

**SITE DATA**

	PHASE A	PHASE B	PHASE C
TOTAL AREA WITHIN L.O.C.	38,900 S.F. 0.92 ac	25,500 S.F. 0.58 ac	23,833 S.F. 0.55 ac
SCHLOSSER SITE SPRING SITE	30,444 S.F. 0.70 ac	- S.F. - ac	23,833 S.F. 1.34 ac
TOTAL LOT AREA	133,308 S.F. 3.08 ac	133,308 S.F. 3.08 ac	133,308 S.F. 3.08 ac
SCHLOSSER SITE SPRING SITE	108,027 S.F. 2.48 ac	108,027 S.F. 2.48 ac	108,027 S.F. 2.48 ac
TOTAL SITE IMPERVIOUS COVER	128,877 S.F. 95.03 %	128,877 S.F. 95.03 %	127,334 S.F. 95.52 %
SCHLOSSER SITE SPRING SITE	101,388 S.F. 93.86 %	101,388 S.F. 93.86 %	102,084 S.F. 94.47 %
TOTAL F.A.R.	0.70 : 1	2.86 : 1	3.15 : 1
SCHLOSSER SITE Gross Floor Area	(92,954 S.F.) 0.88 : 1	(83,519 S.F.) 0.87 : 1	(118,219 S.F.) 1.10 : 1
SPRING SITE Gross Floor Area	(- S.F.) - : -	(301,127 S.F.) 11.91 : 1	(301,127 S.F.) 11.91 : 1
PROP. RETAIL	- S.F.	5,975 S.F.	15,873 S.F.
PROP. OFFICE	- S.F.	- S.F.	15,000 S.F.
PROP. CONDOMINIUMS	- S.F.	34,200 S.F.	34,200 S.F.
EXIST. RETAIL	34,200 S.F.	285,719 S.F.	295,719 S.F.
EXIST. PERSONAL IMPROVEMENT	18,900 S.F.	18,900 S.F.	18,900 S.F.
EXIST. PROFESSIONAL OFFICE	37,154 S.F.	37,154 S.F.	37,154 S.F.
EXIST. RESTAURANT	1,700 S.F.	1,700 S.F.	1,700 S.F.
TOTAL BLDG. SQ. FT.	82,954 S.F.	364,148 S.F.	418,844 S.F.
BUILDING COVERAGE	42,530 S.F. 31.81 %	42,530 S.F. 31.81 %	42,530 S.F. 31.81 %
SCHLOSSER SITE	42,530 S.F. 41.88 %	42,530 S.F. 41.88 %	42,530 S.F. 41.88 %
SPRING SITE (At finished grade)	- S.F. -	14,770 S.F. 58.43 %	14,770 S.F. 58.43 %
(At 60 feet above finished grade)	- S.F. -	7,832 S.F. 31.38 %	7,832 S.F. 31.38 %
FIRE SPRINKLER PROTECTED	FULL COVER	FULL COVER	FULL COVER
PROPOSED USE	RETAIL COMMERCIAL PARKING	RETAIL COMMERCIAL PARKING CONDOMINIUM RES.	RETAIL COMMERCIAL PARKING CONDOMINIUM RES.
FOUNDATION TYPE	PIER	PIER	PIER
ZONING	DMU	DMU-CURE	DMU-CURE
SCHLOSSER SITE SPRING SITE	DMU	DMU-CURE	DMU-CURE
STORES	1-3	1-43	1-43
HEIGHT	13.75' TO 29.50'	13.75' TO 400.00'	13.75' TO 400.00'
FINISHED FLOOR ELEVATIONS	+70.25' - +74.25'	+70.25' - +71.00'	+70.25' - +74.25'

