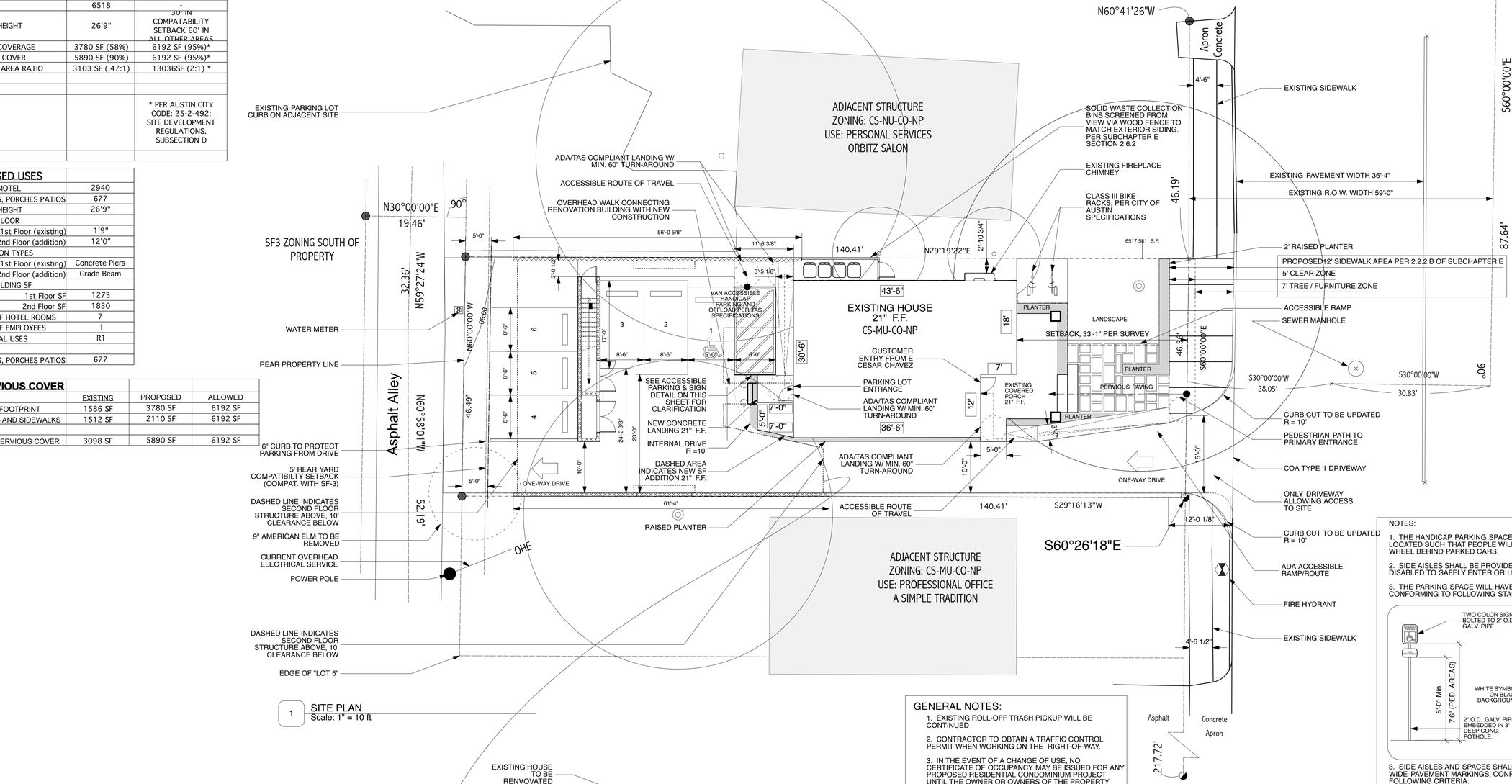
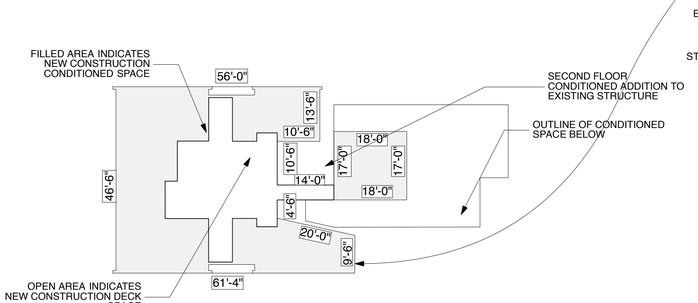
EASTSIDE INN		
CS-MU-CO-NP ZONING COMPLIANCE		
	PROPOSED	ALLOWED
LOT AREA	6518	-
BUILDING HEIGHT	26'9"	30' IN COMPATABILITY SETBACK 60' IN ALL OTHER AREAS
BUILDING COVERAGE	3780 SF (58%)	6192 SF (95%)*
IMPERVIOS COVER	5890 SF (90%)	6192 SF (95%)*
FLOOR TO AREA RATIO	3103 SF (.47:1)	13036SF (2:1) *
		* PER AUSTIN CITY CODE: 25-2-492: SITE DEVELOPMENT REGULATIONS. SUBSECTION D

PROPOSED USES	
HOTEL / MOTEL	2940
DECKS, PORCHES PATIOS	677
BUILDING HEIGHT	26'9"
FINISHED FLOOR	
1st Floor (existing)	1'9"
2nd Floor (addition)	12'0"
FOUNDATION TYPES	
1st Floor (existing)	Concrete Piers
2nd Floor (addition)	Grade Beam
TOTAL BUILDING SF	
1st Floor SF	1273
2nd Floor SF	1830
NUMBER OF HOTEL ROOMS	7
NUMBER OF EMPLOYEES	1
RESIDENTIAL USES	R1
AMENITIES	
DECKS, PORCHES PATIOS	677

