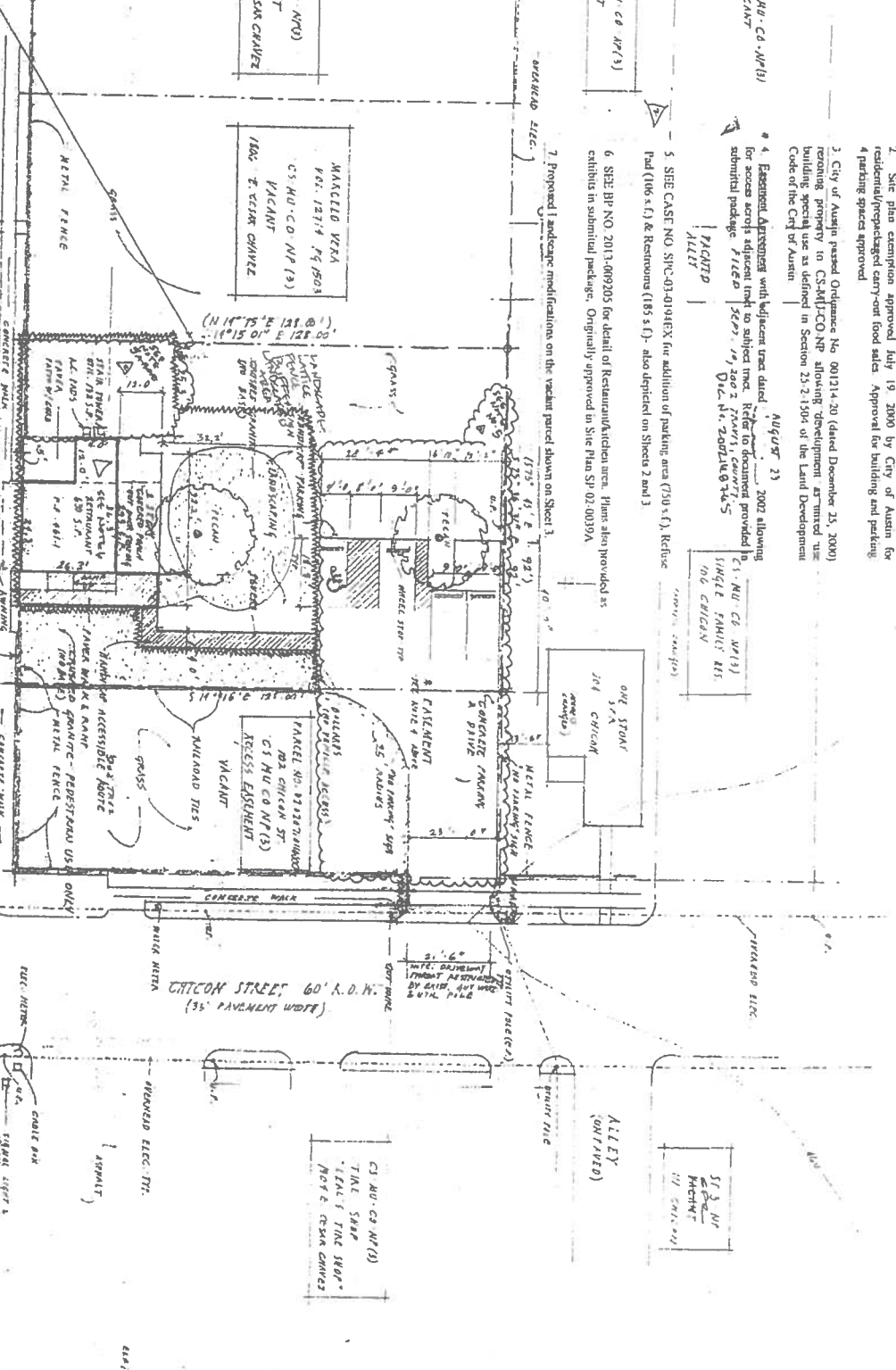
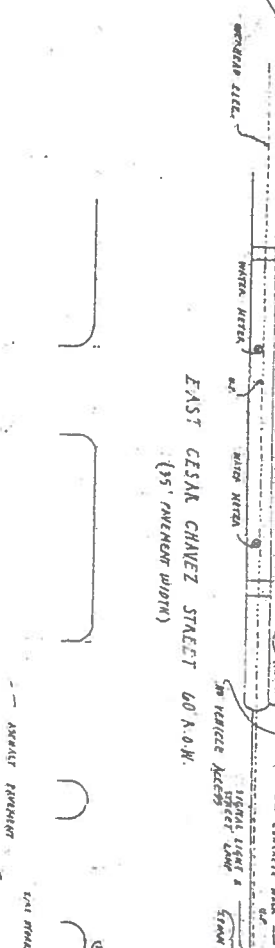
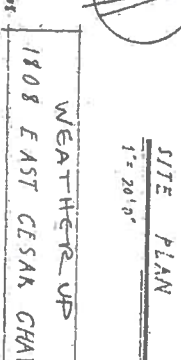


