

EXISTING IMPERVIOUS COVER IN SECONDARY STRIP		PROPOSED IMPERVIOUS COVER IN SECONDARY STRIP	
BUILDING A	14,000 SF	BUILDING A	18,815 SF
BUILDING B	638 SF	BUILDING B	1,170 SF
CONCRETE PAVING	9,298 SF	CONCRETE PAVING	5,111 SF
CONCRETE WALK	23 SF	CONCRETE WALKWAYS	472 SF
TOTAL IMPERVIOUS	23,959 SF	TOTAL IMPERVIOUS	25,569 SF
TOTAL EXISTING IMPERVIOUS COVER	24,977 SF	TOTAL PROPOSED IMPERVIOUS COVER	26,377 SF
	63.3%		63.3%

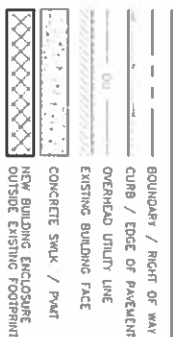
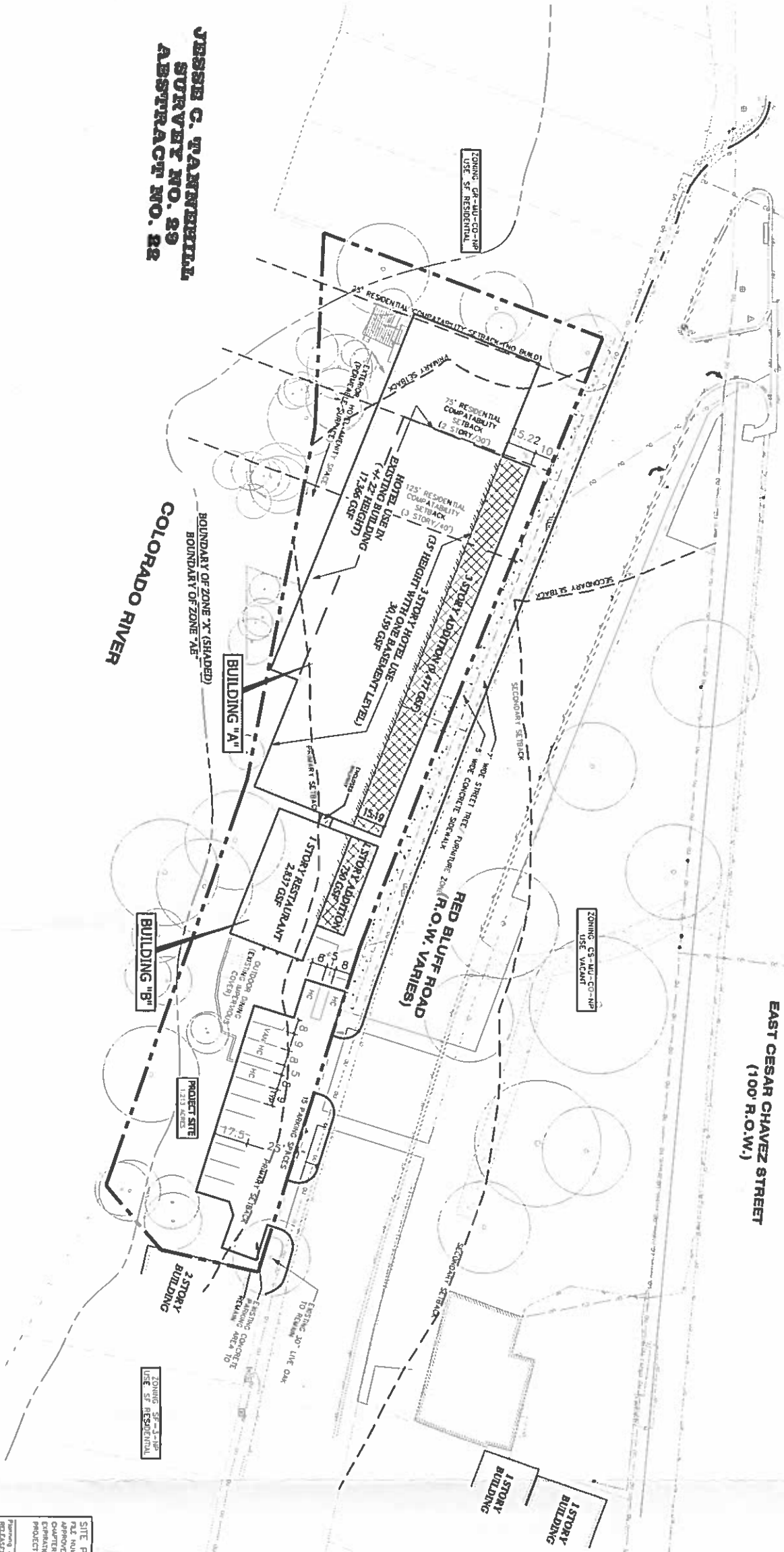
EXISTING IMPERVIOUS COVER IN PRIMARY STRIP		PROPOSED IMPERVIOUS COVER IN PRIMARY STRIP	
BUILDING A	1,139 SF	BUILDING A	1,139 SF
BUILDING B	2,211 SF	BUILDING B	2,211 SF
CONCRETE WALK	7 SF	WOOD DECK	350 SF
WOOD DECK	300 SF	CONCRETE PAVING	1,471 SF
TOTAL IMPERVIOUS	3,657 SF	TOTAL IMPERVIOUS	5,172 SF
TOTAL EXISTING IMPERVIOUS COVER	28,636 SF	TOTAL PROPOSED IMPERVIOUS COVER	31,741 SF
	41.7%		41.7%

