

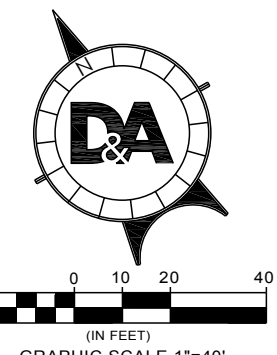


**DA DOUCET  
& ASSOCIATES**

Civil Engineering - Entitlements - Surveying/Mapping  
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Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetengineers.com  
Firm Registration Number: 3937

**AERIAL EXHIBIT**  
**PIONEER BANK**  
WEST 38TH STREET AND GUADALUPE  
AUSTIN, TEXAS

**ZONING C14-2016-0065**





LEGEND

- PROPOSED BUILDING
- PROPOSED 6" VERTICAL CURB
- PROPOSED TREE/LANDSCAPING
- HEAVY DUTY CONCRETE PAVEMENT  
SEE DETAIL SHEET.
- CONCRETE PAVERS. SEE LANDSCAPE PLANS  
FOR TYPES AND DETAILS.
- PROPOSED 5" MINIMUM CONCRETE SIDEWALK  
SEE DETAIL SHEET.

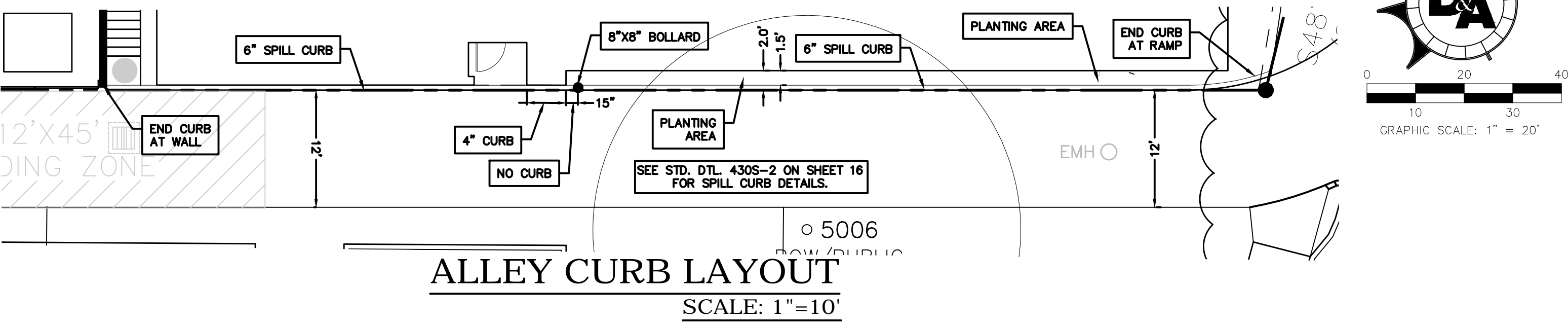
EXISTING BUILDING NOTE:  
• NO BUILDINGS EXIST WITHIN 50 FEET NORTH,  
SOUTH, EAST OR WEST OF THIS SITE.

W. 38th STREET FRONTAGE - A.E.C.  
165 L.F. OF FRONTAGE - 100%  
100 L.F. OF BUILDING UP TO CLEAR ZONE - 60%  
60 L.F. OF BUILDING UP TO PLAZA - 36%

LOT 1  
BLOCK 4  
BUDDINGTON  
SUBDIVISION  
BK. 1, PG. 55  
MULTI-FAMILY RESIDENTIAL  
LR-MU-CO-NP  
ZONING

CSI #6 - 07/27/16	
RFI #	DESCRIPTION
1	UPDATE GRADING IN ALLEY
2	REVISED GRADING ALONG W. 37th STREET
3	ADDED HANDRAIL AT SOUTH SIDEWALK
4	ADDED SIDEWALK EAST OF GARAGE
5	ADDED COA RAMP AND SIDEWALK DETAILS

LOT A  
RESUBDIVISION OF LOTS 2, 3,  
4 & 5, BLOCK 4  
BUDDINGTON SUBDIVISION  
BK. 80, PG. 133  
PROFESSIONAL OFFICES  
GR-CO-NP  
ZONING



