ALTERNATIVE EQUIVALENT COMPLIANCE WAS GRANTED FOR THIS PROJECT PER APPROVAL LETTER DATED DECEMBER 21, 2016. FOR THE FOLLOWING: (R1)

1) SECTION 2.2.2.B - SIDEWALKS
2) SECTION 2.2.2.E - OFF STREET PARKING.
3) SECTION 2.2.3 - URBAN ROADWAY SIDEWALKS
4) SECTION 2.3.1.A - ADDITIONAL CONNECTIVITY
5) SECTION 2.4.B - BUILDING ENTRY WAYS.

C1
S79°16'25"W C=107.99'
A=108.00' R=1950.09'
(S79°07'W) (C=107.99')
(A=108.01') (R=1950.09')

L1
N02°41'02"W 45.49'
(N02°39'W 45.27')
(N02°40'W 45.27') PER 68/97

L2
N58°51'02"W
(N58°59'W 92.79')
(N58°49'W 92.79') PER 12356/1527
92.86' PER 68/97

SITE PLAN NOTES

THIS PROJECT IS PROVIDING THE FOLLOWING CONNECTIVITY OPTIONS FROM 2.3.2,TABLE B: 100% SHADED SIDEWALK ALONG BUIDING FAÇADE AND SHOWER FACILITIES WITH INCREASED BIKE PARKING.

TRASH COLLECTION SHALL BE LIMITED TO OFF HOURS (9PM TO 7AM).

THIS PROJECT SHALL PROVIDE A MINIMUM OF ONE SHOWER AND CHANGING FACILITIES AVAILABLE TO EACH GENDER TO RECEIVE THE SHOWER PARKING REDUCTION PER TCM 25-6-478(D)(2).

PHASING NOTES

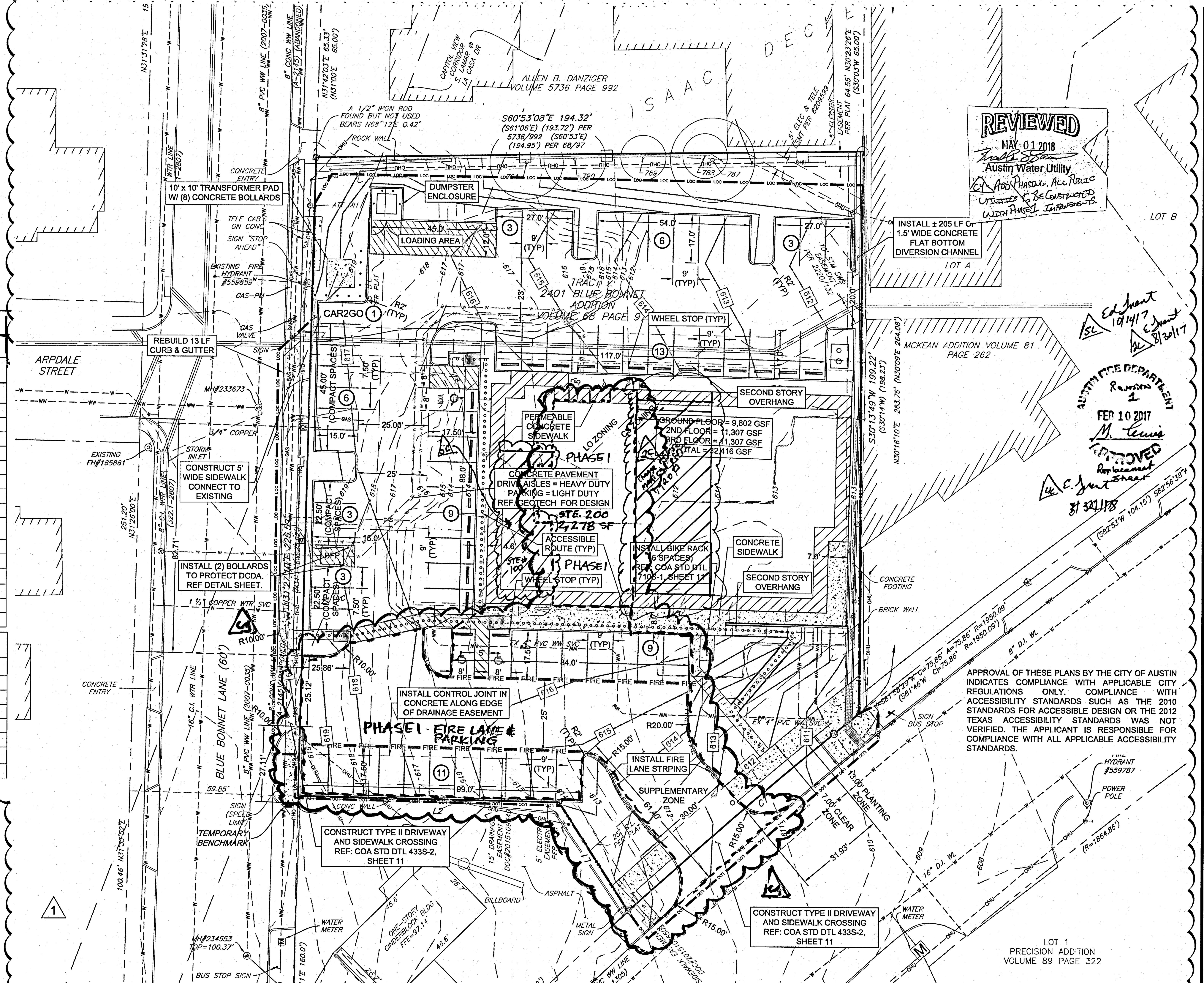
PHASE 1 SHALL INCLUDE SUITE 200, THE ENTIRE FIRE LANE, THE ADA PARKING ON THE SOUTH FACE OF THE BUILDING, THE HEAD-IN PARKING ON THE SOUTH SIDE OF THE BUILDING, AND UTILITIES. PHASE 2 IS THE REST OF THE SITE. SUITE 200 IS INDICATED ON THIS SHEET WITH ENTRY/EXIT LOCATED ON THE FRONT SIDEWALK DIRECTLY IN FRONT (SOUTH SIDE) OF THE SUITE. THE FIRE LANE, PARKING, AND ADA PARKING FOR SUITE 200 IS PROVIDED IN PHASE 1 AT 1:275 OR 9 SPACES MINIMUM FOR 2278 S.F. FOR SUITE 200. 18 SPACES PLUS 2 ADA SPACES ARE PROVIDED IN PHASE 1.

