- . COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TENTEST OF OPENINGS. COMBUSTIBLE WALLS. OR COMBUSTIBLE EAVE LINES

AMERICANS WITH DISABILITIES ACT

THE CITY OF AUSTRHASS REVIEWED THIS PLANFOR COMPLIANCE WITH CITY DEVELOPMENT REQUILATIONS ONLY. THE APPLICANT PROPERTY OWNER AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DE TERMINING WASTHER THE PLANFOMDIES WITH ALL OTHER THANS RECOULATIONS. AND RESTRICTIONS WHICH AND THE APPLICABLE TO THE PROPERTY WID ITS USE.

ZONING MAP

of the Austin City Code,

SCALE

B3 DRAWN

JOB No 005986-01-001

STRATIVELY ON

SPC-2013-0420A

STANDARD SITE PLANS NOTES

ORDINANCE REQUIREMENTS

- ALL IMPROVEMENTS SHALL BE MODE IN ACCORDANCE: "ATTO THE RELEASE DIT FLAN ANY ADDITIONAL IMPROVINTIES WITH CHECKED STIFL PLAN AND ADDITIONAL IMPROVINTIES WITH A PLAN ADDITIONAL IMPROVINTIES AND DEVELOPMENT REVIEW DEPARTMENT
- , APPROVAL OF THIS SITE PLAN DOES NOT INCLUDIT BUILDING CODE APPROVAL, FIRE CODE APPROVAL, OR BUILDING DEMOLTION ON RELOCATION PERMITS APPROVAL, CORTO PEMOLTION OR RELOCATION FERMI CALONLY BE ISSUED ONCE THE MISTORIC REVIEW PROCESS IS COMPLETED. ALL SIGNS MUST COMPLY WITH THE REQUIRY MENTS OF THE SIGN AND LAND DEVELOPMENT CODE.
- ADDITIONAL ELECTRIC L'ASEMENTS MAY LE REQUIRED AT A LATER DATE. . THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF OR DAMAGE TO UTILITIES

A DEVELOPMENT DERMIT MUST HE ISSUE O PRIOR TO AN APPLICATION FOR BUILDING FERMIT FOR NON-CONSCILDATED OF PLATRING COMMISSION APPROVED SITE PLANS

HIGHLY PEFLECTIVE MATERIALS MILL NOT HE USED. MATERIALS MAY HOT EXCEED. 20% REFLECTIVITY. THIS REQUIREMENT SMELL NOT APPLY TO SOLAR PAWELS OR TO COPPER OR PAINTED METAL ROOFS.

- 2. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL JUST EXCHED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES
- ALL EXTERIOR LIGHTING SHALL BE MODDED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL USCS
- 4 EXTERIOR LIGHTING ABOVE THI: SECOND FLOOR IS PROHIBITED WHEH ADJACENT TO RESIDENTIAL PROPERTY.
- , ALL DUMPSTERS AND ANY PERNANGUILY PLACED REFUSE RECEPTACIES WILL BE. LOCATED AT A MINIMUM OF TWENTY (70) FEET FROM A PROPERTY USED OR TONED AS SE-5 OR MORE RESTRICTIVE.

IRE DEPARTMENT

- THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMUNT PRICH TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE." INTORANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR MICH OPENING AT LEAST IR MOSTES ABOVE FINISHED CASADE. THE FOUR MICH OPENING MUST FRACE THE DRINKEWM OF SITERET WITH THREE. TO SITE FOOT SETBOAKS FROM THE CURBULUES, NO DBSTRUCTION IS ALLOWED WITHOUTH HERE FEET OF ANY MYDRANT AND THE TOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE THE STREET.
- TRIBINGO DE TIRSTALLATION WATER FREDEDICTION LACILITIES ARE INSTALLED BY THE DEVELOPER SUCH HACILITIES AND THE DEVELOPER SUCH HACILITIES SHALL BROWNED ALL BE INSTALLED AND MADE SERVICEABLE FRIGHT TO AND DURING THE TIME OF CONSTRUCTION WATER ALTERNATIVE METRODOS OF PROTECTION AS APPROVIDED THE ABOVE MAY BE MODIFIED OR APPROVIDED BY THE HER CHIEF, CHIEF, ARE PROVIDED THE ABOVE MAY BE MODIFIED OR
- ALL 1FRYDOLSDECOAATNE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80.000 IB LIVE-VERHICLE LOADS ANY PERVIOUSDECOARTNUE PAVING WITHAN 100 FERT OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
-), FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHALS OFFICE AND INSPECTED FOR FINAL APPROVAL.

', VERTICAL CLEARANCE REQUIRED FOR TIRE APPARATUS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE.



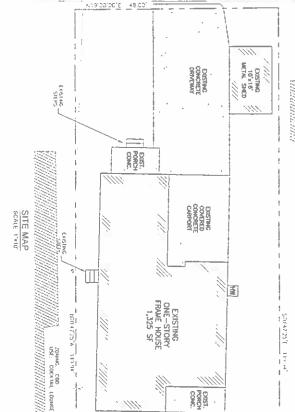
719/00/00/E 38 0

(120)

ZONING CRD

101

20° AULEY



EXISTING 3.5' WIDE CONCRETE SIDEWALK

RAMEN

ZONING 2 CIID

1 STORY (13'-8') (0.027 AC) (0.030 AC) (0.003 AC) (0.060 AC) (0.137 AC) 19 77 23 37 2 27 44 77 100 07

SITE SUMMARY

ION CENTER 79-65 CBD MEXICAN AMERICA CULTURAL CENTE CONDOS SPC-02-00216-04-0078 SP-05-77-053 DAVI CBD 04-0078 7.56 NRIID SITE 04-0 启 RAINEY STA TISTORIO DISTRI P79-39/m MADEN か問 S

MBLOCK 5

SURVEYED ON MARCH 26 2013

SURVEYED BY

HOLI CARSON
REGISTERD PHOST SKIONAL LAND SURVEYOR
NO \$160
NO \$160
NOLI CARSON INC.
1904 FOR TWEW HOAD
AUSTIN TEARS 18'04
(\$1.74 442-858) LAND USE NOTES THE PROPOSED USE IS COCKTAIL LOUNGE

2. ALL SITE IMPROVEMENTS ARE EXISTING - NO CONSTRUCTION IS PROPOSED WITH THIS PLAN

THE HOURE OF OPERATION FOR THE COCKTAIL LOURGE ARE SUNDAY THRU SATURDAY, IT A M TO 2 A M

THE EXISTING LIGHTING WILL BE USED. THERE IS NO NEW LIGHTING OR NEW ELECTRICAL WORK PROPOSED. HE WAITE METER METERS EXISTING. WAITE AND WASTEWAITE SERVICE IS PROPUDED BY AUSTIN WAITER UTILIT. 1 HERE ARE NO PROPOSED CHANGES FOR THE WAITER SERVICE OR EXISTING SITE PLUMBING. THERE IS AN EXISTING WASTEWAITER CLEANOUT AT THE PROPERTY LIME.

TRASH MCKUP PROVIDED BY A PRIVATE SERVICE. NO DUMPSTERS ARE PROPOSED

HESE PLANS ARE COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE NO IN COMPLIANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE.

SITE PLAN RELEASE SMAIL 2012

SPC 2013-0420A EXPIRATION

APPLICATION DATE:

201628 - W 20161

SITE PLAN

88 RAINEY STREET 88 RAINEY ST., AUSTIN, TEXAS 78701 Bowman Consulting Group Lik 3101 Bee Caves Road Suite 100 Austrill Texas 78746

Phone (512) 327-1190 Fax 512 327-4062



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