

PROJECT INFORMATION

PROJECT DESCRIPTION:
INTERIOR RENOVATION OF EXISTING RESTAURANT & BAR + KITCHEN RENOVATION & PATIO RENOVATIONS + NEW STAGE & BATHROOMS

PROJECT ADDRESS:
1607 SAN JACINTO

PROJECT CONTACT:
CLAUDIA SANCHEZ
CLAUDIA@PERMIT-PARTNERS.COM

TYPE OF DEVELOPMENT:
RESTAURANT

GROUP/OCCUPANCY:
A-2

ZONING:
CS-GR-MF-4

TYPE OF CONSTRUCTION:
EXISTING: III-A
NEW: III-A

NUMBER OF STORIES:
EXISTING: 1
NEW: 2

AREA CALCULATIONS

SITE PLAN EXEMPTION REQUIREMENTS
NEW DEVELOPMENT ALLOWED: 01,000 SQ.FT.
LIMITS OF CONSTRUCTION ALLOWED: 03,000 SQ.FT.

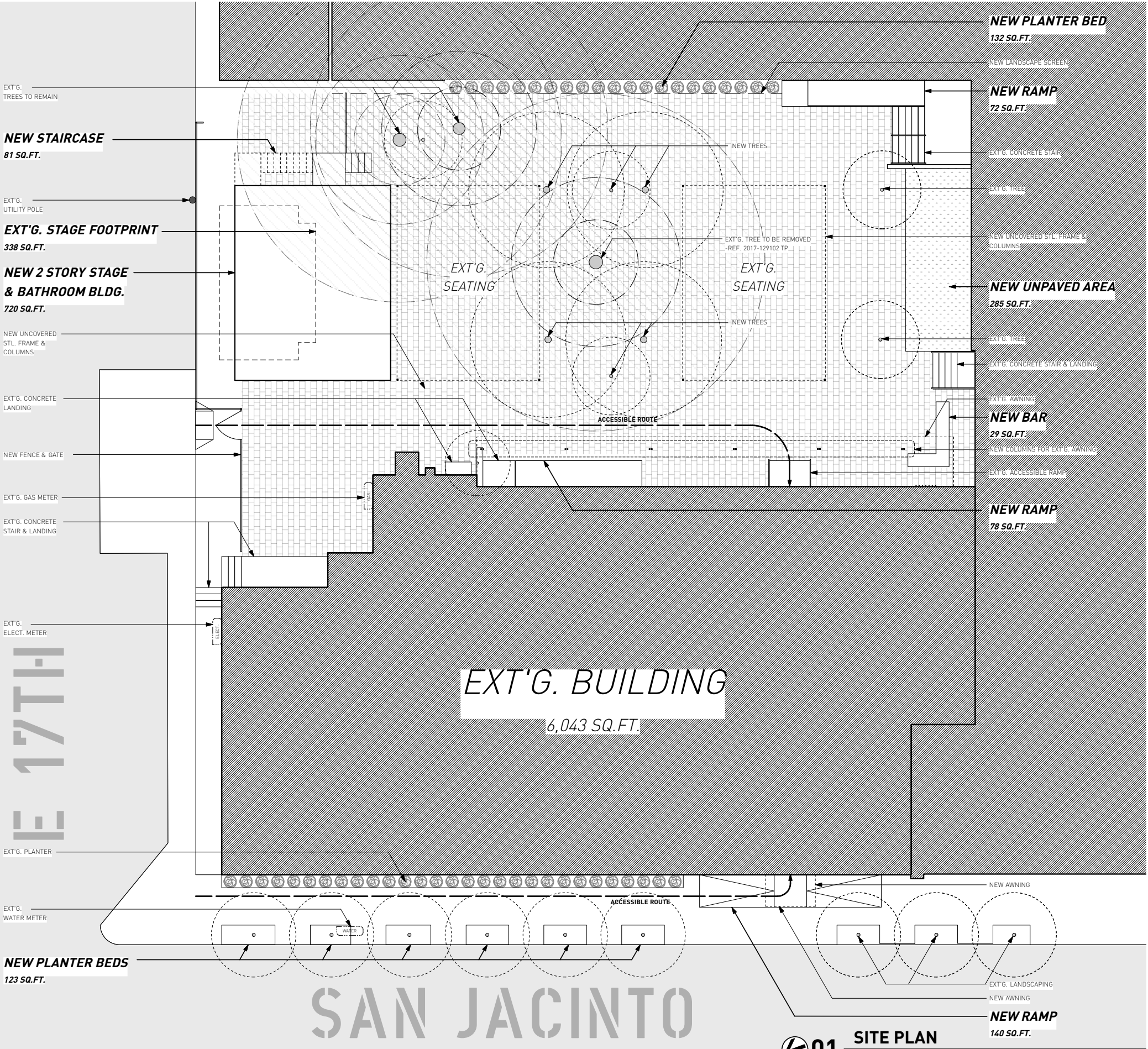
NEW DEVELOPMENT:

