



01

02

03

04

05

Market

Austin, Texas

Context

Client

Location

Date

Image

Page

Michael Hsu
Office Of Architecture

4910 Burnet Road
Austin, Texas 78756
(512) 706.4303

Market

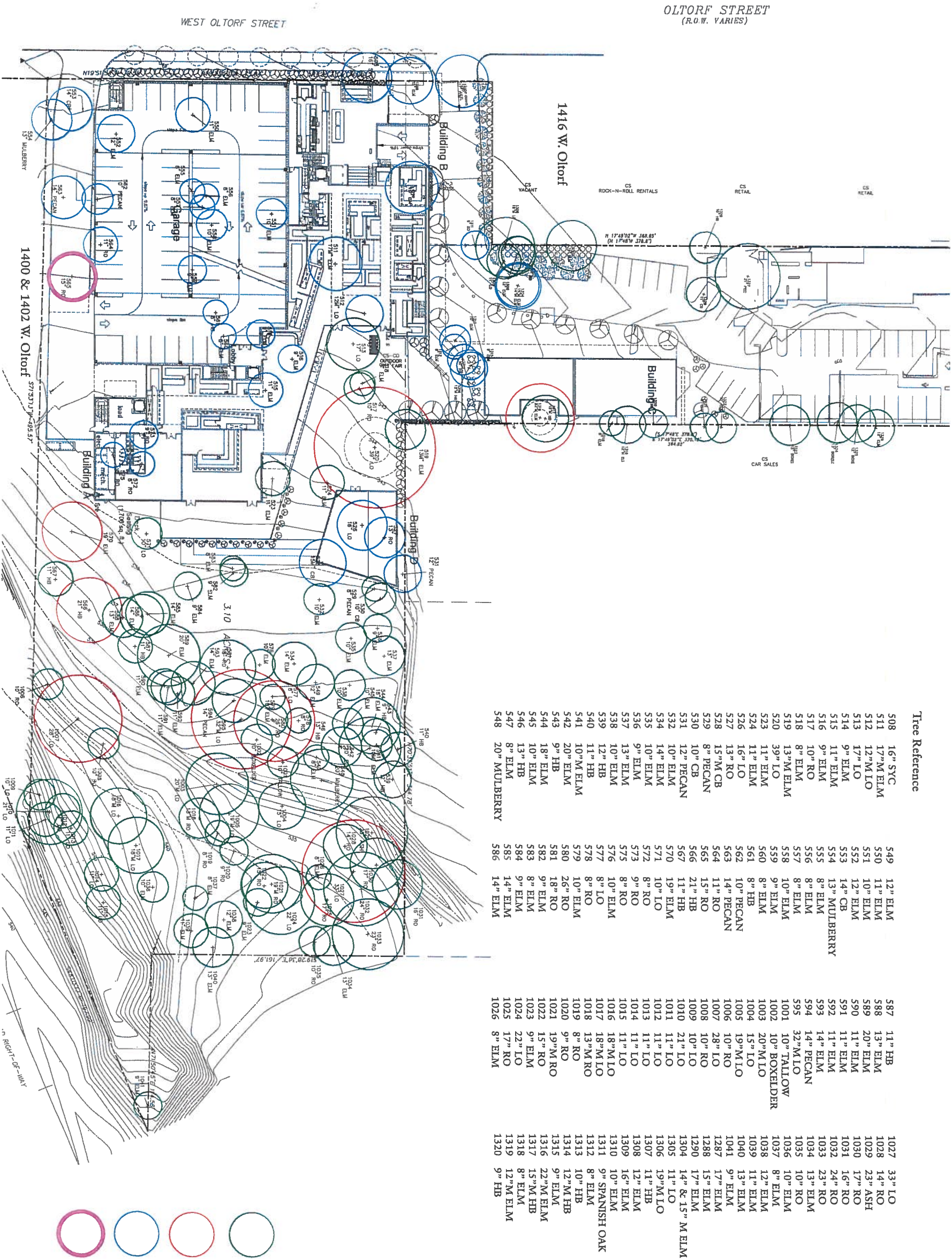
Austin, Texas

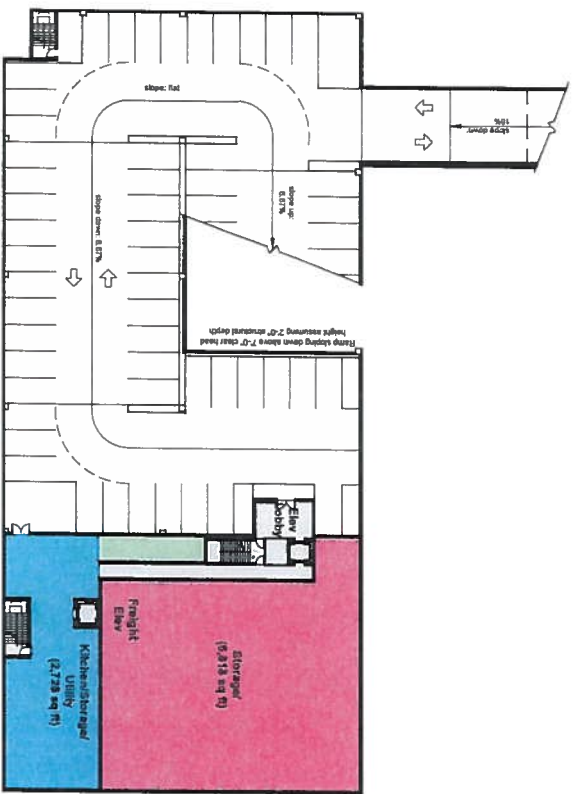
24 September 2015

cover

