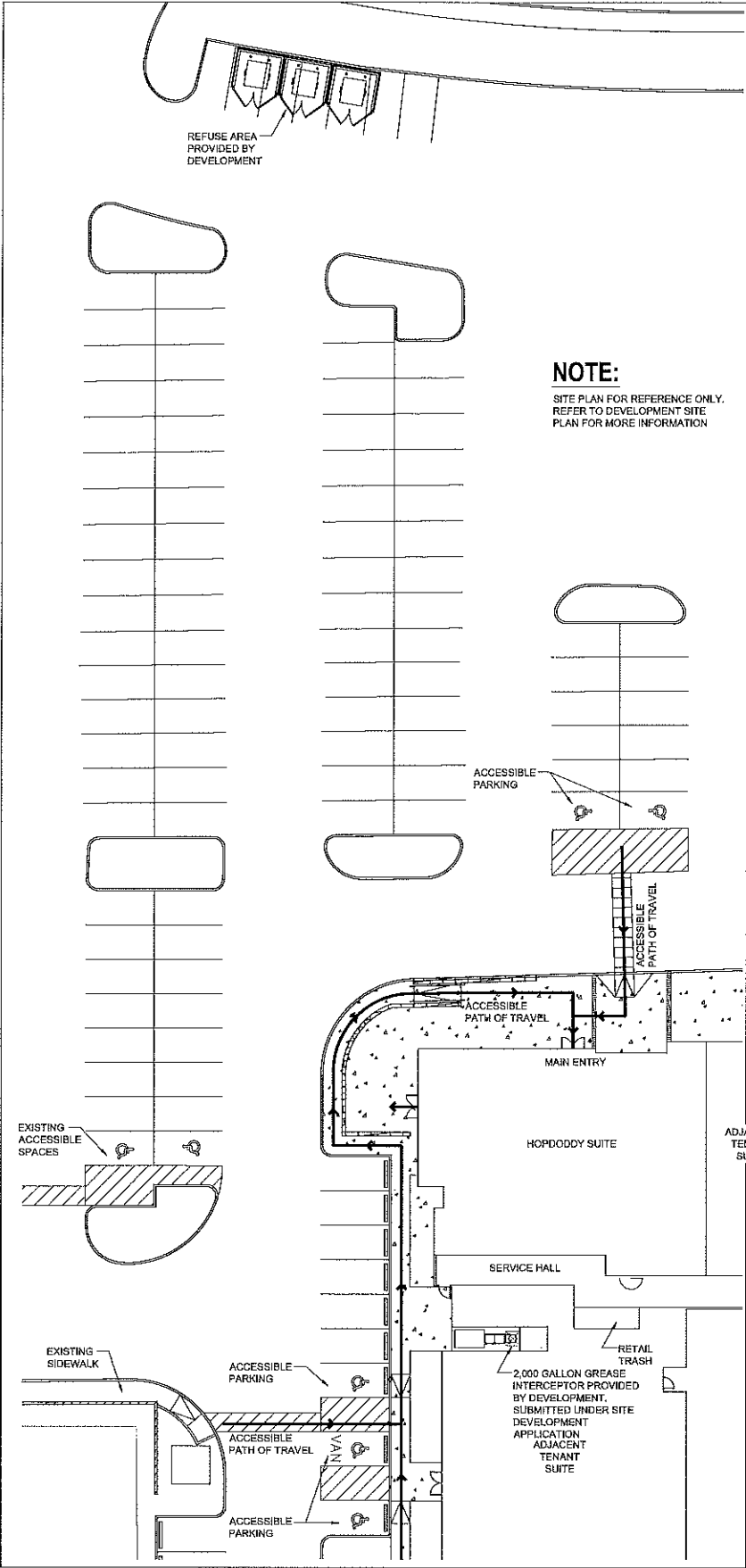
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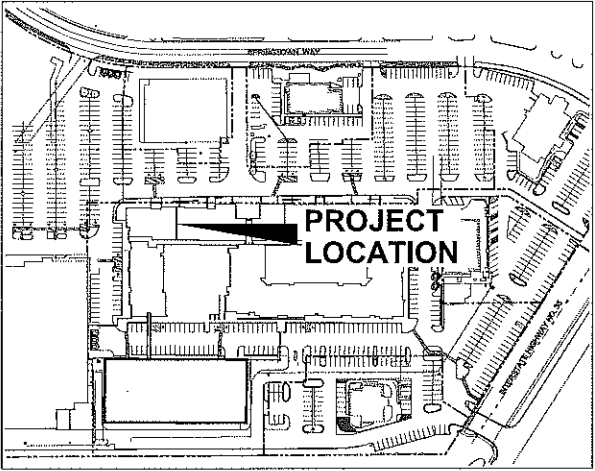
SHEET NO. 4 OF 10

