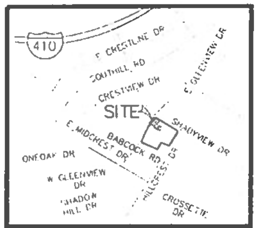


LOCATION MAP
NOT TO SCALE

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL SETBACK / EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL 48029C0385G DATED 09/29/10
THIS PROPERTY IS IN FLOOD ZONE "X" WHICH IS OUTSIDE THE 100 YEAR FLOOD ZONE

NOTE: THE BEARINGS FOR THIS SURVEY ARE BASED ON THE PLAT OF HILLCREST UNIT 1 SUBDIVISION, AS RECORDED IN VOL 3975, PG. 75, PLAT RECORDS, BEXAR COUNTY FILED ON JANUARY, 17, 1957, BEXAR COUNTY, TEXAS.

NOTE: THE REF. BEARING WAS ESTABLISHED USING 2 RECORD PROPERTY CORNERS, FOUND AT LOCATIONS LABELED "CM #1" MAG NAIL FOUND AND "CM #2" 1/2 IRON ROD FOUND, WITH A RECORD CALCULATED CHORD BEARING OF N 77° 15' 41" E. THE RECORD CALCULATED DISTANCE WAS 415.70' AND THE FOUND DISTANCE WAS 416.66'

PROJECT SCOPE:
This is an interior finish out of an existing retail building.

LOT 2
149,390 sq. ft / 3,430 acre

LIZ'S EVENTS RECEPTION HALL
AREA: 18,613. sq ft / 0.42 acres.
2823–2821 HILLCREST
SAN ANTONIO TX 78201
ZONING: C-3NA

OCCUPANCY: ASSEMBLY GROUP A-3 (Chapter 3, Section 303.4 Building Code 2015)

BUILDING OCCUPANT LOAD (Calculated from Table 1004.1.2) IBC

OCCUPANT LOAD
ASSEMBLY UNCONCENTRATED TABLES AND CHAIRS 15 SQ. FT / OCCUPANT
18,613 SQ. FT. NET FLOOR AREA / 15 NET SW. FT. PER OCCUPANT = 1,240 OCCUPANTS

Chapter 17.27
PARKING STANDARDS AND REQUIREMENTS

D. Nonresidential Uses.

8 Commercial recreation facilities shall have one space per 500 square feet or one space for each customer allowed by the maximum permitted occupant load, whichever is greater.

COMMERCIAL RECREATION FACILITIES, DANCE HALLS AND OTHER PLACES WITHOUT FIXED SEATS
1 PER 300 SQ. FT. ASSEMBLY AREA

PARKING LOT SPACES:
18,613 SQ. FT. / 300 SQ = 62 SPACES

MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES
Ref. ADA CHAPTER 2 TABLE 208.2 PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER REQUIRED ACCESSIBLE PARKING SPACES
51 TO 75	3
76 TO 100	4
101 TO 150	5