NEW 2 STORY STAGE & BATHROOM BLDG:	720 SQ.FT.
NEW PATIO BAR:	029 SQ.FT.
TOTAL:	749 SQ.FT.

LIMITS OF CONSTRUCTION AREAS:

NEW 2 STORY STAGE & BATHROOM BLDG:	720 SQ.FT.
NEW STAIRCASE:	081 SQ.FT.
NEW RAMP:	072 SQ.FT.
NEW RAMP:	078 SQ.FT.
NEW RAMP:	140 SQ.FT.
NEW UNPAVED AREA:	285 SQ.FT.
NEW PLANTER BED:	132 SQ.FT.
NEW PLANTER BED:	123 SQ.FT.
TOTAL:	1,631 SQ.FT.

IMP. COVER AND FAR REQUIREMENTS:
TOTAL LOT SIZE: 29,241 SQ.FT.
MAX. BUILDING COVERAGE 95%: 19,000 SQ.FT.
MAX. IMP. COVER 95%: 27,000 SQ.FT.
MAX. FLOOR AREA RATIO 2:1: 00,000 SQ.FT.



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INFO@NORTHARROWSTUDIO.COM
512.956.0644

SEAL

PROJECT

SCHOLZ
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GARDEN

1607 SAN JACINTO BLVD.
AUSTIN, TX 78701

REVISIONS

SET ISSUED

TITLE OF SHEET

SITE PLAN

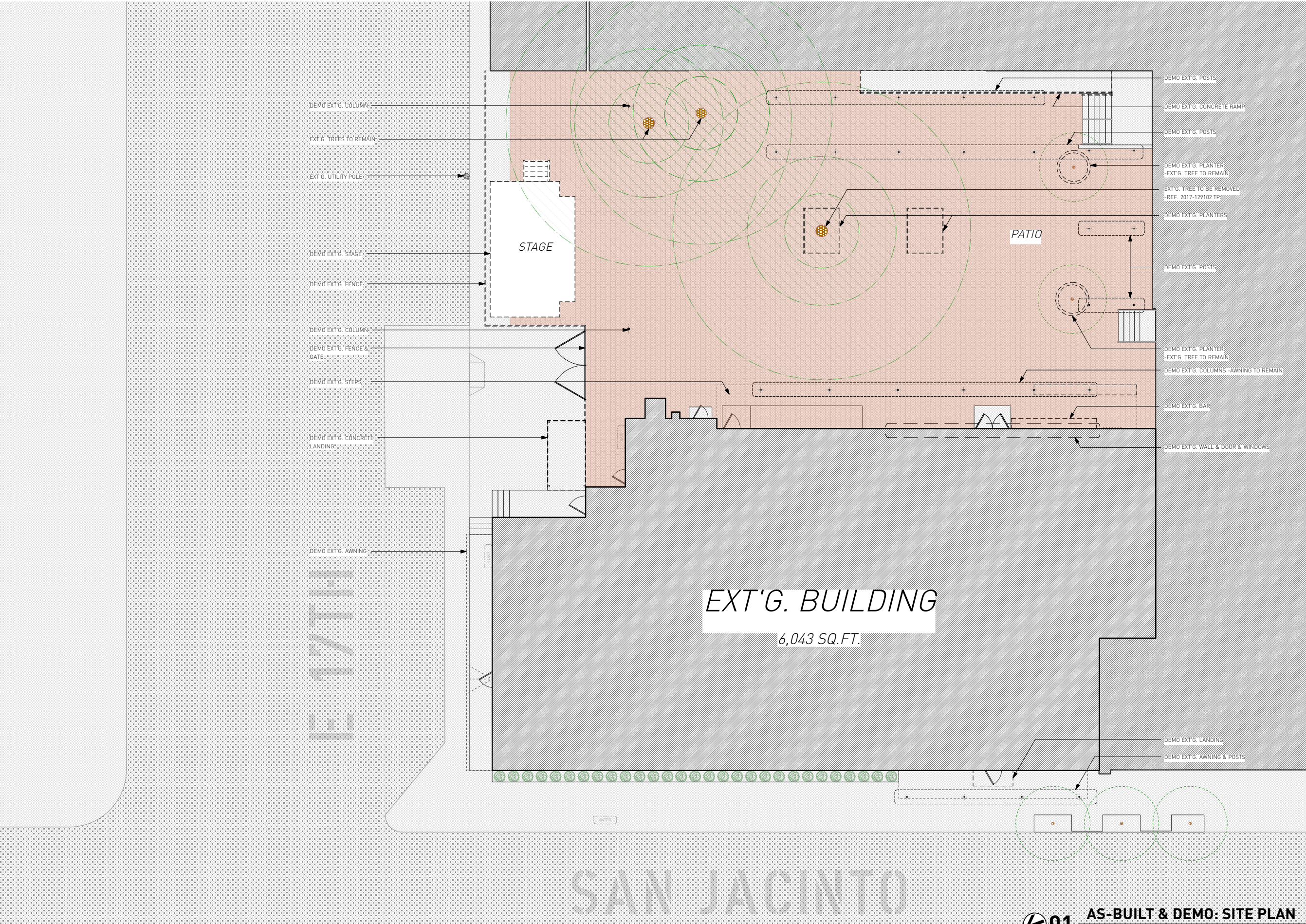
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CAUTION

