URTH CAFFÈ

HLC BRIEFING
November 4, 2026

mf
architecture

PROJECT BRIEFING:

1. **SPE UPDATE**
   - Austin Energy requirements to meet pole clearances impacted original building position of the 104 Medina St. bakery building. This was not reviewed by AE during permitting, and therefor required design team to resubmit a plan revision and site plan exemption to update bakery building position to meet AE requirements for distance of building to pole clearances. Both the SPE and building plan revision have been approved by the city of Austin as of October 16, 2026.
2. **CONSTRUCTION PROGRESS**
   - Concrete foundations have been poured for both the 104 Medina St. building and the 1010 E Cesar Chavez Main Restaurant building.
   - Framing is underway for both the 104 Medina St. building and the 1010 E Cesar Chavez Main Restaurant building.
3. **HISTORIC FACADE PRESERVATION**
   - Preservation of the historic "L" front facade will begin by completing all framing/ sheathing for new wall construction, ensuring a tight building envelope before adding the required sheathing for the historic "L" facade to meet current fire rating requirements. Framing/sheathing of the historic "L" front facade will be completed last to maintain the integrity of the existing wall system.
   - GC to begin work from the interior of the historic "L" facade by removing existing ship lap, removing all nails, and removing and preserving interior ship lap for re-use on other projects (Urth corporate elected not to maintain this original interior finish).
   - Nails will be carefully removed from the exterior historic siding so the siding can be removed and placed in the GC's climate-controlled shop for storage. Any rotten or damaged siding found insufficient for reinstallation will be replaced with new custom milled cedar matching the original siding profile.
   - Structural sheathing and GlassMat Securock must be installed over the existing studs on the exterior side to meet the building code's 1-hour fire rating requirements.
   - Waterproofing will be installed before the historic siding is reinstalled.

CITY OF AUSTIN COMMUNICATION

SEPTEMBER 11, 2024 — ARC REVIEW COMMITTEE MEETING

NOVEMBER 11, 2024 — ARC REVIEW COMMITTEE MEETING

DECEMBER 4, 2024 — HISTORIC LANDMARK COMMISSION MEETING AND APPROVAL

APRIL 28, 2025 — INITIAL PERMIT SUBMISSION

JUNE 2, 2025 — RESUBMISSION 1

JULY 24, 2025 — RESUBMISSION 2

NOVEMBER 20, 2025 — RESUBMISSION 3

DECEMBER 13, 2025 — PERMIT APPROVAL

MARCH 2, 2026 — SELECTIVE DEMOLITION START DATE

MARCH 10, 2026 — STOP WORK ORDER ISSUED

MARCH 25, 2026 -- 1010 E CESAR CHAVEZ BUILDING PERMIT SUBMITTED TO COA

APRIL 1, 2026 -- HLC BRIEFING (Briefing related to on site conditions)

APRIL 7, 2026 -- SPE UPDATE SUBMITTED TO COA FOR APPROVAL

APRIL 8, 2026 -- ARCHITECTURAL REVIEW COMMITTEE MTG

APRIL 20, 2026 -- 1010 E CESAR CHAVEZ MCR COMMENTS RECEIVED *(18 DAY TOTAL REVIEW @ COA)*

MAY 5, 2026 -- SPE APPROVED BY COA *(21 DAY TOTAL REVIEW @ COA)*

MAY 7, 2026 -- 1010 E CESAR CHAVEZ BUILDING PERMIT RESUBMISSION (REVIEW IS ONGOING)

MAY 8, 2026 -- 104 MEDINA ST. BUILDING PERMIT SUBMITTED TO COA

MAY 21, 2026 -- 104 MEDINA ST BUILDING PERMIT APPROVED

JUNE 5, 2026 -- 1010 E CESAR CHAVEZ ST BUILDING PERMIT APPROVED

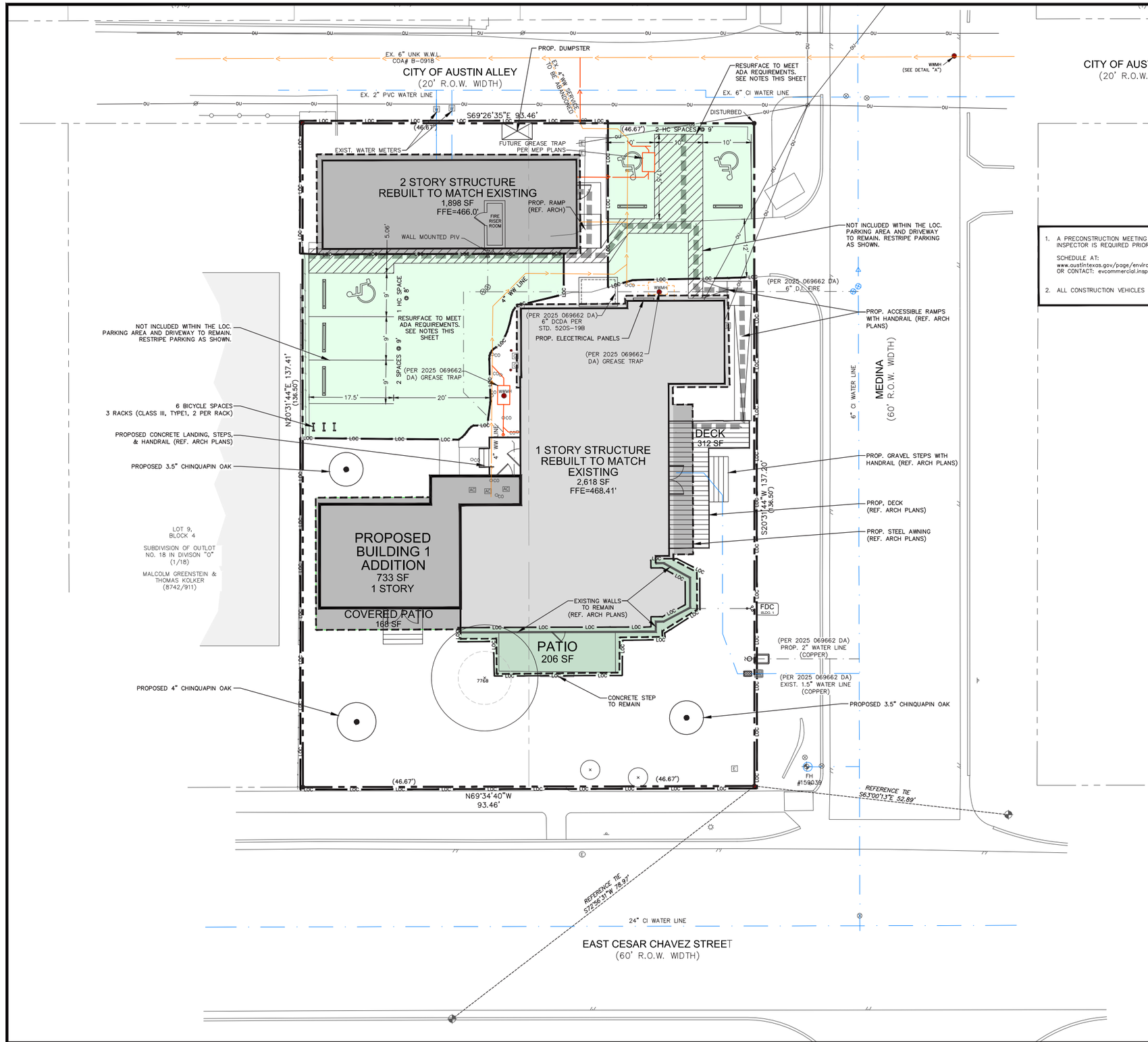
MAY 27, 2026 -- SITE MOBILIZATION RESUMED *(SURVEY CONTROL POINTS & INITIAL FOUNDATION LAY-OUT ARE COMPLETE)*

