

SITE DATA (PUD ZONING)

	PROPOSED	ALLOWED
TOTAL SITE AREA	40,619 S.F. 0.9325 A.C.	
TOTAL AREA WITHIN L.O.C.	66,775 S.F. 1.53 A.C.	
TOTAL F.A.R.	4.53:1	5:1*
BUILDING COVERAGE	33,336 S.F. 0.765 A.C. 82.07%	95%*
TOTAL GROSS S.F.	184,000 S.F.	N/A
PROPOSED USE:		
RETAIL OFFICE	8,592 S.F.	
RESTAURANT	1,008 S.F.	
HOTEL	7,877 S.F.	
CONDOMINIUM	107 ROOMS 25 UNITS	
STORIES	8 STORIES	
HEIGHT	96'-0"	*96'
FIRE SPRINKLER PROTECTED	YES	
FINISHED FLOOR	VARIES	
FOUNDATION TYPE	DRILLED PIERS	
ZONING	PUD	
TOTAL EXISTING IMPERVIOUS COVER	33,905 S.F. 0.81 A.C. 83.47%	
TOTAL PROPOSED IMPERVIOUS COVER	38,379 S.F. 0.881 A.C. 94.49%	95%
OPEN SPACE:		
*REQUIRED:	4,636 S.F.	
PROVIDED:	6,112 S.F.	
TYPE A ACCESSIBLE UNITS:		
*REQUIRED:	2.5% OF UNITS 2.5% X 25 UNITS = 1 UNIT	
PROVIDED:	1 UNIT	

*AS ALLOWED/REQUIRED PER ORDINANCE 20131017-052 & 20191017-079.

ART IN PUBLIC SPACES NOTES:

THE ARTWORK APPROVED BY THE ART IN PUBLIC PLACES PROGRAM WILL BE LOCATED IN A PUBLICLY ACCESSIBLE PROMINENT OPEN SPACE OWNED BY THE DEVELOPER, EITHER BY PROVIDING THE ART DIRECTLY, OR MAKING A CONTRIBUTION TO THE CITY'S ART IN PUBLIC PLACES PROGRAM (OR A SUCCESSOR PROGRAM), WITH THE CONSENT OF THE ART IN PUBLIC PLACES PROGRAM (OR SUCCESSOR PROGRAM). THE PROJECT MAY MEET THIS REQUIREMENT BY ENTERING INTO AN ARRANGEMENT WITH THE CONTEMPORARY ARTIST OR SUCCESSOR ENTITY FOR ART TO BE DISPLAYED ON A SEASONAL OR ROTATING BASIS IN A PUBLICLY ACCESSIBLE PROMINENT OPEN SPACE OWNED BY THE DEVELOPER, ON A FOUNDATION OR PLINTH, TO BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER.

BRIDGES ON THE PARK, A CONDOMINIUM
INST.#2006117044 &
INST.#2007092434
O.P.R.T.C.T.

EXIST. CONDOMINIUM BLDG.

EXIST. POOL BLDG.

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SITE DATA (CS-H ZONING)

	PROPOSED	ALLOWED
TOTAL SITE AREA	9,825 S.F. 0.2221 A.C.	
TOTAL AREA WITHIN L.O.C.	6,015 S.F. 0.14 A.C.	
TOTAL F.A.R.	0.25:1	2:1
BUILDING COVERAGE	2,544 S.F. 0.058 A.C. 26%	95%
TOTAL GROSS S.F.	2,544 S.F.	N/A
PROPOSED USE	OFFICE	
STORIES	1 STORIES	
HEIGHT	20'-0"	60'
FIRE SPRINKLER PROTECTED	??	
FINISHED FLOOR	VARIES	
FOUNDATION TYPE	CONC. SLAB	
ZONING	CS-H	
TOTAL EXISTING IMPERVIOUS COVER	7,104 S.F. 0.16 A.C. 73.81%	
TOTAL PROPOSED IMPERVIOUS COVER	7,160 S.F. 0.16 A.C. 74.35%	95%

ACCESSIBLE UNITS NOTE

ONE ACCESSIBLE UNIT WILL BE PROVIDED ON THE FOURTH FLOOR OF THE RESIDENTIAL PORTION OF THE PROJECT.