SITE LEGEND

- (A) 6" VERTICAL CURB. SEE DETAIL SHEET.
- (B) LOOP BIKE RACK TYPICAL. SEE DETAIL SHEET.
- (C) TEXTURED PAVMENT/SIDEWALK. SEE ARCHITECTURAL & LANDSCAPE PLANS FOR FOR TYPE.
- (D) 5' WIDE MINIMUM CONCRETE SIDEWALK. SEE DETAIL SHEET.
- (E) COURTYARD. SEE ARCHITECTURAL AND LANDSCAPE PLANS.
- (F) STOP BAR. SEE DETAIL SHEET.
- (G) "STOP" SIGN. SEE DETAIL SHEET.
- (H) DUMPSTER PAD. SEE ARCHITECTURAL PLANS FOR SCREENING AND MATERIALS.
- (I) PROPOSED TRANSFORMER PAD (10'X10'). RE: ELECTRICAL PLANS FOR DETAILS.
- (J) HEAVY DUTY CONCRETE PAVEMENT AT DUMPSTER PAD. SEE DETAIL SHEET.
- (K) RELOCATED POWER POLE. RE: DEMOLITION PLANS FOR COORDINATION.
- (L) INSTALL PAVEMENT MARKING ARROW. SEE DETAIL SHEET.
- (M) CMU CONCRETE BLOCK "ENTER ONLY" SIGN. CMU BLOCKS SHALL BE COATED IN "STONE TEXTURE". SEE DETAIL SHEET.
- (N) "DO NOT ENTER" SIGN. SEE DETAIL SHEET.
- (O) VERTICAL CONCRETE WALL WITH LIMESTONE FACE. SEE LANDSCAPE PLANS.
- (P) ACCESSIBLE RAMP. SEE DETAIL SHEET.
- (Q) ACCESSIBLE ROUTE (TYPICAL).
- (R) "ONE WAY" SIGN. SEE DETAIL SHEET.
- (S) INSTALL STONE BENCH. SEE LANDSCAPE PLANS FOR DETAILS.

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY BURY + PARTNERS.

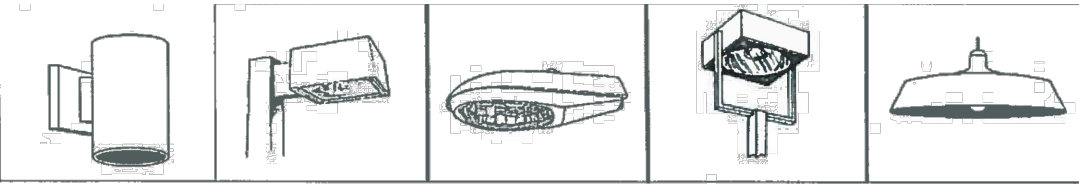


Figure 34: Examples of fully-shielded light fixtures.

SITE PLAN APPROVAL SHEET 10 OF 44  
FILE NUMBER SP-2014-0443C APPLICATION DATE 11/3/14  
APPROVED BY ADMINISTRATION ON 8/13/15 UNDER SECTION 112 OF CHAPTER 255 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-8), LDC 8/13/15 CASE MANAGER Rosemary Avila  
PROJECT EXPIRATION DATE (ORD.#970905-A) N/A

Director, Planning and Development Review  
RELEASED FOR GENERAL COMPLIANCE 8/13/15 ZONING GR-CO-NP

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 building permit is not required), must also be approved prior to the Project Expiration Date.

