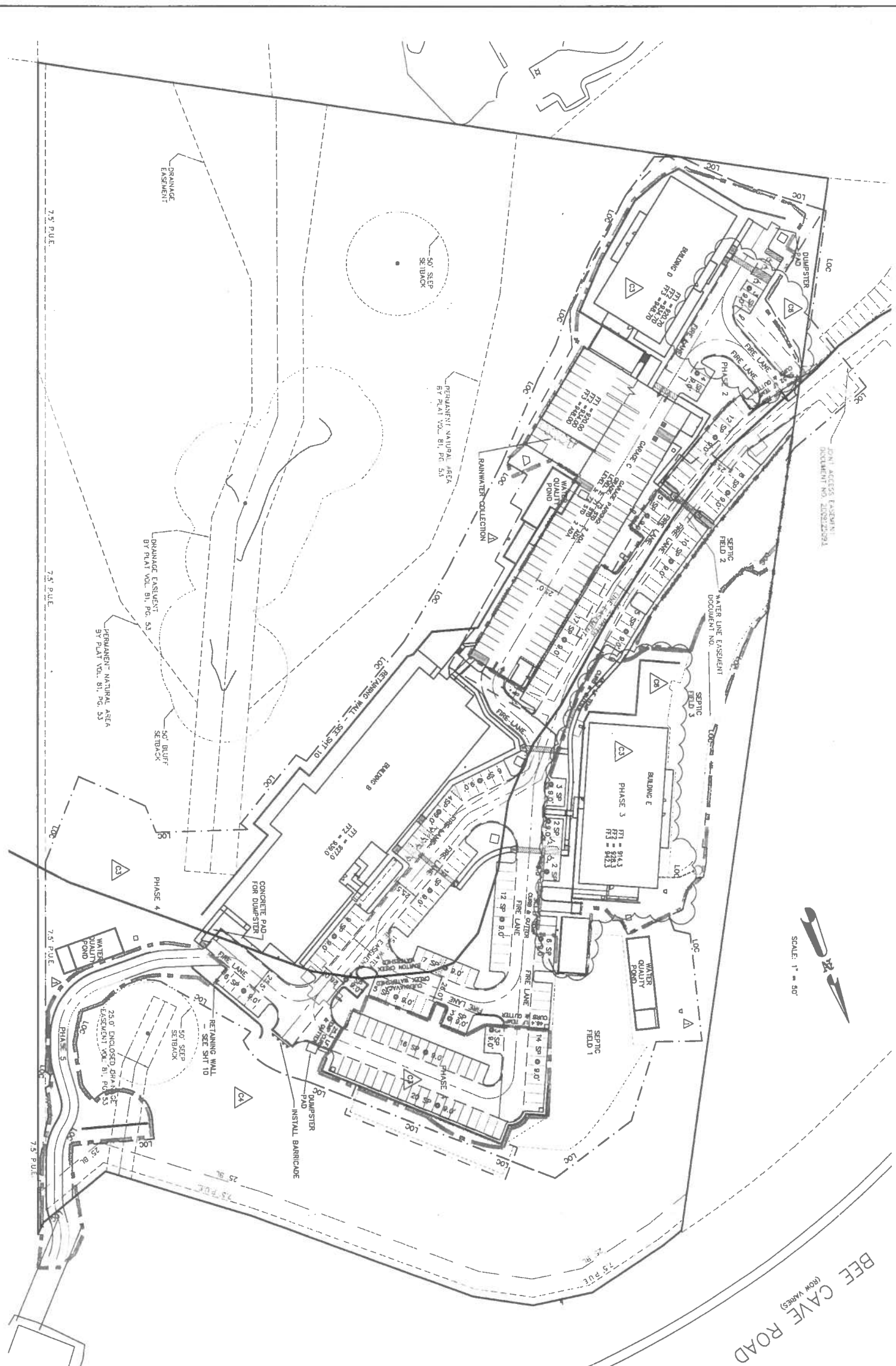


BEE CAVE ROAD  
(NOW VARS)



SCALE: 1" = 50'

CITY OF AUSTIN ELECTRIC UTILITY NOTES

- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B, OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS SHALL BE SHOWN ON THE SITE PLAN AND SHALL BE IN COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS SHALL BE SHOWN ON THE SITE PLAN AND SHALL BE IN COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD ELECTRICAL FACILITIES. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

BUILDING SUMMARY

PROPOSED USE	BUILDING A	BUILDING B	STRUCTURE C	BUILDING D	BUILDING E	BUILDING F
OFFICE	DELETED	WAREHOUSE/ELECTRICAL	CARWASH	OFFICE	OFFICE	OFFICE
NO. OF STORIES	1	2	3	3	3	3
TOTAL AREA FLOOR 1 (S.F.)	5,800	26,192	13,343	11,242	12,012	510
TOTAL AREA FLOOR 2 (S.F.)	N/A	23,118	28,042	11,242	12,012	10,500
TOTAL AREA FLOOR 3 (S.F.)	N/A	N/A	28,042	11,242	12,012	10,500
BUILDING HEIGHT (FT)	N/A	24	27	40	40	38
FINISHED 1ST FLOOR ELEVATION	924.0	927.0	918.5	921.3	917.8	926.3
FINISHED 2ND FLOOR ELEVATION	N/A	939.0	930.0	935.3	931.1	941.3
MAX. IMPERVIOUS COVER-SLAB (S.F.)	5,800	27,400	12,600	11,242	12,012	10,500
FOUNDATION TYPE	SLAB ON GRADE	DRILLED PIER	SLAB ON GRADE	DRILLED PIER	SLAB ON GRADE	DRILLED PIER

