PLEASE RECYCLE

IMPERVIOUS COVER IN WATERFRONT OVERLAY DATA			
TOTAL SITE AREA	53,003 SF	NOTE: EXISTING IMPERVIOUS COVER CALCULATIONS BASED ON ALTA/ACSM LAND TITLE SURVEY BY 4WARD LAND SURVEYING DATED APRIL 24, 2014	
SITE AREA IN PRIMARY SETBACK	25,423 SF		
SITE AREA IN SECONDARY SETBACK	27,580 SF		
EXISTING IMPERVIOUS COVER IN PRIMARY SETBACK		PROPOSED IMPERVIOUS COVER IN PRIMARY SETBACK	
BUILDING A	3,338 SF	BUILDING B	112 SF
BUILDING B	2,211 SF	BUILDING C	1,679 SF
CONCRETE WALK	7 SF	CONCRETE PAVING	3,113 SF
WOOD DECK	306 SF	CONCRETE WALKS/PATIOS	342 SF
TIN SHED	37 SF	WOOD DECKS	137 SF
TIN SHED	51 SF		
CONCRETE STEPS	21 SF		
WOOD STEPS	12 SF		
CONCRETE STEPS	11 SF		
DOG HOUSE	18 SF		
WOOD DECK AND RAMP	89 SF		
COVERED CONCRETE	117 SF		
STONE PAVERS	98 SF		
IMPERVIOUS GRAVEL	151 SF		
CONCRETE PAVING	4,143 SF		
SUBTOTAL	10,610 SF	SUBTOTAL	5,383 SF
	41.73%		21.17%
EXISTING IMPERVIOUS COVER IN SECONDARY SETBACK		PROPOSED IMPERVIOUS COVER IN SECONDARY SETBACK	
BUILDING A	14,028 SF	BUILDING A	5,302 SF
BUILDING B	626 SF	BUILDING B	6,177 SF
CONCRETE PAVING	9,288 SF	BUILDING C	4,718 SF
CONCRETE WALK	25 SF	CONCRETE PAVING	2,201 SF
		CONCRETE WALKS/PATIOS	1,639 SF
		WOOD DECKS	1,036 SF
SUBTOTAL	23,968 SF	SUBTOTAL	21,073 SF
	86.90%		76.41%
TOTAL EXIST. IMP. COVER IN SETBACKS	34,579 SF	TOTAL PROP. IMP. COVER IN SETBACKS	26,456 SF
	65.24%		49.91%

RED BLUFF HOTEL SOUTH - PARKING REQUIRED			
TYPE	NO.	REQUIRES RATIO	PARKING REQUIRED
HOTEL ROOM	80	1.1/ROOM	88
RESTAURANT (SF)	3,500	1/75 SF	47
		SUBTOTAL	135
LESS URBAN CORE PARKING REDUCTION (20%)			27
LESS CAR SHARING REDUCTION (20 SPACES)			20
LESS ADJACENT ON-STREET PARKING			17
MAXIMUM PARKING REDUCTION (40%)			54
TOTAL PARKING REQUIRED			81
BICYCLE PARKING REQUIRED (5% OF PARKING REQUIRED)			4

RED BLUFF HOTEL SOUTH - PARKING PROVIDED	
TYPE	PARKING PROVIDED
STANDARD (SOUTH LOT)	11
STANDARD (GARAGE)	143
VAN ACCESSIBLE	1
TOTAL PARKING PROVIDED	155
BICYCLE PARKING PROVIDED	4

BUILDING DATA			
AREA	EXISTING	PROPOSED	ALLOWABLE PER BASE GR ZONING
FIRST FLOOR	20,203 SF	17,988 SF	
SECOND FLOOR	1,747 SF	17,988 SF	
THIRD FLOOR	- SF	12,686 SF	
TOTAL ENCLOSED GROSS FLOOR AREA	21,950 SF	48,662 SF	53,003 SF
FAR*	0.41 : 1	0.92 : 1	1.00 : 1
BUILDING COVERAGE	20,203 SF	17,988 SF	39,752 SF
	38.12%	33.94%	75.00%
BUILDING AREA BY USE		EXISTING	PROPOSED
AUTO/MOTORCYCLE REPAIR		13,400 SF	- SF
COMMERCIAL KITCHEN		5,250 SF	- SF
VACANT		3,300 SF	- SF
HOTEL (80 ROOMS)		- SF	45,162 SF
RESTAURANT		- SF	3,500 SF
TOTAL		21,950 SF	48,662 SF