IMPERVIOUS COVER			
	EXISTING	PROPOSED	ALLOWED
BUILDING FOOTPRINT	1586 SF	3780 SF	6192 SF
DRIVWAYS AND SIDEWALKS	1512 SF	2110 SF	6192 SF
TOTAL IMPERVIOUS COVER	3098 SF	5890 SF	6192 SF

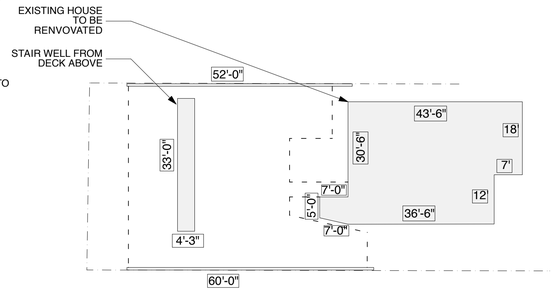


1 SITE PLAN
Scale: 1" = 10 ft



2 SECOND FLOOR EXTERIOR DIMENSIONS
Scale: 1" = 10 ft

0 10 20 30 FT



3 FIRST FLOOR EXTERIOR DIMENSIONS
Scale: 1" = 10 ft

0 10 20 30 FT

GENERAL NOTES:

1. EXISTING ROLL-OFF TRASH PICKUP WILL BE CONTINUED

2. CONTRACTOR TO OBTAIN A TRAFFIC CONTROL PERMIT WHEN WORKING ON THE RIGHT-OF-WAY.

3. IN THE EVENT OF A CHANGE OF USE, NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR ANY PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.

4. THE HANDICAP PARKING SPACE WILL BE MARKED WITH A SIGN COMPLIANT WITH TAS,4.30, AS SHOWN IN DRAWING 3 ON THIS SHEET.

5. ALL LANDSCAPED AREA ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.

6. 20% PARKING REDUCTION BASED ON 25-6-478. TABLE 9-2 FOR LOW TURN-OVER PARKING HAS BEEN USED. 15% COMPACT PARKING SPACES BASED ON 9-2 HAS BEEN UTILIZED.

7. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE 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.

8. SCREENING FOR SOLID WASTE CONTAINERS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

9. REFER TO SHEET 7 FOR LIMITS OF CONSTRUCTION

10. THIS ENTIRE PROPERTY IS LOCATED WITHIN CAPITAL VIEW CORRIDOR #10. SEE COMPATABILITY ELEVATIONS FOR HEIGHT RESTRICTIONS AND REFER TO CAPITAL CORRIDOR DETERMINATION C-17-05-0011.

11. IN THE EVENT OF A CHANGE OF USE, NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR ANY PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.

COMPATABILITY NOTES:

1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].

2.THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067].

3. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].

PARKING SUMMARY TABLE:

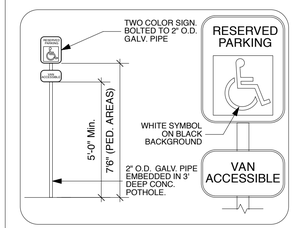
Require Parking			
	ROOMS	RATIO	
HOTEL/MOTEL		7.1.1: ROOM	7.7
20% PARKING REDUCTION			1.54
REQURIED PARKING (total minus reduction)			6.16
PROVIDED PARKING			
Parking Spaces Per 9-2			5
ACCESSIBLE SPACES			1
TOTAL PARKING PROVIDED			6

NOTES:

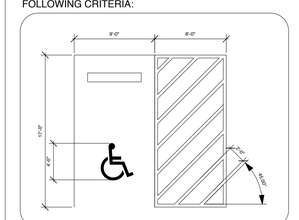
1. THE HANDICAP PARKING SPACE WILL NOT BE LOCATED SUCH THAT PEOPLE WILL BE REQUIRED TO WHEEL BEHIND PARKED CARS.

2. SIDE AISLES SHALL BE PROVIDED TO ENABLE THE DISABLED TO SAFELY ENTER OR LEAVE THE VEHICLE.

3. THE PARKING SPACE WILL HAVE A VERTICAL SIGN CONFORMING TO FOLLOWING STANDARD:



3. SIDE AISLES AND SPACES SHALL BE IDENTIFIED BY 4" WIDE PAVEMENT MARKINGS, CONFORMING TO THE FOLLOWING CRITERIA:



2 ACCESSIBLE PARKING & SIGN DETAIL
NOT TO SCALE

FOR CITY USE ONLY:

SITE PLAN APPROVAL SHEET 2 OF 15
FILE NUMBER: SP-2009-0303CS APPLICATION DATE: OCTOBER 16, 2009
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81 LDC) _____ CASE MANAGER: SARAH GRAHAM
PROJECT EXPIRATION DATE (ORD #970905-A) _____ DWPZ_____ DDZ _____

Director, Planning and Development Review
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____
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.

NO. | REVISION | DATE

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1101 EAST 6th St.
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512.374.0946 T
512.374.0736 F

1609 East Cesar Chavez

1803 East Cesar Chavez St.
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www.waterstreetengineering.com
A Texas Registered Engineering Firm F-3741

REGISTERED ARCHITECT CHRIS KRAGER 26715 STATE OF TEXAS

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WATERSTREET ENGINEERING

SITE PLAN

EAST SIDE INN
1609 EAST CESAR CHAVEZ
AUSTIN, TX 78702

SHEET
2 OF 15

SUBMITTAL 10/16/2009
SP-2009- 0303CS