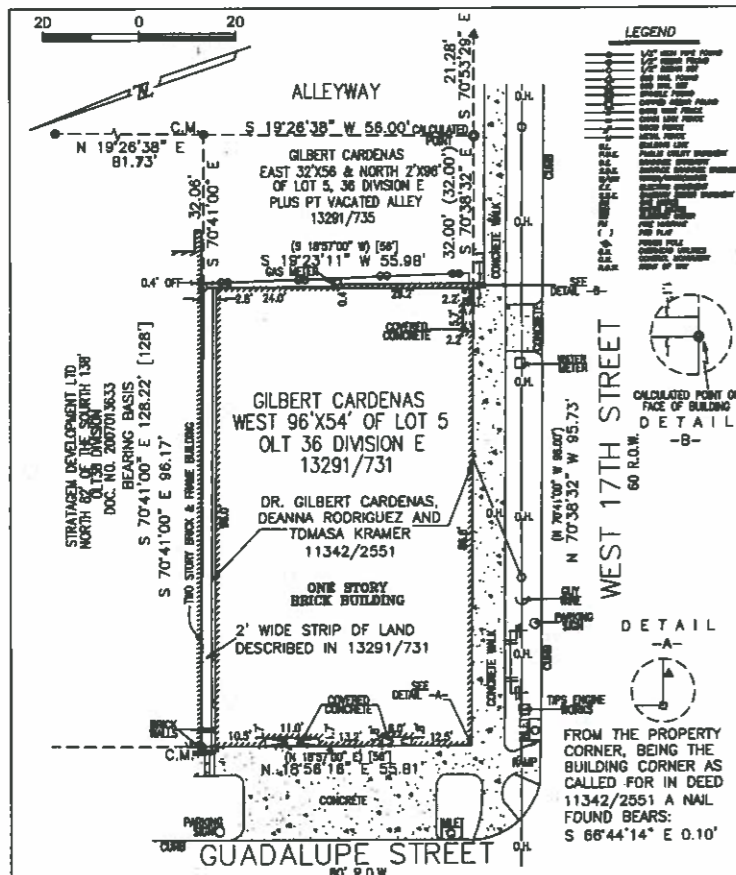


EXISTING SITE SURVEY



BEING THAT CALLED 54' X 96' TRACT OF LAND CONVEYED TO DR. GILBERT CARDENAS, DEANNA RODRIGUEZ AND TOMASA KRAMER IN INSTRUMENT OF RECORD IN VOL. 11342 PG. 2551 AND THAT CERTAIN 2' STRIP OF LAND CONVEYED TO GILBERT CARDENAS IN INSTRUMENT OF RECORD IN VOL. 13291 PG. 731.

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS: 1701 GUADALUPE STREET
 CITY: AUSTIN REFERENCE NAME: JIM NEELEY

B&G Surveying, Inc.
 Dewey H. Burris & Associates
 Surveyed by: B&G Surveying, Inc.

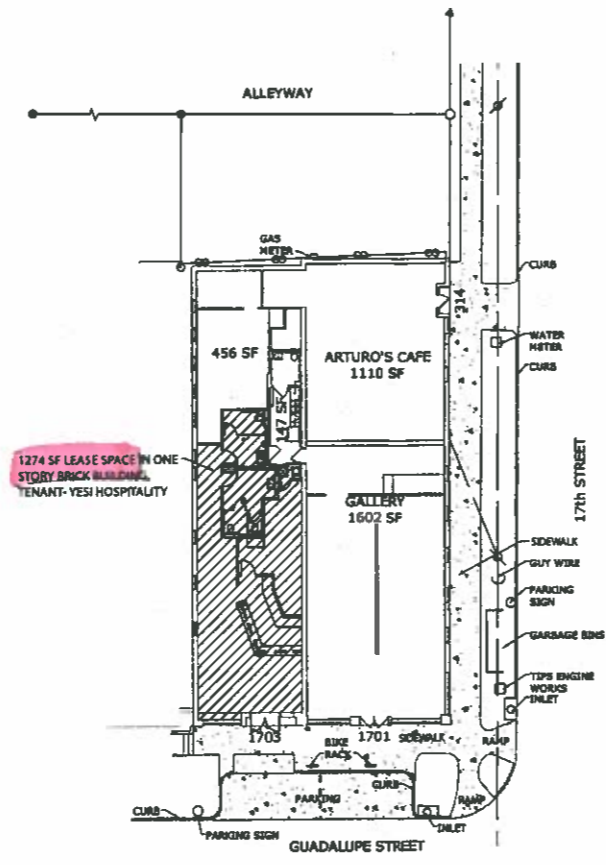
1404 West North Loop Blvd.
 Austin, Texas 78758
 Office: 512-405-8948
 Fax: 512-405-8846

