

CONDITIONAL USE W / BASEMENT PARKING PLAN SITE PLAN

MULTI-FAMILY 1 BEDROOM 2 BEDROOM PER SECTION 25-6-501, REQUIRED BY CHAPTER 25-6, APPENDIX A. REQUIRED PARKING DATA 205

OVERALL PROVIDED PARKING DATA

COMMERCIAL OFF-SITE PARKING DATA

* PORTION OF 405 TOTAL ABOVE, SPACES ARE LUCATED ON BOTTOM TWO (?) LEYELS OF GARAGE SEE SHEET 2 FOR GARAGE LAYOUT.

98.3X	0.575 AC	DOSTING	OLIE IMP
1000%	0.585 AC.	ALLOWED	IMPERVIOUS COVER
96 4%	0.564 AC	PROPOSED	COVER

- MAROVENDITS SHALL BE WASE IN ACCORDANCE WITH THE RELEASED STE N. MAY ADDITIONAL MAROUGUSTY WILL REQUIRE SITE FLAN ANEXONICHT JAPROVAL OF THE CITY OF AUSTIN PLANGRING AND DEVELOPMENT REVIEW ARTHENT.
- THE CHAIRS IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO, UTILITIES.
- A STR DEVELOPABNI PERMI MUST BE ISSUED PROR TO AN APPLICATION FOR BUILDING PERMIT FOR HON-CONSOLIDATED ON PLANNING COMMISSION APPROVED STE PLANS.
- THE WILL OCCUR WITH THIS SITE PLAN.
- THE SITE IS COMPOSED OF 3 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE CONESSIC ENCLICIABLY FOR THE UNBEDD ENCLICANCY ASSISTED HAS DEVELOPED. ASSISTED HAS DEVELOPED. ASSISTED HAS DEVELOPED. APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.

AMERICANS WITH DISABILITIES ACT:

ACCESSIBILITY NOTES:

ACCESSBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:90. [TAS 4.3.7]

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DESCRIPTION

ORDINO SUBTACES ALDNO ACCESSBLE ROUTES MUST BE STABLE, FIBM, AND SUPRESSTANT. [148-4.9.1]

FIRE DEPARTMENT:

THE AUSTIN FREE DEPARTMENT REQUIRES ASPIVALT OF CONCRETE PAVEMENT PROOF TO CONSTRUCTION AS AN "ALL WEATHER DRIVING SURFACE."

THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).

Bury+Partners

221 West Sixth Street, Suite 500 Austin, Texas 78701 Tel. (512)328-0011 Fax (512)328-0325 TBPE Begistration Number F-1048 Bury+Partners, inc. @ Copyright 2013

A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT

GREEN BUILDING PROGRAM: ZONING ORDINANCE No.:

COMMERCIAL DESIGN STANDARDS:

CONSOLIDATED SITE PLAN: CAPITAL VIEW CORRIDOR:

SP-2011-0289C C17-2011-0067 20070301-55

ASSOCIATED CASE NUMBERS:

ALL PERMODE/DECIMANTE PANNE SALLI DE DIFABILIZADI AND RETALLED FOR DOLODO LE, LUE, VAPOLE LIANDE, ANY PERMODE/DECOMENTE PANNEG WITHIN 100' OF ANY BUILDING MUST DE APPROVED BY THE FREE DEPARTMENT. CAPPICAL DIAMPSTRES, AND CONTIANESS WITH AN MODIFICIAL CAPACITY OF 1.5 IC YARDS OR OCKATIRE SALLA LATOT DE STORED OR PLACED WITHIN THA (10) FEE OPENINGS, COMBUSTREE WALLS, OR COMBUSTREE EAVE LAKES. LAKES DESIGNATED ON SITE PLAY SHALL BE REDISTERED WITH CITY OF AUSTRALBHAL'S DETICE AND INSTRICTED FOR THALL APPROVAL.

\$PACES 263

* PORTION OF 405 TO SPACES ARE LOCATED (2) LEVELS OF GARAGE FOR GARAGE LAYOUT.	. TVIOI	
TOTAL ABOVE. ED ON BOTTOM TWO ACE. SEE SHEET 2 AT.	48	

SITE PLAN NOTES:

- ALL SIGHS MAST COMPLY WITH THE REQUIREMENTS OF THE SIGH ORDINANCE, ZUMBNE ORDINANCE, AND OTHER APPLICABLE ORDINANCES. APPROVAL OF THIS STE PLAN DOES NOT INCLUDE BILLOING CODE APPROVAL;
 FRE CODE APPROVAL. OR BUILDING, DEMOLITION, OR RELOCATION PERMITS
 APPROVAL. A CITY DEMOLITION OR RELOCATION PERMIT CAN DRIY DE ISSUED
 ONCE THE HISTIDING REVIEW PROCESS IS COMPILITED.
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

SUBMITTAL DATE:

DECEMBER 31, 2012

(512) 370—2800

- A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT
- THAMS COUNTY OFFICIAL PUBLIC RECORDS AS DOCUMENT RECORDED IN

SUBMITTED

BY:

JONATHAN E. MCKEE, P.E.
BURY+PARTNERS, INC.
221 W. SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

THIS TRACT IS LOCATED WITHIN THE SHOAL CREEK (URBAN) WATERSHED AND DOES NOT LIE OVER THE EDWARDS AQUIFER RECHARGE ZONE. THE PROJECT SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN CONVERNANCE WITH TERMS AND CONDITIONS OF CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

THIS PROPERTY IN NOT LOCATED IN THE 100 YEAR FLOOD PLAIN OF THE FLOOD INSURANCE RATE IMAP, COMMUNITY PANEL NO. 48453C0465H, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2008.