USE	PARKING DATA - REQUIRED		PARKING DATA - PROVIDED	
	PER ROOM	SPACES	PER ROOM	SPACES
HOTEL	0.8	64	0.8	64
RESTAURANT	10 PER 1,000 GSF	41	10 PER 1,000 GSF	41
TOTAL PARKING REQUIRED		105		105
5% OF PARKING REQUIRED = 5 SPACES				
TOTAL PROVIDED = 105 SPACES				

BUILDING DATA		BUILDING AREA BY USE	
AREA	EXISTING	EXISTING	PROPOSED
BUILDING FOOTPRINT	3,137 SF	4,000 SF	5,200 SF
RESTAURANT	20,200 SF	20,200 SF	20,200 SF
HOTEL	1,247 SF	1,247 SF	1,247 SF
TOTAL BUILDING AREA	24,584 SF	25,447 SF	26,647 SF
TOTAL BUILDING AREA PER USE	24,584 SF	25,447 SF	26,647 SF
TOTAL	24,584 SF	25,447 SF	26,647 SF

EXISTING	PROPOSED	REQUIRED/ALLOWABLE
1.71	1.71	OR MAX CO-HP (including Hotel and Restaurant)
63.3%	63.3%	63.3%
3,577	3,577	3,577
3	3	3

NOTE: 1. THIS SITE PLAN IS FOR THE WATERFRONT OVERLAY VARIANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION.



C1978

SITE PLAN APPROVAL SHEET  
 PREPARED FOR: [BLANK]  
 APPROVED: [BLANK]  
 EXPIRATION DATE: [BLANK]  
 PROJECT EXPANSION DATE: [BLANK]