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AS-BUILT &
DEMO: SITE
PLAN

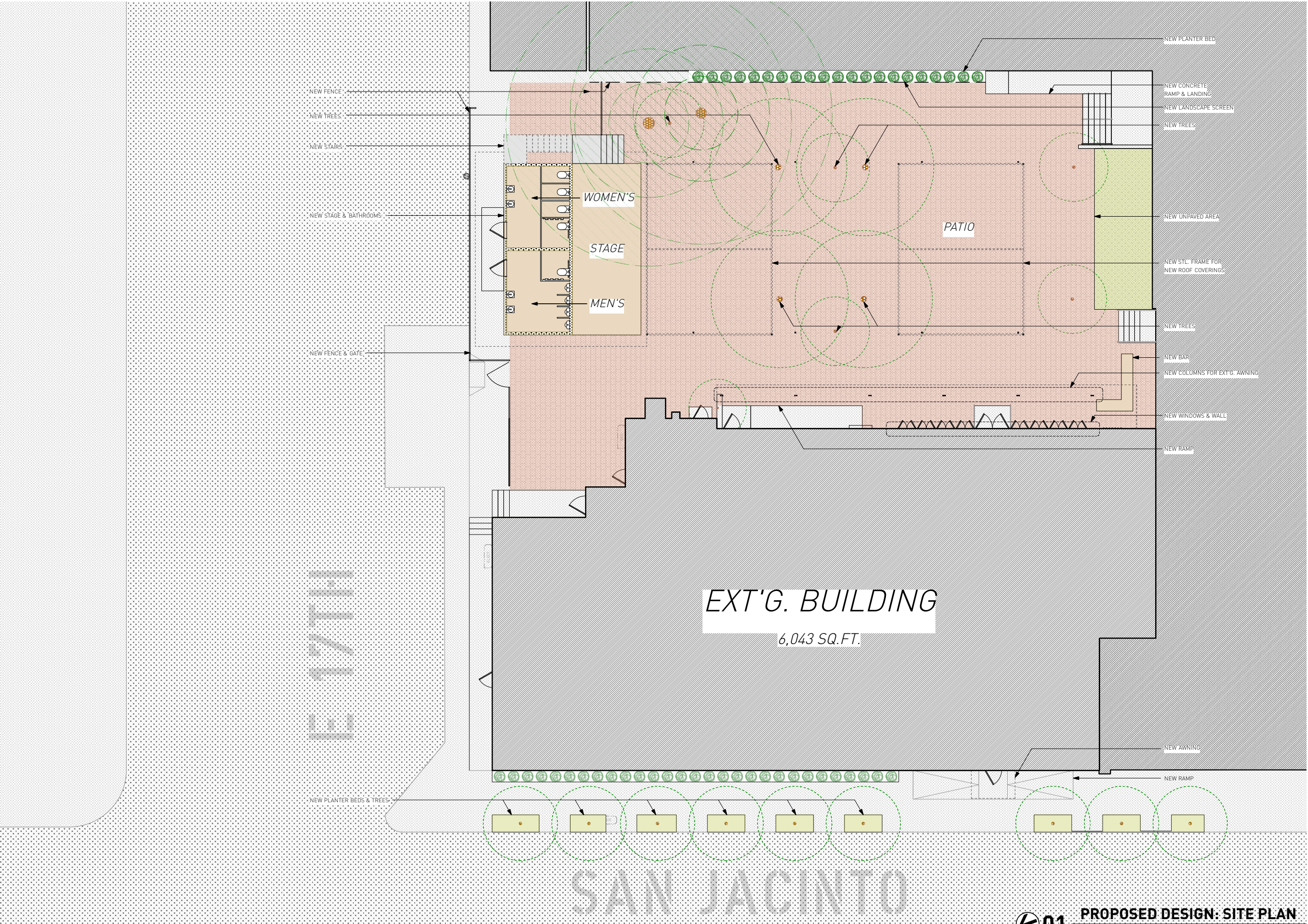
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**PROPOSED
DESIGN: SITE
PLAN**

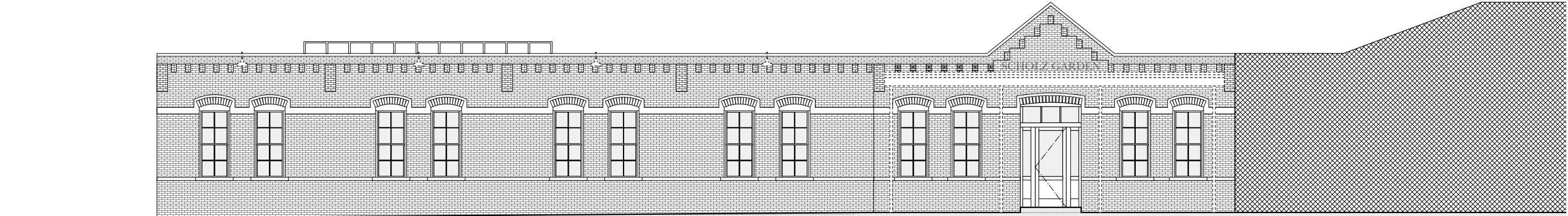
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01 WEST ELEVATION: AS-BUILT & DEMO
3/16" = 1'-0"



