



un.box studio

PREDESIGN REPORT

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PD1

PROJECT INFORMATION

PROJECT INFORMATION:

Address	731 N Walnut Ave. New Braunfels, TX 78130
Zoning:	C-1 Local business district
Neighborhood:	Walnut Heights
Zoning Overlays:	100 Year flood plain
Applicable Codes:	2015 International Building Code - Local Amendments 2015 International Energy Code - Local Amendments 2015 International Fire Code - Local Amendments 2015 International Residential Code - Local Amendments 2014 National Electrical Code - Local Amendments
Design Standards:	Non-Residential and Multifamily Design Standards Drainage Design Criteria Manual, Type 3 report required
Parking:	1 space / 4 occ. (see Zoning Ordinance 5.1-3)
Height Max:	35 ft
Setback:	
Front Yard:	25 ft
Rear Yard:	20 ft
Side Yard_Street:	6 ft (see New Braunfels Zoning Ordinance 3.3-7 (b)(1))
Side Yard_Interior:	6 ft (see New Braunfels Zoning Ordinance 3.3-7 (b)(1))
Lot Size:	192,686 sf
Existing Areas:	
Gross Floor Area:	Not Applicable
Building Coverage:	Not Applicable
Impervious Coverage:	13,014 sf

SCOPE

Site:	<ul style="list-style-type: none">• Indoor music venue• Outdoor covered bar(s)• Food trailer court with outdoor dining• Lounge seating area• Yard game area• Parking as necessary per City of New Braunfels requirements• Covered outdoor stage
Building A:	<ul style="list-style-type: none">• Bar and music venue with adjacent covered stage Approximately 15,000 sf (gross floor area)
Building B:	<ul style="list-style-type: none">• Restrooms and covered stage Approximately 2,000 sf (gross floor area)

PROPOSED AREAS

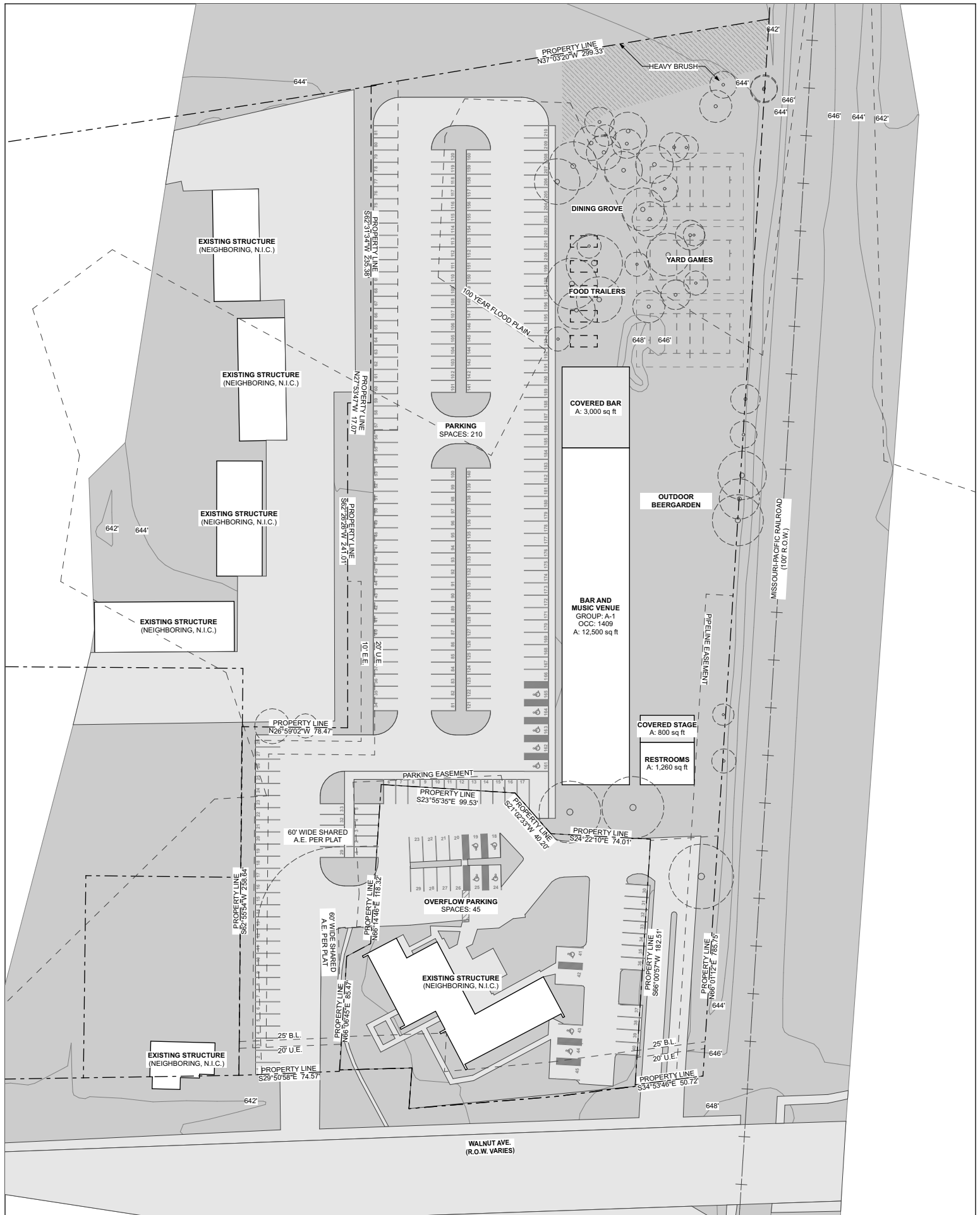
Building A:	12500.0 sf
Building B:	1260.0 sf
Gross Floor Area:	13760.0 sf
Building Coverage:	17560.0 sf
Impervious Coverage:	100,899 sf (approx. 52%)
Parking Spaces:	210 off-street + 45 neighboring lot off-street 1 space / 75 sf gross floor area = 167 required spaces (see New Braunfels Zoning Ordinance)