CS ZONING

EXIST. POOL BLDG.

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PARKING TABLE

USE	REQUIRED 100% 1/20'	PROVIDED 100% 1/20'	STANDARD	COMPACT	HANDICAP	PARALLEL	TOTAL
COMMERCIAL: 17,430 S.F.							
GENERAL RETAIL SALES (GENERAL): 7,804 S.F. @ 1/275 S.F.	28	17					
ADMINISTRATIVE & BUSINESS OFFICE: 1,051 S.F. @ 1/275 S.F.	4	2					
REST. (GNRL): 8,571 S.F. @ 1/275 S.F.**	31	19					
HOTEL: 108 ROOMS @ 1.1/ROOM	119	71					
CONDOMINIUM: 25 UNITS							
(18) 2 BED UNITS @ 2.0 SP/UNIT	36	22					
(5) 3 BED UNITS @ 2.5 SP/UNIT	13	8					
(1) 4 BED UNITS @ 3.0 SP/UNIT	3	2					
(1) 5 BED UNITS @ 3.5 SP/UNIT	4	2					
EXIST. PAGGI HOUSE BLDG. OFFICE: 2,544 S.F. @ 1/275 S.F.	9	6					
TOTAL	249	149	108	32	7	2	149
BICYCLE RETAIL: (6% or 10 spaces)***	10						61
OTHER: (5%)	11						37
LOADING SPACES	1						1

* MIN. OFF-STREET PARKING OF 80% PER PUD ORDINANCE 20191017-079.
** RESTAURANT USES TO HAVE THE SAME PARKING REQUIREMENTS AS GENERAL RETAIL. PUD ORDINANCE 20191017-079.
*** 120% OF CODE OR 10 SPACES FOR RETAIL USES. PUD ORDINANCE 20191017-079.
TRAFFIC IMPACT ANALYSIS NOTE:
THE SITE PLAN IS SUBJECT TO A LIMITATION OF 2,320 TRIPS PER DAY, UNLESS A TRAFFIC IMPACT ANALYSIS IS CONDUCTED PER ORDINANCE 20191017-079.

GROUND FLOOR CALCS.

TOTAL GROUND FLOOR AREA: 19,025 S.F.

Non-Residential Area:
General Retail Office = 7,804 S.F.
Hotel (Lobby/Other) = 1,051 S.F.
Office = 6,713 S.F.
Hotel (Lobby/Other) = 15,568 S.F.

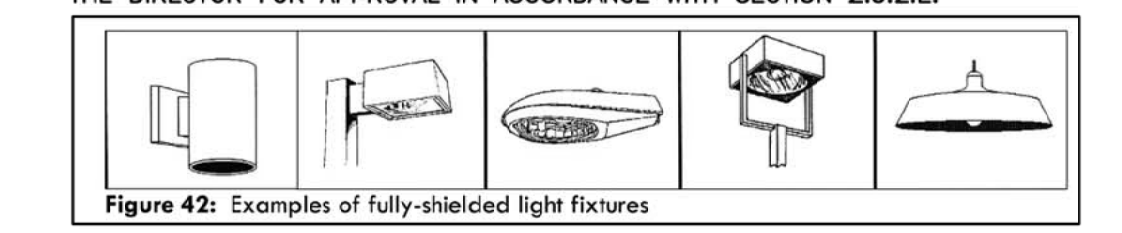
Residential Area:
Lobby & Service = 3,457 S.F.

COMMON OPEN SPACE CALCULATION

TOTAL SITE AREA: 40,619 S.F.
REQUIRED OPEN SPACE: 4,636 S.F. (PER PUD ORD. 20131017-052)
PROPOSED OPEN SPACE: 6,112 S.F.