02 WEST ELEVATION: PROPOSED DESIGN
3/16" = 1'-0"



03 WEST ELEVATION: EXT'G. PHOTOGRAPH
3/16" = 1'-0"

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WEST
ELEVATION

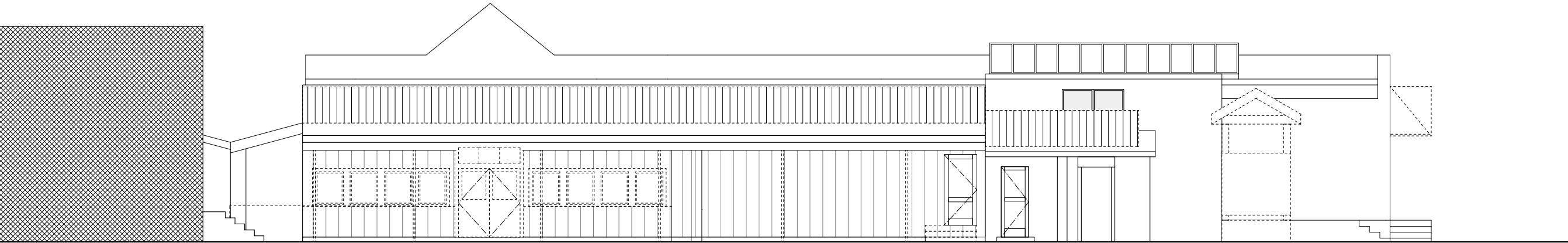
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01 EAST ELEVATION: AS-BUILT & DEMO
3/16" = 1'-0"



02 EAST ELEVATION: PROPOSED DESIGN
3/16" = 1'-0"



03 EAST ELEVATION: EXT'G. PHOTOGRAPH
3/16" = 1'-0"

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EAST
ELEVATION

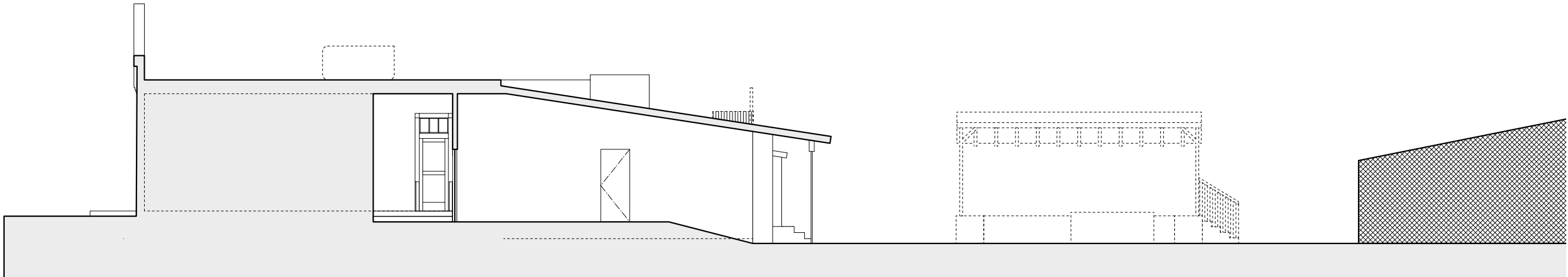
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01 SOUTH ELEVATION: AS-BUILT & DEMO
3/16" = 1'-0"