JUNE 2026 -- GRADING & FOUNDATION PREP, SECURE EXISTING STRUCTURE FOR WORK

JULY 2026 -- GRADING & FOUNDATION PREP, SECURE EXISTING STRUCTURE FOR WORK

OCT 02, 2026 -- SITE PLAN EXEMPTION APPROVED (CHANGE REQUIRED PER AE)

OCT 16, 2026 -- 104 MEDINA ST PERMIT PLAN REVISION APPROVED



CITY OF AUSTIN ALLEY
(20' R.O.W. WIDTH)

1. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO SITE DISTURBANCE.

   SCHEDULE AT:
   www.austintexas.gov/page/environmental-inspections#schedule-inspection
   OR CONTACT: evcommercial.inspections@austintexas.gov

2. ALL CONSTRUCTION VEHICLES TO STAY ON EXISTING PAVEMENT.

SCALE: 1" = 10'

SCALE IN FEET

10 5 0 10

LEGEND

- PROPERTY LINE
- LOC — LIMITS OF CONSTRUCTION
- ACCESSIBLE ROUTE
- EXISTING WATER
- EXISTING WASTEWATER
- PROPOSED WASTEWATER
- DUMPSTER
- W — EXISTING WATER METER
- LOC / LOC — EXCLUDED FROM LOC

ACCESSIBILITY NOTES

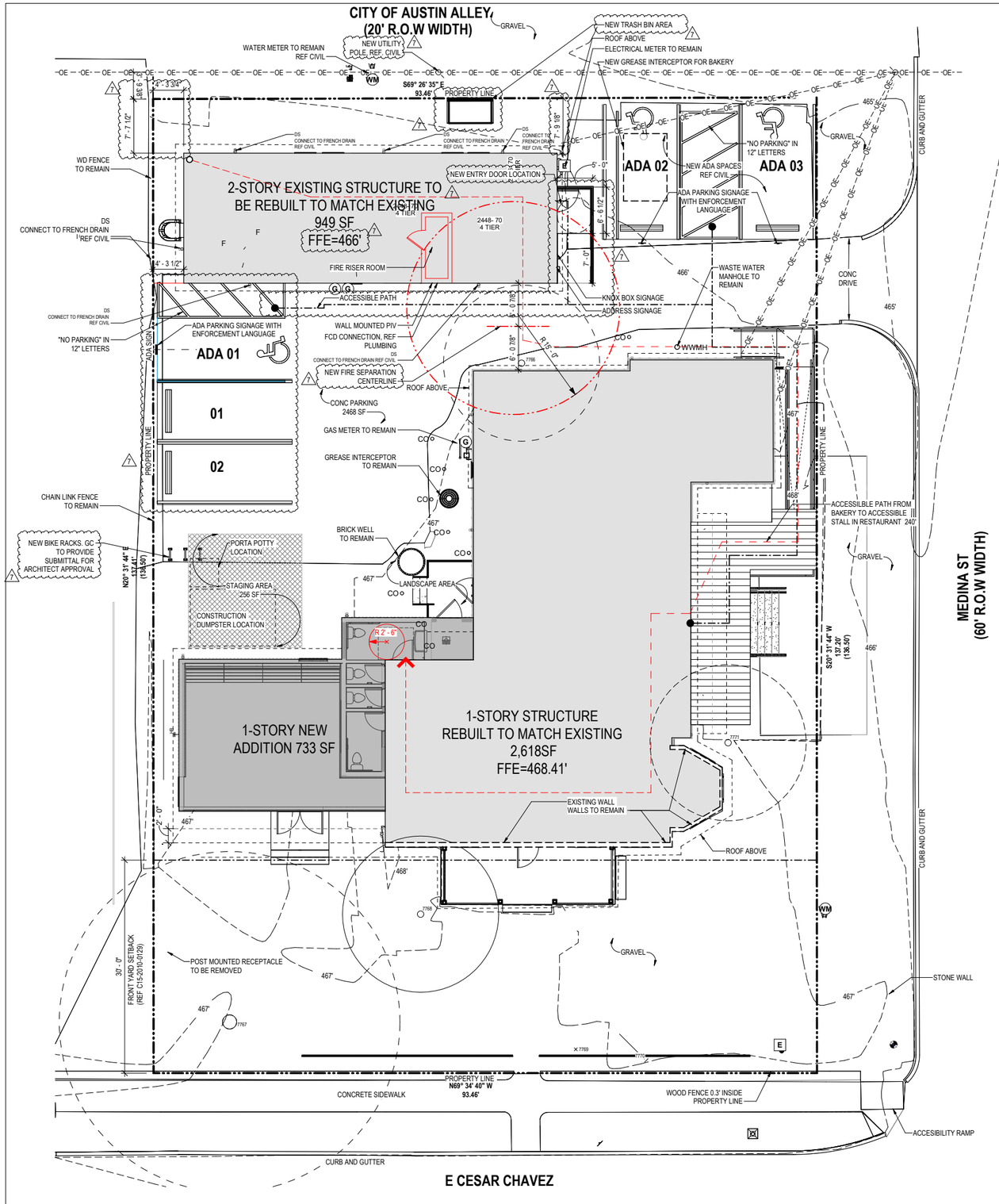
1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
2. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
3. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT.
4. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20.
5. DETECTABLE WARNINGS FOR CURB RAMPS SHALL FOLLOW TDLR TECHNICAL MEMORANDUM TM 08-01 AND HAVE TEXTURES CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN., A HEIGHT OF NOMINCAL 0.2 IN. AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 IN. AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK, OR DARK ON LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
6. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH SLOPE NOT EXCEEDING 1:50.
7. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE BUILDING ENTRANCE. IN FACILITIES WITH MULTIPLE ACCESSIBLE BUILDING ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES MUST BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES.
8. 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. SEE SIGN DETAIL ON CONSTRUCTION DETAILS SHEET.
9. AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE MUST BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS MUST INDICATE THE DIRECTION TO AN ACCESSIBLE BUILDING ENTRANCE.
10. THE CONTRACTOR SHALL VERIFY ALL GRADES CONCERNING ACCESSIBLE ROUTES AND WALKWAYS PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL CONTACT THE ENGINEER 48 HOURS PRIOR TO CONCRETE PLACEMENT ON ALL ACCESSIBLE ROUTES AND WALKWAYS IN ORDER TO VERIFY FORM PLACEMENT, SLOPES AND GRADES.
11. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

