

<b>PROJECT DATA</b>			
<b>SITE AREA:</b>	169,013	SQ. FT. =	3.88 ACRES
<b>ZONING:</b>	CS-V		
<b>PROPOSED LAND USE:</b>	RESIDENTIAL: MULTI-FAMILY COMMERCIAL: ADMINISTRATIVE AND BUSINESS/PROFESSIONAL OFFICES COMMERCIAL: RESTAURANT (GENERAL) PARKING GARAGE		
<b>FOUNDATION TYPE:</b>	SEE FOUNDATION PLANS		
<b>PAVEMENT:</b>	CONCRETE		
<b>BUILDING HEIGHTS:</b>	MULTIFAMILY BLDG 1 = 58' 0" OFFICE BLDG 2 = 57' 8"		
<b>STORIES:</b>	MULTIFAMILY BLDG 1 = 5 STORIES OFFICE BLDG 2 = 4 STORIES BASEMENT GARAGE = 2 LEVELS		
<b>BUILDING COVERAGE:</b>	MULTIFAMILY BLDG 1 = 61,320 SQ. FT. OFFICE BLDG 2 = 31,763 SQ. FT.		
<b>BUILDING FLOOR AREA:</b>	CONVENTIONAL APARTMENT UNITS 295,381 SQ. FT. COMMERCIAL (BUSINESS/OFFICE) 136,086 SQ. FT. COMMERCIAL (RETAIL) 4,224 SQ. FT. COMMERCIAL (RESTAURANT) 3,634 SQ. FT. LEASING/COWORKING 3,084 SQ. FT. TOTAL FLOOR AREA 442,409 SQ. FT.		

PARKING DATA		NO OF UNITS	SQUARE FEET	PERMITTED / REQUIRED 4	TOTAL PROVIDED
<b>PARKING CALCULATIONS</b>					
<b>MULTIFAMILY BLDG 1</b>					
RESIDENTIAL (CONVENTIONAL APTS.)					
STUDIO: (1.0 SPACES PER UNIT)	51	-	51.0		
1 BEDROOM: (1.5 SPACES PER UNIT)	205	-	307.5		
2 BEDROOM: (2.0 SPACES PER UNIT)	53	-	106.0		
3 BEDROOM: (2.5 SPACES PER UNIT)	0	-	0.0		
RETAIL (1 SPACE PER 275 SF)		4,224	15.4		
SUB-TOTAL:	309	4,224	479.9		
<b>OFFICE BLDG 2</b>					
RESTAURANT (1 SPACE PER 75 SF)		3,634	48.5		
BUSINESS/OFFICES (1 SPACE PER 275 SF)		136,086	494.9		
SUB-TOTAL:	0	139,720	543.3		
<b>GRAND TOTAL:</b>			<b>1,023.2</b>		
<b>REQUIRED PARKING PER SHARED USE ANALYSIS:</b>			<b>689.0</b>		<b>709</b>
<b>HANDICAPPED<sup>1</sup> (INCLUDING VAN)</b>					
VAN <sup>2</sup>			14		17
			2		3
BICYCLE PARKING <sup>3</sup>			51		141
OFF-STREET LOADING			0		4

- <sup>1</sup> 2% of total provided spaces
- <sup>2</sup> 1 space / 6 handicapped
- <sup>3</sup> 5% of total required car parking or 5 spaces, whichever is greater
- <sup>4</sup> Final required parking count equal to 689 based on parking synergies in this mixed use facility, as described in the September 24, 2019 Letter from PARC documenting the shared parking estimate.

	STANDARD	ACCESSIBLE	TOTAL VEHICLE PARKING	VAN ACCESSIBLE	BICYCLE PARKING
<b>PARKING PROVIDED - BY LEVEL</b>					
GARAGE - LEVEL P2	346	8	354	0	0
GARAGE - LEVEL P1	339	8	347	3	103
SURFACE - LEVEL 1	7	1	8	0	38
<b>TOTAL PARKING BY TYPE</b>	<b>692</b>	<b>17</b>	<b>709</b>	<b>3</b>	<b>141</b>

	PROPOSED I.C. (SF)	PERCENT OF SITE AREA	ALLOWABLE PER ZONING
<b>PROPOSED IMPERVIOUS COVER</b>			
BUILDING IMPERVIOUS COVER	106,913	63.3%	95.0%
PAVEMENT	32,619	19.3%	
SIDEWALK	2,243	1.3%	
<b>TOTAL IMPERVIOUS COVER</b>	<b>141,775</b>	<b>83.9%</b>	<b>95.0%</b>
BLDG 1 (MF) COMMON OPEN SPACE	11,600	6.9%	
BLDG 1 (MF) PRIVATE COMMON OPEN SPACE	10,200	6.0%	
BLDG 2 (OFFICE) COMMON OPEN SPACE	2,300	1.4%	
BLDG 2 (OFFICE) PRIVATE COMMON OPEN SPACE	3,150	1.9%	
<b>FLOOR TO AREA RATIO</b>		<b>2.6:1</b>	<b>N/A*</b>