NOTES:

1. Certificate of Occupancy for remodeling of and addition to existing building into a duplex, issued by City of Austin November 1999
2. Site plan exemption approved July 19, 2000 by City of Austin for residential/repackaged carry-out food sales. Approval for building and parking 4 parking spaces approved.
3. City of Austin passed Ordinance No. 001214-20 (dated December 23, 2000) rezoning property to CS-MU(CO)NP allowing development as mixed use building use as defined in Section 25.2-2.104 of the Land Development Code of the City of Austin.
4. Easement Agreement with balance term dated August 21, 2002 allowing for access to utility lines to subject tract. Refer to document provided in submittal package #112629. Submittal package #112629. Submittal package #112629. Submittal package #112629.
5. SITE CAST NO. SNC-03-0191EX for addition of parking area (750 x 75) Ref: 106 s.f. & Remnants (85 s.f.) - also depicted on Sheet 2 and 3.
6. SITE BP NO. 2011-069205 for detail of Restaurant/retail area. Plans also provided as exhibits in submittal package. Originally approved in Site Plan SP 02-0039A.
7. Proposed landscape modifications on the vacant parcel shown on Sheet 3.

CS-MU-CO-NP(3)
DUPLICATE

LATE HOURS PERMIT CONDITIONAL USE PERMIT NO NEW CONSTRUCTION



STANDARD SITE PLANS NOTES (if applicable)

Address	1808 E. Cesar Chavez St. & 1012 Conroy St.
Zone	CS-MU-CO NP (per Ordinance No. 001214-20)
Total Site Area	18,176 S.F.
Total Allowable Impervious Cover (1.75%)	51,089.56 S.F.
Actual Impervious Cover (existing)	5,887 S.F. (0.327%)
Additional Impervious Cover	1,872 S.F.
Permits & Fees	510 S.F.
Permits & Fees	421 S.F.
Permits & Fees	55 S.F.
Permits & Fees	185 S.F.
Permits & Fees	221 S.F.
Permits & Fees	5882 S.F.
Permits & Fees	510 S.F.
Permits & Fees	1320 S.F.
Permits & Fees	1850 S.F.
Permits & Fees	6910 S.F.
Total Building Area	1,935 S.F.
F.T. (Total)	6411 S.F.
Number of Stories	24
Height (feet)	40
Height Allowed	40
Foundation Type	Per & Beam/Fish on Restroom Addition
Vehicle Data	
Ground Floor Restaurant (General)	6310 S.F.
Ground Floor Kitchen (6 starts to April)	1320 S.F.
Ballroom & Storage Building (for retail)	1850 S.F.
Second Floor Residential Apartment	6910 S.F.
Estimated	
Permits & Fees	25
Permits & Fees	11 Per 505.13
Permits & Fees	40
Permits & Fees	40
Parking Spaces Provided (Standard)	8
Parking Spaces Handicap	1 (Van Accessible)

RESTAURANT (General): Per Section 25.2-2.504(1)(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 1249 s.f. (639 s.f. ground floor restaurant, 132 s.f. for kitchen & stain, 293 s.f. of exterior porch, seating, and 185 s.f. of bathroom facility). Therefore, 2.55 required for restaurant portion.