**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



1 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 10'-0"

**NOTE:**  
SITE PLAN FOR REFERENCE ONLY.  
REFER TO DEVELOPMENT SITE  
PLAN FOR MORE INFORMATION



2 SITE VICINITY PLAN  
SCALE: 1" = 10'-0"

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20. FIRE SPRINKLER AND ALARM SYSTEMS WILL BE DESIGNED BY SYSTEMS INSTALLERS AND THEIR FIRE PROTECTION ENGINEERS. REFER TO LIST OF DEFERRED SUBMITTALS.



**Hopdoddy Burger Bar**  
200 Springtown Way  
Suite 100  
San Marcos, Tx 78666

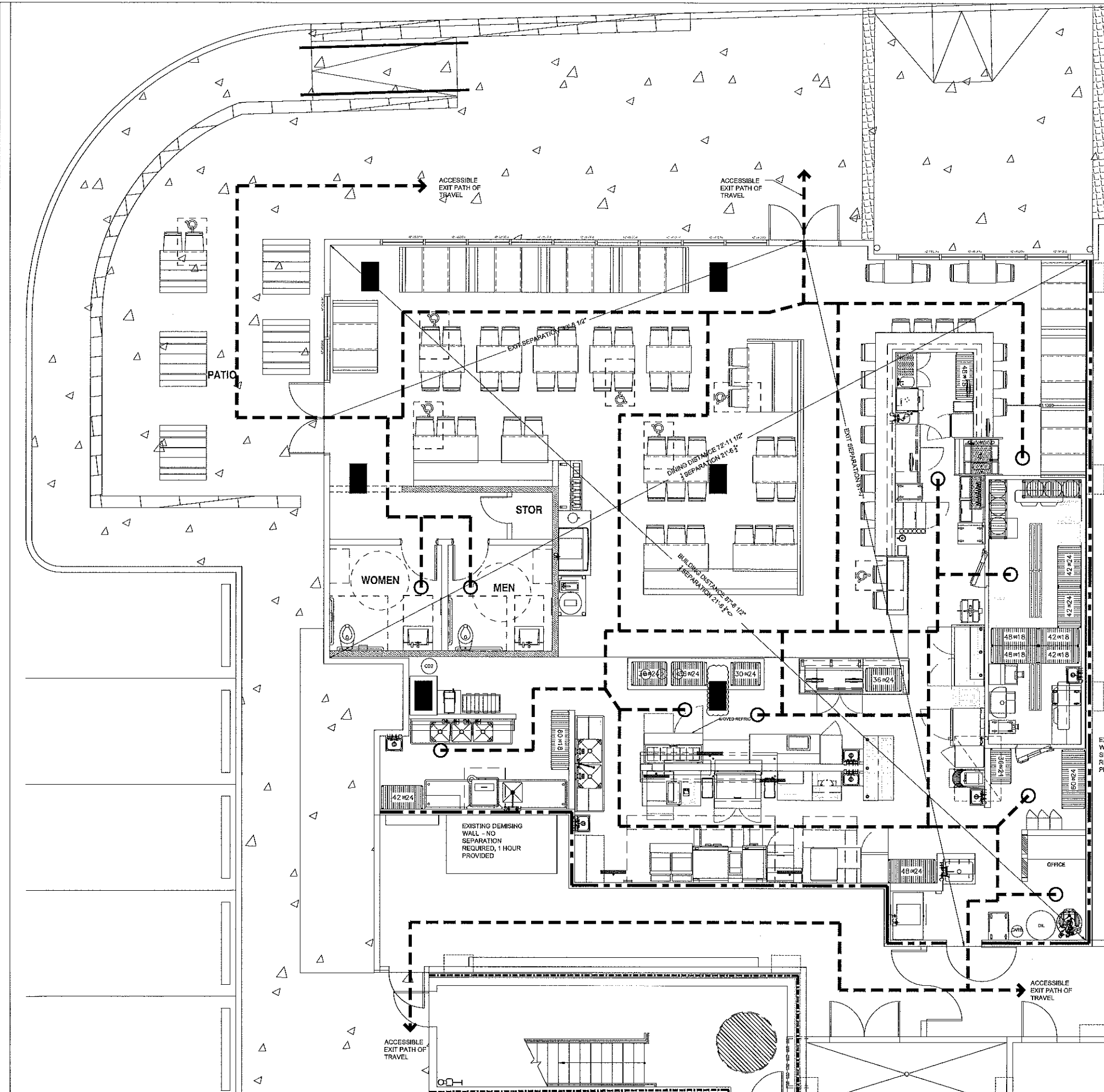
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| BUILDING CODE DATA /CODE ANALYSIS   |                 |   |           |
|---|-----------------|---|-----------|
| PARTIAL LIST OF APPLICABLE BUILDING CODES:  |                 | 2015 INT'L BUILDING CODE<br>2012 TX ACCESSIBILITY STDS (TAS)<br>2010 ADA STANDARDS FOR ACCESSIBLE DESIGN<br>2015 INT'L ENERGY CODE<br>2014 NATIONAL ELECTRIC CODE<br>2015 INT'L FIRE CODE<br>2015 INT'L MECHANICAL CODE<br>2015 INT'L PLUMBING CODE<br>ALL RELEVANT CITY OF SAN MARCOS AMENDMENTS |           |
| OCCUPANCY CLASSIFICATION:<br>CONSTRUCTION TYPE:<br>ALLOWABLE AREA FIRST FLOOR:<br>ACTUAL BUILDING AREA:   |                 | A-2<br>III-A<br>OCCUPANCY A-2 = ?? SF<br>3489 SF  |           |