\* NO LIMIT ON FAR PER VMU ORDINANCE NO. 20081016-049

<u>PRIVATE COMMON OPEN SPACE CALCULATIONS</u>	
GROSS SITE AREA	169,013 SF
	X 5%
REQUIRED OPEN SPACE / AMENITIES	<u>8,451 SF</u>
PROVIDED SPACE TYPE:	
BLDG 1 OPEN COURTYARDS	10,200 SF
BLDG 2 OPEN COURTYARDS	3,150 SF
TOTAL PROVIDED OPEN SPACE / AMENITIES	13,350 SF

<u><b>PARKLAND DEDICATION CALCULATIONS</b></u>		
<b>GROSS SITE AREA:</b>	169,013 SF	
	X 15%	
<b>REQUIRED:</b>	<b>25,352 SF</b>	
<b>PROVIDED:</b> TRAIL AND RECREATIONAL ESMT =	12,631 SF	
PUBLIC ACCESS ESMT =	11,621 SF	
<b>TOTAL =</b>	<b>24,252 SF</b>	

## COMPATIBILITY NOTES

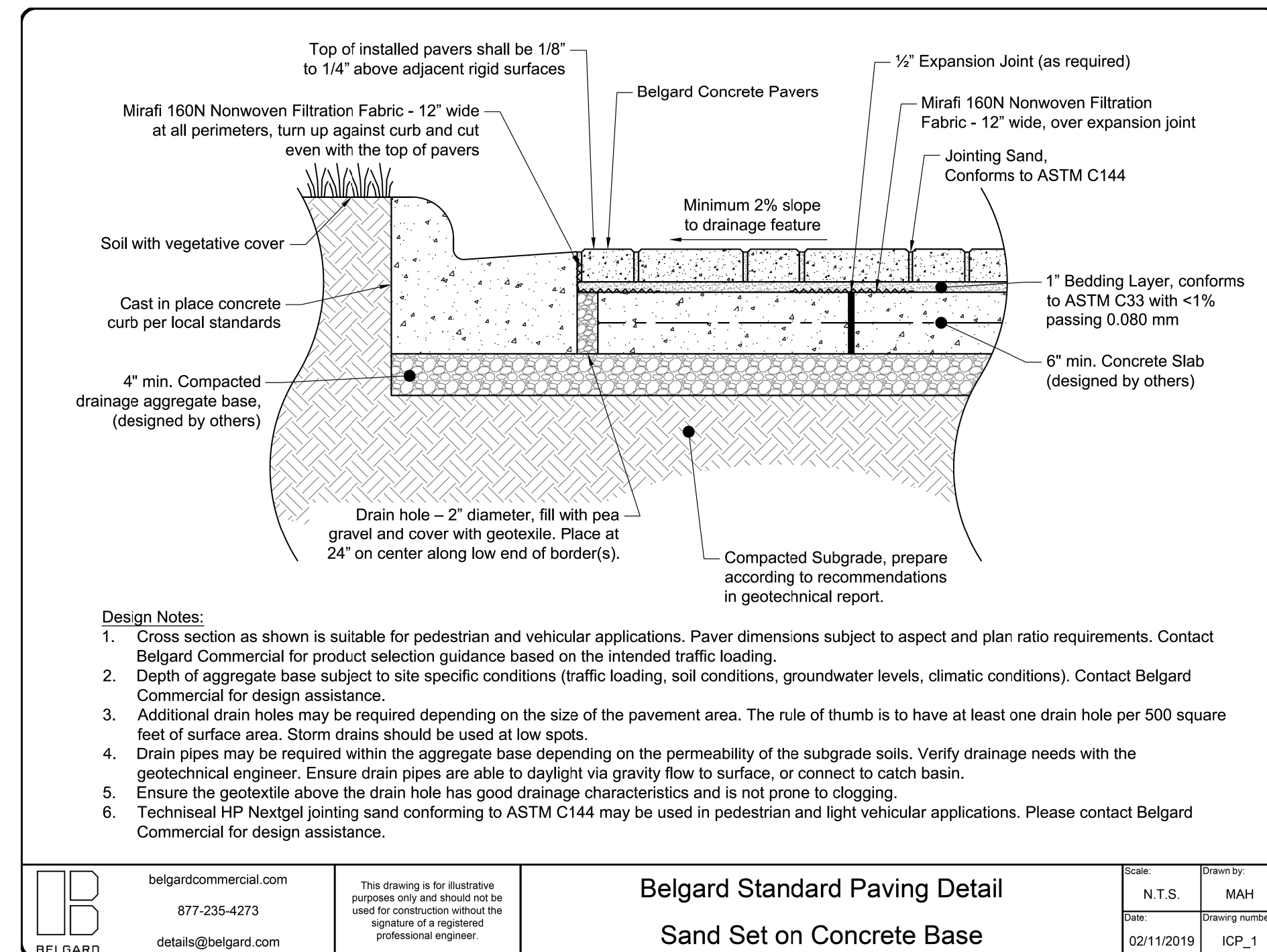
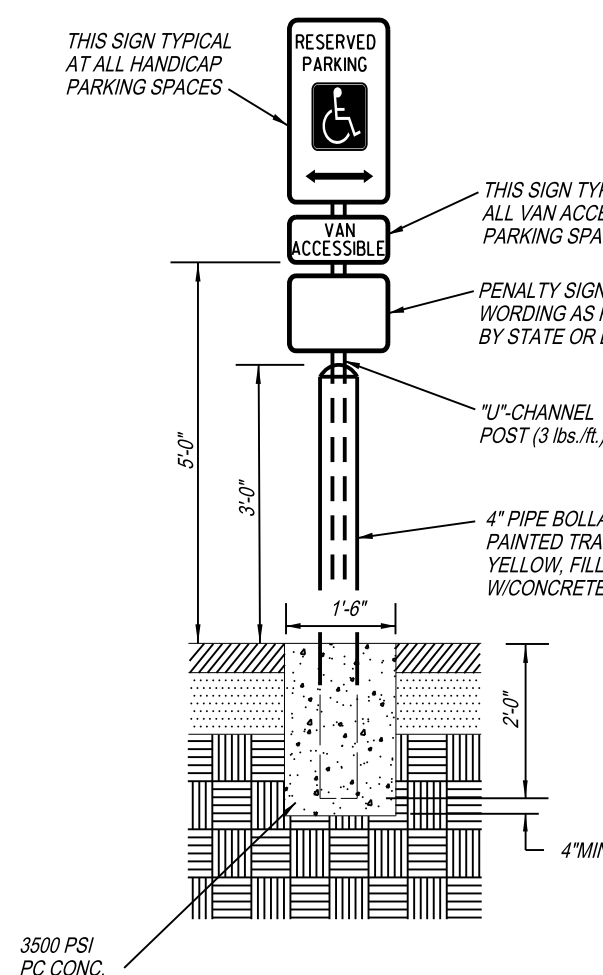
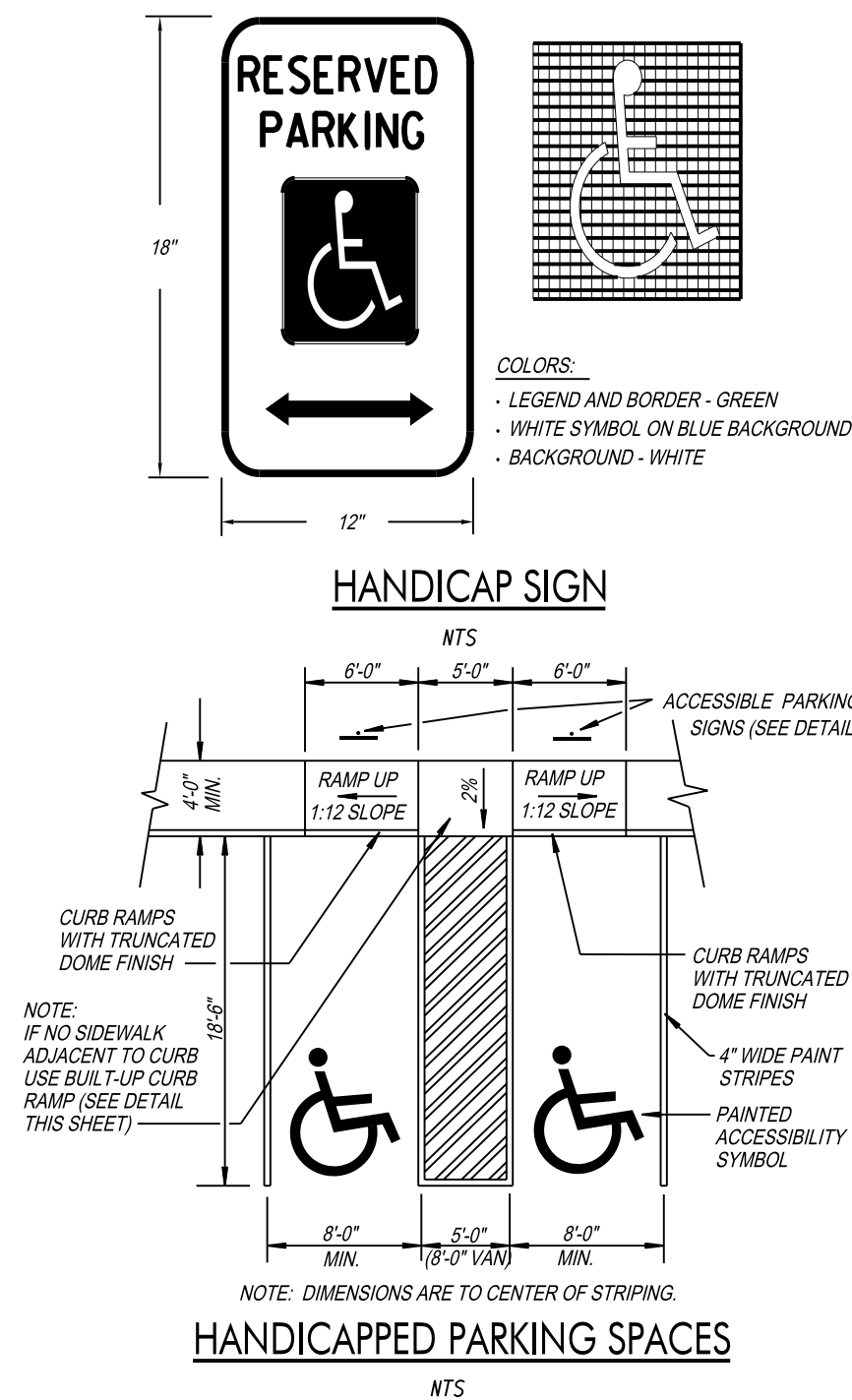
1. HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
2. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 D.B.A. AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
3. ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL USES.
4. ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
5. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.
6. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.

