

- LEGEND**
- accessible routes
  - day care play area enclosed by 6' fence
  - handicap parking with sign
  - tree
  - one way street sign (see note 12)

**TABLE 1 BUILDING DATA** TOTAL SITE AREA 98356 sf

Bldg. name	area	% gross	use	zoning	bldg. ht.	foundn.
	sf.	/flr.			stories/ft	
1 El Meson	3008 sf.	.03	rest.	CS	1/26'	s-g
2 & 3 CASA I	1813 sf.	.014	resd.	CS	1/18'	ptb/s-g
4 almacén I	2675 sf.	.03	in/dr. storage	CS	1/13'	s-g
5 almacén II	3274 sf.	.03	in/dr. storage	CS	1/12.7"	s-g
6 CASA II	1136 sf.	.012	resd.	SF3	1/14'	ptb
7 CASA III	1089 sf.	.011	resd.	SF3	1/14'	ptb
8 CASA IV	1038 sf.	.01	resd.	SF3	2/26.4"	ptb
9 AULA III	1048 sf.	.01	comm. daycare	SF3	1/13.6'	ptb
10 AULA I	982 sf.	.01	comm. daycare	SF3	1/18'	s-g
11 AULA II	675 sf.	.007	comm. daycare	SF3	1/10'	s-g
12 GOLDEN GOOSE	2400 sf.	.024	cocktail lounge	CS1	1/13'	s-g
13 TINY PIES	1780 sf.	.008	food sales	CS1	1/13'	s-g
14 HENRI'S	1788 sf.	.02	restaurant	CS	1/10'	s-g
15 KRUA	1775 sf.	.02	restaurant	CS	1/10'	s-g

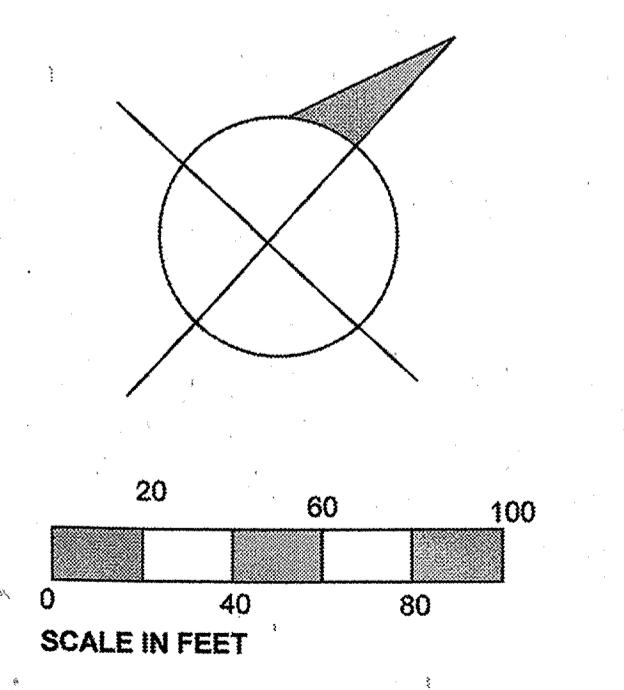
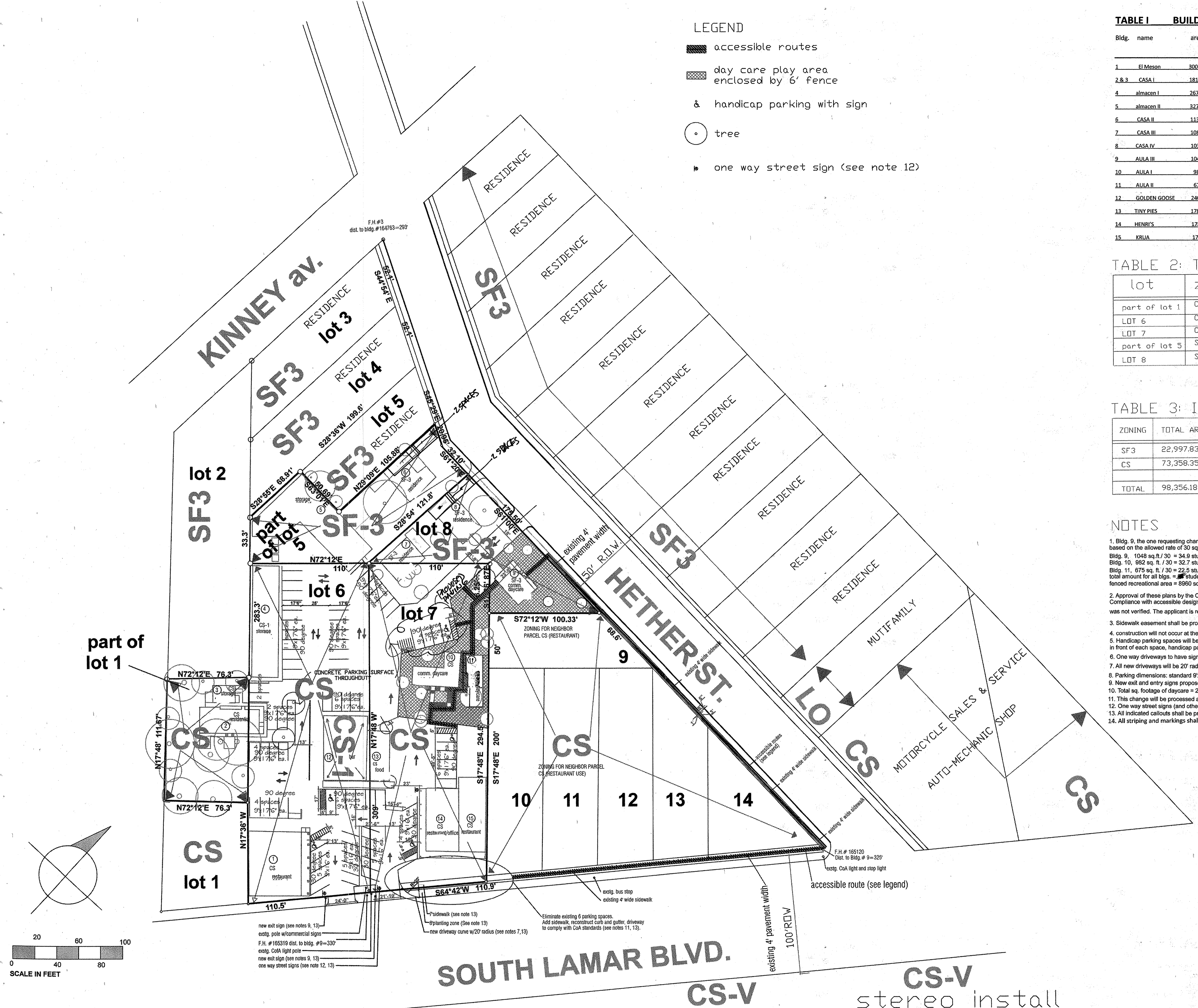
**TABLE 2: TOTAL GROSS FLOOR AREA**