- LEGEND**
- TC TOP OF CURB
  - BC BOTTOM OF CURB
  - HP HIGH POINT
  - CRD CROWN
  - FL FLOW LINE
  - TL TOP OF GATE
  - TS TOP OF SILL
  - EP EDGE OF PAVEMENT
  - MB MANHOLE
  - CD CENTER DETAIL
  - REF. DET. REFER ARCHIT. PLANS
  - REF. ANGL. REFER ARCHIT. PLANS
  - CONC. CONCRETE
  - EXIST. EXISTING
  - SURV. DATA SURVEY DATA
  - RECORD DATA RECORD DATA
  - BENCHM. BENCHMARK
  - TEMP. TEMPORARY BENCHMARK
  - SURV. SURVEY POINT
  - IRON ROD SET IRON ROD SET
  - COTTON SW BOLT COTTON SW BOLT
  - PRIORITY LINE PRIORITY LINE
  - LIMITS OF CONSTRUCTION LIMITS OF CONSTRUCTION
  - EXISTING SPOT ELEVATION EXISTING SPOT ELEVATION
  - PROPOSED SPOT ELEVATION PROPOSED SPOT ELEVATION
  - EXISTING CONTOUR EXISTING CONTOUR
  - PROPOSED CONTOUR PROPOSED CONTOUR
  - MASONRY BRICK ROCK WALL MASONRY BRICK ROCK WALL
  - RETAINING WALL RETAINING WALL
  - MISC. CONCRETE PAVING MISC. CONCRETE PAVING
  - 3" HT. WOOD FENCE 3" HT. WOOD FENCE
  - WATER LINE WATER LINE
  - WASTE WATER LINE WASTE WATER LINE
  - STORM SEWER LINE STORM SEWER LINE
  - OVERHEAD UTILITIES OVERHEAD UTILITIES
  - DOWN GUY DOWN GUY
  - UNDERGROUND UTILITIES UNDERGROUND UTILITIES
  - EXISTING TREE TO REMAIN EXISTING TREE TO REMAIN
  - EXISTING TREE TO BE REMOVED EXISTING TREE TO BE REMOVED
  - SILT FENCE SILT FENCE
  - FILTER DIRT FILTER DIRT
  - TREE PROTECTION FENCE TREE PROTECTION FENCE
  - EXIST. SIGN EXIST. SIGN
  - EXIST. LIGHT POLE EXIST. LIGHT POLE
  - HAND SALES HAND SALES
  - TRAFFIC GUARD RAIL TRAFFIC GUARD RAIL
  - FIRE LAKE DESIGNATION FIRE LAKE DESIGNATION
  - ACCESSIBLE ROUTE ACCESSIBLE ROUTE

**PARKING TABLE (PHASE A)**

USE	REQUIRED	PROVIDED			TOTAL
		STANDARD	COMPACT	HANDICAP	
EXIST. SCHLOSSER BLDG.					
RETAIL (14,200 S.F. @ 1 SP. / 275 S.F.)	124	74	25		
PERSONAL IMPROVEMENT SERVICES (14,800 S.F. @ 1 SP. / 275 S.F.)	72	43	14		
PROP. OFFICE (37,154 S.F. @ 1 SP. / 275 S.F.)	135	81	27		
RESTAURANT (1,700 S.F. @ 1 SP. / 100 S.F.)	17	10	5		
SUBTOTAL	368	208	71	10	354
TOTAL		303	42	9	354
BICYCLE (69 @ 5%)	3				3

**PHASE A:**

- COMPLETION OF PARKING GARAGE LEVELS 1, 2 AND 3. (Parking only)
- REVISIONS TO BE COMPLETED IN PHASE B OR OTHERWISE
- FIRE PROTECTION TO BE PROVIDED ON LEVELS 1, 2 AND 3 FOR CRANE COLLARS DURING PHASE 1 AND TO BE COMPLETED IN PHASE 2

**PARKING TABLE (PHASE B)**

USE	REQUIRED	PROVIDED			TOTAL
		STANDARD	COMPACT	HANDICAP	
PROPOSED SPRING GARAGE @ 100% BLDG.					
RETAIL (14,773 S.F. @ 1 SP. / 275 S.F.)	22	13	4		
CONDOMINIUM RESIDENTIAL (118,219 S.F. @ 1 SP. / 100 S.F.)	462	277	92		
EXIST. SCHLOSSER BLDG.					
RETAIL (14,200 S.F. @ 1 SP. / 275 S.F.)	124	74	25		
PERSONAL IMPROVEMENT SERVICES (14,800 S.F. @ 1 SP. / 275 S.F.)	72	43	14		
PROP. OFFICE (37,154 S.F. @ 1 SP. / 275 S.F.)	135	81	27		
RESTAURANT (1,700 S.F. @ 1 SP. / 100 S.F.)	17	10	5		
SUBTOTAL	350	208	71	10	354
TOTAL		273	109	16	798
BICYCLE (360 @ 5%)	18				18

