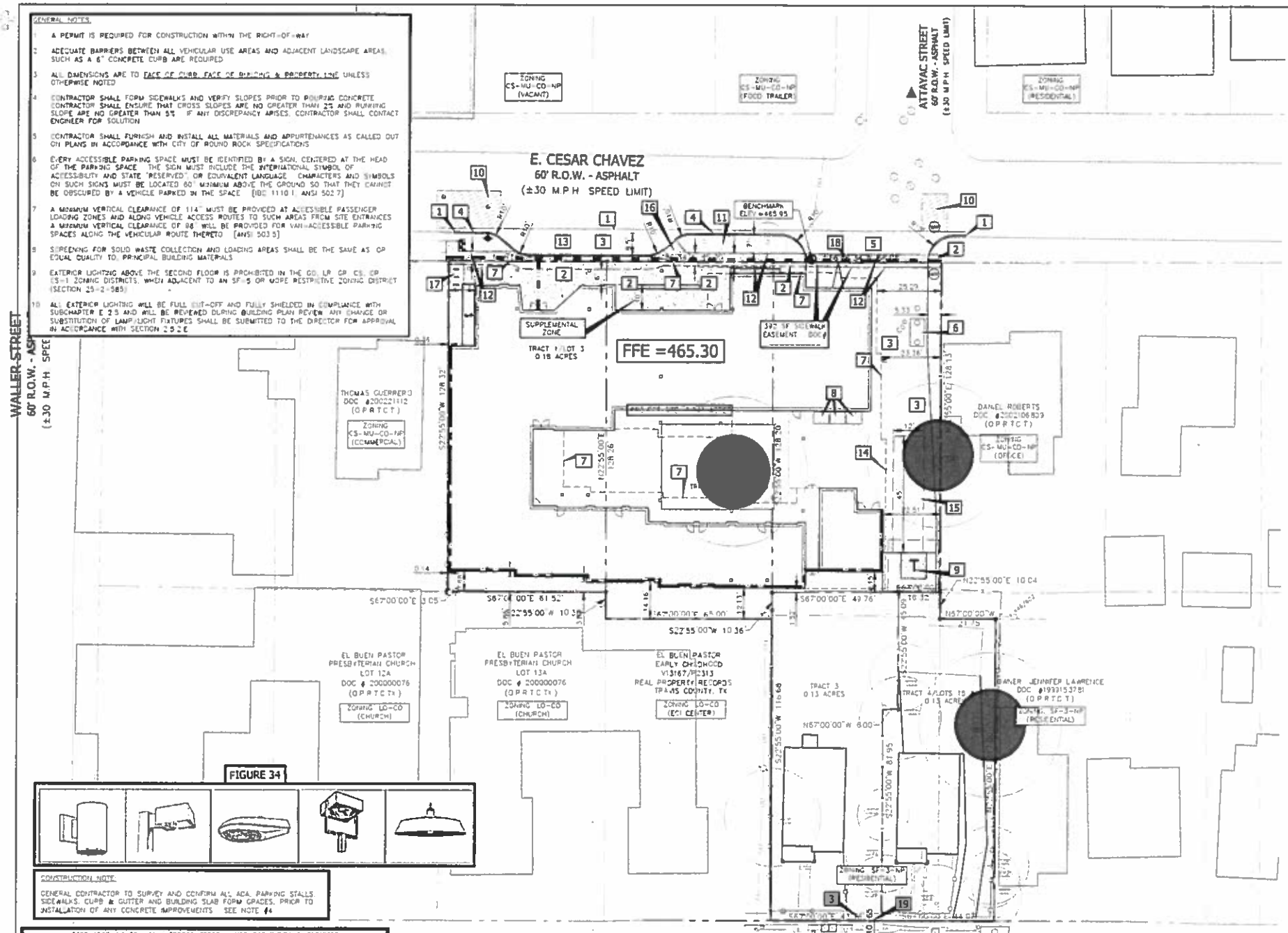
C18/16

GENERAL NOTES:

