

BUILDING TABLE

| | | |
|-----------------------------|---------------|--------------------|
| BUILDING NO. | 1 | GENERAL RESTAURANT |
| PROPOSED USE | 1 | |
| NUMBER OF STORIES | 1 | |
| MAX. BUILDING HEIGHT | 30' | |
| FINISHED FLOOR ELEVATION | 491.83' | |
| MAX. ELEV. OF BUILDING | 491.83' | |
| FOUNDATION TYPE | SLAB ON GRADE | |
| TOTAL BUILDING COVERAGE(SF) | 2125' | |
| TOTAL BUILDING COVERAGE(%) | 31% | |

PROPOSED USAGE TABLE

| | |
|-----------|------------|
| AREA | USAGE |
| 2125 S.F. | RESTAURANT |

PARKING DATA

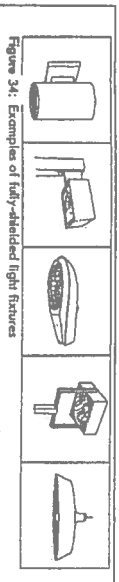
| TYPE | REQUIRED | PROVIDED |
|--------------------------------------|----------|----------|
| REGULAR (OFF-STREET) | 8 | 3 |
| COMPACT | 5 | 5 |
| HANDICAP | 1 | 1 |
| RATIO (SPACE/SF) | 1:100 | - |
| TOTAL (W/OUT B02 DOWNTOWN REDUCTION) | 21 | N/A |
| TOTAL (W/B02 DOWNTOWN REDUCTION) | 17 | 17 |

EACH COMPACT PARKING SPACE/ASILE WILL BE SIGNED SMALL CAR ONLY

IMPERVIOUS COVER

| | |
|----------------------|---------|
| GROSS SITE AREA | 7009 SF |
| TOTAL IMP. COVER | 5639 SF |
| TOTAL IMP. COVER (%) | 80% |
| FLOOR TO AREA RATIO | 0.3:1 |

ZONED= CS-CO-MU-NS
EXISTING LAND USE= COMMERCIAL WAREHOUSE



FOR CITY USE ONLY:

SITE PLAN APPROVAL SHEET OF _____ OF _____
 FILE NUMBER: _____ APPLICATION DATE: _____
 APPROVED BY: _____ UNDER SECTION _____ OF THE AUSTIN CITY CODE
 EXPIRATION DATE (25-541 LDC) _____ CASE MANAGER _____
 PROJECT EXPIRATION DATE (OMB# 979005-01) DWG# _____ D02

Director, Planning and Development Review Department
 RELEASED FOR GENERAL COMPLIANCE: _____ Zoning _____

Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____

LEGEND

| | |
|----------|-----------------------------|
| EXISTING | PROPERTY LINE |
| PROPOSED | TREE |
| | TREE TO BE REMOVED |
| | CONTOUR MINOR |
| | CONTOUR MAJOR |
| | CURB AND GUTTER |
| | CURB INLET |
| | WASTEWATER MANHOLE |
| | WATER VALVE |
| | WATER METER |
| | FIRE HYDRANT |
| | POWER POLE |
| | DOWN GUY |
| | OVERHEAD ELECTRIC |
| | HANDICAP ACCESSIBLE ROUTE |
| | HANDICAP ACCESSIBLE PARKING |

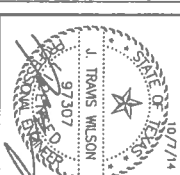
- NOTE:**
- SEE GEOTECHNICAL INVESTIGATION AND FOUNDATION RECOMMENDATIONS REPORT BY MVA LABS DATED NOV. 6, 2013, FOR PARKING AND FOUNDATIONS RECOMMENDATIONS
 - ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E.25 AND WILL BE SUBSTITUTED FOR LAMP/ADJUST FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 23.21E.
 - NONE OF THE ON-STREET SPACES ARE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBER OF THE PUBLIC. THE DEVELOPER MUST BE AWARE THAT THEY CAN REMOVE OR RELOCATE ANY ON-STREET SPACES AT ANY TIME FOR ANY REASON AND THE CITY OF AUSTIN WILL NOT RELOCATE OR DISPLACE ON-STREET PARKING. IN ADDITION, IF THE ADJOINING STREET PARKING IS FULLY OCCUPIED, THE DEVELOPER SHALL PROVIDE RESIDENTIAL PARKING AND THE RESIDENTIAL WILL NOT RECEIVE RESIDENTIAL PARKING PERMITS.
 - THIS SITE PLAN APPLICATION INCLUDES A PRE-EXISTING, LEGALLY NON-CONFORMING BUILDING WITH RESPECT TO SEBRACKS.
 - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE SAME AS OR OF EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.
 - THE FOLLOWING OPTIONS ARE UTILIZED FOR THIS SITE PLAN REGARDING COMPLIANCE WITH COMMERCIAL DESIGN STANDARDS CONNECTIVITY: OPT 1- PROVIDE SHADED SIDEWALKS ALONG 100% OF BUILDING FACING PRINCIPAL STREET (CESAR CHAVEZ) AND OPT 3- PROVIDE SHADE ALONG 100% OF ALL PUBLICLY VISIBLE BUILDING FACADES.

2515 E CESAR CHAVEZ REDEVELOPMENT

SITE PLAN

| NO. | DATE | REVISION/CORRECTION | BY |
|-----|------|---------------------|----|
| | | | |
| | | | |
| | | | |

CHECKED BY: J.T.W. DESIGNED BY: J.T.W. DRAWN BY: M.C.



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