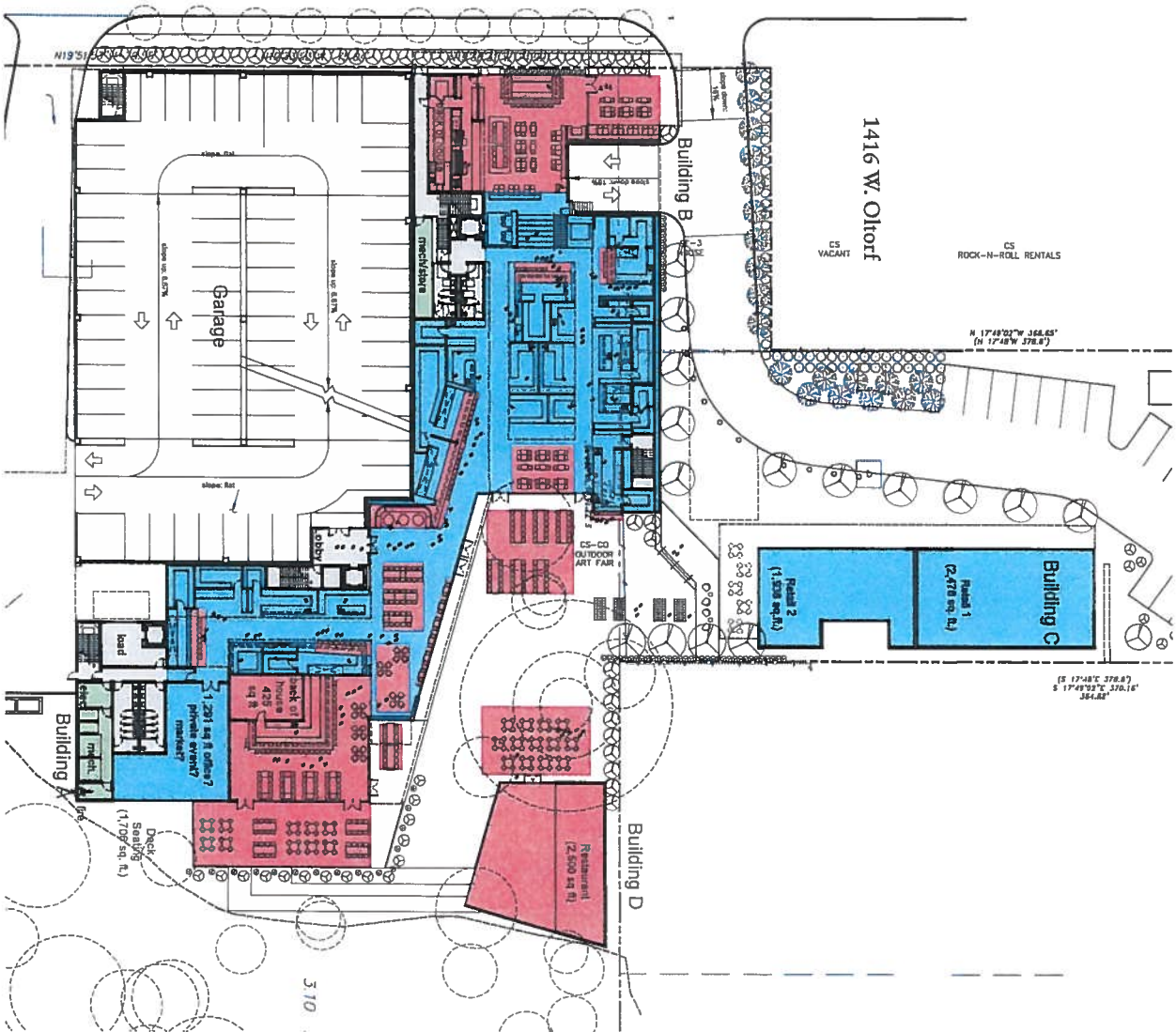
1





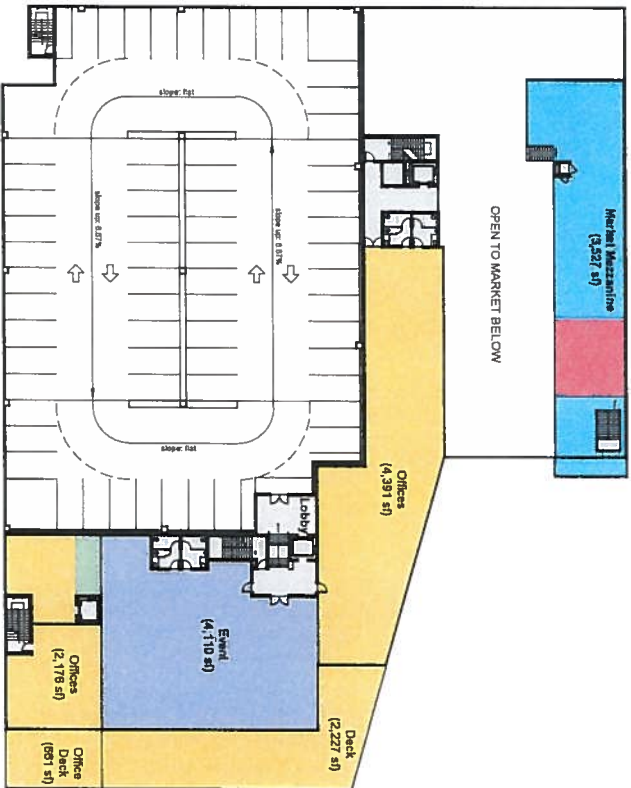


Program Plan: LVL 0
scale: 1/64" = 1'-0"

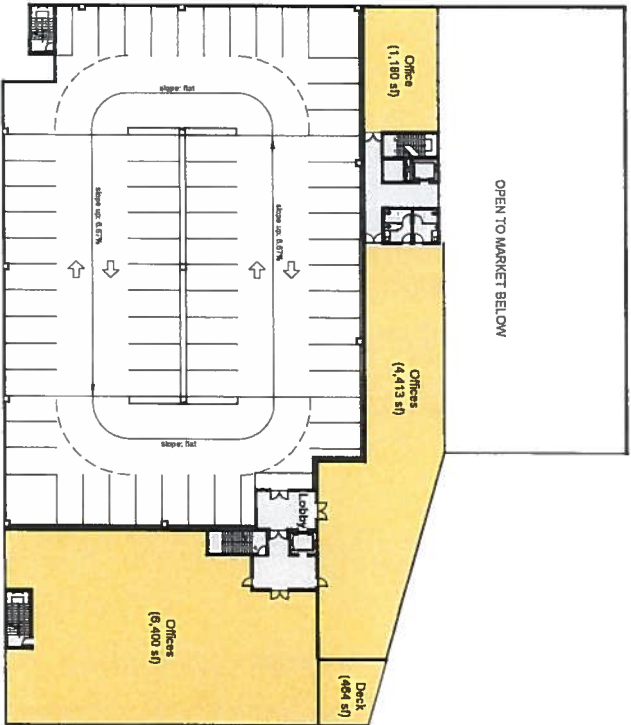


Program Plan: LVL 1
scale: 1/64" = 1'-0"

- Program Key
- Food Prep
 - Event
 - Storage
 - Mechanical
 - Circulation
 - Restaurant
 - Retail
 - Office