SITE CALCS

SITE AREA	0.295	ACRES =	12,833	S.F.	
LIMITS OF CONSTRUCTION	0.228	ACRES =	9,915	S.F.	
IMPERVIOUS COVER SUMMARY					
ALLOWABLE IMPERVIOUS COVER					
ZONING (CS-MU-CO-NP)	0.280	ACRES =	12,191	S.F.	95.0%
EXISTING IMPERVIOUS COVER					
BUILDINGS			3,636	S.F.	
PARKING, DRIVES & WALKS			5,220	S.F.	
			8,856	S.F.	69.0%
PROPOSED IMPERVIOUS COVER					
BUILDINGS			5,014	S.F.	
DECK	260.00	@ 50%	130	S.F.	
PARKING, DRIVES & WALKS			2,964	S.F.	
			8,108	S.F.	63.2%
USE:					
FOOD PREPARATION (BAKERY)	BLDG 2		1,898	S.F.	
RESTAURANT	BLDG 1		2,618	S.F.	
RESTAURANT	BLDG ADDITION		733	S.F.	
RESTAURANT	PATIO + DECK		312	S.F.	
			5,561	S.F.	
BUILDING SUMMARY	ALLOW.				
BUILDING SIZE (G.F.A. IN SF) =			5,249	S.F.	
BUILDING COVERAGE (SF) =	95%		5,014	S.F.	39.1%
BUILDING F.A.R. =	2:01		0.41	:1	
	BLDG1	ADDITION	BLDG2		
BUILDING HEIGHT (FT)	15	15	30	FT.	
BUILDING STORIES	1	1	2		
FINISHED FLOOR ELEVATION	468.41	468.41	466.50	FT.	
FOUNDATION TYPE	P&B	SOG	P&B		
PARKING SUMMARY					
PER APPENDIX A		RATIO			
RESTAURANT		1/75	49	SPACES	
FOOD PREPARATION		1/275	7	SPACES	
			56	SPACES	
REQUIRED HANDICAP PARKING			3	SPACES	
PROVIDED PARKING					
STANDARD SPACES			2		
HANDICAP SPACES			3		
			5	SPACES	
BICYCLE SPACES - TYPE III					
REQUIRED @ 10% OR 5 MIN.			6	SPACES	
PROVIDED (CLASS III, TYPE I)			6	SPACES	

URTH CAFFE - 1010 E. CESAR CHAVEZ
SITE PLAN EXEMPTION
SITE PLAN

Thrower Design
P.O. BOX 41957 • AUSTIN, TEXAS 78704 • (512) 476-4456
LAND PLANNERS



1 PLOT PLAN

1/8" = 1'-0"

North

PLAN LEGEND

- STAGING AREA
- CONCRETE PAVED AREA
- EXISTING BUILDING FOOTPRINT TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW BUILDING FOOTPRINT
- OVERHEAD STRUCTURE
- FENCE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- POWER LINE POLE
- FIRE HYDRANT

SYMBOLS LEGEND

- E — EXISTING ELECTRICAL METER
- E — NEW/RELOCATED ELECTRICAL METER
- WM — EXISTING WATER METER
- WV — EXISTING WATER VALVE
- G — NEW/RELOCATED GAS METER LOCATION, REROUTE EXISTING GAS LINE TO NEW METER LOCATION
- CO — WASTEWATER CLEANOUT
- WWMH — WASTEWATER MANHOLE

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. EXPLICIT DIMENSION SHALL HAVE PRECEDENCE OVER SCALE. THESE DOCUMENTS HAVE BEEN FORMATTED TO BE PRINTED ON 24 " X 36" SHEET SIZES, DRAWINGS PRINTED AT OTHER SIZES ARE NOT NECESSARILY TO SCALE.
2. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ALL OTHER EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
3. CONTRACTOR TO NOTIFY THE ARCHITECT IN WRITING IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS. IF IN THE COURSE OF CONSTRUCTION, A STRUCTURAL ISSUE EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO FOLLOW THIS PROCEDURE, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THERE FROM.
4. ANY DAMAGE TO EXISTING AND OR NEW WORK IN PLACE BY THE CONTRACTOR `S OR SUBCONTRACTOR`S NEGLIGENCE SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. ALL NOTES ARE APPLICABLE TO ALL TRADES AND RESPECTIVE CONTRACTORS. ALL NOTES TO BE REVIEWED AND APPLIED TO RELATED BUILDING COMPONENTS. ALL SHEETS ARE TO BE REVIEWED AND ALL APPLICABLE NOTES TO BE APPLIED.