1. A PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY
2. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED
3. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING & PROPERTY LINE UNLESS OTHERWISE NOTED
4. CONTRACTOR SHALL FORM SIDEWALKS AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN 2% AND RUNNING SLOPE ARE NO GREATER THAN 5%. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT ENGINEER FOR SOLUTION
5. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND APPURTENANCES AS CALLED OUT ON PLANS IN ACCORDANCE WITH CITY OF ROUND ROCK SPECIFICATIONS
6. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED" OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. (IBC 1110.1, ANSI 502.7)
7. A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 98" WILL BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES ALONG THE VEHICULAR ROUTE THERETO. (ANSI 503.5)
8. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS OR EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS
9. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR OR CS, OR (CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585)
10. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E



LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- BUILDING AREA
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- WALL CURB
- ACCESSIBLE ROUTE
- OVERHEAD UTILITY LINE
- CHAIN-LINK FENCE
- WATERSHED BOUNDARY
- UTILITY POLE
- WASTEWATER MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- ELECTRIC TRANSFORMER PAD
- DUMPSTER PAD
- PARKING STALL COUNT
- ACCESSIBLE PARKING
- SIGN
- TREE (TO REMAIN)

1	TIE PROPOSED PAVEMENT TO EXISTING PAVEMENT EDGE & MATCH EXISTING GRADE
2	CONCRETE SIDEWALK - REFERENCE CONSTRUCTION DETAILS
3	CONCRETE PAVING - REFERENCE PAVEMENT SECTIONS FOR THICKNESS
4	CONCRETE CURB (TYPICAL) - REFERENCE CONSTRUCTION DETAILS
5	TYPE II CONCRETE DRIVEWAY - REF. CONSTRUCTION DETAILS
6	GREASE INTERCEPTOR
7	BUILDING OVERHANG
8	TRASH/RECYCLING
9	CONCRETE TRANSFORMER PAD
10	ASPHALT PAVEMENT - REFERENCE CONSTRUCTION DETAILS (11005-BA)
11	7-FOOT WIDE STREET TREE & FURNITURE ZONE
12	8-FOOT WIDE (MINIMUM) SIDEWALK/CLEAR ZONE
13	HOTEL DROP OFF
14	18-INCH WIDE ROLL-OVER CURB
15	12'x45' LOADING ZONE
16	CITY OF AUSTIN TYPE 1 CURB RAMP - REFERENCE CONSTRUCTION DETAILS (432S-5)
17	BICYCLE PARKING (6 SPACES) - REFERENCE CONSTRUCTION DETAILS
18	BRICK PAVERS - REFERENCE LANDSCAPE PLANS FOR PAVERS AND PATTERN
19	TYPE I RESIDENTIAL DRIVEWAY - REFERENCE CONSTRUCTION DETAILS

TRACT 3 AND 4 OF THE SUBJECT PROPERTY ARE CURRENTLY ZONE SF-3-NP. NOTE THAT THE EXISTING RESIDENTIAL STRUCTURES WILL NOT BE REMOVED AND A PROPERTY OWNER CANNOT TRIGGER COMPATIBILITY ON HIS/HER OWN PROPERTY.

FIGURE 34

CONSTRUCTION NOTE:

GENERAL CONTRACTOR TO SURVEY AND CONFIRM ALL ADA PARKING STALLS SIDEWALKS, CURB & GUTTER AND BUILDING SLAB FORM GRADES, PRIOR TO INSTALLATION OF ANY CONCRETE IMPROVEMENTS. SEE NOTE #4

EAST CESAR CHAVEZ HOTEL - 1207 EAST CESAR CHAVEZ - PARKING DATA - REQUIRED

USE:	RATIO:	SF/ROOMS:	PARKING REQUIRED:
HOTEL:	1.1 PER ROOM	65 ROOMS	72
RESTAURANT:	N/A - ACCESSORY USE	N/A	N/A
*TOTAL PARKING REQUIRED - UNDER APPENDIX A			72
20% REDUCTION ALLOWED - URBAN CORE			14
*TOTAL PARKING REQUIRED INCLUDING REDUCTION/REMAINING OF 40% REDUCTION:			58