**PHASE B:**

- COMPLETION OF PARKING GARAGE LEVELS P2, P1, L4 & L5
- COMPLETION OF RETAIL AND CONDO CONDOMINIUM AREAS ON LEVEL 1 AND CONDOMINIUM LEVELS 2 THROUGH 43
- COMPLETION OF EMERGENCY OPERATOR
- COMPLETION OF PARKING GARAGE PORTIONS ON L1, L2 & L3

**PARKING TABLE (PHASE C)**

USE	REQUIRED	PROVIDED			TOTAL
		STANDARD	COMPACT	HANDICAP	
PROPOSED SCHLOSSER RETAIL/OFFICE BLDG.					
RETAIL (14,000 S.F. @ 1 SP. / 275 S.F.)	36	22	7		
OFFICE (14,800 S.F. @ 1 SP. / 275 S.F.)	55	33	11		
PROPOSED SPRING GARAGE @ 100% BLDG.					
RETAIL (14,773 S.F. @ 1 SP. / 275 S.F.)	22	13	4		
CONDOMINIUM RESIDENTIAL (118,219 S.F. @ 1 SP. / 100 S.F.)	462	277	92		
EXIST. SCHLOSSER BLDG.					
RETAIL (14,200 S.F. @ 1 SP. / 275 S.F.)	124	74	25		
PERSONAL IMPROVEMENT SERVICES (14,800 S.F. @ 1 SP. / 275 S.F.)	72	43	14		
PROP. OFFICE (37,154 S.F. @ 1 SP. / 275 S.F.)	135	81	27		
RESTAURANT (1,700 S.F. @ 1 SP. / 100 S.F.)	17	10	5		
SUBTOTAL	368	208	71	10	354
TOTAL		273	109	18	798
BICYCLE (360 @ 5%)	18				18

**PHASE C:**

- COMPLETION OF PROPOSED 3 STORY 25,500 S.F. RETAIL/OFFICE BUILDING ALONG WITH UTILITY CORRECTIONS AND OTHERS AT TERMINUS

Copy of City of Austin Originals

Approved 1 yr extension from July 26, 2010 to July 26, 2011

**SITE PLAN RELEASE** (Rev. 31 of 31)

FILE NUMBER: SP-08-0510C EXPIRATION DATE: 7-26-2011

CARE MANAGER: JIMMIE HOBBS APPLICATION DATE: 01/09/08

REVIEWED FOR GENERAL COMPLIANCE ON: 7-26-2007

APPROVED BY PLANNING COMMISSION ON: [Signature]

APPROVED BY CITY COUNCIL ON: [Signature]

under Section 171 of Chapter 171 of the Austin City Code.

Director, Watershed Protection and Development Review Department

RELEASER FOR: GENERAL COMPLIANCE: 7-26-2007, signed: DMG

Rev. 5: Correction [Signature]

Rev. 3: Correction [Signature]

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



SPRING AUSTIN PARTNERS, L.P.  
908 W. 3rd St.  
AUSTIN, TX 78703

SPRING CONDOMINIUMS  
AUSTIN, TEXAS

Consort, Inc.  
135 West 11th St., Suite 100  
Austin, Texas 78703  
P.L.L.C. Firm Registration No. 8-850



JOB NO.: 1368-002  
DRAWN BY:  
SCALE: 1"=30'  
DATE: 06/30/09  
FILE: 31-PHASE  
XREF:  
REV./CORR:

SHEET 31 of 31

FILE: J:\WORK\1368-002\CORRECTION\31 DEV PKG\31-PHASE.DWG - PLOTTED ON: 09/30/09 7:37AM BY: ESERNA

**ATTENTION**

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OR LOCATION OF ANY SURFACE OR SUBSURFACE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AGENCIES AND/OR OWNERS TO VERIFY THIS INFORMATION. CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (TEXESS) AT (800/344-8377) AT LEAST TWO FULL WORKING DAYS BEFORE COMMENCING ANY SUBSURFACE WORK OR ANY OTHER WORK THAT WOULD AFFECT UTILITIES.