Ground Level Open Spaces:
Interior Event Plaza = 1,150 S.F.
Riverside Public Plaza = 3,571 S.F.
Above Ground Open Spaces:
8th Floor Pool Area = 1,786 S.F.
8th Floor Terrace = 1,477 S.F.
8th Floor Terrace = 1,163 S.F.
8th Floor Terrace = 30% MAX. OF REQD. = 1,391 S.F.

ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF OR FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.



LEGEND

STANDARD PARKING SPACE NUMBER
PROPOSED CONCRETE PAVING
PROPOSED ASPHALT PAVING
PROPOSED MORTAR STACK ROCK WALL
RETAINING WALL
7" HT. WOOD FENCE
WASTE WATER LINE
WASTE WATER LINE
STORM SEWER LINE
OVERHEAD UTILITIES
DOWN GUY
UNDERGROUND UTILITIES
GAS LINE

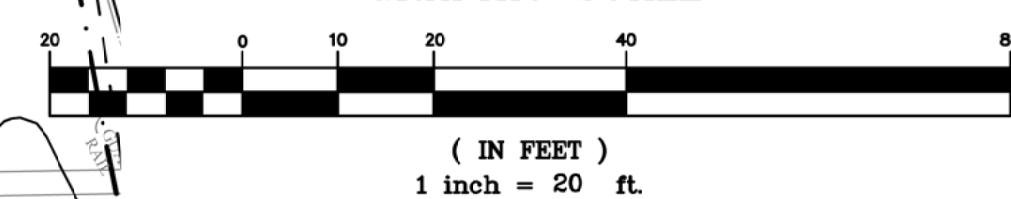
REF. DET. REF. ARCH. TYP. CONC. EXIST. N8700000E (N8700000E) SURVEY DATA RECORD DATA BENCHMARK TEMPORARY BENCHMARK SURVEY MONUMENT IRON ROD FOUND IRON ROD SET COTTON GUN BOLT PROPERTY LINE LIMITS OF CONSTRUCTION EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION EXISTING CONTOUR

EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
SILT FENCE
FILTER DIKE
TREE PROTECTION FENCE
EXIST. LIGHT POLE
DOWNSPOUTS
HAND RAILS
TRAFFIC GUARD RAIL
FIRE LINE DESIGNATION
ACCESSIBLE ROUTE
UNDERGROUND ELECTRIC