GENERAL SITE PLAN NOTES:

1. REFERENCE SITE SURVEY FOR ADDITIONAL INFORMATION NOT SHOWN ON SITE PLAN .
2. ARCHITECTURAL SITE PLAN FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, LANDSCAPE / HARDSCAPE DRAWINGS FOR ALL DRIVEWAY, SITE WALLS, PLANTERS, PATHS, WATER FEATURES, ETC. AND ADDITIONAL SITE DESIGN REQUIREMENTS AND ADDITIONAL INFORMATION.
3. REFERENCE TREE PROTECTION PLAN FOR EXISTING TREES TO REMAIN AND PROTECTION REQUIREMENTS.
4. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5.2%). PROHIBITED DRAWINGS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 1/4 INCH PER FOOT (2%) AWAY FROM THE BUILDING.
5. SURVEYOR SHALL LOCATE ALL BUILDINGS & ORIENTATIONS OF BUILDING BASED ON ARCHITECT'S DIGITAL FILE.

TOTAL PROPOSED AREA

NAME	AREA	(25-2 f) DEDUCTION	CALCULATED AREA	Comments
BUILDING 1				
EXIST MAIN BUILDING- ASSEMBLY CONDITIONED AREA	848 SF	0 SF	848 SF	BUILDING 1
EXIST MAIN BUILDING- BOH CONDITIONED AREA	1,770 SF	0 SF	1,770 SF	BUILDING 1
EXIST PORCH- UNCONDITIONED AREA	206 SF			BUILDING 1
PROPOSED ADDITION- CONDITIONED AREA	733 SF	0 SF	733 SF	BUILDING 1
PROPOSED ADDITION- UNCONDITIONED COVERED AREA	144 SF			BUILDING 1
PROPOSED ADDITION- UNCONDITIONED DECK AREA	302 SF			BUILDING 1
BUILDING 2				
EXIST BLDG 2- LVL 1 CONDITIONED AREA	949 SF	0 SF	949 SF	BUILDING 2
EXIST BLDG 2- LVL 2 CONDITIONED AREA	949 SF	0 SF	949 SF	BUILDING 2
SITE				
LANDSCAPE AREA	2,647 SF			SITE
OUTDOOR SEATING AREA	500 SF			SITE
	9,047 SF		5,249 SF	

GROSS FLOOR AREA

NAME	AREA	(25-2 f) DEDUCTION	CALCULATED AREA
BUILDING 1			
EXIST MAIN BUILDING- ASSEMBLY CONDITIONED AREA	848 SF	0 SF	848 SF
EXIST MAIN BUILDING- BOH CONDITIONED AREA	1,770 SF	0 SF	1,770 SF
PROPOSED ADDITION- CONDITIONED AREA	733 SF	0 SF	733 SF
BUILDING 2			
EXIST BLDG 2- LVL 1 CONDITIONED AREA	949 SF	0 SF	949 SF
EXIST BLDG 2- LVL 2 CONDITIONED AREA	949 SF	0 SF	949 SF
	5,249 SF		5,249 SF

CALCULATED FAR

	ALLOWABLE		PROPOSED	
PROPERTY AREA	FLOOR AREA	FAR	FLOOR AREA	FAR
12,833 SF	25,666 SF	200.0%	5,210 SF	40.6%

IMPERVIOUS COVER

NAME	AREA	IMPERVIOUS FACTOR	IMPERVIOUS AREA
BUILDING 1			
* PROPOSED ADDITION UNCONDITIONED AREA BELOW SOLID AWNING	86 SF	100%	86 SF
* PROPOSED ADDITION- CONDITIONED AREA*	733 SF	100%	733 SF
* PROPOSED ADDITION- UNCONDITIONED DECK AREA OUTSIDE OF SOLID AWNING	226 SF	50%	113 SF
* UNCONDITIONED COVERED AREA > 2'	70 SF	100%	70 SF
EXIST MAIN BUILDING- ASSEMBLY CONDITIONED AREA	848 SF	100%	848 SF
EXIST MAIN BUILDING- BOH CONDITIONED AREA	1,770 SF	100%	1,770 SF
EXIST PORCH- UNCONDITIONED AREA	206 SF	100%	206 SF
	3,939 SF		3,826 SF
BUILDING 2			
EXIST BLDG 2- LVL 1 CONDITIONED AREA	949 SF	100%	949 SF
	949 SF		949 SF
SITE			
EXISTING PARKING LOT	2,468 SF	100%	2,468 SF
	2,468 SF		2,468 SF
TOTAL IMPERVIOUS COVER	7,356 SF		7,242 SF

NOTE: AREAS NOTED WITH AN ASTERISK (*) DENOTE AREAS THAT INCREASE THE EXISTING IMPERVIOUS COVERAGE ON SITE

IMPERVIOUS COVER PERCENTAGE

	ALLOWABLE		PROPOSED	
AREA, PROPERTY	AREA	IMP %	AREA	IMP %
12,833 SF	12,191 SF	95%	7,229 SF	56.33%

mf
MATT FAJKUS ARCHITECTURE, LLC
708 COLORADO STREET
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TEL: 512.432.5137
www.mfarchitecture.com

PROJECT TITLE

URTH CAFFE BAKERY

104 MEDINA ST., AUSTIN, TX 78702

SEAL

REGISTERED ARCHITECT MATTHEW L. FAJKUS 20652 STATE OF TEXAS

10/05/2026

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SHEET PRINT DATE: 10/05/2026

REVISIONS

Date	Description
10/05/2026	**REVISION 7**
05/08/2026	**REVISION 6**
04/02/2026	**REVISION 5**
03/02/2026	**REVISION 4**
05/29/2025	**REVISION 1**

PROJECT NUMBER:
24023

CURRENT PHASE:
IFC

DRAWING TITLE:
PLAN, PLOT

SHEET INFORMATION

BUILDING APPROVAL

This stamp serves as a means of building approval and does not include other disciplines.