| BUILDING OCCUPANT LOAD AND FIXTURE COUNT: 2015 IBC / 2015 IPC   |                 |   |           |
| SPACE   | FACTOR          | AREA  | OCC. LOAD |
| ENTRY   | 1 occ/5 sqft    | 40 sqft   | 8         |
| LOOSE SEATING   | 1 occ/15 sqft   | 525 sqft  | 34        |
| FIXED SEATING   | 1 occ/24 inches | 1428 inches   | 60        |
| BAR   | 1 occ/24 inches | 428 inches  | 18        |
| KITCHEN/WORK  | 1 occ/200 sqft  | 1446 sqft   | 8         |
| PATIO   | 1 occ/15 sqft   | 285 sqft  | 20        |
| OCCUPANT LOAD   |                 |   | 148       |
| TOTAL REQ'D PLBG FACILITIES PER 2015 IPC:<br>MEN REQ'D: (148/2= 73):<br>WCs: 1/75 - 1 REQ'D<br>URs: Up to 57% req'd sub allowed<br>LAVs: 1/200 - 1 REQ'D<br>WOMEN REQ'D: (148/2= 73):<br>WCs: 1/75 - 1 REQ'D<br>LAVs: 1/200 - 1 REQ'D |                 |   |           |
| ACCESSIBLE SEATING PER TAS TABLE 221.2.1 - 5% MIN SEATING SPACES<br>INDOOR SEATING : 92 SEATS 5 ACCESSIBLE SEATS<br>OUTDOOR SEATING: 20 SEATS 1 ACCESSIBLE SEAT<br>BAR SEATING : 18 SEATS 1 ACCESSIBLE SEAT                           |                 |   |           |
| FOR PARKING REQUIREMENTS SEE EXISTING SITE DEVELOPMENT PLAN ON FILE   |                 |   |           |
| FULLY SPRINKLERED BUILDING - SEE DEFERRED SUBMITTAL LIST  |                 |   |           |