02 SOUTH ELEVATION: PROPOSED DESIGN
3/16" = 1'-0"



03 SOUTH ELEVATION: EXT'G. PHOTOGRAPH
3/16" = 1'-0"

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SOUTH
ELEVATION

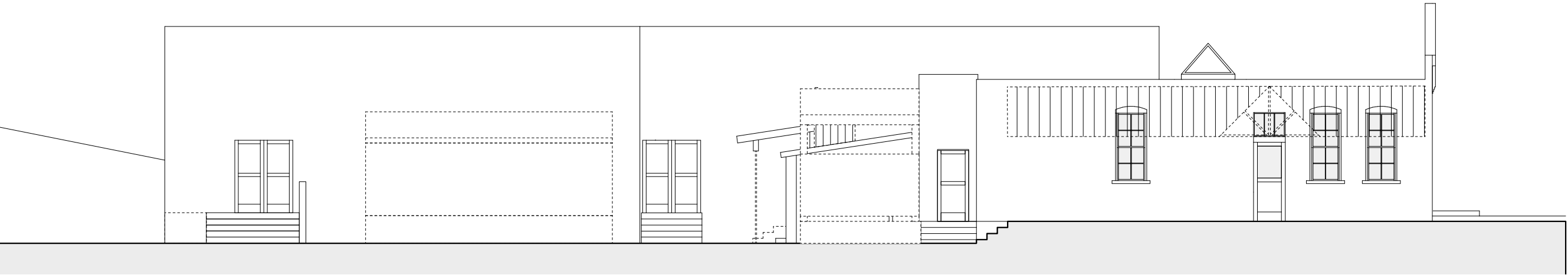
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01 NORTH ELEVATION: AS-BUILT & DEMO
3/16" = 1'-0"



02 NORTH ELEVATION: PROPOSED DESIGN
3/16" = 1'-0"



03 NORTH ELEVATION: EXT'G. PHOTOGRAPH
3/16" = 1'-0"

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NORTH
ELEVATION

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01 **SAN JACINTO ELEVATION: 1866**
3/16" = 1'-0"



02 **PATIO: EARLY 1900's**
3/16" = 1'-0"



03 **SAN JACINTO ELEVATION: 1960's**
3/16" = 1'-0"



02 **SAN JACINTO ELEVATION: 1965**
3/16" = 1'-0"



05 **SAN JACINTO ELEVATION: 1965**
3/16" = 1'-0"

