Item C-26 OWNER

GRIT & GRACE 4112 MEDICAL PARKWAY AUSTIN, TEXAS 512.452.0888

EXISTING USE - DRAUGHT HOUSE

BAR : HOURS OF OPERATION 3:00 PM - 2:00 AM MON. - THURS. 1:00 PM - 2:00 AM FRI. - SUN.

OFF-SITE 7:30 AM - 5:30 PM MON. - FRI.

LEGAL DESCRIPTION

LOT1, BLOCK A, DRAUGHT HOUSE SUBDIVISION VOL. 93 PG. 23

OFF-SITE - LOTS A AND B OF REALTOR PARKWAY II, DOC. # 200400363 4014 - 4106 MEDICAL PARKWAY

PRIOR APPROVALS

SP-2014-0238T C8-94-0001.0A

PER AFD HYDRANT FLOW TEST REPORT 5/7/17

RESIDUAL HYDRANT HYDRANT #: 667658 PIPE INTERSECTION #: 3891 MAIN SIZE: 8 1200 BLK W. 42 ST STATIC PRESSURE (PSI): 80 **RESIDUAL PRESSURE (PSI): 66**

FLOW HYDRANT HYDRANT #: 637815

PIPE INTERSECTION #: 3891 MAIN SIZE: 8 1205 LEWIS LANE FLOW RATE (GPM): 1083

CAR SHARING SERVICE

THIS PROJECT WAS APPROVED FOR PARKING REDUCTIONS FOR PROVIDING A CAR-SHARING SERVICE. ONE CAR SHARING VEHICLE IS BEING PROVIDED BY THE OWNER / PROPERTY MANAGER. 2. THE CAR SHARING SERVICE SHALL OFFER USE OF VEHICLE(S) 24 HOURS AND 7 DAYS A WEEK ON AN HOURLY BASIS TO ITS MEMBERS (EMPLOYEES AND STAFF).

3. A CAR SHARE PROGRAM MUST PROVIDE INSURANCE FOR ITS MEMBERS AND ENABLE ADVANCED BOOKING OF ITS VEHICLES. 4. PROOF OF INSURANCE AND VEHICLE TITLE DOCUMENTS AND / OR VEHICLE LEASE AGREEMENTS FOR THE CAR SHARING VEHICLE MUST BE PROVIDED UPON REQUEST BY CITY OF AUSTIN INSPECTORS.

5. ANNUAL REPORTING OF THE CAR SHARING SERVICE USE IS REQUIRED. THE REPORT FORM MUST BE SUBMITTED TO THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT, ONCE A YEAR, STARTING ONE YEAR AFTER THE CERTIFICATE OF OCCUPANCY FOR THE USE IS ISSUED.

6. SIGNAGE INDICATING THE AVAILABILITY OF THE SERVICE SHALL BE POSTED ON THE BUILDING AT A LOCATION THAT IS CLEARLY VISIBLE TO THE MEMBERS AND PATRONS THAT BENEFIT FROM THE CAR-SHARING SERVICE.

7. THE CAR-SHARING PROPOSAL IS FILED IN THE SITE PLAN MASTER FILE. 8. IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION

25-1-412, THE DIRECTOR MAY SUSPEND A RELEASED SITE PLAN UNTIL THE REQUIREMENTS ARE MET.

PARKING SUMMARY (PROPOSED DRAUGHT HOUSE PARKING)

ON-SITE PARKING PROVIDED	TYPE OF PARKING	NUMBER OF SPACES
	STANDARD	4
	COMPACT	6
	CAR-2-GO	1
	HC	4
	TOTAL	15
OFF-SITE PARKING PROVIDED		
	STANDARD	81
	COMPACT	4
	TOTAL	85

Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover (sqft)	Total Site Imp. Cover (sqft)/%	City of Austin Approval Date	Date Imaged

