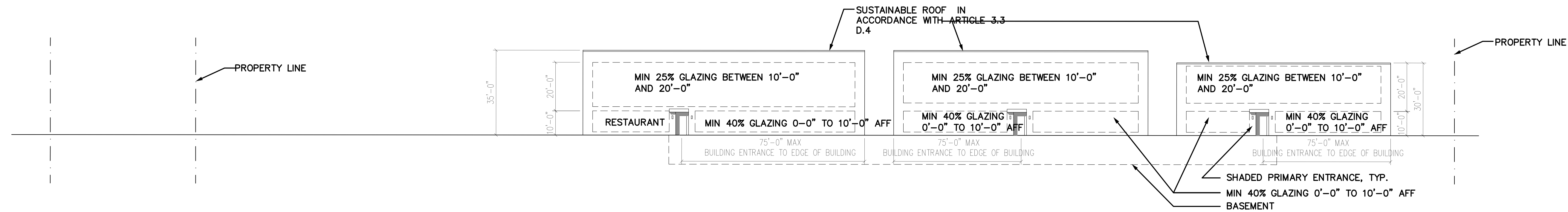
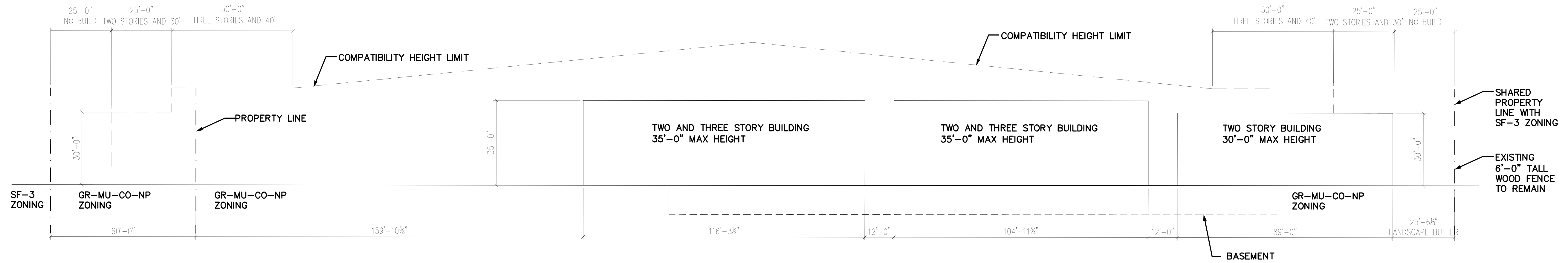


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Z:\Projects\313 - Red Bluff Hotel\Aerial\Views\313\_001\_CS102.dwg

User: aronburgess  
Drawing: 288\_001\_CS102.dwg  
288\_001\_CS102 8/28/2014 12:17 PM



**SUB-CHAPTER E NOTES:**

- AT LEAST 50% OF GLAZING SHALL HAVE MIN VISIBLE TRANSMITTANCE (VT) OF 0.6 OR HIGHER
- NO EIFS SHALL BE USED
- BUILDING MATERIALS (I.E. LIMESTONE AND/OR BRICK) SHALL BE INCORPORATED INTO FACADE
- FACADE ARTICULATION TO INCLUDE ONE OR MORE OF THE FOLLOWING:
  - CHANGES IN PLANE OF AT LEAST 24" AT INTERVALS OF 20'-100'
  - CHANGES OF COLOR, TEXTURE OR MATERIAL AT INTERVALS OF 20'-100'
  - A REPEATING PATTERN OF WALL RECESSES AND PROJECTIONS THAT HAS A RELIEF OF AT LEAST 8"
  - EXTERIOR LIGHT FIXTURES SHALL BE FULL CUT-OFF OR FULLY SHIELDED

**§ 25-2-1065 SCALE AND CLUSTERING REQUIREMENTS.**

(A) The massing of buildings and the appropriate scale relationship of a building to another building may be accomplished by:

- (1) avoiding the use of a continuous or unbroken wall plane;
- (2) using an architectural feature or element that:
  - (a) creates a variety of scale relationships;
  - (b) creates the appearance or feeling of a residential scale; or
  - (c) is sympathetic to a structure on an adjoining property; or
- (3) using material consistently throughout a project and that is human in scale; or
- (4) using a design technique or element that:
  - (a) creates a human scale appropriate for a residential use; or
  - (b) prevents the construction of a structure in close proximity to a single-family residence zoning district that is:
    - (i) significantly more massive than a structure in a single-family residence zoning district; or
    - (ii) antithetical to an appropriate human scale; and
  - (c) allows the construction of a structure, including a multi-family structure, that exhibits a human scale and massing that is appropriate for a residential use.

**SITE PLAN APPROVAL** Sheet 4 of 4  
 FILE NUMBER SPC-2014-0175A APPLICATION DATE \_\_\_\_\_  
 APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER SECTION \_\_\_\_\_ OF  
 CHAPTER \_\_\_\_\_ OF THE CITY OF AUSTIN CODE.  
 EXPIRATION DATE (25-5-81, LDC) \_\_\_\_\_ CASE MANAGER \_\_\_\_\_  
 PROJECT EXPIRATION DATE (ORD.#970905-A) \_\_\_\_\_ DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_

Planning and Development Review Department  
 RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING \_\_\_\_\_  
 Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
 Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
 Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

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.

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STATE OF TEXAS  
 BRADLEY J. LINGVA  
 88217  
 LICENSED PROFESSIONAL ENGINEER  
*Bradley Lingva*

**RED BLUFF ROAD HOTEL SITE**  
 4701 RED BLUFF ROAD  
 AUSTIN, TRAVIS COUNTY, TEXAS 78702

**BUILDING ELEVATIONS AND COMPATIBILITY**

**SHEET**  
**CS102**  
 5 OF 6  
 SPC-2014-0175A