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**HISTORICAL
PHOTOGRAPHS**

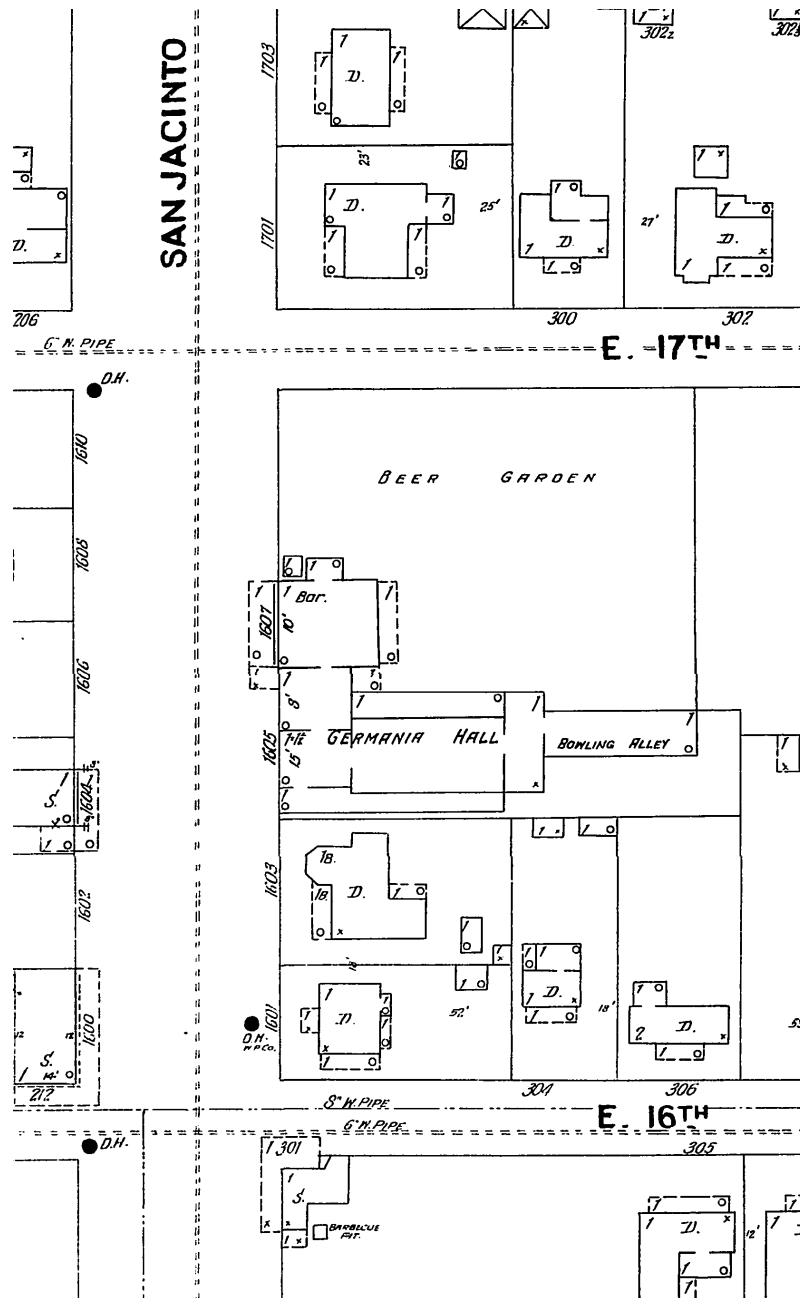
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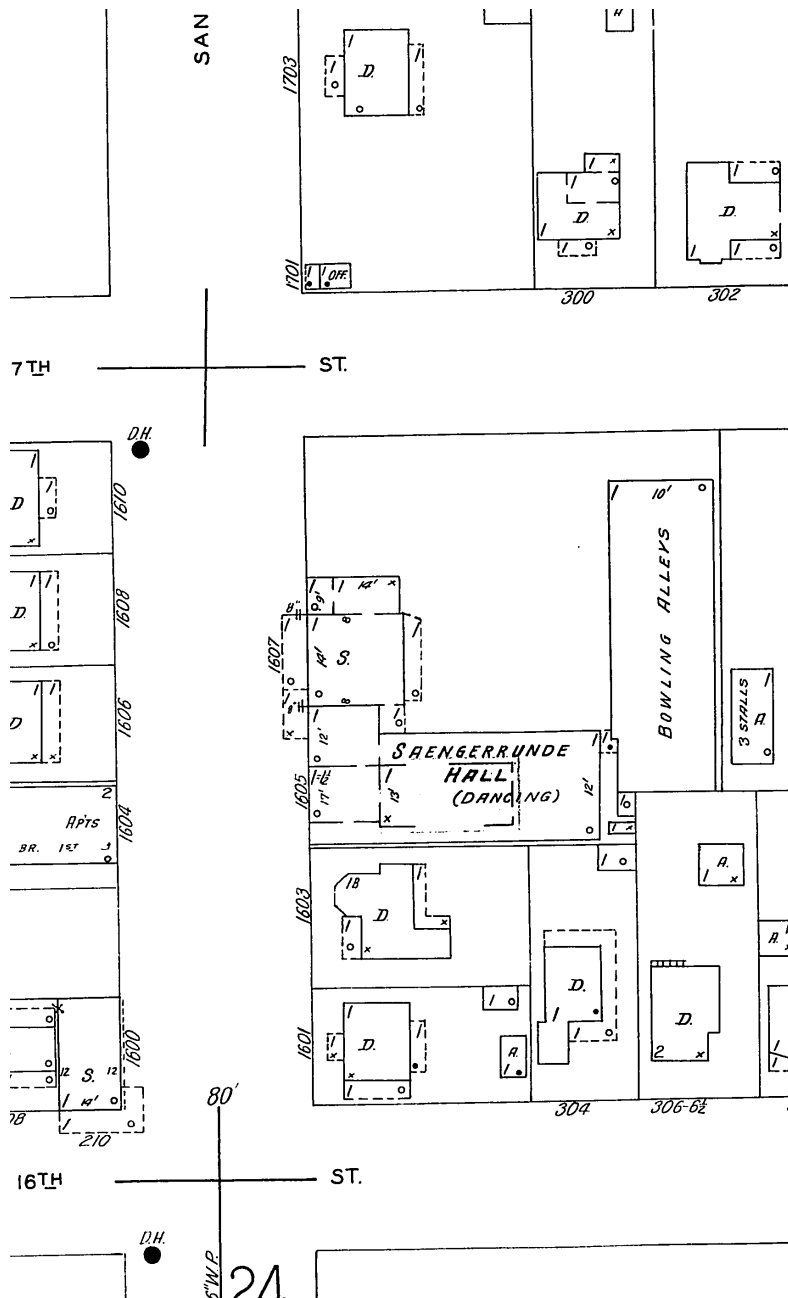