APARTMENT (Use 1.9): Per Section 25.2-2.504(1)(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, Part Appendix A, 1.5 spaces required.

TOTAL PARKING REQUIRED FOR 1249 SF PER 25-2.504(1)(1): 2.5

TOTAL PARKING REQUIRED FOR ONE BEDROOM APARTMENT PER 25-2.504(1)(2): 1.5

TOTAL PARKING PROVIDED: 8

YF (Assigned Spaces & 1 Handicap): 8

- STANDARD SITE PLANS NOTES (if applicable)**
1. All improvements shall be made in accordance with the released site plan. Any additional improvements and materials shall be approved by the City of Austin Planning and Development Department, minor corrections may be approved by the Building Plan Review Section at the time of building permit.
 2. Approval of this site plan does not include Building Code approval, Fire Code approval, or building, demolition, process approval. A City Ordinance or rezoning permit can only be issued once the historic review process is complete.
 3. All signs must comply with the requirements of the Sign and Land Development Code.
 4. The owner is responsible for all costs of relocation of, or damage to, utilities.
 5. All utility lines shall be marked with paint or flags prior to excavation.
 6. A Development Permit, issued by the City of Austin, is required for building permit for non-conformal or Compliance.
 7. Highly reflective materials shall not be used. Materials may not exceed 20% reflectivity. The requirements shall not apply to steel panels or to copper or painted metal roofs.
 8. The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential zone.
 9. All exterior lighting shall be shielded from the eyes of adjacent residential users.
 10. All exterior lighting shall be shielded from the eyes of adjacent residential users.
 11. All exterior lighting shall be shielded from the eyes of adjacent residential users.
 12. All exterior lighting shall be shielded from the eyes of adjacent residential users.
 13. All exterior lighting shall be shielded from the eyes of adjacent residential users.
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 16. All exterior lighting shall be shielded from the eyes of adjacent residential users.
 17. All exterior lighting shall be shielded from the eyes of adjacent residential users.
 18. All exterior lighting shall be shielded from the eyes of adjacent residential users.
 19. All exterior lighting shall be shielded from the eyes of adjacent residential users.
 20. All exterior lighting shall be shielded from the eyes of adjacent residential users.

RESTAURANT (General): Per Section 25.2-2.504(1)(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 1249 s.f. (639 s.f. ground floor restaurant, 132 s.f. for kitchen & stain, 293 s.f. of exterior porch, seating, and 185 s.f. of bathroom facility). Therefore, 2.55 required for restaurant portion.

APARTMENT (Use 1.9): Per Section 25.2-2.504(1)(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, Part Appendix A, 1.5 spaces required.

TOTAL PARKING REQUIRED FOR 1249 SF PER 25-2.504(1)(1): 2.5

TOTAL PARKING REQUIRED FOR ONE BEDROOM APARTMENT PER 25-2.504(1)(2): 1.5

TOTAL PARKING PROVIDED: 8

YF (Assigned Spaces & 1 Handicap): 8

**LATE HOURS PERMIT
CONDITIONAL USE PERMIT
1808 EAST CESAR CHAVEZ STREET
AUSTIN, TEXAS 78702
FOR: WEATHER UP**

Job No. _____
 Drawn By _____
 Checked By _____
 Date _____
 Drawing No. _____
 Scale: _____
 Sheet 1 of 8



In the core area of the city, bounded by US 183, 3471, Loop 1, Lake Austin, Dry Creek, FM 2222, (Krusa Drive, Jagged Hill, and Loop 500), the minimum off-street parking requirements for all proposed uses shall be as shown on Appendix A, The local spaces shown do not reflect the off-street parking and other requirements provided.