EAST CESAR CHAVEZ HOTEL - 1207 EAST CESAR CHAVEZ - PARKING PROVIDED

TYPE:	PARKING PROVIDED:
ACCESSIBLE	3
REGULAR	45
COMPACT	22
*TOTAL PARKING PROVIDED:	70

EAST CESAR CHAVEZ HOTEL - 1207 EAST CESAR CHAVEZ - BICYCLE PARKING REQUIRED/PROVIDED

	SPACES PROVIDED:
10% OF PARKING PROVIDED (46 X .25) FOR 5 SPACES - WHICHEVER IS GREATER	6

EAST CESAR CHAVEZ HOTEL - BUILDING DATA

CONSTRUCTION TYPE:	II-B
FOUNDATION TYPE:	CAST-IN-PLACE

EAST SIDE HOTEL - 1207 EAST CESAR CHAVEZ STREET - SITE DATA

ZONING:	CS-MU-CO-NP, SF-3-NP			
SITE LAND USE:	HOTEL (58 ROOMS TO REMAIN)		EXISTING IMPERV. COVERAGE = 17,481 SF	
SITE AREA:	0.841 ACRES / 36,633 SF			
ESTIMATED START OF CONSTRUCTION:				
ALLOWABLE:	CS-MU-CO-NP	SF-3-NP	PROPOSED:	
SITE AREA	0.581 AC./25,308 SF	0.26 AC./11,325 SF		
LIMITS OF CONSTRUCTION	0.451 AC	N/A		
MINIMUM LOT SIZE	7,750 SF	7,750 SF	LOT SIZE	0.841 ACRES
MINIMUM LOT WIDTH	50-FEET	50-FEET	LOT WIDTH	283-FEET
MAXIMUM HEIGHT	*60 FEET	35 FEET (NO BUILDINGS PROPOSED WITHIN THE SF-3-NP PORTION OF THE SITE)	BUILDING HEIGHT	40-FEET
# OF STORIES	N/A	N/A	# OF STORIES	3
F.A.R.	2.1	N/A	F.A.R.	1.28:1
BUILDING COVERAGE	95% / 24,041 SF	40% / 4,530 SF	BUILDING COVERAGE	49.3% / 18,079 SF
IMPERVIOUS COVERAGE:	95% / 24,041 SF	45% / 5,096 SF	IMPERVIOUS COVERAGE:	70.7% / 25,927 SF
* PER ORDINANCE #001216-20, PART 6)			GROSS FLOOR AREA = 46,330 SF	

EAST CESAR CHAVEZ HOTEL - USE DATA

HOTEL:	43,380 SF
RESTAURANT	2,950 SF

SITE PLAN APPROVAL Sheet ___ of 32
FILE NUMBER SPC-2014-0387C APPLICATION DATE 09-29-2014
APPROVED BY COMMISSION ON ___ UNDER SECTION ___ OF CHAPTER ___ OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81 LDC) ___ CASE MANAGER MICHAEL TANNER-SMITH

Director, Planning and Development Review Department CS-MU-CO-NP
RELEASED FOR GENERAL COMPLIANCE ___ ZONING SF-3-NP
Rev. 1 ___ Correction 1 ___
Rev. 2 ___ Correction 2 ___
Rev. 3 ___ Correction 3 ___
Final plat must be recorded by the Project Expiration Date if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

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STATE OF TEXAS
DIANA H. WANG
103877
LICENSED
PROFESSIONAL ENGINEER
4-29-15

EAST SIDE HOTEL
1207 E. CESAR CHAVEZ
AUSTIN, TRAVIS COUNTY, TEXAS 78702

SITE PLAN

SHEET
CS101
9 OF 32
SPC-2014-0387C