ALL CONSTRUCTION MATERIALS AND TECHNIQUES SHALL CONFORM TO CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

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NO PART OF THIS SITE PLAN MAY BE REPRODUCED OR DISTRIBUTED IN ANY FORM OR BY ANY MEANS, OR STORED IN A DATA BASE OR RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN PERMISSION OF CONSORT, INC.

- ADD PHASING PLAN, ADD STORM SEWER MANHOLE AT CONNECTION TO PUBLIC STORM SEWER PIPE, RESTRIPE SURFACE PARKING AREA TO ADD 3 SPACES
- UPDATE PROPERTY LINE ALONG 3RD ST. FOR RECORDED DOCUMENTS, REMOVE STORM SEWER MANHOLE DETAIL AND SHEET ELEVATIONS, CLARIFY CURBLINEAR LANDSCAPE AREA ALONG 3RD ST. AND REPLACE WITH TREE GRATES, ADJUST CHANGING AND DIMENSIONING OF SIDEWALK AREA ALONG 3RD ST. AND SIDEWALK DRAINAGE GRATES ALONG 3RD ST.
- ADD LIDA NOTE ON COVER SHEET AND ADD DRAINAGE EASEMENTS, DELETE A PARKING SPACE ON LEVEL 0 AND ADJUST PARKING TABLE.



SPRING AULETIN PARTNERS, LTD.  
506 W 3rd St.  
AUSTIN, TX 78703

SPRING CONDOMINIUMS  
AUSTIN, TEXAS

Consort, Inc.  
11100 E. 11th St. Suite 100  
Dallas, TX 75243  
1-800-875-8888



JOB NO.: 1388-002  
DRAWN BY: J.E.S.  
DATE: 08/30/09  
FILE: 05-SP  
REV./CORR:

SHEET  
03  
of  
31

**LEGEND**

- TC TOP OF CURB
- BC BOTTOM OF CURB
- HP HIGH POINT
- GRD GROUND
- FL FLOOR LINE
- TS TOP OF SLAB
- TE TOP OF WALL
- EP EDGE OF PAVEMENT
- WH WALKWAY
- CL CLEARANCE
- REF. DET. REFER DETAIL
- REF. ARCH. REFER ARCHITECTURAL PLANS
- TYC TYPE OF CONCRETE
- CONC. CONCRETE
- EXIST. EXISTING
- NOT/NOTED (NON/NOTED)
- ST SURVEY DATA
- RECD RECORDED DATA
- BENCH. BENCHMARK
- TSURV SURVEY BENCHMARK
- IRON ROD FOUND
- IRON ROD SET
- CURVE OR BOLT
- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- DURING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- MINOR DACK ROOF WALL
- RECORDING WALL
- SEC. CONCRETE FINISH
- 1" HT. WOOD FENCE
- WATER LINE
- WATER LINE
- STORM SEWER LINE
- OVERHEAD UTILITIES
- DOWN GUY
- UNDERGROUND UTILITIES
- 6 IN. LINE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- 3/4" FENCE
- FLYER ONE
- TREE PROTECTION FENCE
- DIST. SIGN
- DIST. LIGHT POLE
- DISMOUNTS
- HWD WALL
- TRAFFIC GUARD RAIL
- FIRE LANE DESIGNATION
- ACCESSIBLE ROUTE

