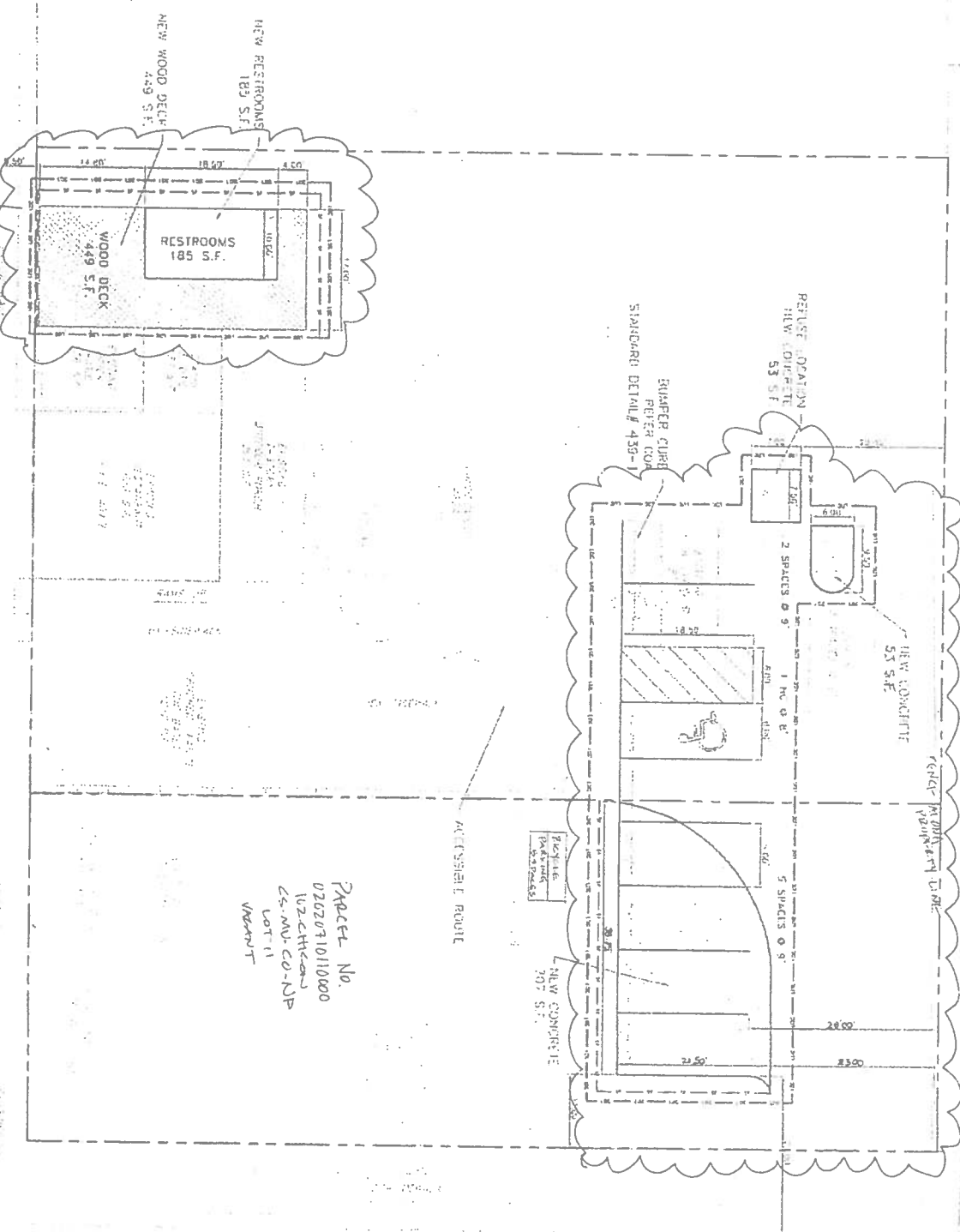




Parking Lot Detail
FOR LATE HOURS PERMIT

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WEATHER UP
PARKING ADDITION DETAIL
REFUSE ADDITIONAL DETAIL
RESTROOM ADDITION DETAIL