PARKING TABLE

	TOTAL
C.O.V. to personal Improvement Strikes	4
medical office 1920 @ 1:275	7
RETAIL (9,391 SF @ 1:275)	34
OFFICE (18,770 SF @ 1:275)	68
SUB TOTAL:	113
URBAN CORE REDUCTION (20%)	-23
SHOWER REDUCTION (10%)	-11
CAR TO GO REDUCTION (20 MAX)	-12
TOTAL REQUIRED:	67
STANDARD SPACES PROVIDED	52
COMPACT PARKING SPACES PROVIDED	12
HANDICAP SPACES PROVIDED	3
CARS TO GO PROVIDED	1
TOTAL PROVIDED	67
BICYCLE SPACES REQ'D (5%, 5 MIN.)	5
BICYCLE SPACES PROVIDED	6
LOADING SPACES	1

SITE DATA TABLE

ZONING:	LO			CS			TOTAL		
	SF	ACRES	%	SF	ACRES	%	SF	ACRES	%
SITE AREA:	18,721	0.430		27,072	0.621		45,793	1.051	
EX IMP CVR:	7,522	0.173	40.2	24,966	0.573	92.1	32,488	0.746	71.0
PROP IMP CVR:	13,072	0.300	69.8	23,103	0.53	85.3	36,175	0.830	79.0
ALLOWABLE IMP CVR:	13,110	0.301	70.0	25,718	0.590	95.0	38,828	0.891	84.8
PROP BLDG COVERAGE:	1,830	0.042	1.0	7,997	0.184	0.3	9,827	0.225	0.2
ALLOWABLE BLDG COVERAGE:	9,364	0.215	50.0	25,718	0.590	95.0	35,082	0.805	76.6



APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

REVIEWED
MAY 01 2018
Austin Water Utility
C4 ADD PHASING. ALL PUBLIC UTILITIES TO BE CONSTRUCTED WITH PHASE 1 IMPROVEMENTS.

AUSTIN FIRE DEPARTMENT Revision 1 FEB 10 2017 APPROVED Replacement Sheet

FIRE ZONE NOTE

ESTABLISH FIRE ZONE AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS "FIRE ZONE / TOW AWAY ZONE" IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35 FOOT INTERVALS ALONG THE CURB. ADDITIONALLY, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE AND AT INTERVALS OF 50 FEET OR LESS. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET.

CAR-SHARING SERVICE NOTES

1. THIS PROJECT WAS APPROVED FOR PARKING REDUCTIONS FOR PROVIDING A CAR-SHARING SERVICE. ONE CAR-SHARING VEHICLE IS BEING PROVIDED BY THE OWNER/PROPERTY MANAGER.
2. THE CAR-SHARING SERVICE SHALL OFFER USE OF VEHICLE(S) 24 HOURS AND 7 DAYS A WEEK ON AN HOURLY BASIS TO ITS MEMBERS (EMPLOYEES AND STAFF).
3. A CAR SHARE PROGRAM MUST PROVIDE INSURANCE FOR ITS MEMBERS AND ENABLE ADVANCED BOOKING OF ITS VEHICLES.
4. PROOF OF INSURANCE AND VEHICLE TITLE DOCUMENTS AND/OR VEHICLE LEASE AGREEMENTS FOR THE CAR-SHARING VEHICLE(S) MUST BE PROVIDED UPON REQUEST OF CITY OF AUSTIN INSPECTORS
5. ANNUAL REPORTING OF THE CAR-SHARING SERVICE USE IS REQUIRED. THE REPORT FORM MUST BE SUBMITTED TO THE DIRECTOR OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT ONCE A YEAR, STARTING ONE YEAR AFTER THE CERTIFICATE OF OCCUPANCY FOR THE USE IS ISSUED.
6. SIGNAGE INDICATING THE AVAILABILITY OF THE SERVICE SHALL BE POSTED ON THE BUILDING AT A LOCATION THAT IS CLEARLY VISIBLE TO THE MEMBERS AND PATRONS THAT BENEFIT FROM THE CAR-SHARING SERVICE.
7. THE CAR-SHARING PROPOSAL IS FILED IN THE SITE PLAN MASTER FILE.
8. IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE SECTION 25-1-412, THE DIRECTOR MAY SUSPEND A RELEASED SITE PLAN UNTIL THE REQUIREMENTS ARE MET.