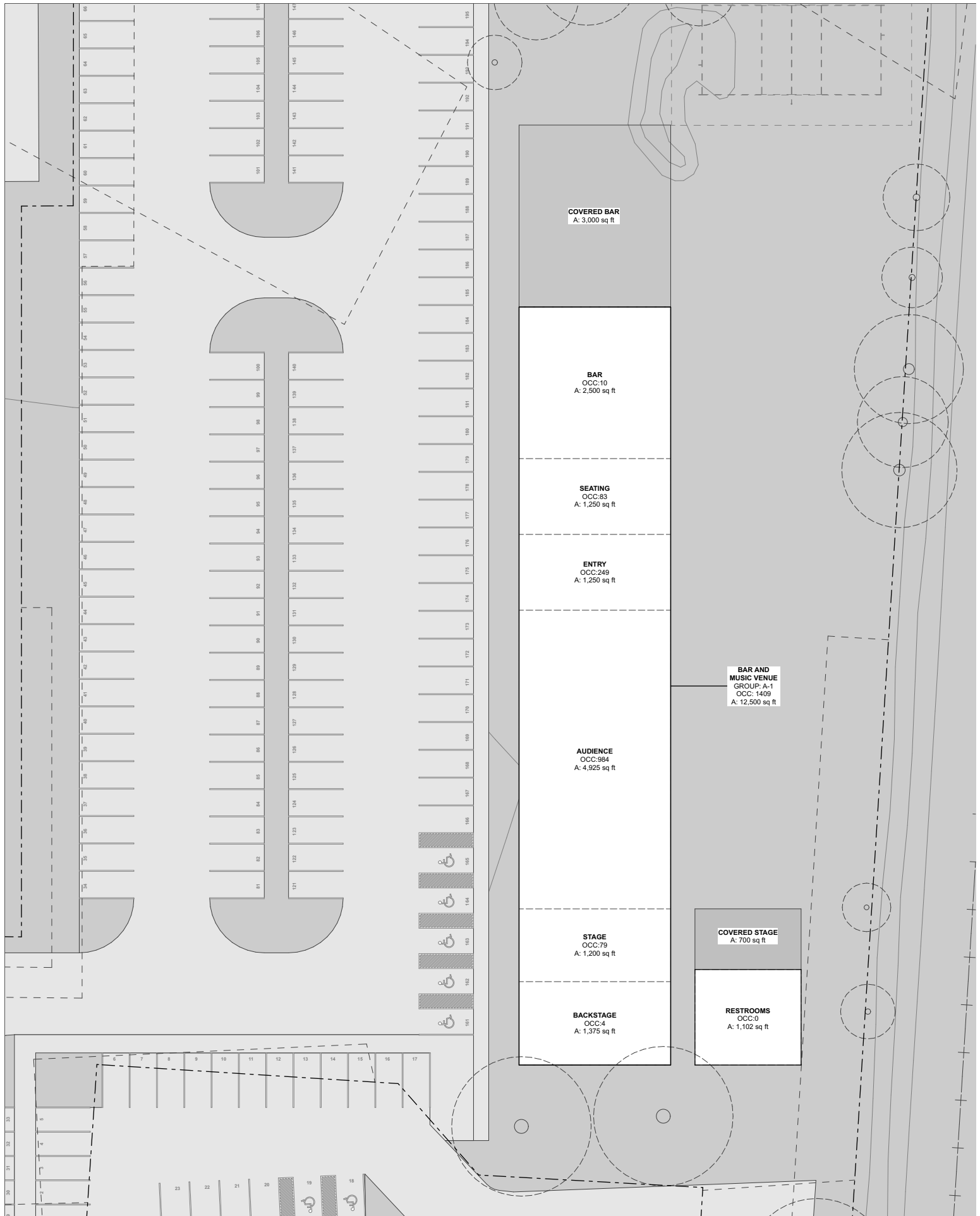
PD2

EXISTING SURVEY

PD3

PROPOSED SITE, AREA AND OCCUPANCY PLANS

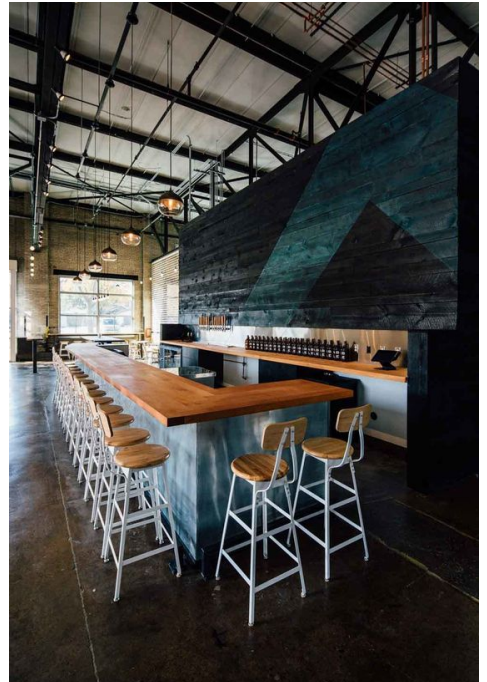




PD4

PRECEDENT CONCEPT IMAGES





PD5

TENTATIVE SCHEDULE

01 : PRE DESIGN

Description: Report detailing existing conditions, proposed site and area plans, design precedents, and preliminary feasibility.
Duration: 1-2 Weeks
Delivery: Spring 2018

02 : SCHEMATIC DESIGN

Description: Schematic building design drawings and model.
Duration: 4-6 Weeks
Delivery: Summer 2018

03 : CONSTRUCTION DOCUMENTS

Description: Complete drawing set for permitting, pricing, and construction.
Duration: 12-16 Weeks
Delivery: Winter 2018

04 : CONSTRUCTION ADMINISTRATION

Description: Coordination and observation of design implementation during construction process.
Duration: 36-52+ Weeks
Delivery: Spring 2019+

05 : POST DESIGN

Description: Photography & marketing, and follow-ups.
Duration: 2 Weeks - Indefinitely
Delivery: Spring 2019

PD6

TEAM INFORMATION

CLIENT

Owner: Justin and Garrett Boyd
Address: 312 W Stassney Ln
Austin, TX 78745
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[Garret Boyd]
jboyd@swbc.com
[Justin Boyd]
Phone: 512.850.3840 [Garrett Boyd]
Phone: 512.796.7526 [Justin Boyd]

CIVIL ENGINEER

Name: Southwest Engineers
Owner: Chris Dringenberg
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BUILDING DESIGNER

Name: un.box studio
Owner: Jared Haas
Designer: Charlie Russell
Address: 2400 E Cesar Chavez St. #302
Austin, TX 78702
Email: haas@un-boxstudio.com
[Jared Haas]
charlie.russell@un-boxstudio.com
[Charlie Russell]
Phone: 512.474.2544

SURVEYOR

Name: HMT Engineering & Surveying
Owner: Douglas B. Cottle
Address: 410 N. Seguin Ave.
New Braunfels, TX 78130
Email: kristenn@hmtnb.com
Phone: 830.625.8555

GENERAL CONTRACTOR

TBD

STRUCTURAL ENGINEER

TBD