Program Plan: LVL 2
scale: 1/64" = 1'-0"



Program Plan: LVL 3
scale: 1/64" = 1'-0"



Comment

Client

Location

Date

Image

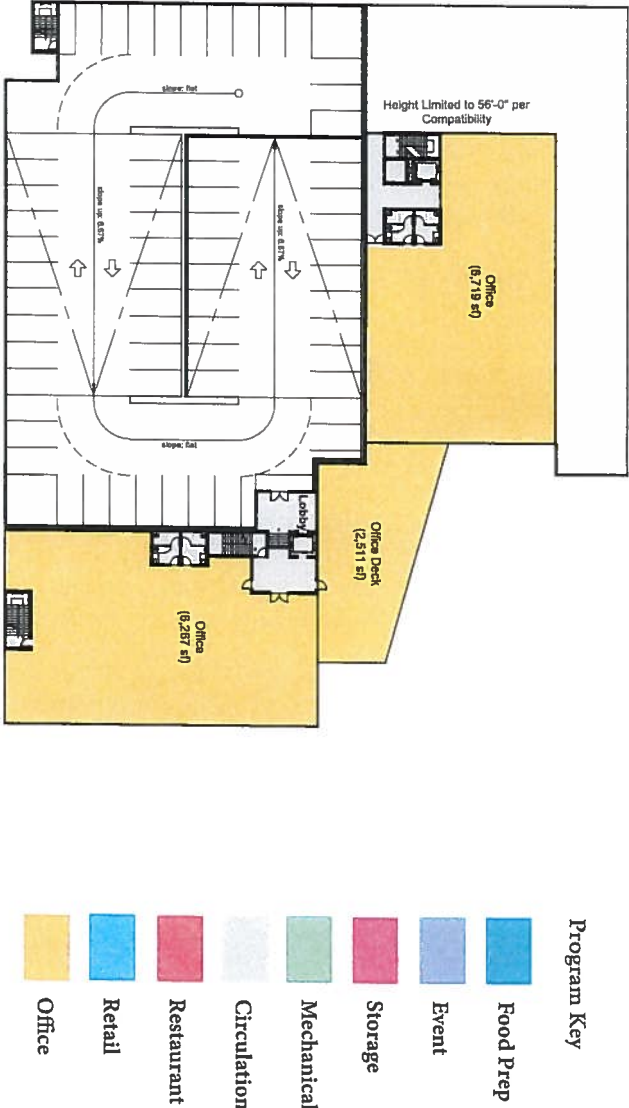
Page

PARKING ANALYSIS

Total Required Parking	547.2
Required parking with 20% Discount	437.725
Required parking with 30% Discount	383.01
Required Parking with 40% Discount	328.3
On Site Parking Provided	43
Garage:	383
Level0 (underground)	69
Level1	62
Level2	68
Level3	68
Level 4	68
Rooftop Parking	48
Total Parking Provided	426

PROGRAM ANALYSIS

	sq-ft	sq-ft	Use Class	Factor	Req. Parking
Basement	<i>unconditional</i>	<i>conditional</i>			
Storage/Commercial Kitchen		6,813	Storage	1,000	6.8
Commercial Kitchen		2,728	Food Prep	275	9.9
<i>Building Circulation and Bathrooms</i>		1,271	Circulation	275	4.6
<i>Mechanical</i>		360	Mech	n/a	0.0
Total Basement		11,172			
First Floor	<i>unconditional</i>	<i>conditional</i>			
Building C Retail 1		2,476	Retail	275	9.0
Building C Retail 2		1,936	Retail	275	7.0
Building D Restaurant		2,500	Restaurant	100	25.0
Building D Outdoor Seating	1,000		Restaurant	100	10.0
MARKET (Building A + Building B)	4,099	27,319			
- Olcott Restaurant + Outdoor Area	661	2,447	Restaurant	75	41.4
- 'Tap Room'		2,426	Restaurant	100	24.3
- Food Sales and Market Circulation		12,545	Retail	275	45.6
- Bldg A Seated Areas and Seated Kiosks		996	Restaurant	100	10.0
- Bldg B Seated Areas and Seated Kiosks		1,844	Restaurant	75	24.6
- Mezzanine Seating		500	Restaurant	100	5.0
- Mezzanine Retail		3,027	Retail	275	11.0
- Seating Deck	2,438		Restaurant	100	24.4
- Seating By Tree 1	1,000		Restaurant	100	10.0
- Lobby, Building Circulation and Bathrooms		2,599	Circulation	275	9.5
- Mechanical		935	Mech	n/a	0.0
Total Gross Area First Floor	5,099	34,231			
Second Floor	<i>unconditional</i>	<i>conditional</i>			
Event Hall		4,110	Event	50	82.2
Deck	2,227		Office	275	8.1
Office		6,567	Office	275	23.9
Office Deck	661		Office	275	2.4
Lobby, Building Circulation and Bathrooms		2,541	Circulation	275	9.2
<i>Mechanical</i>		90	Mech	n/a	0.0
Total Gross Area Second Floor	2,888	13,308			
Third Floor	<i>unconditional</i>	<i>conditional</i>			
Office		11,993	Office	275	43.6
Office Outdoor Deck	464		Office	275	1.7
Lobby, Building Circulation and Bathrooms		2,119	Circulation	275	7.7
<i>Mechanical</i>		0	Mech	n/a	0.0
Total Gross Area Third Floor	464	14,112			
Fourth Floor	<i>unconditional</i>	<i>conditional</i>			
Office		12,986	Office	275	47.2
Office Outdoor Deck	2,511		Office	275	9.1
Lobby, Building Circulation and Bathrooms		2,441	Circulation	275	8.9
<i>Mechanical</i>		0	Mech	n/a	0.0
Total Gross Area Fourth Floor	2,511	15,427			
Existing Program	<i>unconditional</i>	<i>conditional</i>			
Olivia's Restaurant	0	2,500	Restaurant	100	25.0
Total Existing Area	0	2,500			
Total Gross Building Area	<i>unconditional</i>	<i>conditional</i>			
Core/Mech/Facilities/Services	15,863	90,750			
<i>Program Area Less Circulation</i>	n/a	11,996			
	15,863	78,754			



Program Plan: LVL 4
 scale: 1/64" = 1'-0"