## ACCESSIBLE ROUTE NOTES

1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP (TAS 403.3)
2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. (TAS 405.2, 405.6)
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:48. (TAS 403.3)
4. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. (TAS 302).

## SITE PLAN NOTES

1. ALL CURB RADII ARE 3.00' UNLESS OTHERWISE NOTED ON PLANS.
2. ALL DIMENSIONS ARE TO FACE OF CURB/FACE OF BUILDING UNLESS NOTED ON PLANS.
3. BUILDING DIMENSIONS SHALL BE VERIFIED WITH ARCHITECTURAL PLANS, PRIOR TO LAYOUT OF SITE.
4. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
5. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
6. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE SIGN AND LAND DEVELOPMENT CODE (SECTION 25-10).
7. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
8. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A CONCRETE PERMIT IS REQUIRED.
9. ALL DUMPSTER PADS ARE TO BE SCREENED WITH 6' WOOD FENCING WITH GATES.
10. ALL ADA ACCESSIBLE SIDEWALKS SHALL BE CONCRETE, WITH A COURSE BROOM FINISH WITH A MINIMUM WIDTH OF 4' UNLESS OTHERWISE NOTED.
11. ALL PARKING SPACES ARE 90 DEGREES AND 9.00' WIDE X 18.00' DEEP, UNLESS OTHERWISE INDICATED.
12. THIS SITE MEETS TEXAS ACCESSIBILITY STANDARDS AND AN ACCESSIBLE ROUTE WILL BE PROVIDED TO THE OTHER BUILDINGS AS NECESSARY.
13. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
14. SEE DETAIL SHEETS FOR PARKING DETAILS.
15. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED.
16. ANY PROPOSED MODIFICATIONS, WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE (25) FEET OR INCREASING THE HEIGHT OF SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW BY THE PLANNING COMMISSION AND OR CITY COUNCIL.
17. EACH COMPACT PARKING SPACE / AISLE WILL BE SIGNED "SMALL CAR ONLY".



LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



Know what's below.  
Call before you dig.

<h2 style="margin: 0;">SITE PLAN RELEASE</h2>		
FILE NUMBER:	SP-2020-0169C	EXPIRATION DATE:
CASE MANAGER:	RANDY ROUDA	APPLICATION DATE:
APPROVED ADMINISTRATIVELY ON:		04/17/2020
APPROVED BY PLANNING COMMISSION ON:		
APPROVED BY CITY COUNCIL ON:		
under Section	112 of Chapter	25-5 of the Austin City Code.

Director for Development Services Department	CS-MU-V-CO, CS-V-
DATE OF RELEASE:	Zoning: CS-CO & CS-V-CO
Rev. No. 1	Correction No.1
Rev. No. 2	Correction No.2
Rev. No. 3	

[illegible]

DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DRAWING NAME: \_\_\_\_\_



**LA**  
512.439.4700  
FRN-F-1386

**Inc.**

**LJA Engineering,**  
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Building II, Suite 100  
Austin, Texas 78735

JOB NUMBER:  
A523-1013

SP2

SHEET NO.