FILE NO: PC-2013-0405A / SP-1808-12-2013



Parking Lot Detail

FOR LATE HOURS PERMIT

C/O

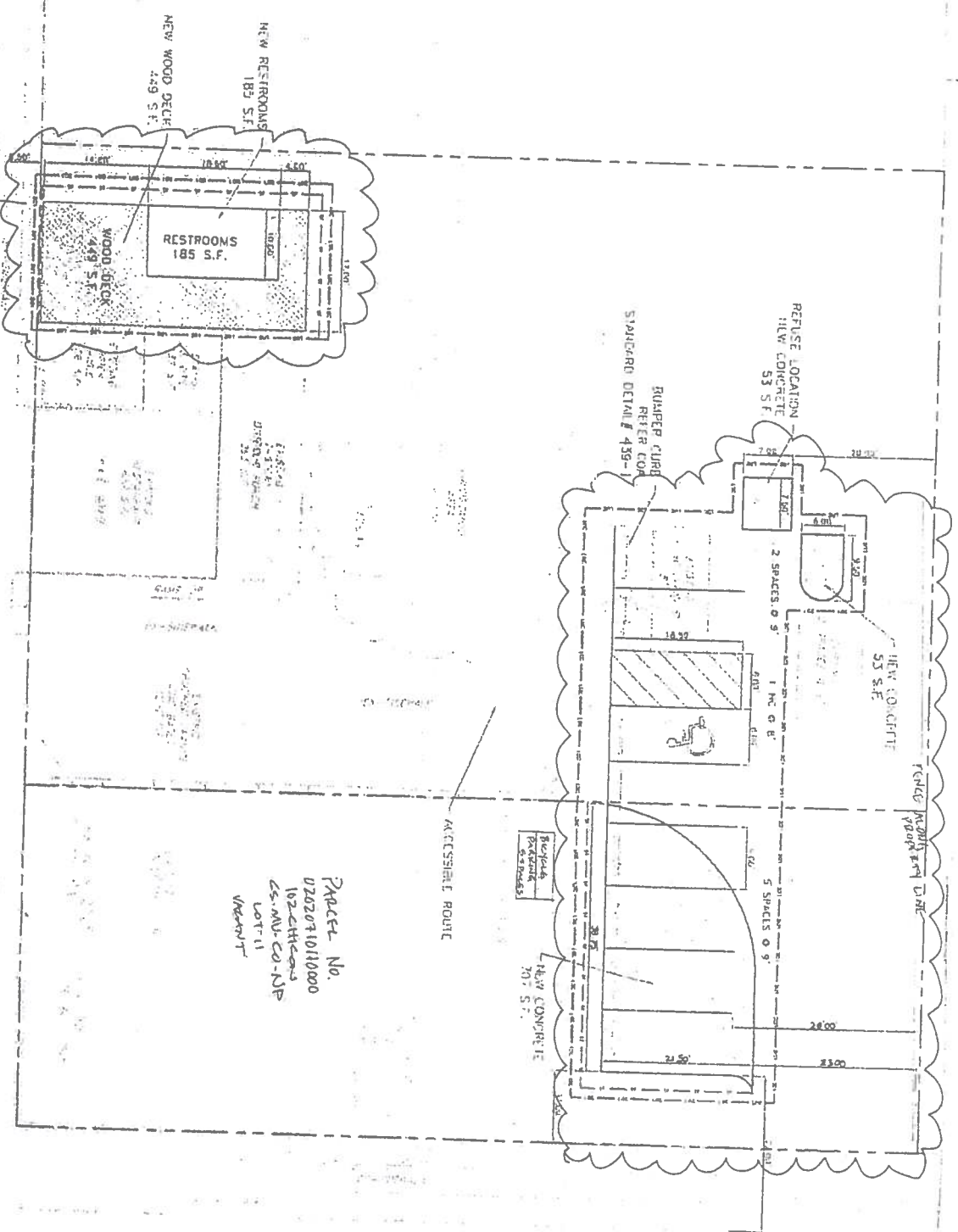
WATER & TREE ENGINEERING
 1803 EAST CESAR CHAVEZ AUSTIN, TX 78702
 (512) 472-0200
 matt@newurban.com