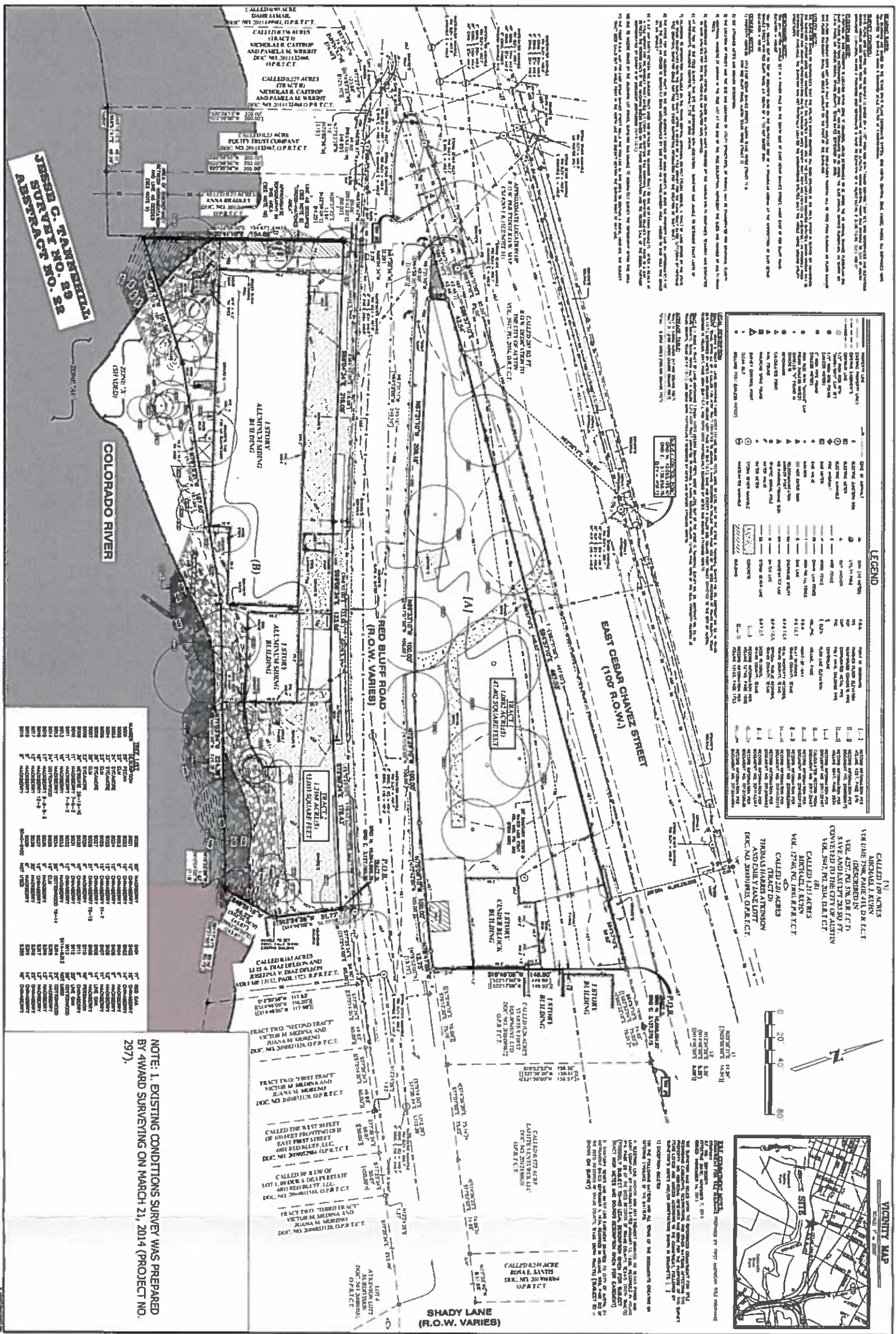
RED BLUFF ROAD HOTEL SITE  
 4701 RED BLUFF ROAD  
 AUSTIN, TRAVIS COUNTY, TEXAS 78702

SITE PLAN

512.669.5560 www.bigreddog.com



SHEET  
 CS101  
 3 OF 3  
 SPC-2014-XXXXA



NOTE: 1. EXISTING CONDITIONS SURVEY WAS PREPARED BY AWARD SURVEYING ON MARCH 21, 2014 (PROJECT NO. 297).

**SITE PLAN APPROVAL**

Sheet \_\_\_\_\_ of \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 CHAIRMAN OF THE CITY OF AUSTIN CODE  
 EXPIRATION DATE (24-5-81 LMO) CAC MANAGER  
 PROJECT EXPIRATION DATE (2014-09-05-4) DWG# \_\_\_\_\_

Planning and Development Review Department ZONING  
 Rev 1 \_\_\_\_\_ Correction 1  
 Rev 2 \_\_\_\_\_ Correction 2  
 Rev 3 \_\_\_\_\_ Correction 3

Scale of map, and all required Building Permits and/or a notice of construction (if a building permit is not required), must 099 be approved by the City of Austin.

*CJA*

**RED BLUFF ROAD HOTEL SITE**  
 4701 RED BLUFF ROAD  
 AUSTIN, TRAVIS COUNTY, TEXAS 78702

**EXISTING CONDITIONS**

512.669.5560 www.BIGREDDOG.COM

**BIG RED DOG**  
 ENGINEERING | CONSULTING

2021 E. 57th ST #110 (OFFICE) • 615-A BRACOSOS ST #319 (MAIL)  
 AUSTIN, TEXAS 78702 • TEXAS REG. NO. F-15964

NO.	DATE	REVISION