SITE DATA - ZONING: GR-MU-CO-NP	EXISTING	PROPOSED	REQUIRED/ALLOWABLE
SITE AREA (AC.)	1.21	1.21	-
LAND USE	AUTO BODY SHOP/ COMMERCIAL KITCHEN	HOTEL AND RESTAURANT	GR-MU-CO-NP (Including Hotel and Restaurant)
IMPERVIOUS COVER (%)*	65.2%	49.9%	65.2%
IMPERVIOUS COVER (SF)*	34,577	26,456	34,577
MAX. BUILDING HEIGHT (FT)**	-	35	35
MAX. NUMBER OF STORIES	-	3	3

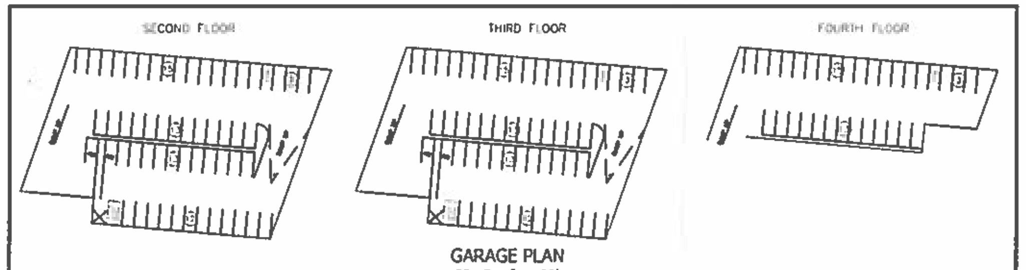
* - See Impervious Cover & Waterfront Overlay Data table on this sheet for detailed information.
** - Max. allowable per waterfront overlay

0 15' 30' 60'

N

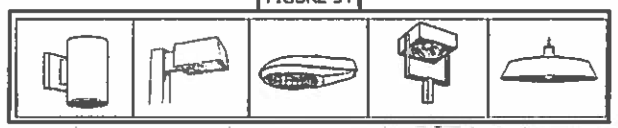
LEGEND

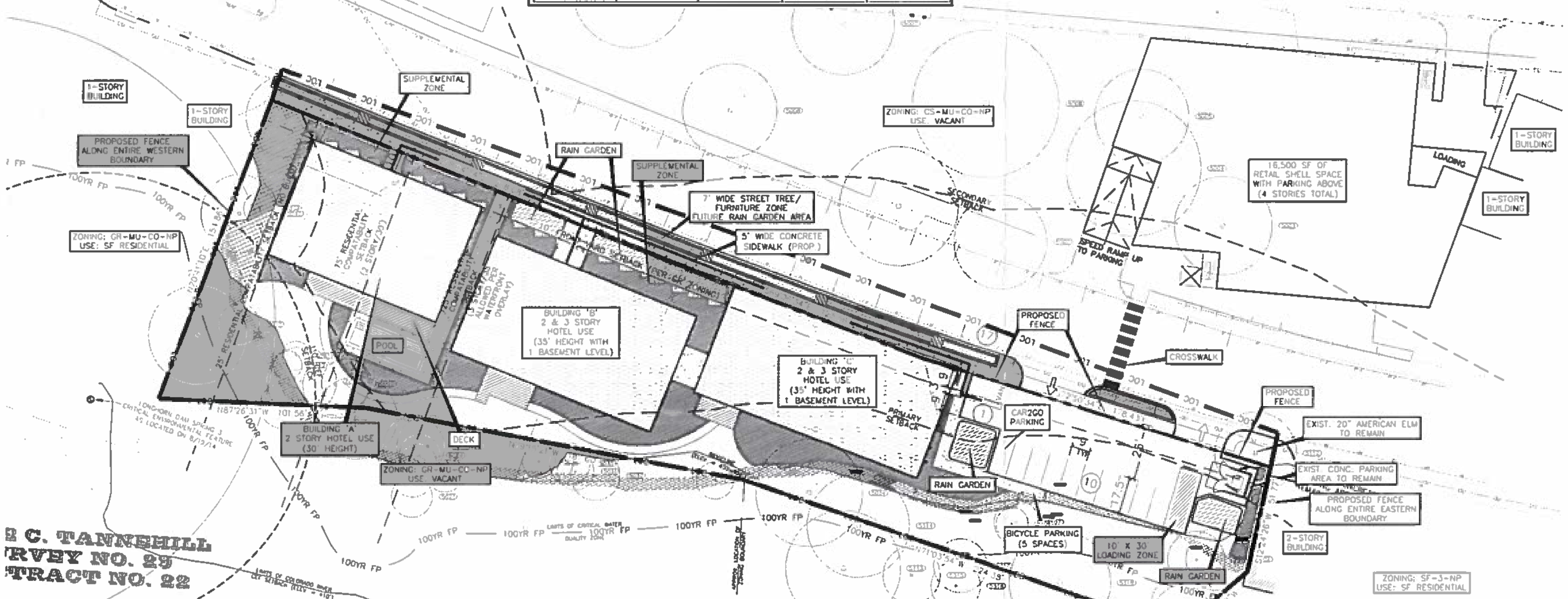
- ACCESSIBLE ROUTE
- LOC — LIMITS OF CONSTRUCTION 1.471 ACRES / 64.072 SF
- PERVIOUS COVERAGE
- 7' WIDE STREET TREE/FURNITURE ZONE FUTURE RAIN GARDEN AREA
- BOUNDARY / RIGHT OF WAY
- CURB / EDGE OF PAVEMENT
- OVERHEAD UTILITY LINE
- EXISTING BUILDING FACE
- CONCRETE SWLK / PVMT
- NEW BUILDING ENCLOSURE OUTSIDE EXISTING FOOTPRINT