EXISTING DEMISING WALL - NO SEPARATION REQUIRED; 1-HOUR PROVIDED

1 LIFE SAFETY / CODE PLAN  
SCALE: 1/4" = 1'-0"



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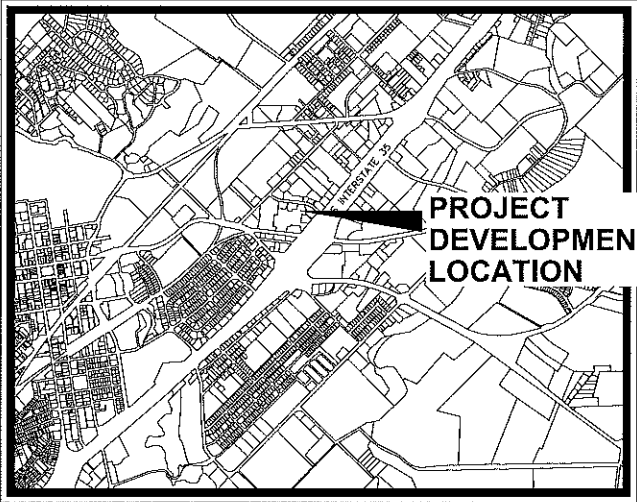
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SHEET NO. 3 OF 10

# HOPDODDY BURGER BAR

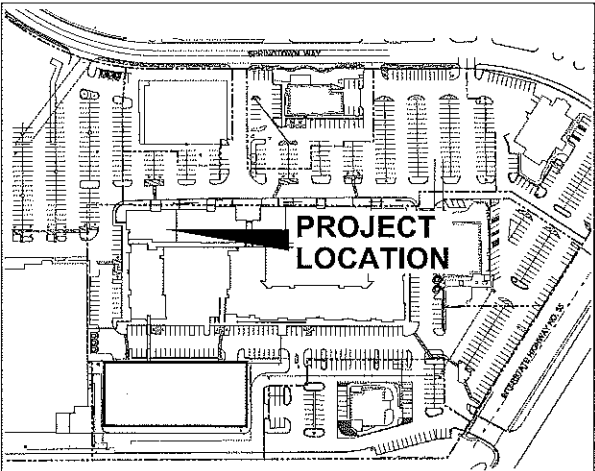


Springtown Center  
200 Springtown Way,  
Suite 100  
San Marcos, Tx 78666

## VICINITY MAP



## SITE MAP



## PROJECT DATA

|                        |   |
|------------------------|---|
| PROJECT DESCRIPTION    | NEW RESTAURANT INTERIOR FINISH OUT<br>IN NEW VERTICAL MIXED USE DEVELOPMENT                               |
| PROJECT ADDRESS        | 200 SPRINGTOWN WAY, SUITE 100<br>SAN MARCOS, TEXAS 78666  |
| APPLICANT              | HOPDODDY BURGER BAR<br>512 E. RIVERSIDE DRIVE, SUITE 150<br>AUSTIN, TEXAS 78704<br>CONTACT: MITCH LIGGETT |
| LOT ZONING             | VMU   |
| BUILDING OCCUPANCY     | VMU   |
| TENANT SPACE OCCUPANCY | A-2: ASSEMBLY   |
| TYPE OF CONSTRUCTION   | III-A   |
| PROJECT AREA           | INTERIOR FINISH OUT   |

## CONTACT INFORMATION

|                     |   |
|---------------------|---|
| TENANT              | HOPDODDY BURGER BAR<br>512 E. RIVERSIDE DRIVE, SUITE 150<br>AUSTIN, TEXAS 78704<br>T: 512.852.9337<br>MITCH LIGGETT           |
| DESIGNER            | AUBREY CARTER DESIGN<br>906 E. 5TH STREET, SUITE 210<br>AUSTIN, TEXAS 78702<br>T: 512.656.3145<br>AUBREY CARTER               |
| MECHANICAL ENGINEER | K MAX ENGINEERS<br>P.O. BOX 169068<br>AUSTIN, TEXAS 78716<br>T: 512.263.2697<br>KENT MAXWELL, P.E.                            |
| KITCHEN CONSULTANT  | COMMERCIAL DESIGN &<br>COMMERCIAL CONTRACTING<br>1602 W. ENCANTO BLVD<br>PHOENIX, AZ 85007<br>T: 602.252.9032<br>JUDE JENNERS |