**BENCHMARK**

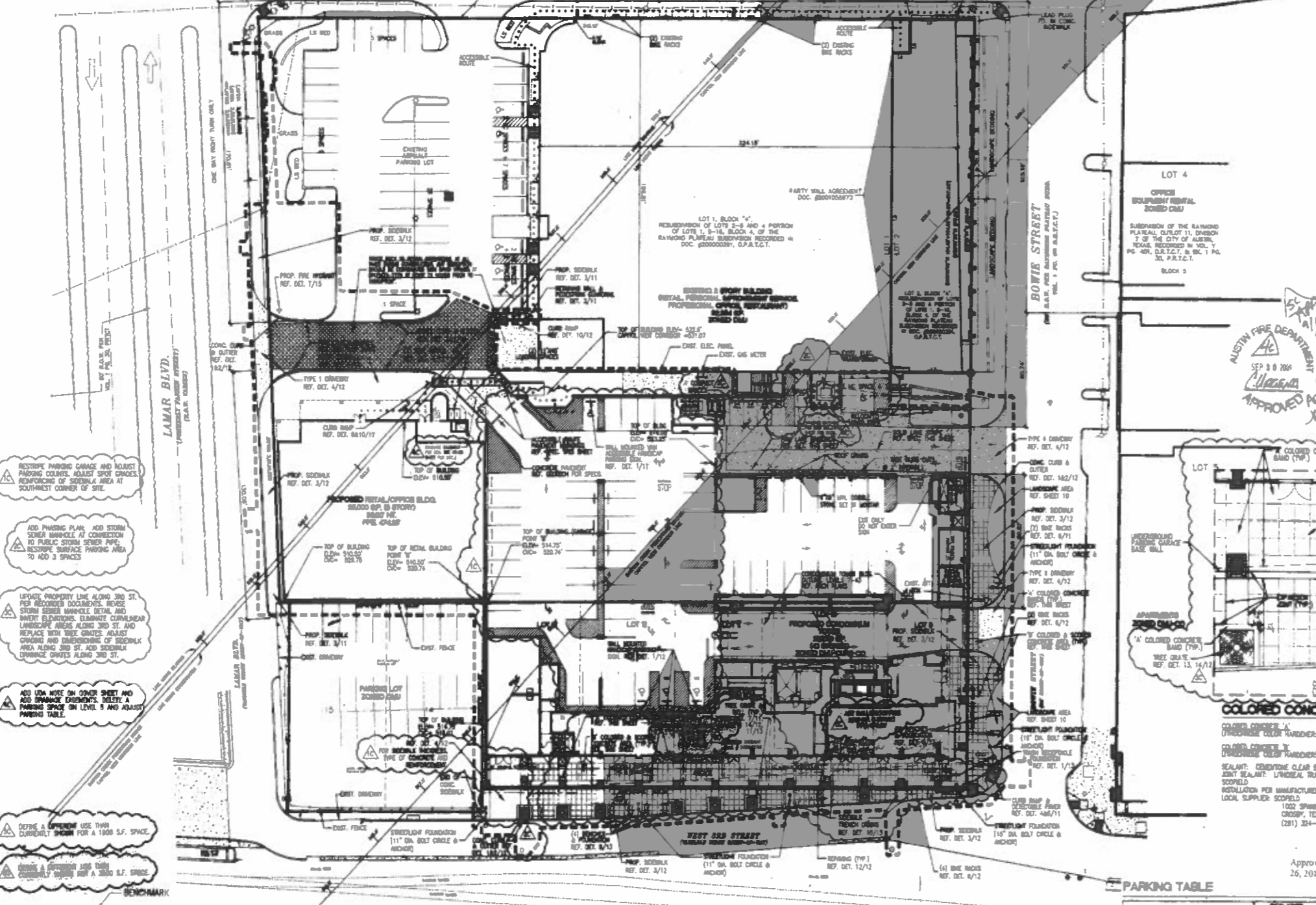
CITY OF AUSTIN MONUMENT H-22-3001, 4" BRASS DISK ON THE NORTHWEST CORNER OF LAMAR BLVD. BRIDGE ABUTMENT, SOUTH SIDE OF RAILROAD TRACKS. PUBLISHED ELEVATION = 488.27