GARAGE PLAN
SCALE: 1" = 60'

FIGURE 34





TREE LIST		
NUMBER	DESCRIPTION	
5001	29"	PECAN
5002	23"	AMERICAN ELM
5003	24"	SYCAMORE
5004	33"	SYCAMORE
5005	23"	AMERICAN ELM
5006	36"	SYCAMORE
5007	25"	AMERICAN ELM
5008	23"	SYCAMORE
5009	30"	MESQUITE 28-12-10
5010	11"	HACKBERRY 7-6-2
5011	11"	HACKBERRY 7-6-2
5012	10"	HACKBERRY
5013	11"	HACKBERRY
5014	24"	COTTONWOOD
5015	15"	HACKBERRY 8-8-5-3
5016	16"	HACKBERRY 12-8
5017	12"	HACKBERRY
5018	9"	HACKBERRY
[illegible]	8"	HACKBERRY
5020	20"	HACKBERRY
5021	10"	CHINABERRY
5022	10"	CHINABERRY
5023	9"	CHINABERRY
5024	10"	CHINABERRY
5025	15"	CHINABERRY
5026	15"	CHINABERRY 11-7
5027	9"	CHINABERRY
5028	21"	CHINABERRY 15-12
5029	8"	HACKBERRY
5030	10"	CHINABERRY
5031	9"	CHINABERRY
5032	12"	CHINABERRY
5033	9"	HACKBERRY
5034	26"	COTTONWOOD 19-14
5035	18"	AMERICAN ELM
5036	9"	HACKBERRY
5037	10"	CHINABERRY
5038	20"	HACKBERRY
5039	9"	HACKBERRY
5040-5000	NOT USED	
5101	11"	RED OAK
5102	15"	CHINABERRY
5103	14"	CHINABERRY
5104	9"	HACKBERRY
5105	9"	HACKBERRY
5106	13"	HACKBERRY
5107	11"	HACKBERRY
5108	14"	LIVE OAK
5109	8"	HACKBERRY
5110	10"	PERSIMMON
5111	8"	CHINABERRY
5112	20"	AMERICAN ELM
5113	28"	COTTONWOOD
5114-5313	NOT USED	
5314	25"	COTTONWOOD
5315	14"	HACKBERRY
5316	12"	HACKBERRY
5317	13"	HACKBERRY
5318	23"	CHINABERRY
5319	14"	CHINABERRY
5320	16"	CHINABERRY

SITE DATA SUMMARY	
TOTAL SITE AREA	53,003 SF
ZONING	GR-MU-CO-NP
GROSS FLOOR AREA (BUILDING A)	10,604 SF (21.8%)
GROSS FLOOR AREA (BUILDING B)	18,867 SF (38.8%)
GROSS FLOOR AREA (BUILDING C)	19,191 (39.4%)
TOTAL GROSS FLOOR AREA	48,662 SF (100%)
BUILDING COVERAGE	17,988 SF (33.9%)
IMPERVIOUS COVER	26,456 SF (49.9%)
FLOOR-TO-AREA RATIO*	0.92:1
BUILDING HEIGHT	35' (3 STORIES)
FOUNDATION TYPE	CONCRETE SLAB

COMPATIBILITY STANDARD NOTES:

1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].
2. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067].
3. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067].
4. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].