SITE PLAN NOTES

- ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND PROTECT ALL EXISTING SITE IMPROVEMENTS AND UTILITIES DURING CONSTRUCTION OPERATIONS.
- ALL WALKWAYS LEADING TO ENTRANCES ARE TO BE CENTERED ON DOORWAYS UNLESS OTHERWISE NOTED.
- AT LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW PAVEMENT, CONTRACTOR SHALL BLEND NEW PAVEMENT TO EXISTING CONDITIONS. PAVEMENTS SHALL ALIGN BOTH VERTICALLY AND HORIZONTALLY. PONDING AT JOINTS WILL NOT BE ACCEPTABLE.
- PROVIDE MAXIMUM 1/8" PER FOOT CROSS SLOPE IN DIRECTION OF SURFACE DRAINAGE ON ALL WALKWAYS.
- WHERE NEW CONCRETE PAVEMENT MEETS EXISTING CONCRETE OR VERTICAL SURFACES PROVIDE 1/2" EXPANSION JOINT. WHERE NEW CONCRETE PAVEMENT MEETS EXISTING ASPHALT, SAW CUT EDGE OF ASPHALT AND BUTT NEW PAVEMENT TIGHT. SCORING JOINTS SHALL MATCH EXISTING CONDITION WHERE NEW CONCRETE PAVEMENT REPLACES EXISTING OR ABUTS EXISTING CONCRETE PAVEMENT.
- FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
- WHERE NEW ASPHALT PAVEMENT MEETS EXISTING ASPHALT, SAW CUT EXISTING ASPHALT. ALL NEW PAVEMENTS SHALL MEET EXISTING FLUSH.
- PARKING LOT LINES AND TRAFFIC CONTROL MARKINGS SHALL BE PAINTED ON PAVEMENT WITH MINIMUM 4" WIDE LINES OR AS SHOWN ON PLANS.
- PROVIDE EXPANSION JOINT MATERIAL AT ALL LOCATIONS WHERE CURB AND GUTTER ABUTS OR IS ADJACENT TO WALLS.
- AUTOMATIC UNDERGROUND IRRIGATION SYSTEM MUST BE PROVIDED. CONTRACTOR TO PROVIDE SLEEVING FOR UNDERGROUND IRRIGATION SYSTEM AND COORDINATE WITH IRRIGATION PLAN.
- ALL HANDICAP PARKING SPACES SHALL HAVE SIGNS AS INDICATED ON THE PLANS AND AS PER DETAILS.
- CONTRACTOR MUST OBTAIN, READ, AND COMPLY WITH ALL GEOTECHNICAL RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT PREPARED BY: FUGRO USA, REPORT NO. 04.30181024.
- ALL EXISTING BUILDINGS WITHIN 50 FEET ON ADJOINING LOTS ARE SHOWN.
- ALL CURB AND GUTTER LOCATED AT ACCESSIBLE SPACES SHALL BE SPILL ONLY PER CITY OF AUSTIN STANDARD DETAIL 4305-1.
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
- CONCRETE PAVING TO COMPLY WITH GEOTECHNICAL RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL PROJECT #04.30181024 PREPARED BY: FUGRO USA.
- EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR EQUAL TO, PRINCIPAL BUILDING MATERIALS.
- ROW PAVEMENT MARKINGS TO BE THERMOPLASTIC.
- THE CURB RETURNS ON THE PROPOSED SERVICE DRIVE MAY REQUIRE MODIFICATION AMONG MODIFICATION OF THE PROJECT IS CONSTRUCTED, A SITE PLAN CORRECTION WILL BE REQUIRED FOR THIS PURPOSE.

GRAPHIC SCALE



LEGEND

COLORED CONCRETE SIDEWALK

CONCRETE SIDEWALK FINISH SPECS:
INTEGRAL COLOR: SCOPFIELD - CHROMIX P
FRENCH GRAY - C14
ADMIXTURE: PACIFIC PALETTE CONCRETE PRODUCTS
SPARKLE GRAIN FINISH SYSTEM
COLOR: WHITE, GRIT: 50% 16, 50% 36
SAW-CUT JOINTS: 90"x90" SQUARE, DIAMOND SHAPE

GENERATOR FUEL TANK NOTES
TANK TYPE: UL142
TANK SIZE: 500 GAL.

SITE PLAN RELEASE

FILE NUMBER: SP-2019-0056C EXPIRATION DATE:
CASE MANAGER: RENEE JOHNS APPLICATION DATE: 02/12/2019
REVIEWED FOR GENERAL COMPLIANCE ON:
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 112 of Chapter 25-5 of Austin City Code.

Director, Development Services Department
RELEASED FOR:
GENERAL COMPLIANCE: Zoning: PUD & CS-H
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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

MARK T. BURSON
66334
PROFESSIONAL ENGINEER
06/01/20

SAPIDS LONE STAR, LLC.
84 WOOSTER STREET,
SUITE 603
NEW YORK, NY 10012

RIVERSIDE AND LAMAR MIXED-USE
1211 WEST RIVERSIDE BLVD.

SITE PLAN

Consort, Inc.
3000 Bee Cave Road, Suite 100 / Austin, TX 78746 / (512) 464-8509
T.B.P.E. Firm Registration No. 1-859

NORTH

JOB NO.: 1559-001
DRAWN BY: 17:20'
DATE: 06/01/20
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XREF:
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