EXISTING USE	SQ. FT.	PARKING REQUIRED	80% MIN. PARKING REQUIRED	CAR2GO REDUCTION	PARKING PROVIDED
Legal non-conforming Cocktail Lounge (1st floor)	2,149 (includes 160 sq. ft. walk-in cooler)	1:100 = 21 spaces	17 spaces	12 spaces	19 spaces (4 compact, 13 standard, 1 handicap, 1 CAR2GO)
Outdoor seating area	940	No parking required Grandfathered (Sec. 25-2-942)	-	-	-
Office Admin (2 nd floor)	2,140	1:275=8 spaces	6 spaces*	5 spaces	*Shared Parking (SP-93-0465T)
Sub-total	5,229	29 spaces	23 spaces	17 spaces	19 spaces/6 bicycle
PROPOSED USE	SQ. FT.	**PARKING REQUIRED w/out deductions	80% MIN. PARKING REQUIRED	CAR2GO REDUCTION	PARKING PROVIDED
Cocktail Lounge (Existing 1st floor + 2nd floor, deck) 1,755 sq. ft.	6,020	1:50			100 (15 onsite + 85 off-site - SP-2014- 0238T)
outdoor seating area	1,370	1:50		-	Same as above
Total Cocktail Lounge (Existing 1st floor non-conformimng, 2nd floor expansion, deck, outdor seating)	7,390	148 6 BICYCLES	118	20	100 (87 Std., 8 compact, 4 HC, 1 CAR2GO)/6 bicycle

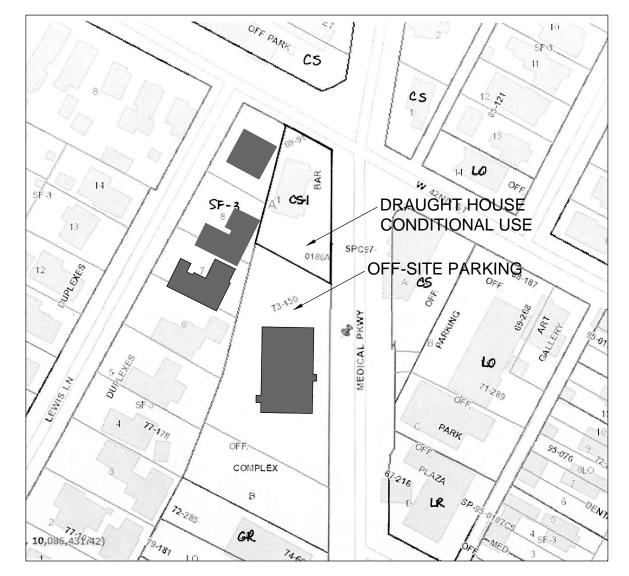
* Shared Parking ** Total Reduction Allowed 40% x 112 = 45 spaces, used 42

PARKING TABLES SCALE - NTSC

Austi
Fire Design Codes
Fire Flow Demand @ 20 psi (gpm)
Intended Use
Construction Classification
Building Fire Area (s.f.)
Automatic Fire Sprinkler System Type
Reduced Fire Flow Demand @ 20 psi for having a sprinkler system (gpm)
AFD Fire Hydrant Flow Test Date
AFD Fire Hydrant Flow Test Location
High Rise
Alternative Method of Compliance (AMO

DRAUGHT HOUSE CONDITIONAL USE PERMIT

4112 MEDICAL PARKWAY AUSTIN, TX 78756 NO SITE WORK



SHEET INDEX

SP1 COVER SHEET SP2 SITE PLAN SP3 BUILDING ELEVATIONS

ORDINANCE REQUIR 1. ALL IMPROVEMENTS SHALL E RELEASED SITE PLAN. ANY ADD REQUIRE A SITE PLAN AMENDM PLANNING AND DEVELOPMENT

2.APPROVAL OF THIS SITE PLAN CODE APPROVAL OR BUILDING, PERMITS APPROVAL. A CITY DE CAN ONLY BE ISSUED ONCE THI COMPLETED

3.ALL SIGNS MUST COMPLY WIT AND LAND DEVELOPMENT CODI

4.THE OWNER IS RESPONSIBLE OF OR DAMAGE TO UTILITIES.