Consult

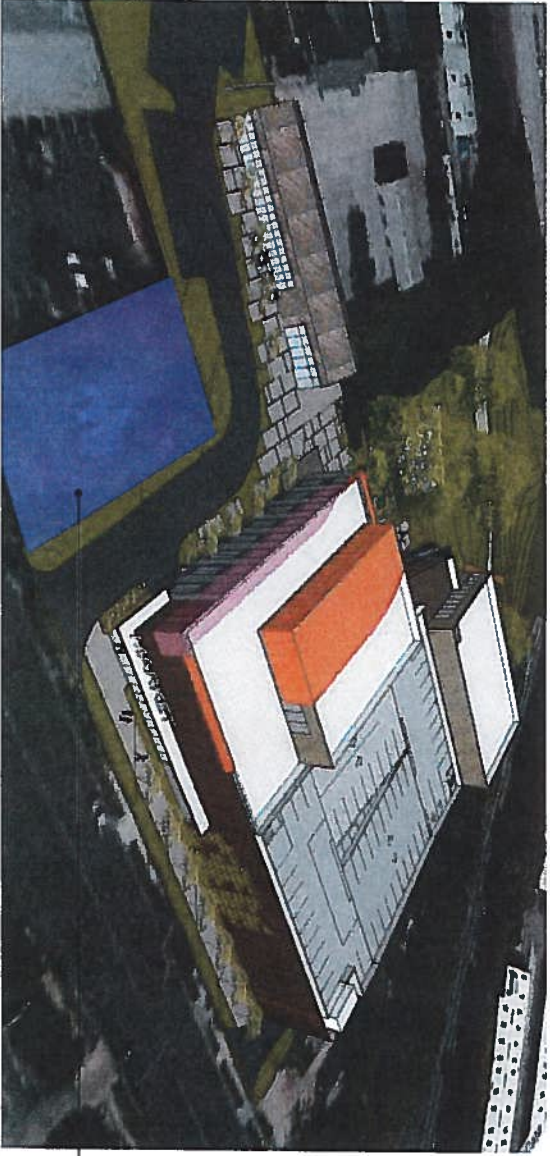
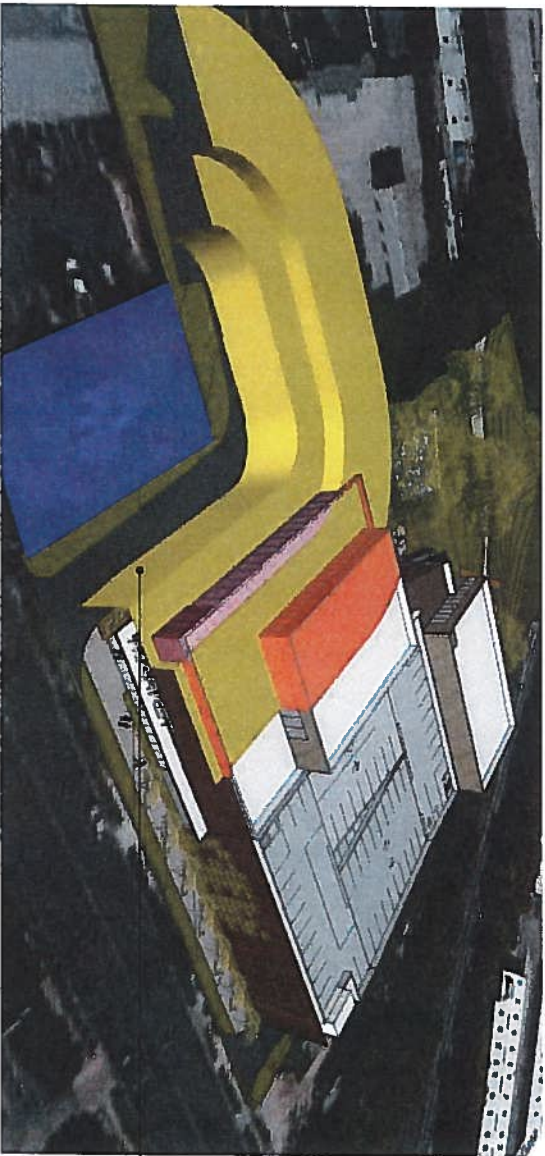
Client

Location

Date

Image

Page



Triggering Lot:
1416 W. Oltorf
Zoning: CS
Current Use: Residential

All portions of driveway are 5'-0" min. away from property line

>25-0" (no build)

>50'-0" (30'-0" max two story limit)

>100'-0" (40'-0" max three story limit)

Fourth Story portion of the building shown in darker tone for reference

Compatibility Envelope (shown in yellow)

Triggering Lot:
1416 W. Oltorf
Zoning: CS
Current Use: Residential

Site Roof Plan
scale: 1/64" = 1'-0"

LEGEND

Requesting encroachment for at grade internal street from 5' to 25' from 25-2-1063(B)

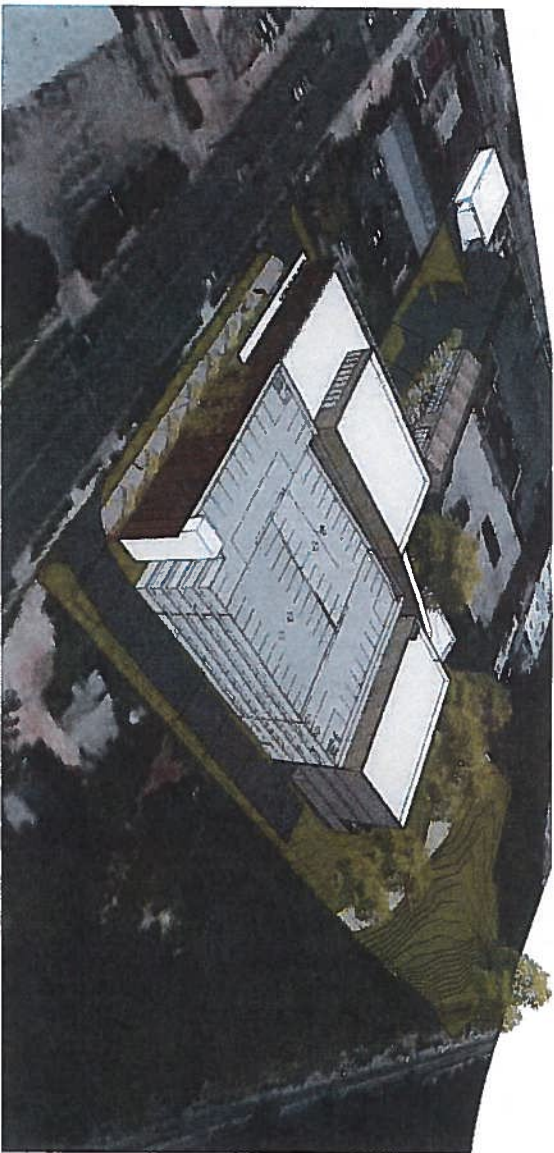
Building Area Requesting Variance From 25-2-1063(C)(1)
Allowed Height: 2 stories and 30'-0"
Proposed Height: 1 story and 45'-6"
Variance Request: 15'-6"