Austin Approved

A0.21

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GENERAL NOTES:

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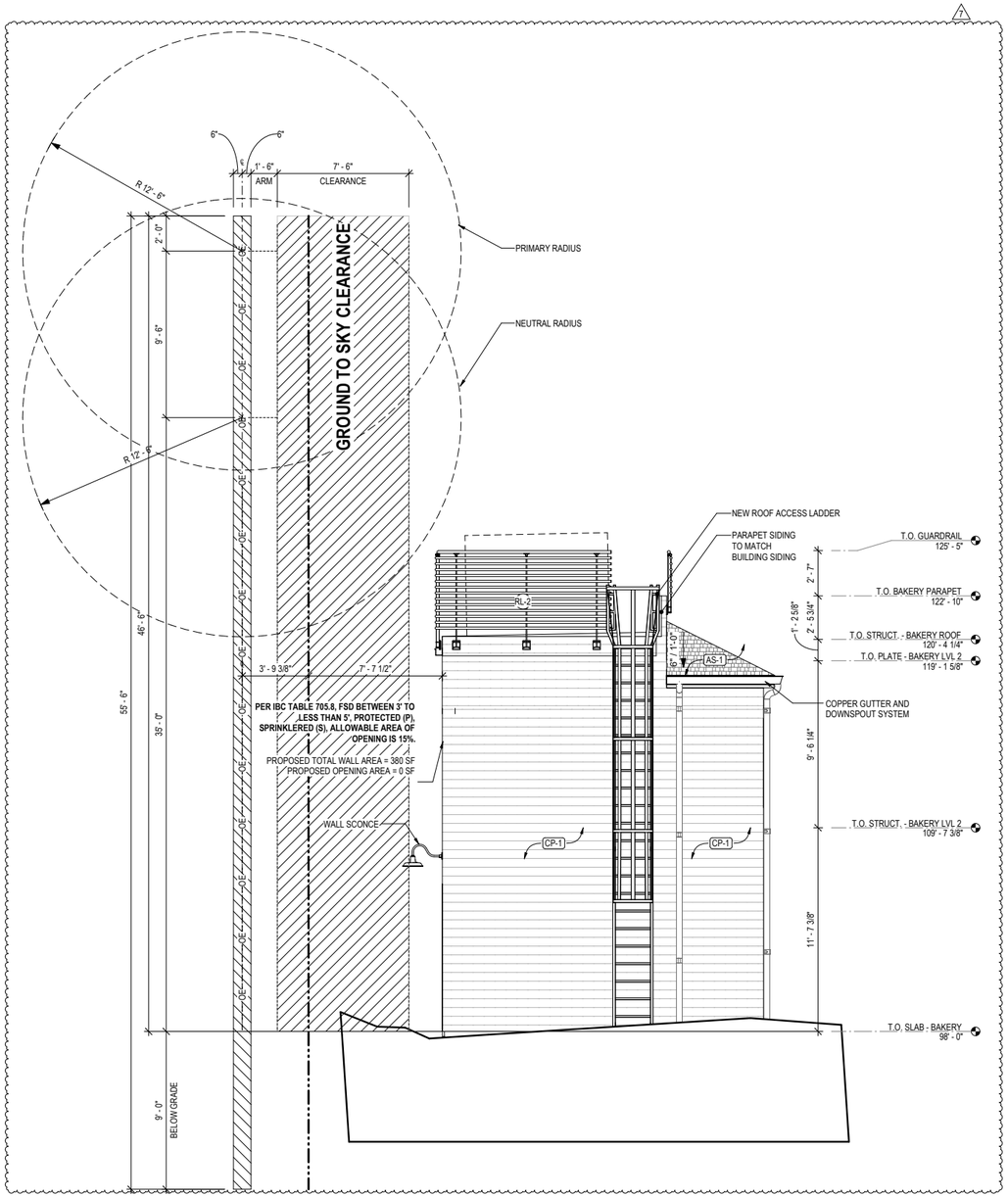
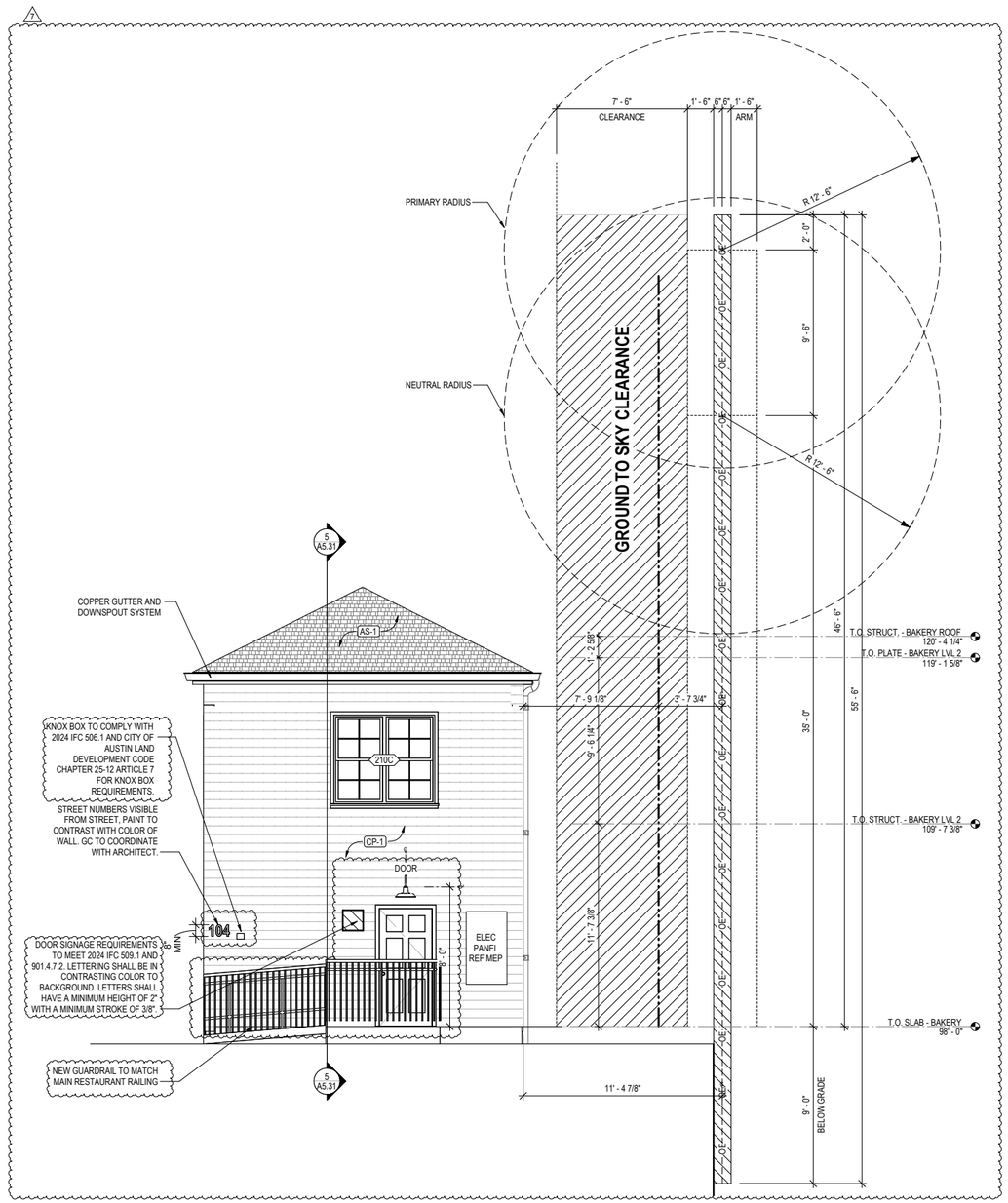