Site Data		1808 E. Cesar Chavez St. Austin, TX 78702
Zoning		CS-MU-CU-NP (Use Ordinance No. 002114-20)
Local Sewer Area		1808 E. Cesar Chavez St. 78702
Total Allowable Impervious Cover (17.80%)		54,483 sq. ft.
Actual Impervious Cover (11.80%)		5,862 sq. ft. (10.32%)
Lot Area		50,000 sq. ft.
Building Footprint		5,862 sq. ft.
Parking & Drive		1,817 sq. ft.
Sidewalks & Ramp		510 sq. ft.
Other Paved		271 sq. ft.
Building Footprint		185 sq. ft.
Restroom		271 sq. ft.
Building Footprint		5,862 sq. ft.
Building Data		
General Use Restaurant (General)	6,810 sq. ft.	
General Use Restaurant (Special)	1,210 sq. ft.	
Bathroom & Storage Building (for use)	1,810 sq. ft.	
Second floor Residential Apartment	6,180 sq. ft.	
Total Building Area	15,955 sq. ft.	
F.P. Elevation	641.1 ft.	
Number of Stories	2	
Height Allowed	40 ft.	
Foundation Type	See & Detail on Foundation Addition	
Parking Data		
Parking Spaces Required	23 (1 per 500 sq. ft.)	
Actual Use	40	
Total	17	
Parking Spaces Provided (Standard)	8	(Per Accessible)
Parking Spaces Provided (Handicap)	1	

PARKING REQUIREMENTS:
 Restaurant (General): Per Section 25-2-1504(D)(1) of Austin Land Development Code (Mixed Use Building), the parking ratio is one per 500 sq. ft. of gross floor area. The total gross floor area for the restaurant is 12,695 sq. ft. (689 sq. ft. ground floor restaurant, 132 sq. ft. for kitchen & stairs, 293 sq. ft. of exterior porch seating, and 185 sq. ft. bathroom facility). Therefore, 25 required for restaurant portion.
 Apartment Use (1.0 Bedroom): Per Section 25-2-1504(D)(2) of the Austin Land Development Code, the residential portion of a mixed use building must comply with the requirements of Chapter 25-6, Appendix A, Schedule A. Per Appendix A, 1.5 spaces required.
TOTAL PARKING REQUIRED FOR 1269 SF PER 25-2-1504(D)(1) 25
TOTAL PARKING REQUIRED FOR ONE BEDROOM APARTMENT PER 25-2-1504(D)(2) 15
TOTAL PARKING PROVIDED: 8
 (7 standard spaces & 1 handicap)

In the core area of the city, bounded by US 183, SH 71, Loop 1, Lake Austin, Dry Creek, RM 2222, Meza Drive, Johnnyvale Rd., and Loop 380, the minimum off-street parking requirement is 80 percent of that prescribed by Chap. 25-6, Appendix A. The total spaces above do not reflect the 20% reduction since adequate parking is provided.

WATER AND WASTEWATER HOUS:
 THE BUILDING IS TO BE CONNECTED TO THE CITY WATER AND WASTEWATER SYSTEMS. THE BUILDING SHALL BE CONNECTED TO THE WATER OR WASTEWATER ADJUSTMENT CHAMBERS AND SHALL BE CONNECTED TO THE WASTEWATER ADJUSTMENT CHAMBERS. THE BUILDING SHALL BE CONNECTED TO THE WASTEWATER ADJUSTMENT CHAMBERS. THE BUILDING SHALL BE CONNECTED TO THE WASTEWATER ADJUSTMENT CHAMBERS.

RELAY OF THIS INFORMATION DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY OF ANY KIND BY WATER STREET ENGINEERING, INC. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN. THE CITY OF AUSTIN SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.



WATER STREET ENGINEERING
 1803 EAST CESAR CHAVEZ AUSTIN, TX 78702
 (512) 472-0200
 matt@newurban.com

EXHIBIT FOR LATE HOURS PERMIT
 SPC-2013-0405A
 1808 E. Cesar Chavez St.
 AUSTIN, TX 78702

Section Address: 1808 E. Cesar Chavez St. & 101 Chicon St.

Zoning: CS-MU-CO-MP (per Ordinance No. 002121-20)

Total Site Area: 18,176 S.F.