Building Area Requesting Variance From 25-2-1063(C)(2)
Allowed Height: 3 stories and 40'-0"
Proposed Height: 2 stories and 55'-6"
Variance Request: 15'-6"



100 Year Floodplain

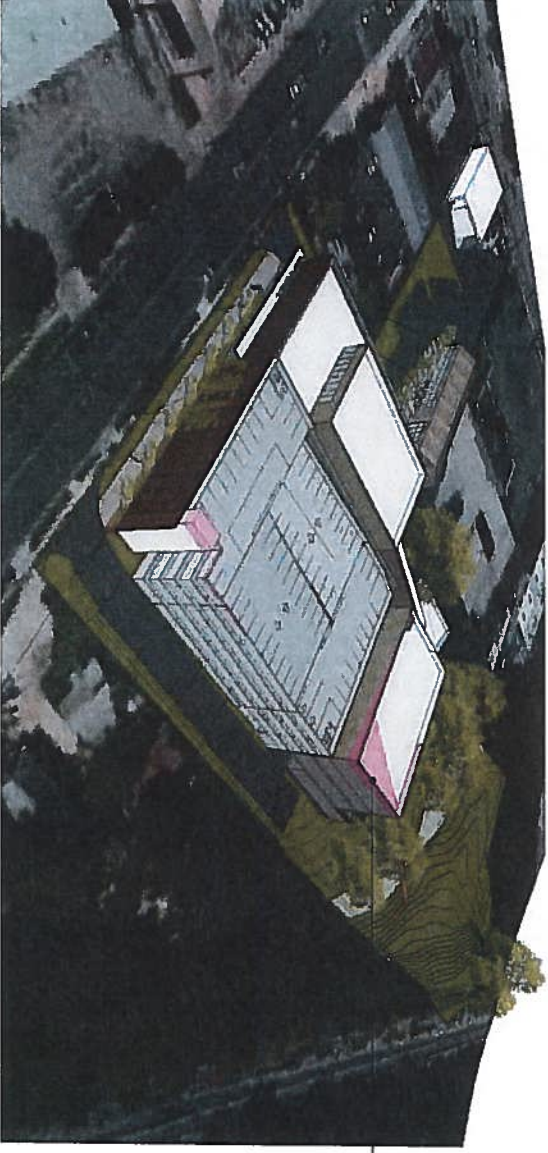
**(Note: The above legend pertains to this sheet only, all heights based off of average grade.)



Fourth Story portion of the building shown in darker tone for reference



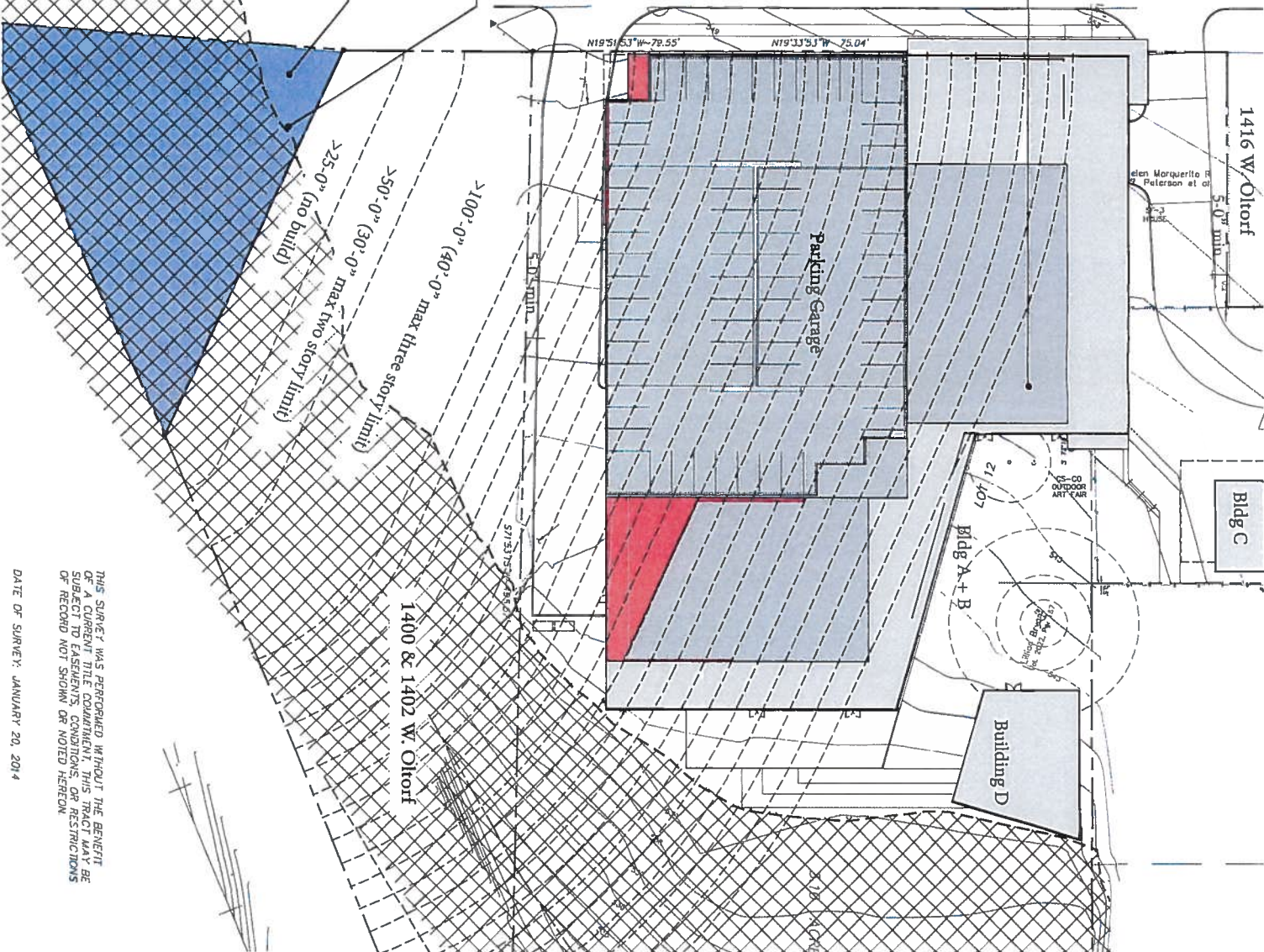
Compatibility Envelope (shown in yellow)