2 WEST ELEVATION - BAKERY

1/4" = 1'-0"



1 EAST ELEVATION - BAKERY

1/4" = 1'-0"

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AUSTIN, TX 78701
TEL: 512.432.5137

www.mfarchitecture.com

PROJECT TITLE

URTH CAFFE BAKERY

104 MEDINA ST., AUSTIN, TX 78702

SEAL

REGISTERED ARCHITECT MATTHEW L. FAJKUS 20652 STATE OF TEXAS

10/05/2026

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SHEET PRINT DATE: 10/05/2026

REVISIONS

Date	Description
10/05/2026	REVISION 7
03/02/2026	REVISION 4
07/23/2025	REVISION 2
05/29/2025	REVISION 1

SHEET INFORMATION

PROJECT NUMBER:
24023

CURRENT PHASE:
IFC

DRAWING TITLE:
ELEVATIONS, EXTERIOR - BAKERY

BUILDING APPROVAL
This stamp serves as a means of building approval and does not include other disciplines.

Austin
Approved
Date: 10/05/2026

A2.11

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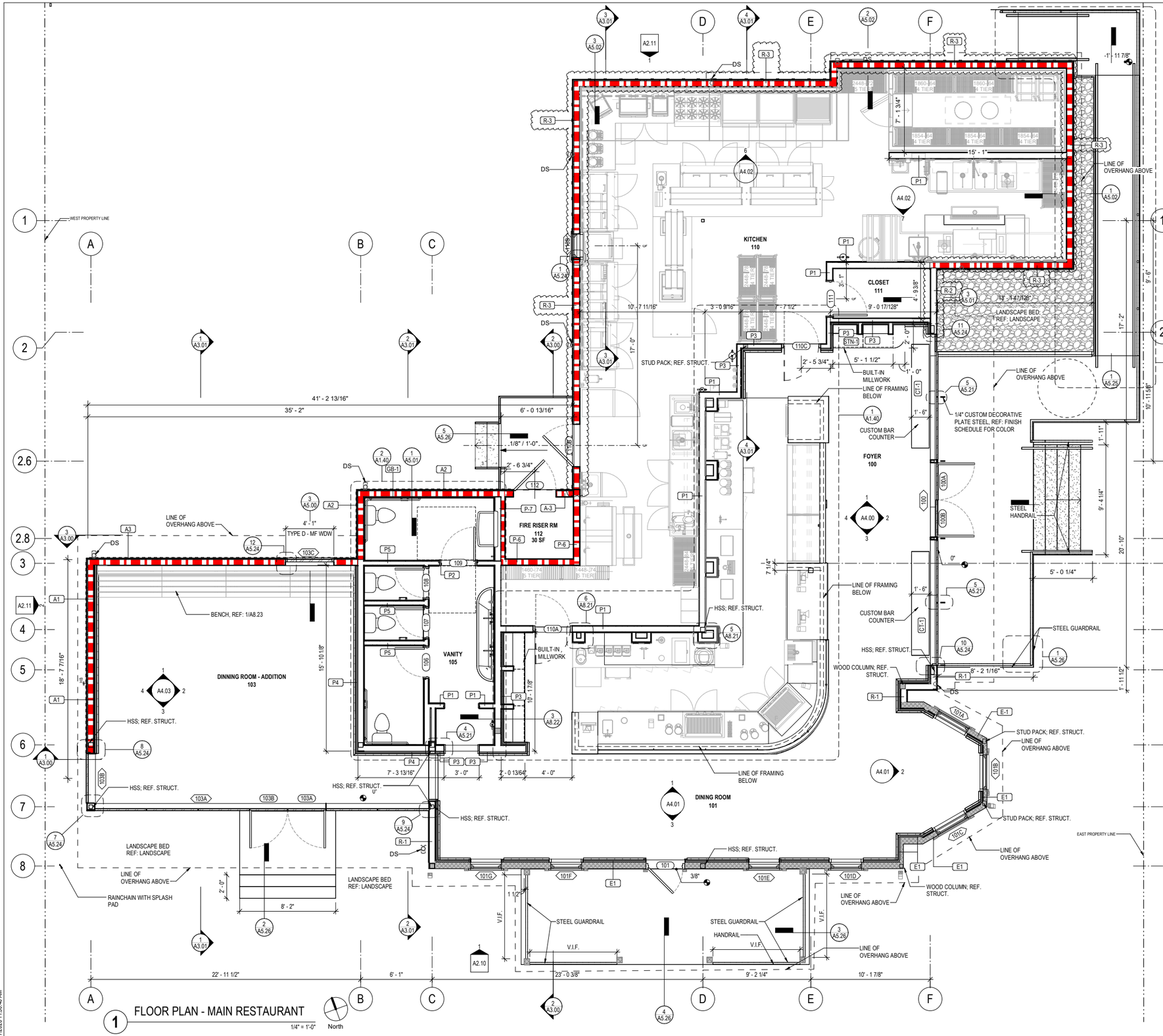
Printed: 10/5/2026 2:03:56 PM



1 FLOOR PLAN - MAIN RESTAURANT
1/4" = 1'-0"

North

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GENERAL PLAN NOTES:
1. ALL DIMENSIONS ARE FROM FACE OF FRAMING UNLESS NOTED OTHERWISE.
2. ALL FIXTURE DIMENSIONS ARE TO CENTERLINE OF FIXTURE UNLESS NOTED OTHERWISE.
3. ALL FLOOR ELEVATIONS ARE TOP OF FINISH FLOOR UNLESS NOTED OTHERWISE.
4. ALL OPENINGS THROUGH FLOOR SLABS AND WALLS SHALL BE SEALED OFF WITH APPROVED SEALANT SYSTEM.
5. MECHANICAL EQUIPMENT IS SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO MECH DWGS FOR DESIGN AND SPECIFICATIONS.
6. ALL WINDOW OPENINGS TO BE PREPPED TO RECEIVE WINDOW TREATMENTS, HARDWARE, AND SUPPORT.
7. EQUIPMENT SHWON FOR SPACE PLANNING/COORDINATION, REFERENCE KITCHEN CONSULTANT FOR SPECIFICATIONS.
8. KITCHEN EQUIPMENT IS SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO KITCHEN CONSULTANT DRAWINGS FOR DESIGN AND SPECIFICATIONS.