Total Allowable Impervious Cover: 12,160 S.F. OR 66.4%

Actual Impervious Cover (Existing): 5,867 S.F. OR 32.3%

Actual Impervious Cover (Proposed): 8,827 S.F. OR 48.6%

Building Data:

Ground Floor Restaurant (General): 6,010 S.F.

Ground Floor Kitchen (A star in Austin): 13,200 S.F.

Basement & Storage Building (for Rest.): 185,000 S.F.

Second Floor Residential Apartment: 6,990 S.F.

Total Building Area: 139,000 S.F.

F.F. Elevation: 641.1 S.F.

Number of Stories: 2

Actual Height: 24 FT

Height Allowed: 40 FT MAX

Foundation Type: Per & Beam/2nd on Restroom Addition

Parking Data:

Parking Spaces Required: 25 (1 Per 300 S.F.)

Agreement Use: 15

Total: 40

Parking Spaces Provided (Standard): 4

Parking Spaces Handicap: 1 (Van Accessible)

LANDSCAPE DETAIL - Eastern & Southern Boundary

EXISTING SHRUB (OLEANDER) (Approx. 6-8 FT)

TREE OR SHRUB PROPOSED (6-8 FT)

TREE OR SHRUB PROPOSED (6-8 FT)

EXISTING BUILDING IS CURRENTLY BEING SERVED BY CITY OF AUSTIN WATER AND WASTEWATER UTILITIES. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY ON-SITE SITE FIELD INSPECTION. CONTRACTOR SHALL AND CONFIRM LOCATION OF ON-SITE UTILITIES PRIOR TO PROPOSED CONSTRUCTION ACTIVITY.

PARKING REQUIREMENTS:

Restaurant (General): Per Section 25-2-1504(D)(1) of Austin Land Development Code (Mixed Use Building), the parking ratio is one per 500 feet of gross floor area. The total gross floor area for the restaurant is 12,495 S.F. (629 S.F. Ground floor restaurant, 12,351 S.F. for kitchen & stairs, 235 S.F. of exterior porch seating, and 185 S.F. bathroom facility). Therefore, 25 required for restaurant portion.

Apartment Use (1.0 Bedroom): Per Section 25-2-1504(D)(2) of the Austin Land Development Code, the residential portion of a mixed use building must comply with the requirements of Chapter 25-6, Appendix A, Schedule A. Per Appendix A, 1.5 spaces required.