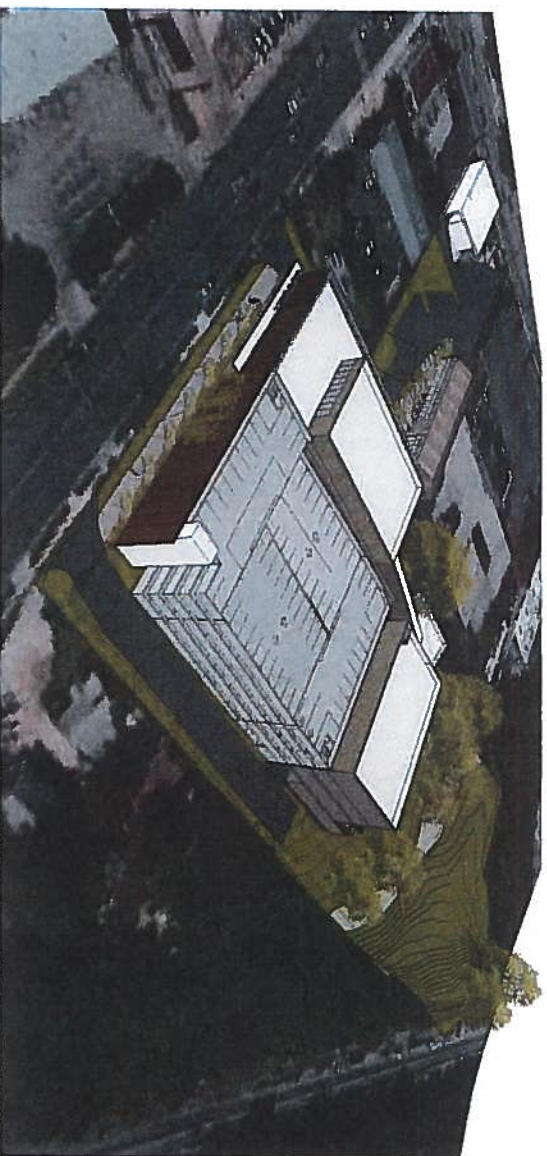
Portion of building violating compatibility height limitations (shown in pink)

Triggering Lot:
Zoning: SF-3
Current Use: Vacant
Note: This lot is city owned and the majority is covered in 100 year floodplain