GENERAL NOTES:

1. THIS SITE PLAN IS FOR THE WATERFRONT OVERLAY VARIANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION
2. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585)
3. AT THE TIME OF CONSTRUCTION WITH A PART B SITE PLAN, ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
4. THIS PROPERTY IS WITHIN THE CONTROLLED COMPATIBLE LAND USE AREA DEFINED BY CHAPTER 241 OF THE LOCAL GOVERNMENT CODE DEVELOPMENT ON THIS PROPERTY IS LIMITED BY CHAPTER 25-13 OF THE AUSTIN CITY CODE. AIRPORT HAZARDS AS DEFINED IN FEDERAL AVIATION REQUIREMENTS PART 77, AS ADOPTED BY THE CITY IN SECTIONS 25-13-23, ARE PROHIBITED.
5. 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
6. 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 ARE REQUIRED TO PROVIDED ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE
7. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
8. 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 POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF THE FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
9. ALL NON CONFORMING DRIVEWAYS WILL BE BROUGHT TO CODE WITH CONSTRUCTION PLANS.
10. ANY RELOCATION OF ELECTRIC FACILITIES WILL BE A THE LANDOWNERS/DEVELOPERS EXPENSE.
11. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE THE SITE AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
12. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
13. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
14. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE
15. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
16. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
17. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS
18. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
19. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED
20. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING THE 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.
21. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

SITE PLAN APPROVAL Sheet ____ 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

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2021 E. 5TH ST. #110 (OFFICE) • 815-A BRAZOS ST. #319 (MAIL) AUSTIN, TEXAS 78702 • TEXAS REG. NO. F-15964
STATE OF TEXAS BRADLEY J. LINGVAI 98217 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REVISION	BY

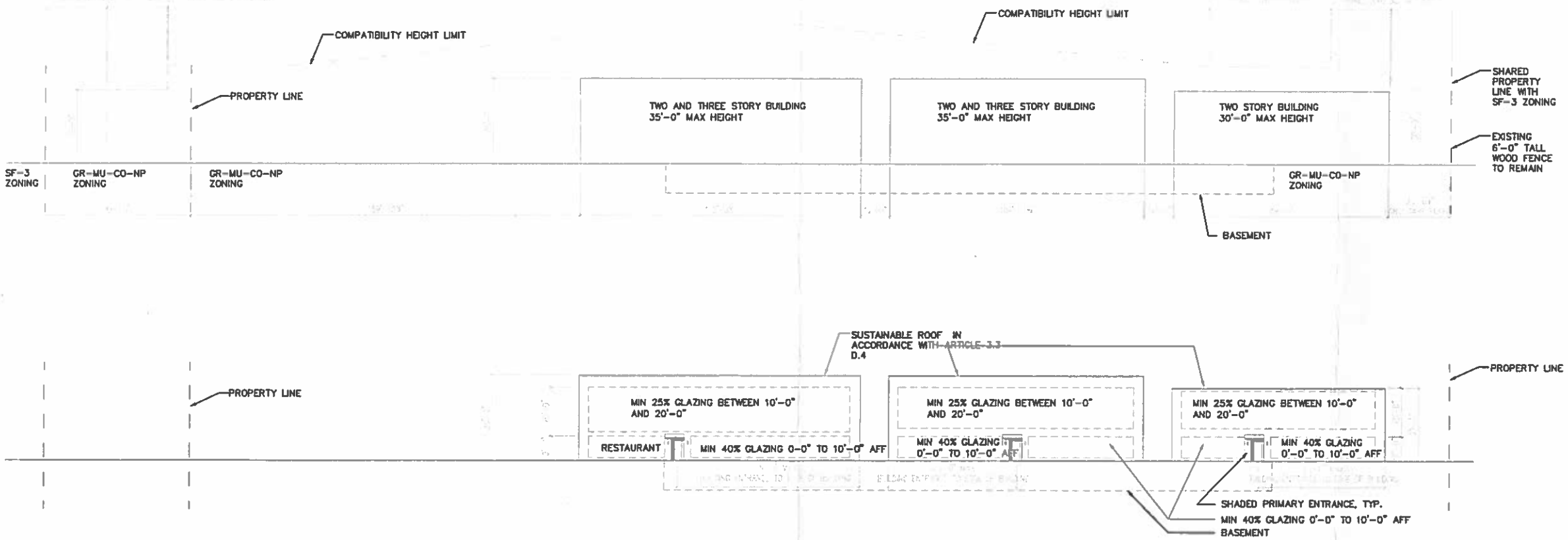
RED BLUFF ROAD HOTEL SITE
4701 RED BLUFF ROAD
AUSTIN, TRAVIS COUNTY, TEXAS 78702

SITE PLAN

SHEET
CS101
4 OF 6

PLEASE RECYCLE

C16/17



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

(5) 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 ___ 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) ___ DNPZ ___ DOZ ___