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

SHEET 2 of 3

WEATHER UP
 PARKING ADDITION DETAIL
 REFUSE ADDITIONAL DETAIL
 RESTROOM ADDITION DETAIL



Parcel No.
 0202071011000
 132-011-003
 ES-MU-CO-NJP
 LOT 11
 W/ADJUT

SEE ALSO SHEET NO. 3

Building Data	Restaurant Use	Per 500 S.F.
Parking Spaces Required	25	(1 Per 500 S.F.)
Per & Review/Sign on Restaurant Addition	15	
Total	40	
Parking Spaces Provided (Standard)	1	(Per Accessible)
Parking Spaces (Handicap)	8	

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 1249 s.f. (639 s.f. ground floor restaurant, 132 s.f. for kitchen & stairs, 293 s.f. of exterior porch seating, and 185 s.f. of bathroom facility). Therefore, 2.5 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 1249 SF PER 25-2-1504(D)(1) 2.5
TOTAL PARKING REQUIRED FOR ONE BEDROOM APARTMENT PER 35-2-1504(D)(2) 1.5
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, FM 2222, Mesa 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.

WATER AND WASTEWATER ADJUT:
 THE BUILDING IS CURRENTLY SERVED BY CITY WATER AND WASTEWATER. UTILITY LOCATIONS ARE SHOWN ON THE LAYOUTS AND THE LAYOUTS WILL BE RESPONSIBLE FOR ALL UTILITY RELOCATIONS AND REPAIRS. A UTILITY PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY.

NOTICE OF THE APPLICANT'S OBLIGATION TO MAINTAIN A RECORD OF ALL PERMITS AND APPROVALS FOR THIS PROJECT. THE APPLICANT IS RESPONSIBLE FOR THE MAINTENANCE OF THE RECORD OF PERMITS AND APPROVALS FOR THIS PROJECT. THE APPLICANT SHALL MAINTAIN A RECORD OF ALL PERMITS AND APPROVALS FOR THIS PROJECT. THE APPLICANT SHALL MAINTAIN A RECORD OF ALL PERMITS AND APPROVALS FOR THIS PROJECT.

Site Data
 Address: 1808 E. Cesar Chavez St.
 78701 Austin, TX

Zoning: C1-MU-CO NP (per Ordinance No. 101714-01)
 Total Site Area: 18,176 S.F.
 Total Proposed Impervious Cover: 17,267 S.F. OR 95.0%
 Actual Impervious Cover (Existing): 5,882 S.F. OR 32.7%

Building Data
 Building Area: 6,970 S.F.
 Ground Floor Area: 1370 S.F.
 Second Floor Area: 5,600 S.F.
 Total Building Area: 6,970 S.F.
 F.F. Elevation: 1,595 S.F.
 Number of Stories: 2
 Actual Height: 24 FT
 Height Allowed: 40 FT MAX.
 Foundation Type: Per & Beam/Slab on Restaurant Addition

Category	Standard	Proposed
Parking Spaces Provided	25	15
Parking Spaces Handicap	1	1
Total	26	16