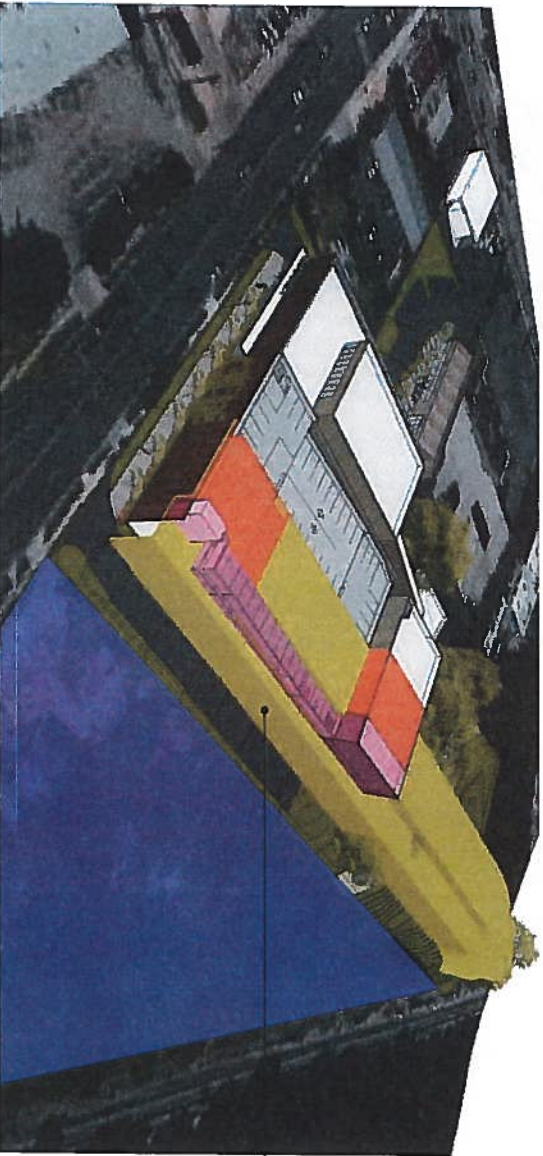
100 year Floodplain



100 Year Floodplain

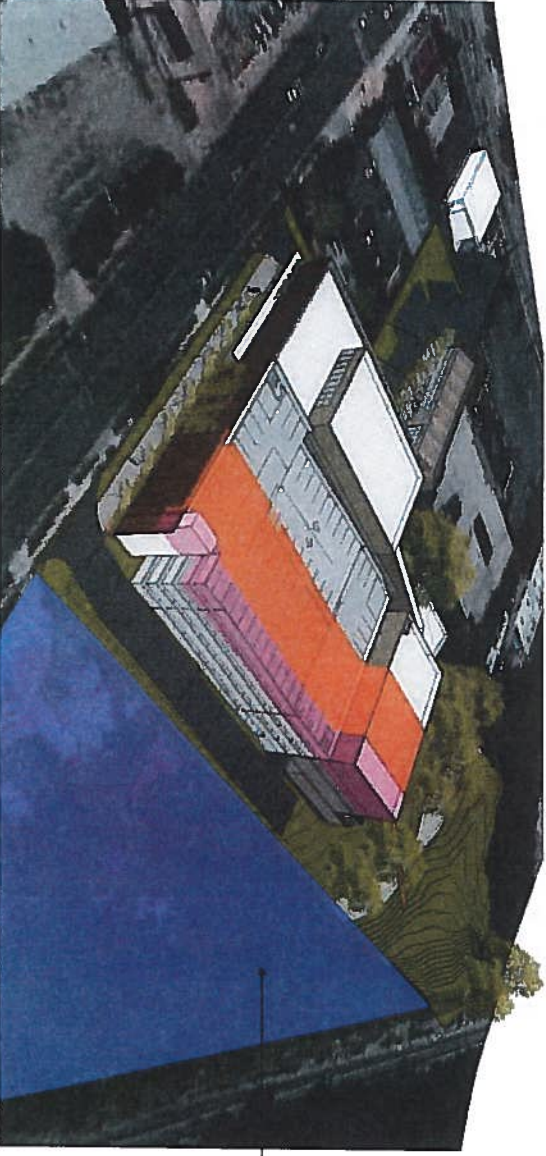


Fourth Story portion of the building shown in darker tone for reference

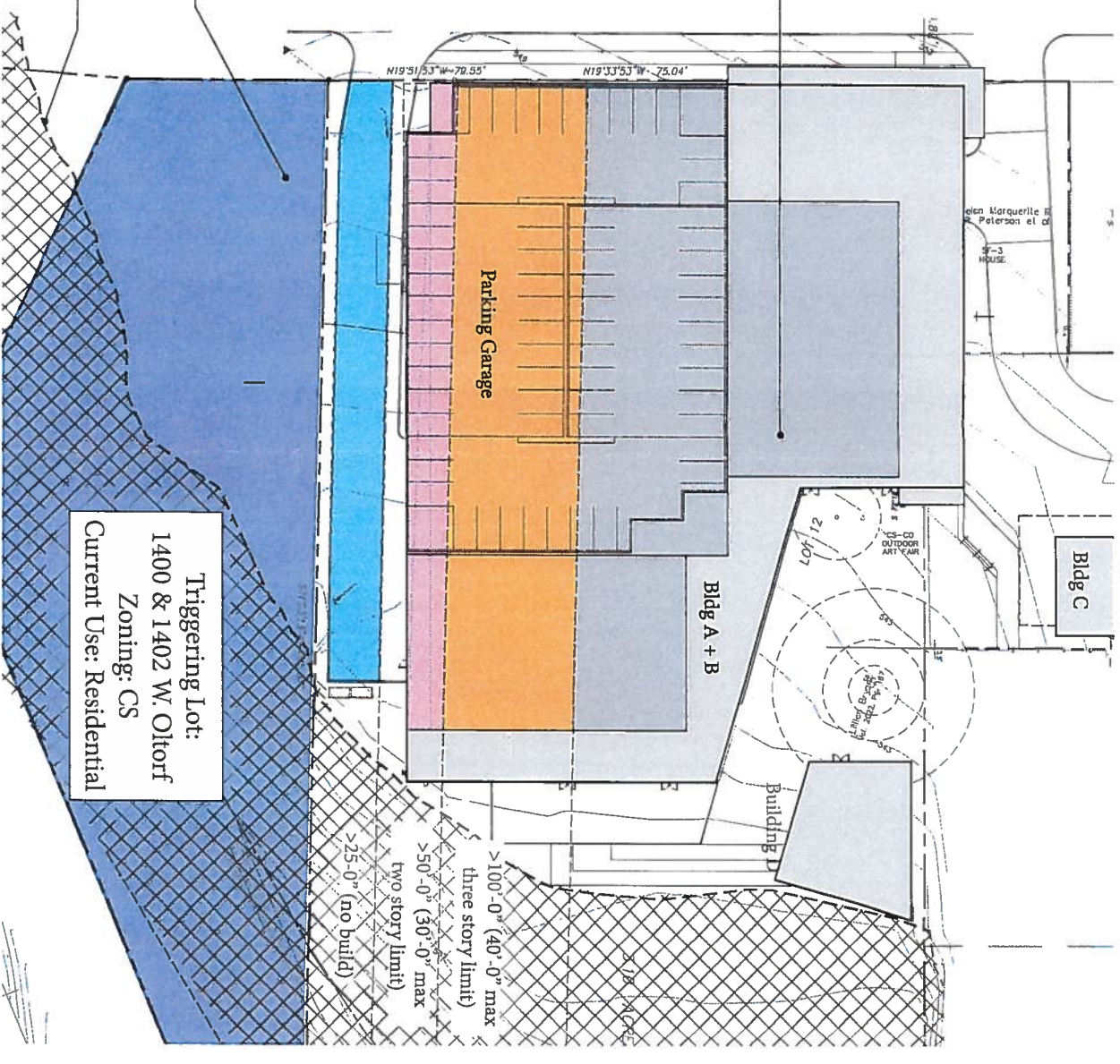
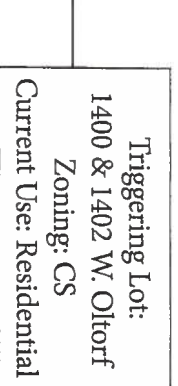


Compatibility Envelope (shown in yellow)

All portions of driveway are 5'-0" away from property line)