GENERAL PLUMBING NOTES:
1. ALL PLUMBING WORK SHALL CONFORM TO LOCAL AND COUNTY HEALTH DEPARTMENT REQUIREMENTS.
2. FIELD VERIFY FINAL LOCATIONS OF ROUGH-IN WITH ARCHITECT PRIOR TO INSTALLATION.
3. REFERENCE PLUMBING FIXTURE SCHEDULE FOR COMPLETE INFORMATION.

FLOOR PLAN LEGEND

- CORE WALL CUT
- CORE WALL CUT W/ SOUND INSULATION
- EXIST WALL TO REMAIN
- LANDSCAPE BED

BUILDING APPROVAL
This stamp serves as a means of building approval and does not include other disciplines.

Austin
Approved
Date: 06/16/2026

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PROJECT TITLE
URTH CAFFE
1010 E. CESAR CHAVEZ ST

SEAL
REGISTERED ARCHITECT · MATTHEW L. FAJKUS · 20652 · STATE OF TEXAS
05/07/2026

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SHEET PRINT DATE: 05/07/2026

REVISIONS

Date	Description
05/07/2026	REVISION 6
03/25/2026	REVISION 5
03/02/2026	REVISION 4
10/21/2025	REVISION 2
07/24/2025	REVISION 1

PROJECT NUMBER:
24023
CURRENT PHASE:
IFC

SHEET INFORMATION
DRAWING TITLE:
PLAN, FLOOR - LVL 1 RESTAURANT

A1.10

*mf*architecture

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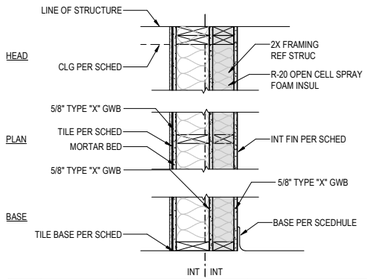
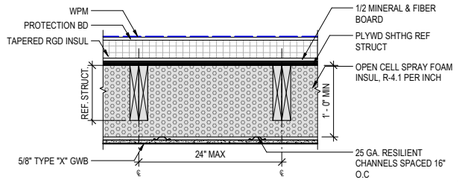


TYPE	STUD WIDTH (ACTUAL)	FIRE RATING	UL	COMMENTS
P7	5-1/2"	1- HOUR	UL U305	BASIS OF DESIGN IS A STANDARD U305. FIRE RATED ASSEMBLY SHADED. EXTERIOR AND INTERIOR FINISH MATERIALS ADDED TO BASE ASSEMBLY.

13 WALL TYPE - P7

1" = 1'-0"

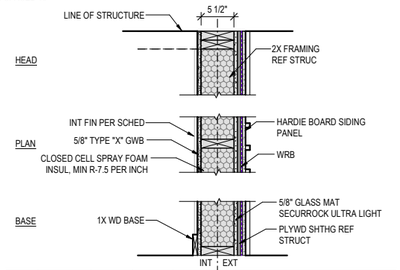


FRAMING DEPTH (ACTUAL)	FIRE RATING	UL	REQ. MIN R VALUE*	COMMENTS
12" MIN	1- HOUR	UL L521	R38	BASIS OF DESIGN IS A STANDARD L521. FIRE RATED ASSEMBLY SHADED.

* PER TABLE C402.1.3 2021 IECC

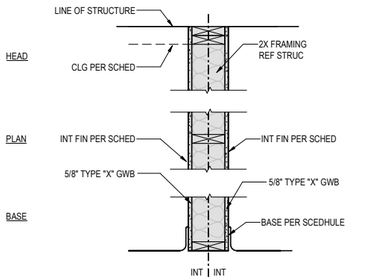
15 UL L521- 1 HR RATED FLOOR ASSEMBLY

1" = 1'-0"



TYPE	STUD WIDTH (ACTUAL)	FIRE RATING	UL	REQ. MIN R VALUE*	COMMENTS
A3	5-1/2"	1- HOUR	UL U305	R20	BASIS OF DESIGN IS A STANDARD U305. FIRE RATED ASSEMBLY SHADED. EXTERIOR AND INTERIOR FINISH MATERIALS ADDED TO BASE ASSEMBLY.

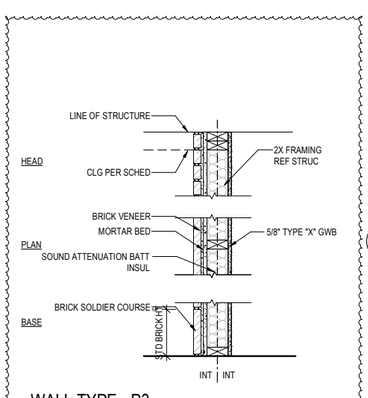
* PER TABLE C402.1.3 2021 IECC



TYPE	STUD WIDTH (ACTUAL)	FIRE RATING	UL	COMMENTS
P6	5-1/2"	1- HOUR	UL U305	BASIS OF DESIGN IS A STANDARD U305. FIRE RATED ASSEMBLY SHADED. EXTERIOR AND INTERIOR FINISH MATERIALS ADDED TO BASE ASSEMBLY.

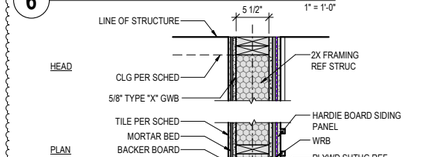
12 WALL TYPE - P6

1" = 1'-0"



9 WALL TYPE - P3

1" = 1'-0"



TYPE	STUD WIDTH (ACTUAL)	FIRE RATING	UL	REQ. MIN R VALUE*	COMMENTS
A2	5-1/2"	1- HOUR	UL U305	R20	BASIS OF DESIGN IS A STANDARD U305. FIRE RATED ASSEMBLY SHADED. EXTERIOR AND INTERIOR FINISH MATERIALS ADDED TO BASE ASSEMBLY.