**SITE PLAN NOTES**

- 1 ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
- 2 CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 3 USE DIMENSIONAL INFORMATION GIVEN DO NOT SCALE DRAWINGS.
- 4 CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND PROTECT ALL EXISTING SITE IMPROVEMENTS AND UTILITIES DURING CONSTRUCTION OPERATIONS.
- 5 ALL WALKWAYS LEADING TO ENTRANCES ARE TO BE CENTERED ON GOORNAVE UNLESS OTHERWISE NOTED.
- 6 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.
- 7 PROVIDE MINIMUM 1/4" PER FOOT CROSS SLOPE IN DIRECTION OF SURFACE DRAINAGE ON ALL WALKWAYS.
- 8 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 BUILT NEW PAVEMENT TIGHT. SCORING JOINTS SHALL MATCH EXISTING CONDITION WHERE NEW CONCRETE PAVEMENT REPLACES EXISTING OR ABUTS EXISTING CONCRETE PAVEMENT.
- 9 FRESH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
- 10 WHERE NEW ASPHALT PAVEMENT MEETS EXISTING ASPHALT, SAW CUT EXISTING ASPHALT. ALL NEW PAVEMENTS SHALL MEET EXISTING FLUSH.
- 11 PROVIDE EXPANSION JOINT MATERIAL AT ALL LOCATIONS WHERE CURB AND GUTTER ABUTS OR IS ADJACENT TO WALLS.
- 12 AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED AS PART OF THIS CONTRACT. CONTRACTOR TO PROVIDE SLEEVING FOR UNDERGROUND IRRIGATION SYSTEM AND COORDINATE WITH IRRIGATION PLAN. CONTRACTOR MUST SUPPLY SHOP DRAWINGS TO TONY GARDNER AT CONCRETE, INC. FOR REVIEW AT LEAST SEVEN (7) DAYS PRIOR TO INSTALLATION.
- 13 PIERS FOR LIGHT POLES SHALL NOT BE ABOVE CURB.
- 14 ALL LIGHT POLES WILL BE A MINIMUM OF FOUR (4) FEET BEHIND ANY CURB.
- 15 ADJUST ALL EXISTING METERS AND MANHOLES TO BE FLUSH WITH GRADE.
- 16 CONTRACTOR MUST OBTAIN, READ, AND COMPLY WITH ALL GEOTECHNICAL RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT PREPARED BY TORRACON CONSULTANTS, INC. JOB NO. 9808066

LINE TABLE LOT 2

NO.	BEARING	DIST.
L1	S25°01'51"W	187.32'
L2	N64°58'09"W	42.96'
L3	N24°40'22"E	188.07'
L4	S65°18'56"E	9.25'
L5	N24°42'03"E	18.98'
L6	S65°19'47"E	34.87'



AUSTIN FIRE DEPARTMENT  
SEP 28 2009  
APPROVED FOR BY  
[Signature]

**SITE DATA**

ITEM	VALUE	UNIT
TOTAL AREA WITHIN L.O.C.	91,367	S.F. 2.10 ac
SCHLOSSER SITE	58,328	S.F. 1.34 ac
SPRING SITE	33,039	S.F. 0.76 ac
TOTAL LOT AREA	133,177	S.F. 3.06 ac
SCHLOSSER SITE	108,021	S.F. 2.48 ac
SPRING SITE	27,150	S.F. 0.62 ac
TOTAL SITE PERVIOUS COVER	128,898	S.F. 2.92 ac
SCHLOSSER SITE	102,000	S.F. 2.33 ac
SPRING SITE	26,898	S.F. 0.61 ac
TOTAL F.A.R.	3.22	-
SCHLOSSER SITE (111,004 S.F.)	1.09	-
SPRING SITE (301,892 S.F.)	11.11	-
PROP. RETAIL	15,973	S.F.
PROP. OFFICE	15,000	S.F.
PROP. CONDOMINIUMS	280,719	S.F.
EXIST. RETAIL	34,200	S.F.
EXIST. PERSONAL APPROXIMATE	18,900	S.F.
EXIST. PROFESSIONAL OFFICE	37,104	S.F.
EXIST. RESTAURANT	1,700	S.F.
TOTAL BLDG SQ. FT.	420,446	S.F.
BUILDING COVERAGE	67,306	S.F. 48.78 %
SCHLOSSER SITE	62,838	S.F. 51.86 %
SPRING SITE	4,468	S.F. 16.40 %
(At finished grade)	1,770	S.F. 54.40 %
(At 60 feet above finished grade)	2,698	S.F. 29.11 %
FIRE SPRINKLER PROTECTED	11	COVER
PROPOSED USE	RETAIL, OFFICE, CONDOMINIUMS, REST.	
FOUNDATION TYPE	PER MANUFACTURER'S SPECIFICATIONS	
ZONING	COMMERCIAL	
SCHLOSSER SITE	COMMERCIAL	
SPRING SITE	COMMERCIAL	
STORIES	1-42	
HEIGHT	13.75' TO 400.90'	
FINISHED FLOOR ELEVATIONS	470.25' - 874.25'	

**COLORED CONCRETE DETAIL AND SPEC.**

COLORED CONCRETE 'A'  
TERRAZZO COLOR HARDNER: TERRA COTTA (A-28)

COLORED CONCRETE 'B'  
TERRAZZO COLOR HARDNER: STEADMAN BLUFF (A-31)