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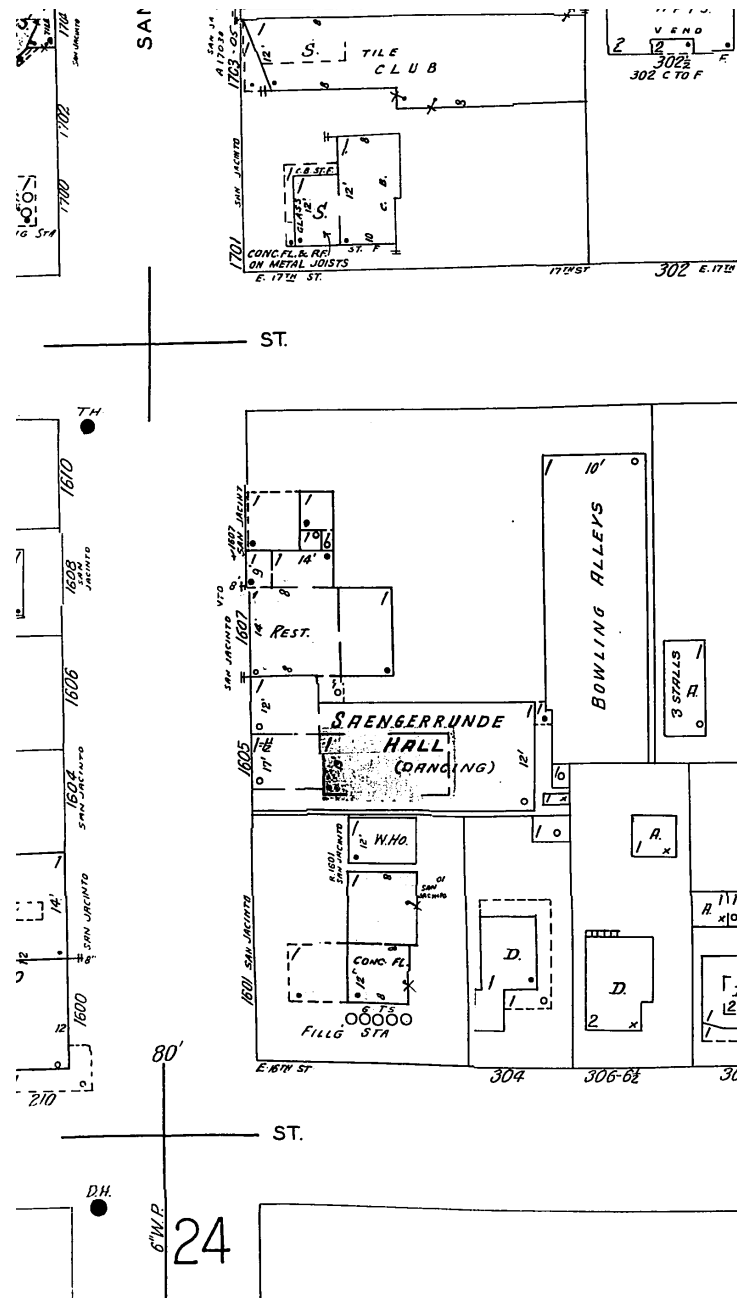
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01 SANBORN MAP: 1900
3/8" = 1'-0"



02 SANBORN MAP: 1935
3/8" = 1'-0"



03 SANBORN MAP: 1961
3/8" = 1'-0"

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SANBORN
MAPS

NUMBER OF SHEET

3.2

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