5. ADDITIONAL ELECTRIC EASE LATER DATE.

6. A DEVELOPMENT PERMIT MU APPLICATION FOR BUILDING PE PLANNING COMMISSION APPRO

7. WATER AND WASTEWATER S CITY OF AUSTIN.

8. FOR CONSTRUCTION WITHIN EXCAVATION PERMIT IS REQUIR

AMERICANS WITH DI THE CITY OF AUSTIN HAS REVIE WITH CITY DEVELOPMENT REG PROPERTY OWNER, AND OCCUI RESPONSIBLE FOR DETERMININ WITH ALL OTHER LAWS, REGUL MAY BE APPLICABLE TO THE PR

APPROVAL OF THESE PLANS B COMPLIANCE WITH APPLICABLE COMPLIANCE WITH THE ACCESS 2010 STANDARDS FOR ACCESSI ACCESSIBILITY STANDARDS WA **RESPONSIBLE FOR COMPLIANC** ACCESSIBILITY STANDARDS.

SUBMIT

APPROVE

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SITE PLA

AUSTIN

	rite Department
	2012 International Fire Code with City of Austin Local Amendments
	1750 gpm
	Cocktail Lounge (A-2 occupancy)
	Туре V-В
	4105 sf
	NFPA 13
	1500 gpm
	5/17/17
	1200 blk W 42nd St
	No
C)	Not Applicable

in Fire Department

				1 of 3
	TOTAL SITE AREA: CS1 ZONING TOTAL F.A.R.: TOTAL IMPERVIOUS COVER: % OF SITE COVERED BY IMPERVI TOTAL BUILDING COVERAGE SQ. BUILDING HEIGHT	GRANDFATHER OUS COVER: GRANDFATHER	0282 ACRES 1 F.A.R. / ALLOWED 2:1 ED SUBJECT TO CHAPTER 45 ED SUBJECT TO CHAPTER 45 ED SUBJECT TO CHAPTER 45	ALLAN NUTT – ARCHITECTS HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGNS. THESE IDEAS, AND DESIGNS. AND PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM ALLAN NUTT – ARCHITECTS.
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RECTOR, E	DEVELOPMENT SERVICES	S DEPARTMENT	(DATE)	A Contraction
AN / DEVE	LOPMENT PERMIT NUMB	ER	(DATE)	C T XAS 78746 2) 330-0505
I FIRE DEP	PARTMENT		(DATE)	ALLAN NU A R C H I T E C 5121 BEE CAVE ROAD STE. 202 AUSTIN, TEX OFFICE: (512) 330-0330 STE. 202 AUSTIN, TEX

Sheet Contents:

Date: Drawn By:

Revision: Checked By:

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Project No:

Sheet Number:

SHEET 1 OF 3

SP1

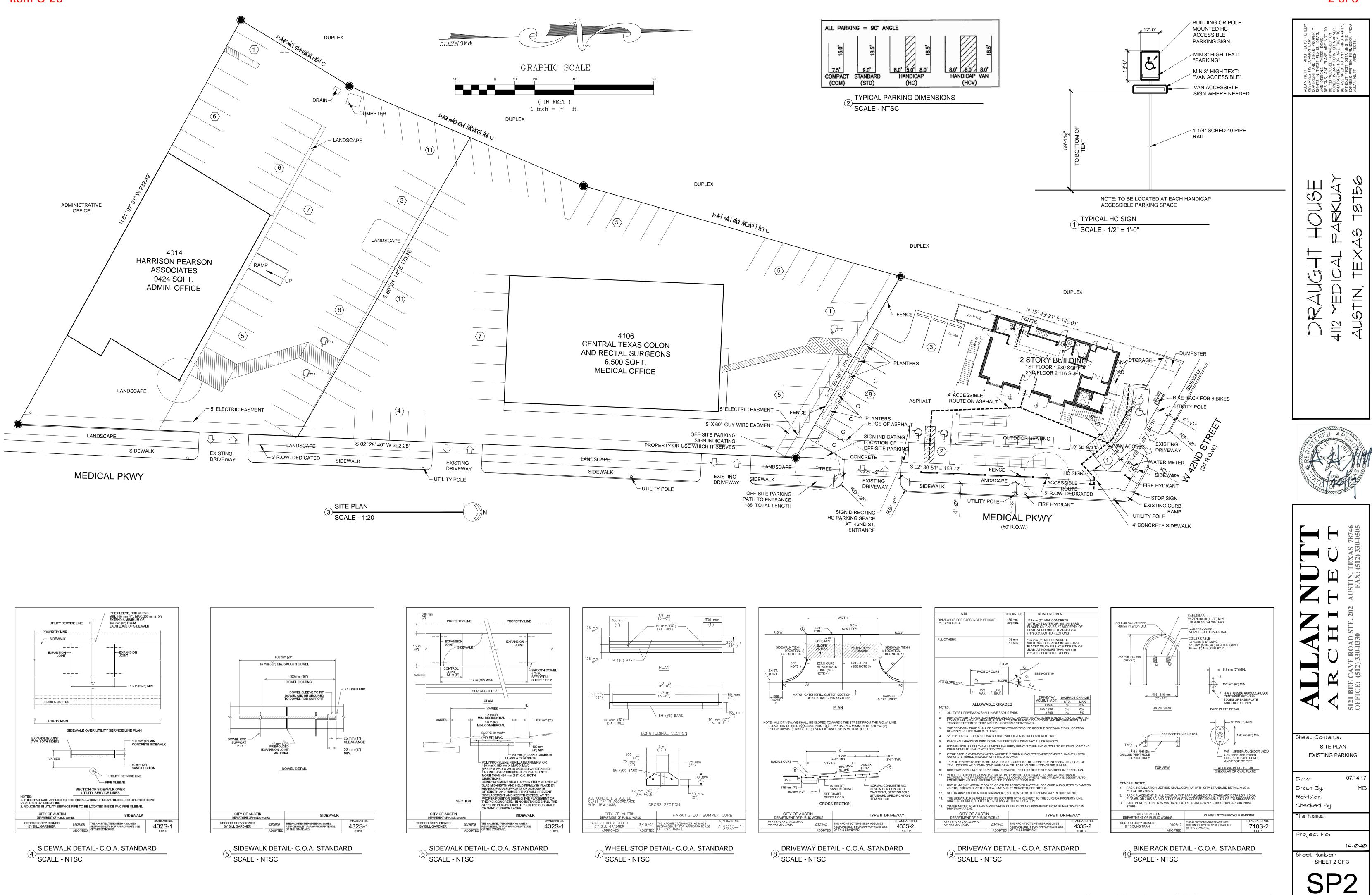
COVER SHEET & NOTES

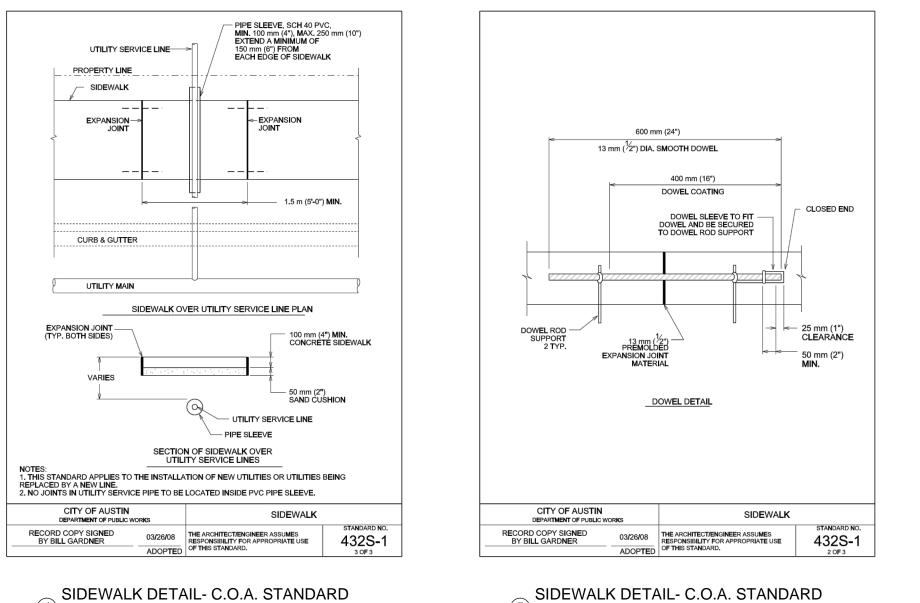
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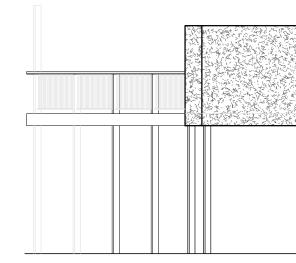


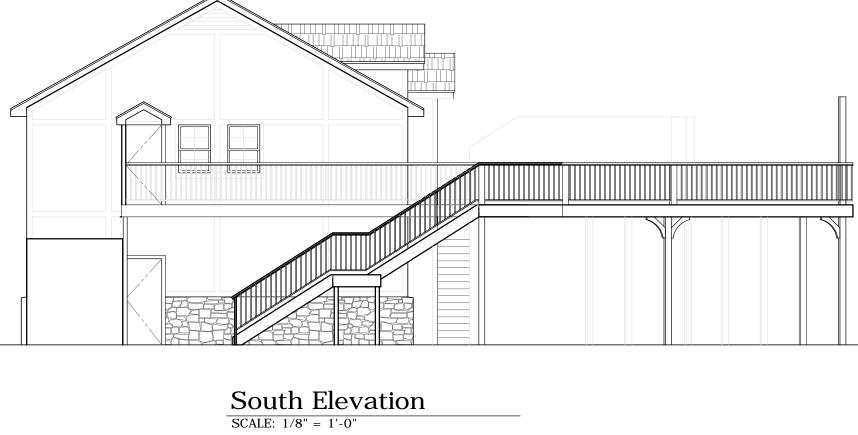