SEALANT: CEMENTITIOUS CLEAR SEALER  
JOINT SEALANT: LUNOSEAL TRAFFIC-3A TERRA COTTA (A-28)

COFIELD  
INSTALLATION PER MANUFACTURER'S SPECIFICATIONS  
LOCAL SUPPLIER: SCOFIELD

1000 SPANISH COBE STONE  
CROSSBY, TEXAS 77532  
(281) 324-8888

**PARKING TABLE**

USE	REQUIRED	PROVIDED	TOTAL
RETAIL (1480 S.F. @ 1 SP. / 275 S.F.)	15	22	7
OFFICE (1500 S.F. @ 1 SP. / 275 S.F.)	35	42	11
CONDOMINIUMS (280,719 S.F. @ 1 SP. / 275 S.F.)	22	13	4
TOTAL	402	277	92
BIKE (368 @ 5%)	18		18

**TYPICAL FIRE LANE MARKING**



**PAVEMENT PAINT SPECIFICATION**

ALL PARKING STALLS SHALL BE SEPARATED USING STRIPES FOUR (4) INCHES WIDE. STRIPES SHALL HAVE TWO (2) COATS OF PAINT, ALSO BASE SYNTHETIC RESIN. FIN. SPEC. TYP-119 TYPE 1.

LANE STRIPE PAINT SHALL BE BETHLHAM MOORE USA SAFETY & ZONE MARKING ALAMO 185-01 WHITE

PARKING STRIPE PAINT SHALL BE BETHLHAM MOORE USA SAFETY & ZONE MARKING ALAMO 185-01 WHITE

CROSSBALK PAINT SHALL BE BETHLHAM MOORE USA SAFETY & ZONE MARKING ALAMO 185-01 WHITE

LOCAL SUPPLIER: REPUBLIC PAINT  
3501 S. COMGRESS  
AUSTIN, TX (512) 444-8888

NOTE: TO ENSURE AVAILABILITY OF PAINT CONTRACTOR SHALL CONTACT SUPPLIER AT LEAST ONE WEEK BEFORE PAINT IS NEEDED

CROSSBALK PAINT SHALL BE 4" WIDE

**COMPACT SPACE PARKING NOTE**

EACH COMPACT PARKING SPACE/ANGLE WILL BE SIGNED "SMALL CAR ONLY"

- RESTORE PARKING GARAGE AND ADJUST PARKING COUNTS, ADJUST SPOT GRADINGS, REPAIRING OF SIDEWALK AREA AT SOUTHWEST CORNER OF SITE.
- ADD PARKING PLANS, ADD STORM SEWER MANHOLE AT CONNECTION TO PUBLIC STORM SEWER PIPE, RESTORE SURFACE PARKING AREA TO ADD 3 SPACES.
- UPDATE PROPERTY LINE ALONG 3RD ST. PER RECORDED DOCUMENTS, MOVE STORM SEWER MANHOLE DETAIL AND WERT ELEVATIONS, EXISTING CURBSIDE LANDSCAPE AREAS ALONG 3RD ST. AND REPLACE WITH TREE GRATES, ADJUST GRADING AND DIMENSIONS OF SIDEWALK AREA ALONG 3RD ST. ADD SIDEWALK DRAINAGE GRATES ALONG 3RD ST.
- ADD UTM MARK ON OTHER SHEET AND ADD SPACING DIMENSIONS, DELETE A PARKING SPACE ON LEVEL 5 AND ADJUST PARKING TABLE.
- DATE IS UNKNOWN, USE THIS CURRENTLY SHOWN FOR A 1008 S.F. SPACE.
- REMOVE A PARKING JAG THIS CURRENTLY SHOWN FOR A 380 S.F. SPACE.

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**NOTE**

THIS SITE IS COMPOSED OF SEVEN (7) LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COMBINED DEVELOPMENT, IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

COMPLIANCE WITH GREEN BUILDING STANDARDS IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.

EACH COMPACT PARKING SPACE/ANGLE WILL BE SIGNED "SMALL CAR ONLY".

FILE: J:\WORK\1388-023\CORRECTION\4\SITE DEV PKG\03-SP.DWG - PLOTTED ON: 09/10/09 7:33AM - BY: CESERNA