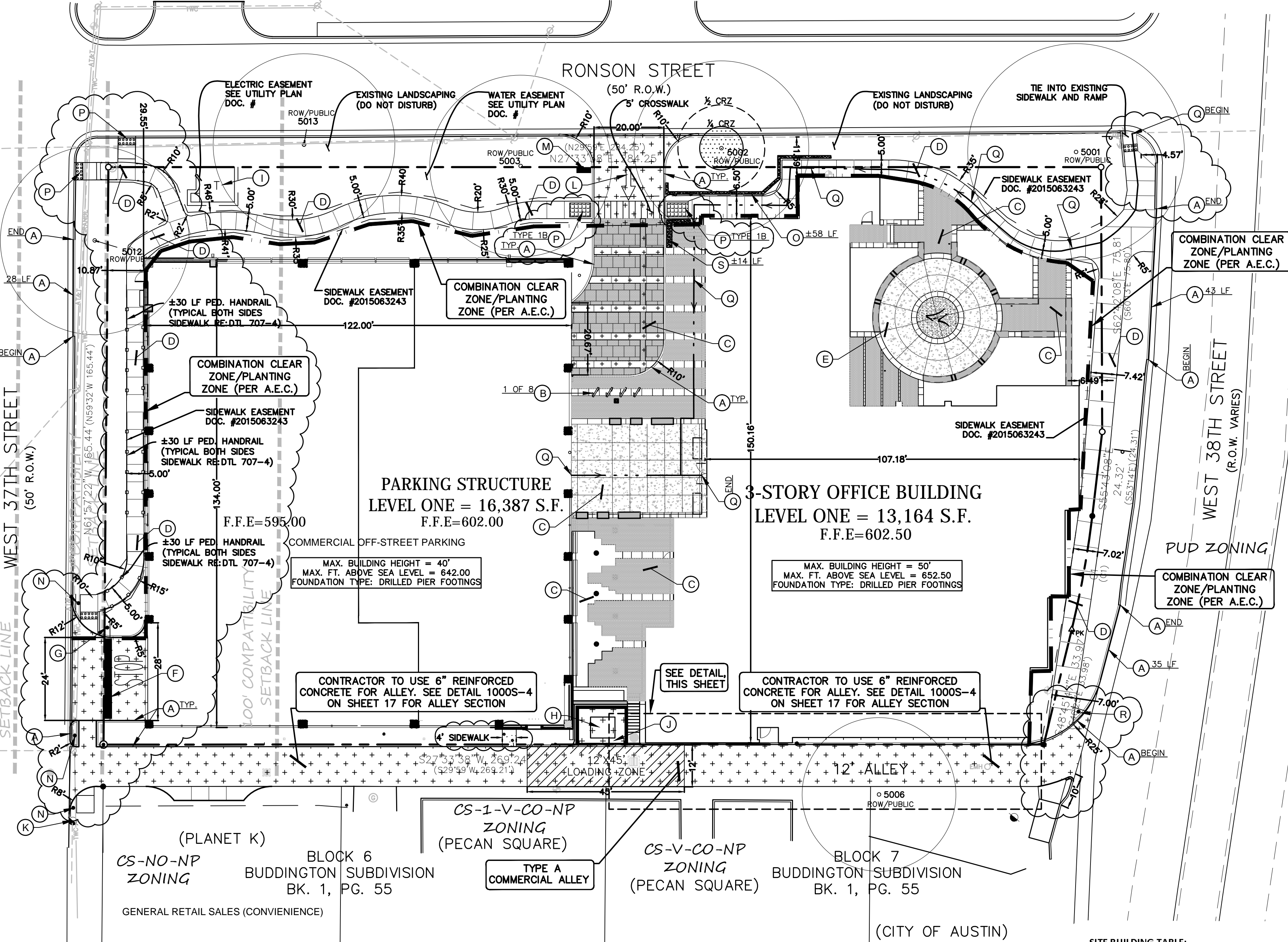
LOT 1  
BLOCK 3  
BUDDINGTON  
SUBDIVISION  
BK. 1, PG. 55  
MF-3-NP  
ZONING

LOT 3  
BLOCK 2  
BUDDINGTON  
SUBDIVISION  
BK. 1, PG. 55  
SF-3-CO-NP  
ZONING  
DUPLEX RESIDENTIAL

LOT 2  
BLOCK 2  
BUDDINGTON  
SUBDIVISION  
BK. 1, PG. 55  
SF-4A-CO-NP  
ZONING

LOT 1  
BLOCK 2  
BUDDINGTON  
SUBDIVISION  
BK. 1, PG. 55  
CS-CO-NP  
ZONING

LOT 3  
BLOCK 1  
BUDDINGTON  
SUBDIVISION  
BK. 1, PG. 55  
CS-NO-NP  
ZONING  
AUTO REPAIR SERVICES



- CITY NOTES:
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
  - COMPLIANCE WITH THE COMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS. SPACE SHOULD BE PROVIDED ON-SITE FOR STORAGE OR RECYCLING CONTAINERS.
  - ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2E.
  - YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS AND FOR REFUSE COLLECTION.
  - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS OR OF EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.

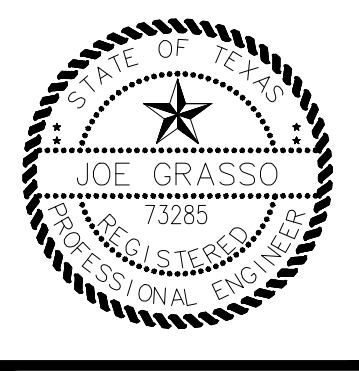
SITE ANALYSIS TABLE	
TOTAL SITE	1.069 Acres
ALLOWABLE IMPERVIOUS COVER	90%
PROPOSED IMPERVIOUS COVER	41,024 S.F.
%IMPERVIOUS COVER	88%
FINISHED FLOOR ELEVATION	602.50
*SEE GRADING PLAN FOR ELEVATIONS	
BUILDING-# STORIES	3 STORIES
BUILDING HEIGHT	MAX. 50'
PARKING STRUCTURE-# STORIES	3 STORIES
PARKING STRUCTURE HEIGHT	MAX. 40'

SITE BUILDING TABLE:	
Office Building (Three Stories):	
Max. Building Coverage:	34,924 s.f. (75%)
Footprint:	13,164 s.f. (28%)
Gross Floor Area:	36,893 s.f.
Use:	Financial Services (7,435 s.f.) Admin. Office (29,458 s.f.)
Allowable F.A.R.	1:1
Proposed F.A.R.:	.79:1