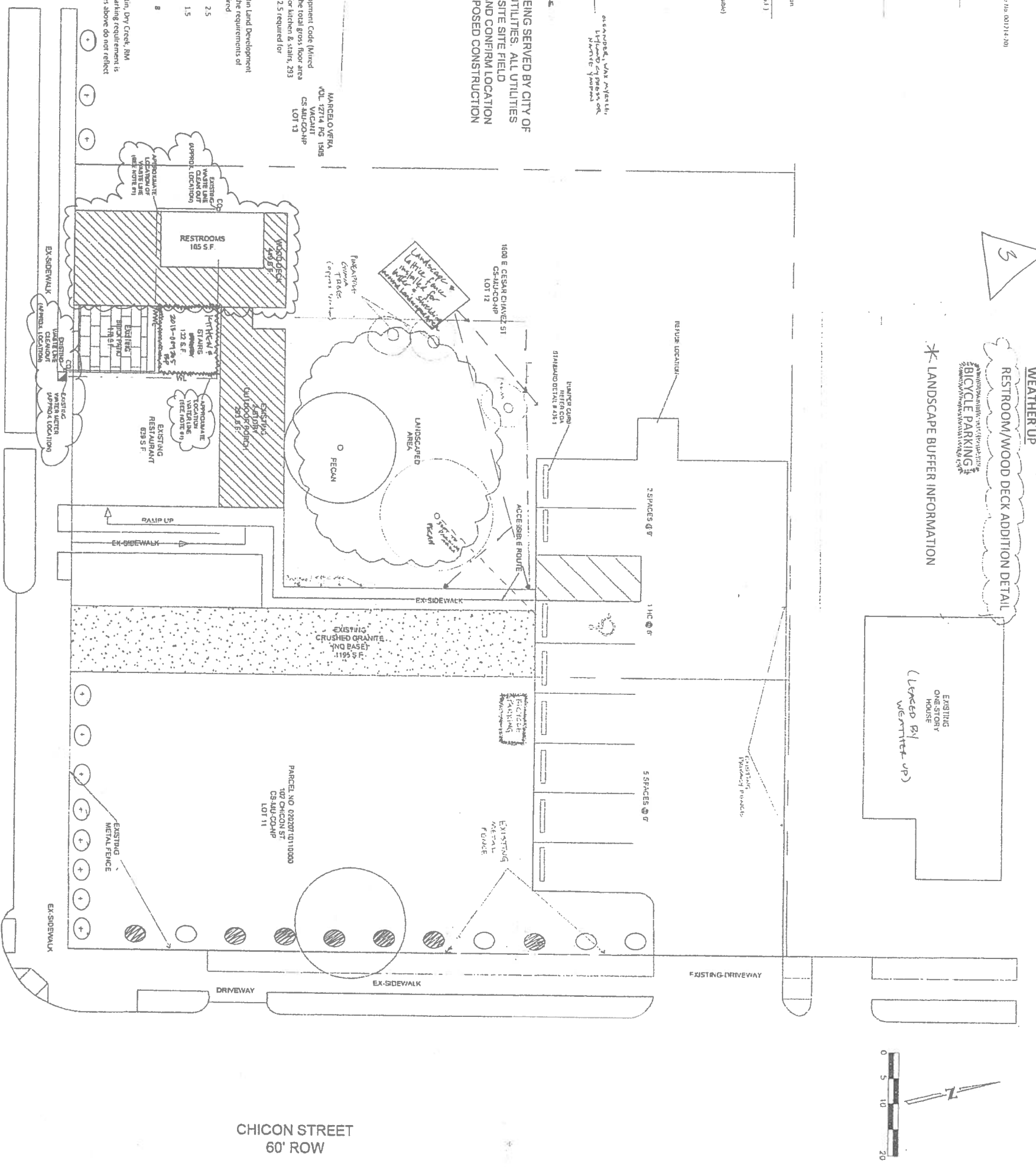
TOTAL PARKING REQUIRED FOR 12495 SF PER 25-2-1504(D)(1): 25

TOTAL PARKING REQUIRED FOR ONE BEDROOM APARTMENT PER 25-2-1504(D)(2): 15

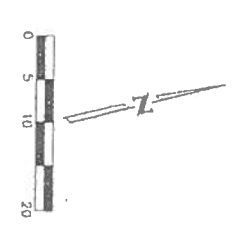
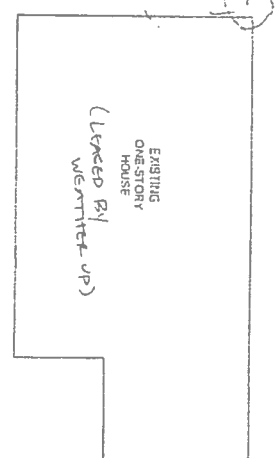
TOTAL PARKING PROVIDED: 8

(7 standard spaces & 1 handicap)

In the core area of the city, bounded by US 183, SH 71, Loop 1, Lake Austin, Dry Creek, RM 2222, Meca Drive, Jollyville Rd., and Loop 360, the minimum off-street parking requirement is 80 percent of that prescribed by Chap. 25-6, Appendix A. The total spaces above do not reflect the 20% reduction since adequate parking is provided.



WEATHER UP
RESTROOM/WOOD DECK ADDITION DETAIL
BICYCLE PARKING
LANDSCAPE BUFFER INFORMATION



SHEET NO. 3
LATE TOPS PERMIT

Handwritten signature/initials: JFD

CHECKED: T.B.D	DRAWN BY: B.B.
DESIGNER: B.B.	REVIEWER: W.C.
B.R.D. PROJECT: 030 001	

WEATHER UP
1808 EAST CESAR CHAVEZ
AUSTIN, TRAVIS COUNTY, TEXAS

EXISTING CONDITIONS

PROJECT - SP-2013-0405A

512.669.5560
WWW.BIGREDDOG.COM
BIG REDDOG
ENGINEERING | CONSULTING
207 W. 4TH ST. (OFFICE) • 815-A BRAZOS ST. #319 (MAIL)
AUSTIN, TEXAS 78701

NO.	DATE	REVISION