SIDEWALK SHADING NOTE

AT LEAST 50% OF THE FRONT FACADE SIDEWALK SHALL BE SHADED. SHADING SHALL BE ACCOMPLISHED BY EITHER TREE SHADING , OVERHEAD SHADING, OR AWNING SHADING PER SECTION 2.8 OF THE SUBCHAPTER E ORDINANCE.

COMPATIBILITY STANDARDS NOTES

1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064]
2. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067]
3. 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]
4. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067]

SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

NOTE

EACH COMPACT PARKING SPACE WILL BE SIGNED "SMALL CAR ONLY". LDC 25-6-477

WATER UTILITY NOTE

WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN WATER UTILITY DEPARTMENT.

LIGHTING NOTES

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 LAMPS/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
SEE FIGURE 42 BELOW

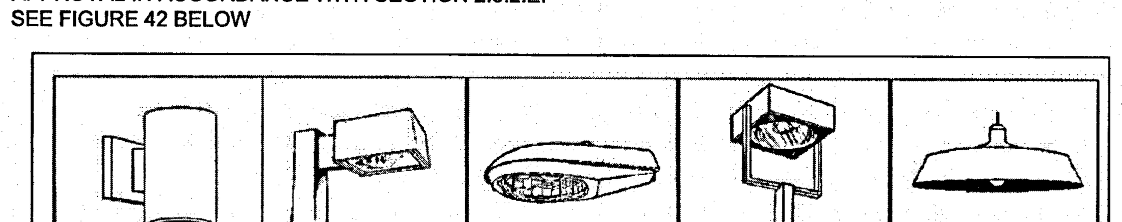


FIGURE 42
EXAMPLES OF FULLY SHIELDED LIGHT FIXTURES

LEGEND

- BOUNDARY
- ADJACENT BOUNDARY
- BUILDING LINE
- EASEMENT
- CONCRETE SIDEWALK
- PERMEABLE CONCRETE SIDEWALK
- (#) PARKING COUNT

SCALE: 1" = 20'

(1) UPDATE PROPOSED SITE IMPROVEMENTS

BENCHMARK

TEMPORARY BENCHMARK - CHISELED TRIANGLE ON CURB AT 620.08' (CORRECTED FROM 100.00ASSUMED ELEVATION)

LEGAL DESCRIPTION

LOT Z, 2401 BLUEBONNET ADDITION, T.C.P.R., VOL 68, PG 97

* REPLACEMENT SHEET *

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM @ 1-800-344-8377 FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF WATER AND GAS CROSSINGS PRIOR TO BEGINNING CONSTRUCTION.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

SITE PLAN APPROVAL SHEET 7 OF 14
FILE NUMBER: SP-2014-0245C APPLICATION DATE: 6-25-14
APPROVED BY COMMISSION ON: 7-28-15 UNDER SECTION 112 CHAPTER 25.5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) 7-28-18 CASE MANAGER Christopher Holmes
PROJECT EXPIRATION DATE (ORD.#970905-A) — DWPZ ___ DDZ ___
Director, Planning & Development Review
RELEASED FOR GENERAL COMPLIANCE: 7.28.15 ZONING CS
Rev. 1 ___ Correction 2 8.31.17
Rev. 2 ___ Correction 4 5.17.18
Rev. 2 ___ Correction 5 12.3.19

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.

SP-2014-0245C

TEXAS DESIGN INTERESTS, LLC
AUSTIN • HOUSTON
6001 W. WILLIAM CANNON
BUILDING 2, SUITE 203-C
AUSTIN, TX 78749
(512) 301-3389 (o)
(512) 301-3348 (f)
COMMERCIAL/RESIDENTIAL - CIVIL & STRUCTURAL ENGINEERING

MIRABEAU OFFICES
2330 S. LAMAR BLVD.
AUSTIN, TEXAS 78704

MIRABEAU OFFICE PARTNERS, LLC

STATE OF TEXAS JEFFREY B. SHINDLER 91160 REGISTERED PROFESSIONAL ENGINEER
FIRM REG. # F-8601

DIMENSIONAL CONTROL

PROJECT # 874-100

DATE 12/30/16

SHEET 7