FLOODPLAIN INFORMATION:

A 0.585 ACRE TRACT OF LAND BEING COMPOSED OF LOTS 7 AND 8, BLOCK 75 OF THE ORIGINAL CITY OF AUSTIN SUBDIVISION AND LOT 6A, AMERICED PLAT OF BLOCK 75 OF THE ORIGINAL CITY OF AUSTIN SUBDIVISION, LAND STATUS DETERMINATION LETTER NO. CBI-2011-0286

LEGAL DESCRIPTION:

WATERSHED STATUS:

24 STORY BUILDING WITH APPROXIMATELY 221 MULTI-FAMILY UNITS AND ASSOCIATED GROUND FLOOR USES, WITH A PARIGING FACILITY. THE PURPOSE OF THIS CONDITIONAL USE SITE FUAN IS TO ALLOW COMMERCAL OFF—SITE PARKING AS PERMITTED USES IN THE CURRENT CBD DISTRICT ZONING CATEGORY.

PROJECT DESCRIPTION:

THE CITY OF AUSTIN HAS RECIPIED THE PLAN FOR COMMUNICE WITH CITY DEPOLATIONS CHAY THE APPLICANT, PROPERTY CHARS, AND COLUMNIC OF THE PRIZESS AND RESPONSIBLE FINE DETRIBUTIONS WHICH THE PLAN COMPANY WHITE AND THE COLLATIONS, AND RESTRICTIONS WHICH MAY BE APPLICADED. TO THE PROPERTY AND THE STATE OF

- THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RIM IS 30 IN $\{7.85,4.8.2\}$ SLOPES ON ACCESSIBLE ROUTES WAY NOT EXCEED 1.20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]

HYDRAN'S MET SE METALED WITH HE CENTED OF THE 4-MOST OFFICIAL ALL LIGHTLY (II) AND SEASON AND THE PROPERTY FACE AND SEASON AND SEASO

ME OF RESTALLITIES WAS PRE PROTECTION FACILITIES ARE RESTALLID BY THE BLOWER, SION I MALTIES WALLIOS, MAJ JURIOUS, AND ENGANCE FOR THE OF ON SMALL LINUX JAMES SEPRICIALE PRICE TO AND DERROS, FET THE OF ON SMALL STRUCTION, HEADER LITERANTE, THE MOONE OF PROTECTION AND PROMOCED, AS TROUBED BY THE FREE CHEET, THE MOONE MAY BE MACADITED OR WANCED.

VEHTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET, O INCHES FOR FALL WIDTH OF ACCESS DRIVE.

FILE:

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PROJECT INFORMATION

SHEET NO.

DESCRIPTION

SHEET INDEX

COVER SHEET BASEMENT GARAGE PARKING SITE PLAN

PROJECT NAME: : NOISIVIDBUS 7TH AND RIO GRANDE

OF THE ORIGINAL CITY OF AUSTIN
OF THE ORIGINAL CITY OF AUSTIN
OF THE ORIGINAL CITY OF AUSTIN

CURRENT ZONING: OWNER : CBD-CO; CBD-CURE-CO

805-615 WEST 7TH STREET AUSTIN, TEXAS

BEHRINGER HARVARD RIO PROJECT OWNER LP 15801 DALLAS PARKWAY, SUITE 800 ADDISON, TX 75001

DEVELOPER : CWS CAPITAL PARTNERS, LLC JEFF LAHR 8806 NORTH MOPAC EXPY, SUITE 500 AUSTIN, TX 78758 (512) 837-3028

OWNER AGENT: ARCHITECT : BURY+PARTNERS

RHODE PARTNERS
BRETT RHODE
515 CONGRESS AVENUE, SUITE 1800
AUSTIN, TX 78701

(512) 473-0923

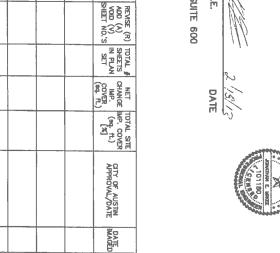
ENGINEER: BURY+PARTNERS
JONATHAN MAKE
JONATHAN MAKE
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TX 78701

APPLICANT/ATTORNEY: WINSTEAD PC JOHN DONISI 401 CONGRESS, SUITE 2100 AUSTIN, TX 78701 (512) 328-0011

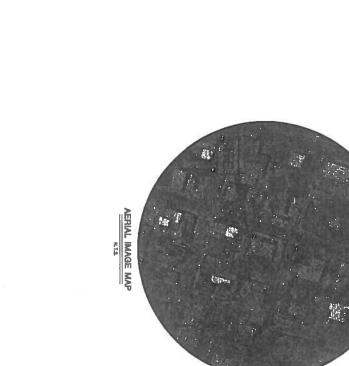












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DATE