JOB # 0707010_TA
 DATE 07/30/10
 SCALE 1" = 20'

JOB TITLE	
FIELD WORK	JESUS 07/28/10
CALCULATIONS	JUAN 07/30/10
DRAFTING	JOSE 07/30/10
CORRECTIONS	JOSE 07/30/10
UP DATE	

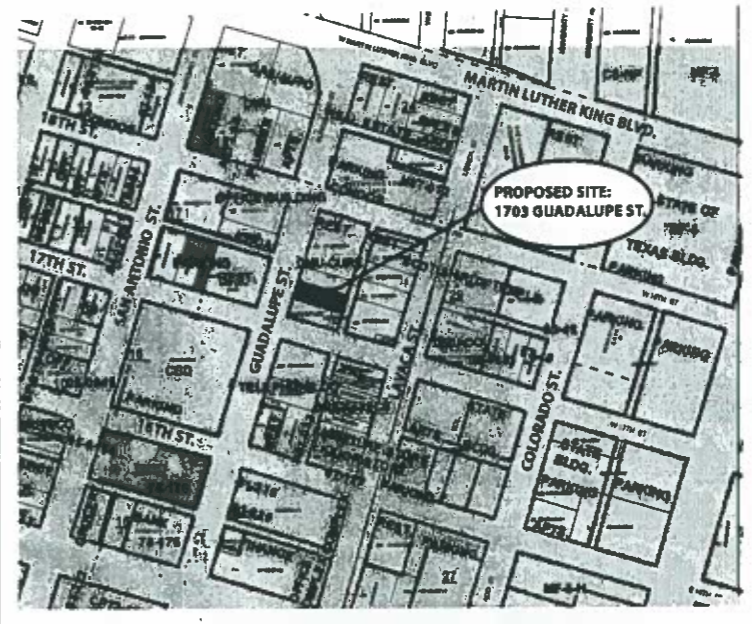
IMPORTANT NOTICE: This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B&G SURVEYING INC. at the time of the survey.

SITE PLAN SCALE: 1" = 20'-0"

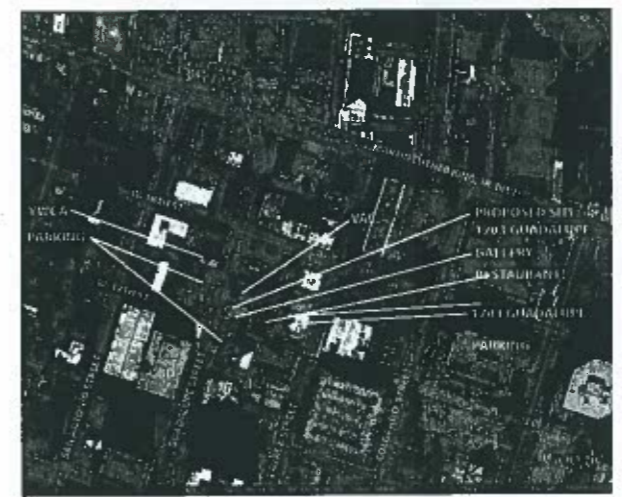


SCALE: 1" = 20'-0"
 NORTH

AREA ZONING MAP SCALE: 1" = 400'



COA 2003 AERIAL MAP - NTS



SITE INFORMATION

SITE INFORMATION CONT'D

- THE WATER METER IS EXISTING. THERE ARE NO PROPOSED CHANGES FOR THE WATER SERVICE OR EXISTING SITE PLUMBING.
- THE PROPOSED USE IS COCKTAIL LOUNGE.
- PARKING WILL NOT BE PROVIDED ON-SITE.
- ALL IMPROVEMENTS ARE EXISTING, NO CONSTRUCTION IS PROPOSED WITH THIS PLAN.
- THE HOURS OF OPERATION ARE SUNDAY THRU THURSDAY 4:00 P.M. - 9:00 A.M., AND FRIDAY THRU SATURDAY 12:00 P.M. - 2:00 A.M.
- SOUND EMANATING FROM THE BAR WILL BE LIMITED TO 70 DECIBELS ("DECIBELS" BEING DEFINED BY CHAPTER 9-2 OF THE NOISE ORDINANCE), AS MEASURED ANYWHERE ALONG THE BAR'S PROPERTY LINE, ON ALL DAYS OF THE YEAR.