## APPLICABLE CODES

THE FOLLOWING CODES ADOPTED BY THE CITY OF SAN MARCOS, TEXAS

INTERNATIONAL BUILDING CODE 2015 EDITION, INCLUDING APPENDICES C, E, F, I.  
INTERNATIONAL PROPERTY MAINTENANCE CODE 2015 EDITION, INCLUDING APPENDIX A.  
INTERNATIONAL MECHANICAL CODE 2015 EDITION.  
INTERNATIONAL PLUMBING CODE 2015 EDITION.  
INTERNATIONAL FUEL GAS CODE 2015 EDITION.  
INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS 2015 EDITION.  
NATIONAL ELECTRICAL CODE 2014 EDITION.  
INTERNATIONAL ENERGY CONSERVATION CODE 2009 EDITION.  
INTERNATIONAL FIRE CODE 2015 EDITION, INCLUDING APPENDICES B, D, E, F, G, I AND J.  
INTERNATIONAL SWIMMING POOL AND SPA CODE 2015 EDITION.  
INTERNATIONAL EXISTING BUILDING CODE 2015 CHAPTER 4.

LOCAL AMENDMENTS TO THESE ADOPTED CODES

## DEFERRED SUBMITTALS

THE FIRE SPRINKLER SYSTEM DESIGN AND CONSTRUCTION DOCUMENTS WILL BE SUBMITTED SEPARATELY BY THE SYSTEM INSTALLER AND HIS FIRE PROTECTION ENGINEER.

ANY SIGNAGE DESIGN PERMIT DOCUMENTS WILL BE SUBMITTED SEPARATELY BY THE SIGNAGE DESIGNER.

HOOD SUPPRESSION SYSTEM DESIGN PERMIT DOCUMENTS WILL BE SUBMITTED SEPARATELY BY THE SYSTEMS INSTALLER AND HIS FIRE PROTECTION ENGINEER.

## SCHEDULE OF DRAWINGS

### ARCHITECTURAL

|       |                             |
|-------|-----------------------------|
| A-0.0 | TITLE SHEET                 |
| A-0.1 | ARCHITECTURAL SITE PLAN     |
| A-0.2 | EGRESS/CODE COMPLIANCE PLAN |
| A-1.0 | FLOOR PLAN                  |
| A-1.1 | DIMENSIONAL FLOOR PLAN      |
| A-2.0 | REFLECTED CEILING PLAN      |
| A-3.0 | EXTERIOR ELEVATIONS         |
| A-4.0 | INTERIOR ELEVATIONS         |
| A-4.1 | INTERIOR ELEVATIONS         |
| A-4.2 | BESTROOM ELEVATIONS         |

### STRUCTURAL

|    |                             |
|----|-----------------------------|
| S1 | FOUNDATION PLAN             |
| S2 | MEZZANINE FRAMING / DETAILS |

### MECHANICAL

|    |                       |
|----|-----------------------|
| M1 | HVAC PLAN             |
| M2 | ROOF PLAN / SCHEDULES |
| M3 | COM CHECK             |

### PLUMBING

|    |                                 |
|----|---------------------------------|
| P1 | PLUMBING PLAN                   |
| P2 | RISER DIAGRAMS                  |
| P3 | SCHEDULE / WATER HEATER DETAILS |

### ELECTRICAL

|    |   |
|----|---|
| E1 | LIGHTING PLAN                                 |
| E2 | ELECTRICAL POWER PLAN                         |
| E3 | PANEL SCHEDULE / RISER DIAGRAM/ LOAD ANALYSIS |
| E4 | ROOF PLAN / LIGHTING COMPLIANCE               |

### FOOD SERVICE

|      |                              |
|------|------------------------------|
| K1.0 | EQUIPMENT PLAN               |
| K2.0 | EQUIPMENT SCHEDULE           |
| K3.0 | GENERAL NOTES                |
| K4.0 | PLUMBING PLAN                |
| K5.0 | ELECTRICAL PLAN              |
| K6.0 | SPECIAL CONDITIONS           |
| K6.1 | BEVERAGE LINE & WALL BACKING |
| K7.0 | ELEVATIONS                   |
| K7.1 | ELEVATIONS                   |
| K7.2 | ELEVATIONS                   |

### KITCHEN EXHAUST

|   |   |
|---|---|
| 1 | KITCHEN HOOD SCHEDULES / DETAILS          |
| 2 | EXHAUST FAN SCHEDULES / DETAILS           |
| 3 | INSTALLATION NOTES / ELECTRICAL SCHEDULES |
| 4 | PARTS SCHEDULE                            |
| 5 | DUCT SUPPORT SCHEDULE                     |
| 6 | ELEVATIONS                                |
| 7 | 3D DIAGRAM                                |



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