Parking Requirements:	
36,893 s.f. of Financial Services / Admin. Office @ 1 space/275 s.f.	= 135 spaces required
Parking Spaces Provided:	156
Bike Racks:	8

Garage (Four Levels):	
Footprint:	16,387 s.f. (35%)
Gross Square Footage:	64,264 s.f.
Parking Spaces:	
Regular:	147
Compact:	3
Acc. Spaces:	6
Total # of Spaces:	156

PIONEER BANK  
ON WEST 38th STREET  
AUSTIN, TEXAS  
623 W. 38th STREET



Designed: JG/BP  
Drawn: BP  
Reviewed: JG  
Date: 08/06/2015

SHEET  
10  
OF 46

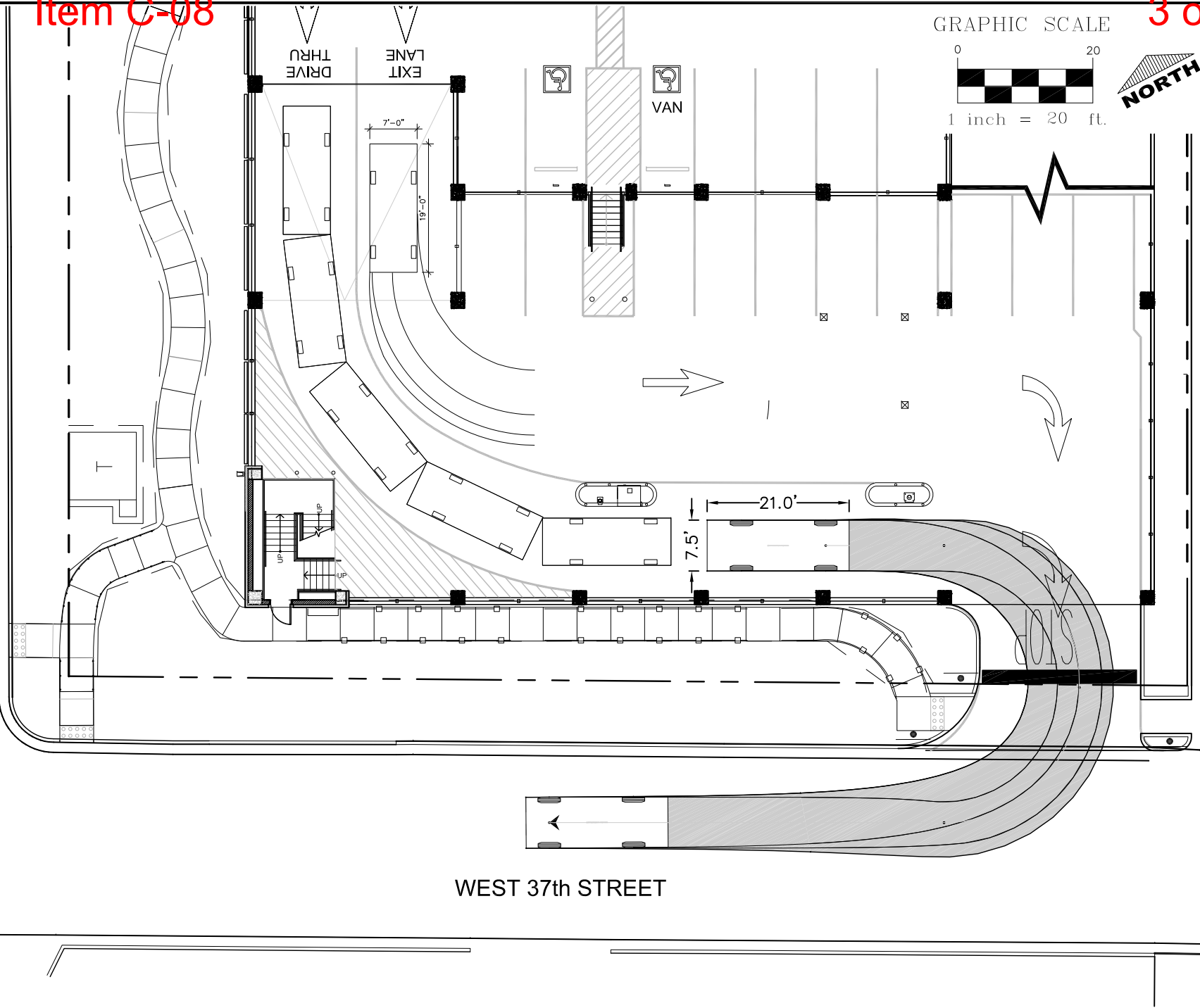
Project No.: 1230-004



RONSON STREET

WEST 37th STREET

Item C-08



PIONEER BANK - WEST 38th STREET  
AUSTIN, TEXAS  
DRIVEWAY EXHIBIT

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