SITE SUMMARY

SITE AREA (DAILY ZONING)	5184 SF
EXISTING ASPHALT	N/A
EXISTING BUILDINGS (BUILD COVERAGE)	3807 SF 90%
(ALLOWABLE BUILDING COVERAGE)	100%
TOTAL IMPERVIOUS COVER	3807 SF 90%
ALLOWABLE IMPERVIOUS COVER	5184 SF 100%
EXISTING PAVL - CURB	ALLOWABLE PAVL - 51
BUILDING FLOOR 12'-0" FRY	

PARKING SUMMARY

PARKING SPACES REQUIRED = 0*

*THE BUILDING ON THE LOT WAS IN THE CURRENT CONFIGURATION SINCE BEFORE APRIL 2, 1997 AND UNDER 4000 SF, SO NO PARKING IS REQUIRED AS PER COA LOC 25-6-501

SITE PLAN RELEASE NOTES

- Water and wastewater service will be provided by the City of Austin.
- A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved the plans.
- For construction within the right-of-way, a ROW excavation permit is required.

STANDARD SITE PLAN NOTES

ORDINANCE REQUIREMENTS

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL, FIRE CODE APPROVAL, OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL. A CITY DEMOLITION OR RELOCATION PERMIT CAN ONLY BE ISSUED ONCE THE HISTORIC REVIEW PROCESS IS COMPLETED.
- ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF SIGN AND LAND DEVELOPMENT CODE.
- THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF OR DAMAGE TO UTILITIES.
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

AMERICANS WITH DISABILITIES ACT

- THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

COMPATIBILITY

- HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
- ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL USES.
- EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.
- ALL DUMPSTERS AND ANY PERMANENTLY PLACED REUSE RECEPTILES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-3 OR MORE RESTRICTIVE.

FIRE DEPARTMENT CONT'D

- TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION, WHETHER ALTERNATIVE METHODS OF PROTECTION AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.
- ALL PERVIOUS/DECORATIVE FINISHES SHALL BE ENGINEERED AND INSTALLED FOR 1000 LB. LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE FINISH WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
- COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE GABLE ENDS.
- FIRE LAMES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHALS OFFICE AND INSPECTED FOR FINAL APPROVAL.
- VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE.

GENERAL NOTES

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN, TEXAS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SITE SPECIFIC NOTES

- SITE CURRENTLY IN USE IS OFFICE. THE PROPOSED USE IS COCKTAIL LOUNGE.
- SITE IS CURRENTLY AT 90% IMPERVIOUS COVER.
- NO SITE IMPROVEMENTS ARE PROPOSED AT THIS TIME.
- THE BUILDING ON THE LOT WAS IN THE CURRENT CONFIGURATION SINCE BEFORE APRIL 2, 1997 AND UNDER 4000 SF, SO NO PARKING IS REQUIRED AS PER COA LOC 25-6-501.
- THERE ARE NO EXISTING EASEMENTS ON THE PROPERTY. WE ARE NOT PROPOSING ANY EASEMENTS AT THIS TIME.

SITE INFORMATION

LAND STATUS DETERMINATION: CB-2010-0185

WHISKEY TOOTHPASTE FOUNDATION

ABHEEK SARKAR
 911 REDD STREET
 AUSTIN, TX 78745
 (512) 297- 9132

ALLISON FERRIS
 3010 SUNRIDGE DR.
 AUSTIN, TX 78735
 (512) 486-7657

DIVE BAR

1703 Guadalupe St.
 Austin, TX 78701

TENANT
 YES! Hospitality L.P.
 4008 Mueller
 Austin, TX 78728
 512-889-8838

C33

Submittal Date: 08-11-10

Existing Site Conditions
 CASE#SPC-2010-0224A

1 of 1

SITE PLAN APPROVAL SHEET _____ OF _____
 FILE NUMBER _____ APPLICATION DATE _____
 APPROVED BY COMMISSIONER OR _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (25-6-81, LDC) _____ CARR MANAGER _____
 PROJECT EXPIRATION DATE (ORD.#P70865-A) _____ DWYZ _____

Director, Planning and Development Review _____ ZONING _____
 RELEASED FOR GENERAL COMPLIANCE _____
 Rev. 1 _____ Correction 1 _____