lot	zoning	area	F.A.R.
part of lot 1	CS	8341	.18
LOT 6	CS	33327	.24
LOT 7	CS	30721	.20
part of lot 5	SF3	12322	.37
LOT 8	SF3	10242	.20

**TABLE 3: IMPERVIOUS COVER**

ZONING	TOTAL AREA	TOTAL AREA %	ALLOWED AREA	ACTUAL AREA	ACTUAL AREA %
SF3	22,997.83 SF	45%	10,349 SF	7,217 SF	31%
CS	73,358.35 SF	95%	71,358 SF	58,187 SF	77%
<b>TOTAL</b>	<b>98,356.18 SF</b>		<b>81,707 SF</b>	<b>65,404 SF</b>	<b>16%</b>

- NOTES**
- Bldg. 9, the one requesting change of use from SF-3 to commercial daycare, will be allowed a maximum of 35 students based on the allowed rate of 30 sq. ft. per student.  
Bldg. 9, 1048 sq. ft. / 30 = 34.9 students  
Bldg. 10, 982 sq. ft. / 30 = 32.7 students  
Bldg. 11, 675 sq. ft. / 30 = 22.5 students  
total amount for all bldgs. = 89 students  
fenced recreational area = 8960 sq. ft. at 80 sq. ft. per student, 112 students allowed in recreational area.
  - Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Compliance with accessible design such as the 2010 Standards of Accessible Design or the 2010 Texas Accessibility Standards was not verified. The applicant is responsible with compliance with all accessibility standards.
  - Sidewalk easement shall be provided under separate permit.
  - construction will not occur at the site.
  - Handicap parking spaces will be 9' wide plus a 5' wide, striped loading area, sign on a post will be installed in front of each space, handicap parking spaces and signage are to meet city standards accessibility standards, IBC TABLE 1106.
  - One way driveways to have signs indicating one way and will meet City of Austin standards.
  - All new driveways will be 20' radii or more and will meet City of Austin standards.
  - Parking dimensions: standard 9x17.
  - New exit and entry signs proposed with separate permit.
  - Total sq. footage of daycare = 2075.
  - This change will be processed as a separate permitting process.
  - One way street signs (and other proposals) will be provided under a separate permit.
  - All indicated callouts shall be provided under a separate permit.
  - All striping and markings shall be provided under separate permit.



SITE PLAN APPROVAL SHEET 2 of 3  
 FILE NUMBER: ~~SPC-2016-0368A~~ APPLICATION DATE: 1/9/18  
 APPROVED BY COMMISSION ON 1/9/18 UNDER SECTION 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
 EXPIRATION DATE (25-5-81, LDC) 1/9/21 CASE MANAGER: *Wheeler*  
 PROJECT EXPIRATION DATE (ORD #070905-A) DWFPZ DDZ

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PROJECT NAME:  
 DIDACTICA - AULA III  
 1507 Hether Street  
 Austin, Texas 78704  
 PROJECT NUMBER:  
 SPC-2016-0368A

Director, Watershed Protection and Development Review  
 RELEASED FOR GENERAL COMPLIANCE 1/2/18 ZONING: CS-1, CS, SF-3  
 Rev. 1: Correction 1  
 Rev. 2: Correction 2  
 Rev. 3: Correction 3  
 Final plan 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.

**SITE PLAN**

auto body & paint

CS-V hobby store  
 CS-V stereo install