* PER TABLE C402.1.3 2021 IECC

6 WALL TYPE - A3

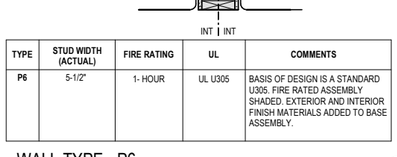
1" = 1'-0"

TYPE	STUD WIDTH (ACTUAL)	FIRE RATING	UL	REQ. MIN R VALUE*	COMMENTS
A1	5-1/2"	1- HOUR	UL U305	R20	BASIS OF DESIGN IS A STANDARD U305. FIRE RATED ASSEMBLY SHADED. EXTERIOR AND INTERIOR FINISH MATERIALS ADDED TO BASE ASSEMBLY.

* PER TABLE C402.1.3 2021 IECC

4 WALL TYPE - A1

1" = 1'-0"



11 WALL TYPE - P5

1" = 1'-0"

8 WALL TYPE - P2

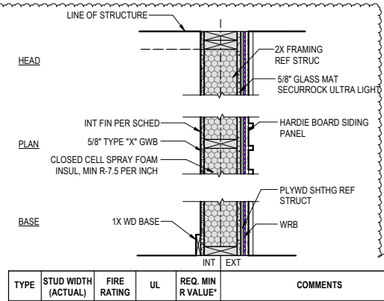
1" = 1'-0"

10 WALL TYPE - P4

1" = 1'-0"

7 WALL TYPE - P1

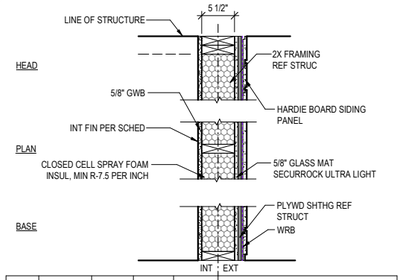
1" = 1'-0"



TYPE	STUD WIDTH (ACTUAL)	FIRE RATING	UL	REQ. MIN R VALUE*	COMMENTS
R3	5-1/2"	1- HOUR	UL U305	R20	BASIS OF DESIGN IS A STANDARD U305. FIRE RATED ASSEMBLY SHADED. EXTERIOR AND INTERIOR FINISH MATERIALS ADDED TO BASE ASSEMBLY.

14 WALL TYPE - R3

1" = 1'-0"

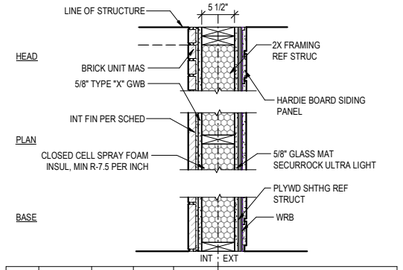


TYPE	STUD WIDTH (ACTUAL)	FIRE RATING	UL	REQ. MIN R VALUE*	COMMENTS
R2	5-1/2"	NA	NA	R20	NA

* PER TABLE C402.1.3 2021 IECC

3 WALL TYPE - R2

1" = 1'-0"

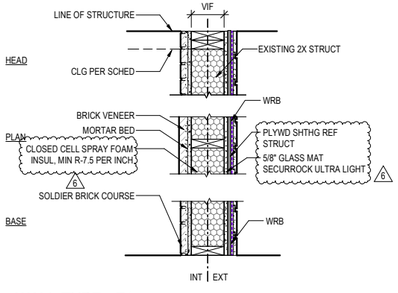


TYPE	STUD WIDTH (ACTUAL)	FIRE RATING	UL	REQ. MIN R VALUE*	COMMENTS
R1	5-1/2"	NA	NA	R20	NA

* PER TABLE C402.1.3 2021 IECC

2 WALL TYPE - R1

1" = 1'-0"



1 WALL TYPE - E1

1" = 1'-0"

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. EXPLICIT DIMENSION SHALL HAVE PRECEDENCE OVER SCALE. THESE DOCUMENTS HAVE BEEN FORMATTED TO BE PRINTED ON 24" X 36" SHEET SIZES, DRAWINGS PRINTED AT OTHER SIZES ARE NOT NECESSARILY TO SCALE.
2. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ALL OTHER EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
3. CONTRACTOR TO NOTIFY THE ARCHITECT IN WRITING IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS. IF IN THE COURSE OF CONSTRUCTION, A STRUCTURAL ISSUE EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO FOLLOW THIS PROCEDURE, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THERE FROM.
4. ANY DAMAGE TO EXISTING AND OR NEW WORK IN PLACE BY THE CONTRACTOR'S OR SUBCONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. ALL NOTES ARE APPLICABLE TO ALL TRADES AND RESPECTIVE CONTRACTORS. ALL NOTES TO BE REVIEWED AND APPLIED TO RELATED BUILDING COMPONENTS. ALL SHEETS ARE TO BE REVIEWED AND ALL APPLICABLE NOTES TO BE APPLIED.

BUILDING APPROVAL

This stamp serves as a means of building approval and does not include other disciplines.

Austin
Approved
Date 05/15/2026

mf
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AUSTIN, TX 78702
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PROJECT TITLE

URTH CAFFE

1010 E. CESAR CHAVEZ ST

SEAL

REGISTERED ARCHITECT
MATTHEW L FAJKUS
20652
STATE OF TEXAS

05/07/2026

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SHEET PRINT DATE: 05/07/2026

REVISIONS

Date	Description
05/07/2026	REVISION 6
03/25/2026	REVISION 5
03/02/2026	REVISION 4
10/21/2025	REVISION 2
07/24/2025	REVISION 1

PROJECT NUMBER:
24023

CURRENT PHASE:
IFC

SHEET INFORMATION

DRAWING TITLE:
ASSEMBLIES, WALL- NEW

A6.00

mfarchitecture

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CESAR CHAVEZ ELEVATION RENDER

CESAR CHAVEZ ELEVATION RENDER

MEDINA ST ELEVATION RENDER

PARKING LOT BACK RENDER

CORNER OF CESAR CHAVEZ & MEDINA ST ELEVATION RENDER