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Item C-26

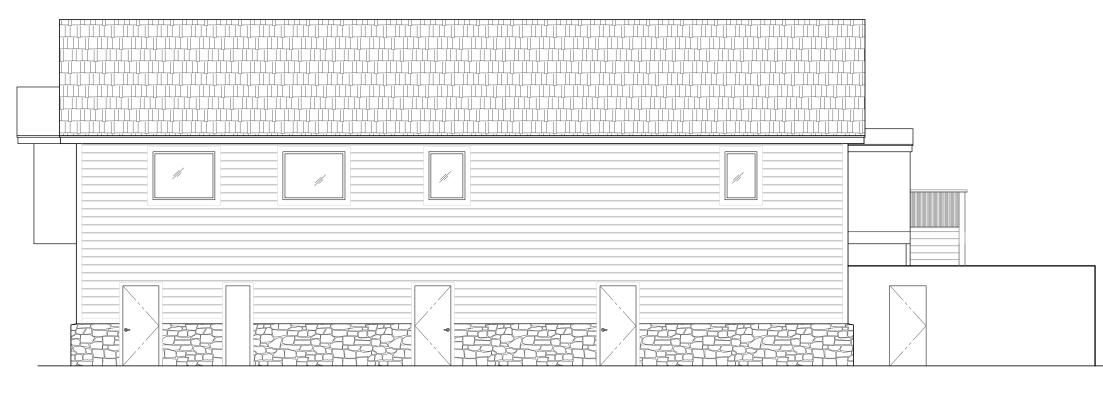








North Elevation



West Elevation

East Elevation



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