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

NO.	DATE	REVISION	BY

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STATE OF TEXAS
BRADLEY J. LINGVAI
88217
LICENSED PROFESSIONAL ENGINEER

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

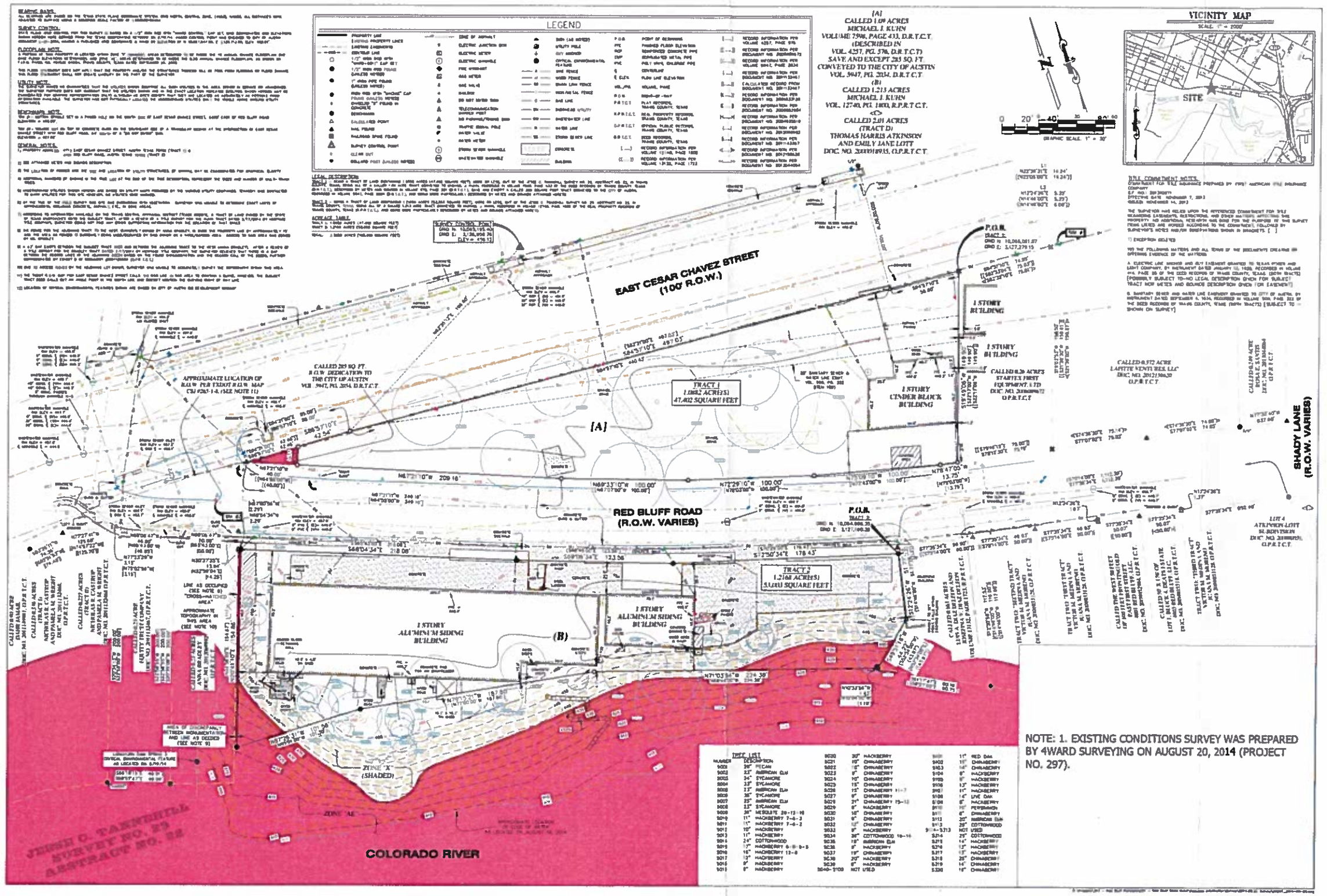
BUILDING ELEVATIONS AND COMPATIBILITY

SHEET
CS102
5 OF 6

SPC-2014-0175A

PLEASE RECYCLE

C16/8



NOTE: 1. EXISTING CONDITIONS SURVEY WAS PREPARED BY 4WARD SURVEYING ON AUGUST 20, 2014 (PROJECT NO. 297).

SITE PLAN APPROVAL Sheet ___ 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 ___
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Planning and Development Review Department
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PROFESSIONAL ENGINEER

NO.	DATE	REVISION	BY

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

EXISTING CONDITIONS

SHEET
C-101
3 OF 6

SPC-2014-0175A

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