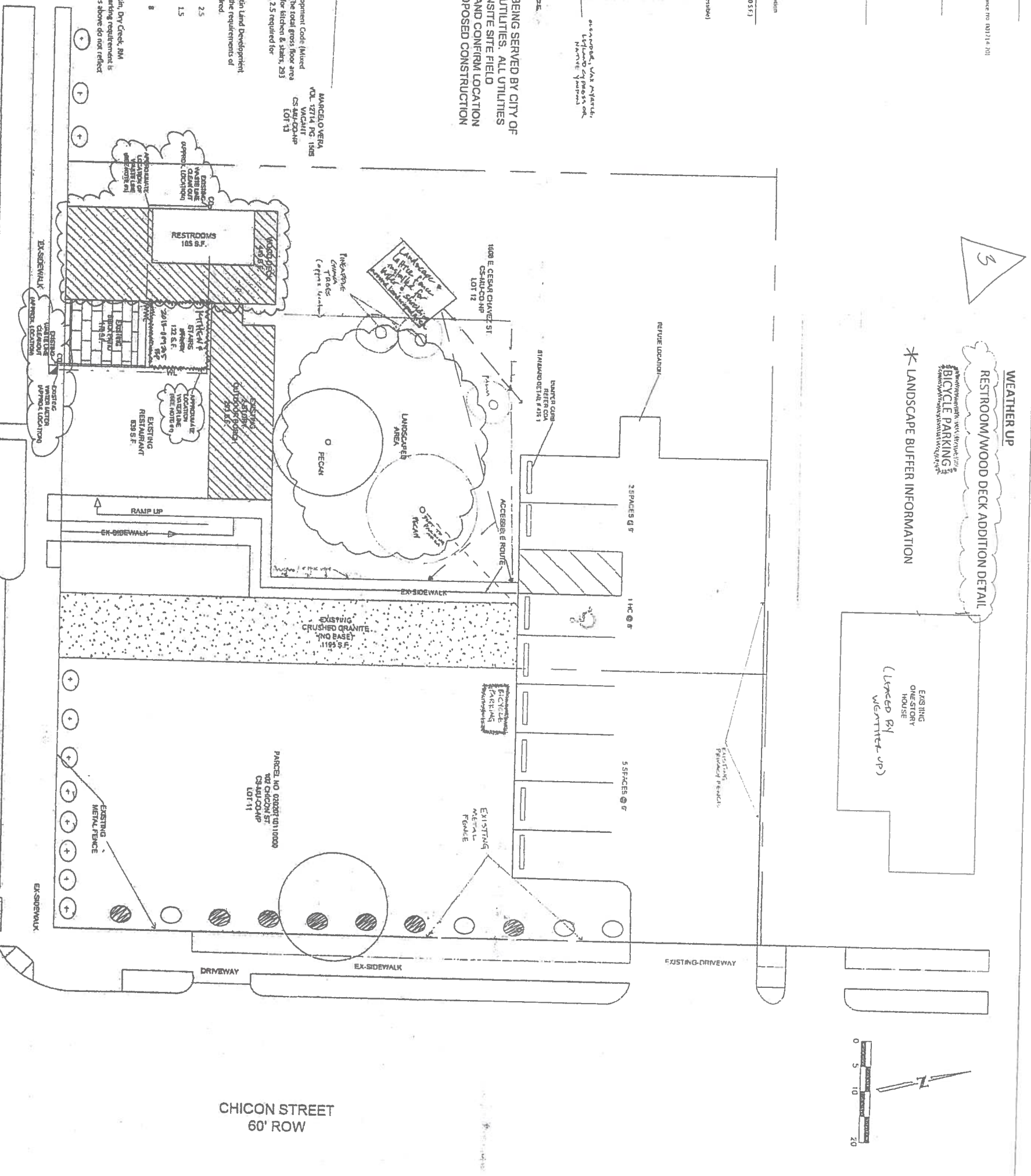
LANDSCAPE DETAIL - Eastern & Southern Boundary
 EXISTING SHRUB (OLEANDER) (approx. 6-8 FT)
 TREE ON SHRUB PROPOSED (6-8 FT)
 TREE ON SHRUB PROPOSED (6-8 FT)

EXISTING BUILDING IS CURRENTLY BEING SERVED BY CITY OF AUSTIN WATER AND WASTEWATER UTILITIES. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY ONSITE 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 12,497 S.F. (6,970 S.F. ground floor restaurant, 5,527 S.F. for kitchen & 580 S.F. of exterior porch seating and 195 S.F. bathroom facility). Therefore, 25 required for restaurant portion.

Apartment Unit (D) Bedroomy- 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 1249 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

In the core area of the city, bounded by US 183, SH 71, Loop 1, Lake Austin, Dry Creek, RM 2221, Mesa 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

CLIENT: T.B.D. DRAWN BY: B.B. DESIGNER: B.B. REVIEWER: W.D. B.R.D. PROJECT: 030-001		WEATHER UP 1808 EAST CESAR CHAVEZ AUSTIN, TRAVIS COUNTY, TEXAS EXISTING CONDITIONS		512.669.5560 BIG RED DOG ENGINEERING CONSULTING 207 W. 47th ST. (OFFICE) • 515-A BRAZOS ST #319 (MAIL) AUSTIN, TEXAS 78701		SHEET 3 OF 3 PROJECT: SPC-2013-0405A	
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SHEET NO. 3
 LATE TOPS PERMIT

OK