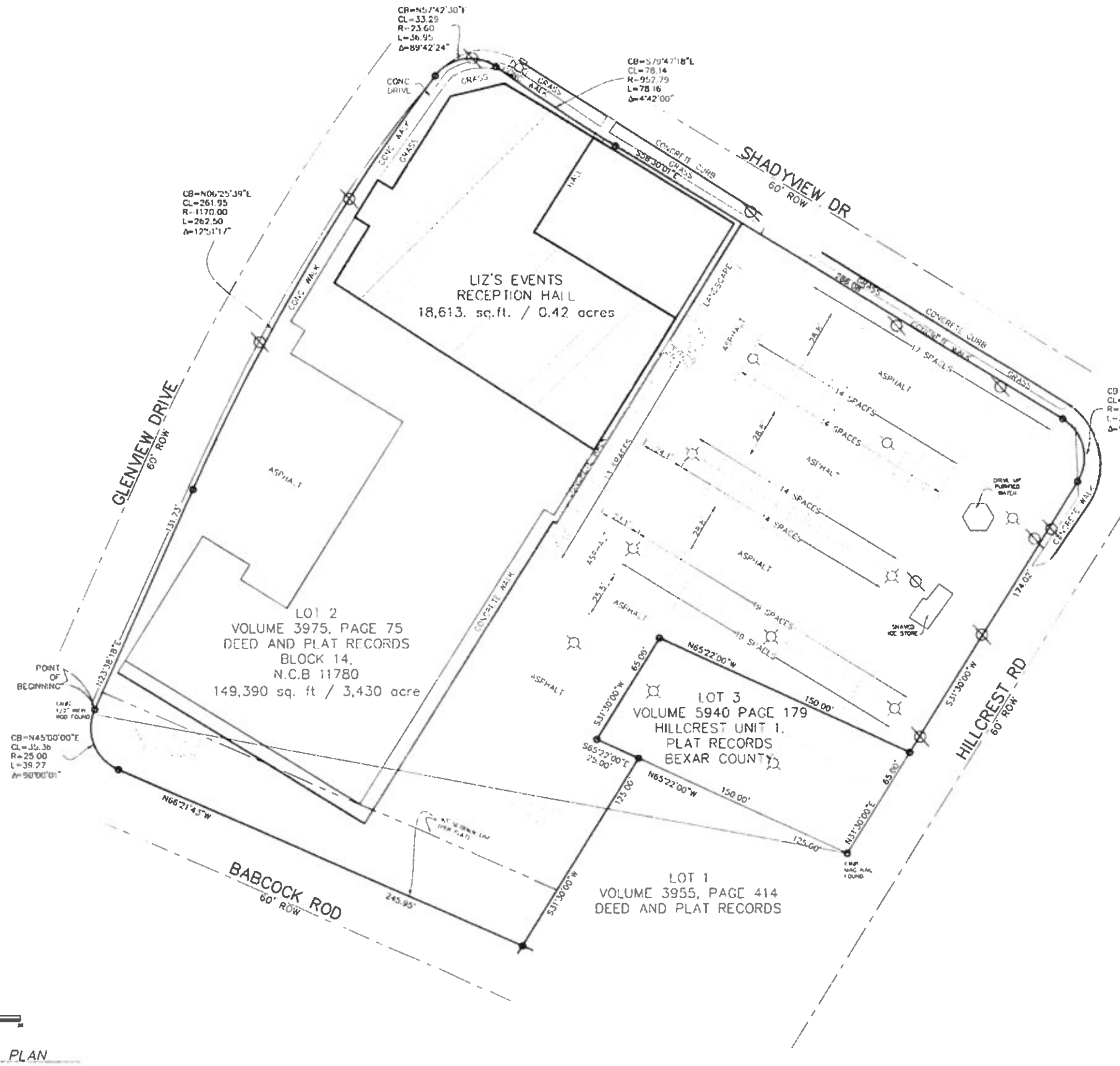
TOTAL NUMBER OF PARKING SPACES PROVIDED	TOTAL MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES	ADA PARKING SPACES PROVIDED
124	62	5

NOTE: THE MAJORITY OF GRAVEL DRIVES AROUND THE BUILDING ARE A MINIMUM OF 20'-26' IN WIDTH, WHICH ALLOW FOR ADEQUATE FIRE DEPARTMENT TRUCK ACCESS

NOTE: FIRE EXTINGUISHERS WILL BE INSTALLED IN WORKSPACE, IN SECOND FLOOR AND BY CHECK OUT AREA (TOTAL OF 4)

GENERAL NOTES

- SMOKE DETECTORS ARE TO BE INSTALLED
- ALL SMOKE DETECTORS ARE TO BE HARD WIRED WITH A BATTERY BACKUP POWER
- ALL WATER HEATERS TO BE MOUNTED ON 18" HIGH PLYWOOD
- LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE OPENING & A RECEPTACLE OUTLET SHALL BE PROVIDED NEAR THE A/C UNIT
- ALL APPLIANCES SHALL HAVE 30" OF WORKING SPACE IN FRONT OF THE CONTROL SIDE FOR SERVICE.



1 OVERALL PLAN

LIZ'S EVENTS RECEPTION HALL
2823 / 2821 HILLCREST
SAN ANTONIO TX 78201
ZONING PLAN

SHEET 1 OF 1

JOB # 999-778-476A | DATE 12 06 2018 | ENG SGCE | DWG GSI | SURV JPA

NO.	DATE	COMMENTS	NO.	DATE	COMMENTS

SGC
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STEPHEN G. COOK ENGINEERING, INC.
REGISTERED LAND SURVEYORS
TBPE FIRM # F-184
TBPLS # 10005400

ADDRESS 2823 HILLCREST LOT(S) 2 BLOCK 14 NCB 11780 SUBDIVISION HILLCREST SUBDIVISION UNIT ONE
VOLUME 3975 PAGE 75 DEED & PLAT RECORDS OF BEXAR COUNTY

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STEPHEN G. COOK 5293 REGISTERED PROFESSIONAL LAND SURVEYOR