100 year Floodplain

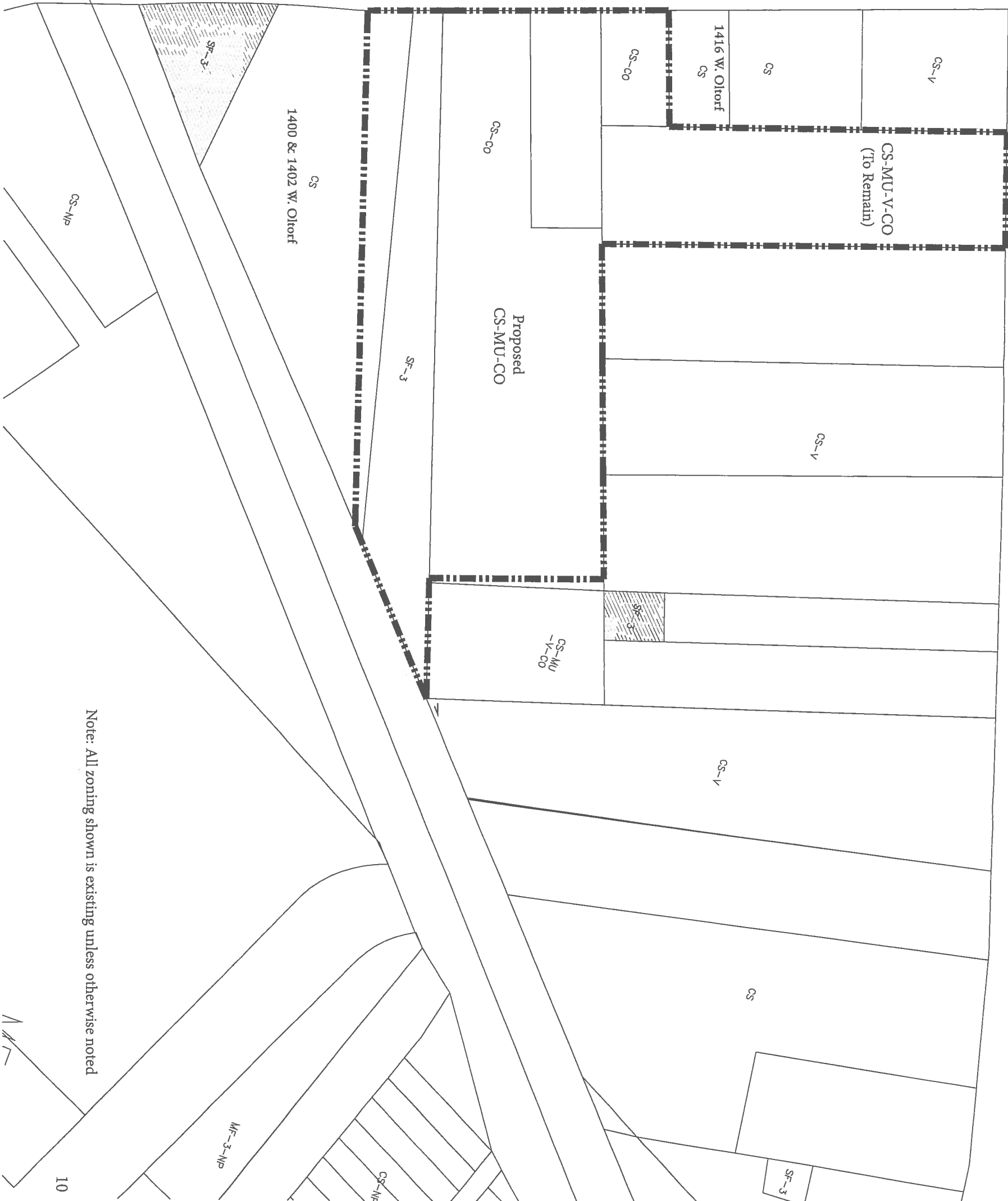
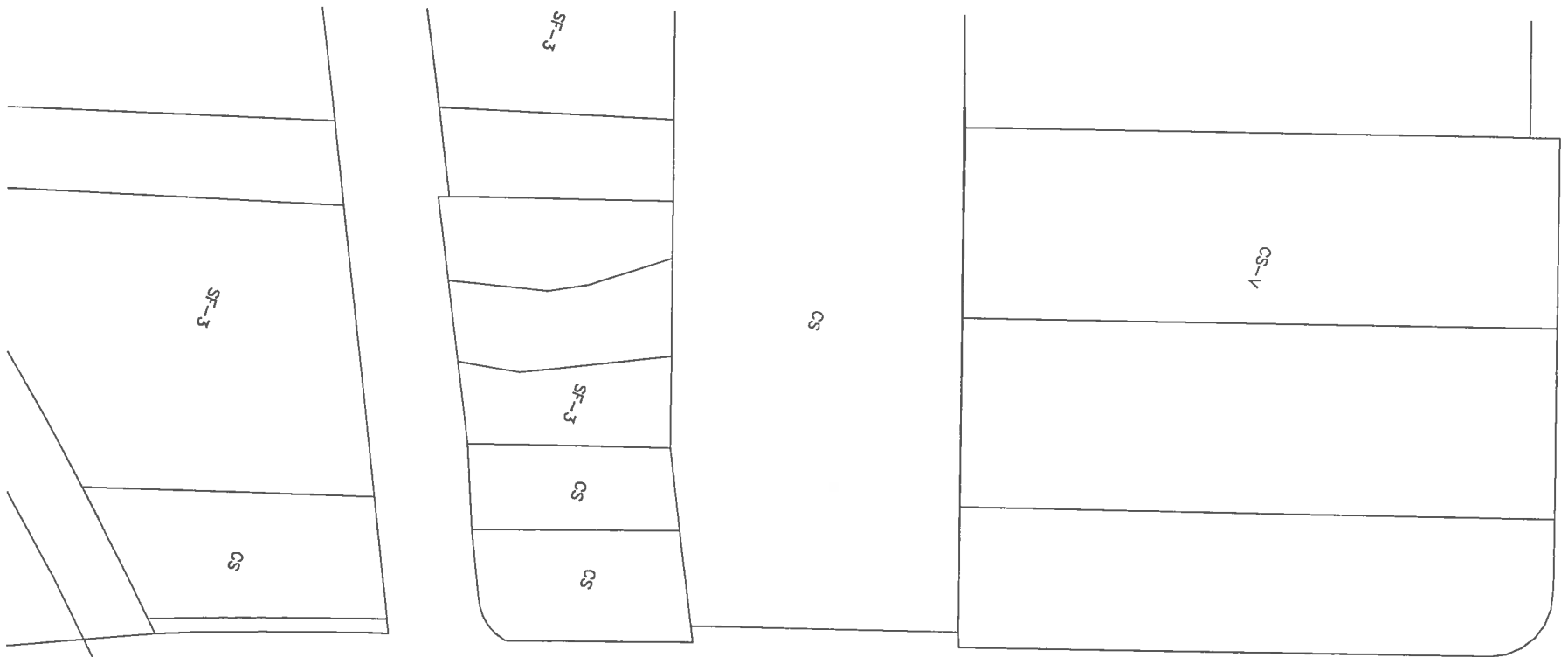


LEGEND

- | | |
|---|--|
|  | Requesting encroachment for at grade internal street from 5' to 25' from 25-2-1063(B) |
|  | <p>Building Area Requesting Variance From 25-2-1063(C)(1)</p> <p>Allowed Height: 2 stories and 30'-0"</p> <p>Proposed Height: 4 stories and 55'-6"</p> <p>Variance Request: 25'-6" additional height, 2 additional stories</p> |
|  | <p>Building Area Requesting Variance From 25-2-1063(C)(2)</p> <p>Allowed Height: 3 stories and 40'-0"</p> <p>Proposed Height: 4 stories and 55'-6"</p> <p>Variance Request: 15'-6" additional height, 1 additional story</p> |
|  | 100 Year Floodplain |

**(Note: The above legend pertains to this sheet only, all heights based off of average grade)

S LAMAR BLVD



Note: All zoning shown is existing unless otherwise noted



Current View From Lamar



View From Lamar with Development

Context

Client

Location

Date

Image

Page



Current View From Olroff



View From Olroff with Development

Context

Client

Location

Date

Image

Page



Current View From Olroff



View From Olroff with Development

Context

Client

Location

Date

Image

Page