UTILITY SUMMARY

UTILITY SERVICE	PRIVATE	LOMA	CITY OF AUSTIN	NONE
GARBAGE DISPOSAL	PRIVATE			
WATER SERVICE	LOMA			
WASTEWATER SERVICE	CITY OF AUSTIN			
GAS SERVICE	CITY OF AUSTIN			

ACCESSIBILITY NOTES

- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
- ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
- GROUND SURFACES ALONG ACCESSIBLE ROUTES SHALL BE STABLE, FIRM AND SLP RESISTANT.

MOTOR VEHICLE PARKING SUMMARY

LAND USE	AREA (S.F.)	PARKING RATIO (SP/500 S.F.)	REQUIRED SPACES
OFFICE SPACE	92,804	1.275	338
WAREHOUSE/STORAGE	2,000	1:1,000	87
ELECTRONIC TESTING	26,198	1:300	87
TOTAL			427

TOTAL REQUIRED STANDARD HC SPACES: 8  
TOTAL REQUIRED VAN ACCESSIBLE HC SPACES: 1

PARKING TYPE

PARKING TYPE	TOTAL PROVIDED
STANDARD HANDICAPPED PARKING	12
VAN ACCESSIBLE PARKING	46
STANDARD PARKING	416
TOTAL 432-SPACES	474

ON-SITE BICYCLE SPACES (0 REQUIRED)

PHASE 1 PARKING - STANDARD HANDICAPPED PARKING	3
PHASE 1 PARKING - VAN ACCESSIBLE PARKING	14
PHASE 1 PARKING - STANDARD PARKING	388
PHASE 2 PARKING - STANDARD HANDICAPPED PARKING	7
PHASE 2 PARKING - VAN ACCESSIBLE PARKING	22
PHASE 2 PARKING - STANDARD PARKING	233
PHASE 3 PARKING - STANDARD HANDICAPPED PARKING	0
PHASE 3 PARKING - VAN ACCESSIBLE PARKING	0
PHASE 3 PARKING - STANDARD PARKING	0
PHASE 4 PARKING - STANDARD HANDICAPPED PARKING	0
PHASE 4 PARKING - VAN ACCESSIBLE PARKING	0
PHASE 4 PARKING - STANDARD PARKING	0
PHASE 5 PARKING - STANDARD HANDICAPPED PARKING	0
PHASE 5 PARKING - VAN ACCESSIBLE PARKING	0
PHASE 5 PARKING - STANDARD PARKING	0

NOTES

- CONTRACTOR SHALL CALL ONE-CALL CENTER (1-800-445-8005) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN EASEMENTS OR STREET ROW. W. DRIVEWAYS AND INTERNAL CIRCULATION AREAS ON SITE.
- ALL STANDARD HANDICAPPED PARKING SPACES SHALL BE 8'-0" WIDE MINIMUM WITH A 5'-0" ADJACENT ACCESS AISLE. ALL VAN ACCESSIBLE PARKING SPACES SHALL BE 8'-0" WIDE MINIMUM WITH A 8'-0" ADJACENT ACCESS AISLE. TWO ADJACENT SPACES MAY SHARE A COMMON ACCESS AISLE.
- EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. SEE DETAIL SHEET 1 OF RETAINING WALL UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING AND BACK OF RETAINING WALL UNLESS OTHERWISE SPECIFIED.
- SEE ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
- ALL THROUGHFARES DESIGNATED "FIRE LANE" ON THIS SITE PLAN SHALL BE RED WITH WHITE STIPPLING OR WHITE WITH RED STIPPLING READING "FIRE LANE" OR "FIRE LANE/TOW AWAY ZONE". IN ADDITION, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE AND AT EACH ENTRY AND EXIT POINT THAT CONSTITUTES A PORTION OF THE FIRE ZONE.
- SEE ARCHITECTURAL PLANS FOR SITE LIGHTING PLAN AND DETAILS.
- THE DETENTION POND ON ADJOINING PROPERTY FOR THE LAURA BUSH CAN BEEN.
- ALL BUILDINGS ARE REQUIRED TO BE PROTECTED BY A FIRE SPRINKLER SYSTEM.
- ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER AND PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ACCURACY OF THE WORK OF THE DESIGN ENGINEER.

TRI OFFICE COMPLEX

9225 FM 2244  
SITE PLAN



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www.axiontexas.com  
Texas P.E. Firm No. F-43



NO.	DATE	REVISION
C6	02-08-13	REVISE BUILDING E - REPLACE SHEET
C4	12-02-11	REVISE CONNECTING DRIVE LAYOUT - REPLACE SHEET
C3	05-17-11	REVISE BUILDING C, D & E - REPLACE SHEET
C1	02-24-10	REVISE LIMITS OF CONSTRUCTION

APPROVED  
APR 2 5 2013  
DESIGNED: AOM  
FILED: TRM-SBE-CS  
JOB NO.: 243-02  
DATE: MARCH 2012  
SHEET: 7 OF 32