



NOTIFICATIONS

CASE#: C15-2017-0042

LOCATION: 414 W MLK JR BLVD, 1901, 1903, 1907 San Antonio, St



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 250'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





CITY OF AUSTIN
Development Services Department
 One Texas Center | Phone: 512.978.4000
 505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 414 W. MLK, Jr. Boulevard & 1901 San Antonio Street, Austin, TX 78705

Subdivision Legal Description:

Horsts Louis Subdivision

Lot(s): 35-37 Block(s): _____

Outlot: 22 Division: D

Zoning District: GR-NP and CS-NP, within the University Neighborhood Overlay District (UNO)

I/We Richard T. Suttle, Jr., Armbrust & Brown, PLLC, on behalf of myself/ourselves as

authorized agent for Washoe Company affirm that on

Month: July, Day: 11, Year: 2017, hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☒ **Erect** ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: A Hotel with accessory uses in the inner west campus sub-district of UNO

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Chapter 25-6. Transportation, Article 7, Off-Street Parking and Loading, Appendix A (Tables of Off-Street Parking and Loading Requirements, Schedule C (Off-Street Loading Requirement).

Request for a variance to the Off-Street Loading Requirement to reduce the requirement from (3) loading docks to one (1) loading dock. Request for a variance to allow City Staff to grant an administrative waiver to the off-street loading requirements for a hotel use in the UNO district, under the same provisions allowed in the Central Business District (CBD), under Section 25-6-592.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The project complies with the zoning and UNO regulations.

The variance being sought is related to Transportation, specifically Chapter 25-6, Appendix A, Off-Street Loading.

The off-street loading requirements prevent reasonable use of the property for a hotel because operationally 3 loading docks are not necessary. This site is adjacent to Martin Luther King Jr. Boulevard (MLK, Jr. Blvd.), the northern boundary of the Central Business District (CBD). The Land Development Code, Section 25-6-592, Loading Facility Provisions for the Central Business District (CBD) and Downtown Mixed Use (DMU) and Public (P) Zoning Districts, (H) states "The Director may modify the number and size of spaces required after reviewing documentation provided by the applicant concerning the demand for loading facilities for similar developments." This site is adjacent to the CBD boundary and located in the UNO District which is intended to promote high density redevelopment. The required off-street loading (outside of the CBD) does not provide for Staff consideration of land use, demand, operations or site context, and therefore prevents reasonable use. Additionally, other similar and larger hotels are consistently granted loading dock waivers in the CBD; requiring 3 loading docks on the ground floor of a building this size will not allow for a reasonable use of the ground floor.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The off-street loading requirements should be evaluated based on the proposed use, site context and demand of the project. The property is adjacent to the CBD boundary, but not within the boundary. Current code does not allow for Staff to approve an administrative waiver to reduce the required off-street loading due to operational demands for properties located outside of the CBD.

b) The hardship is not general to the area in which the property is located because:

The hardship is specific to the proposed hotel and its operational demands. The loading dock requirements should be based on actual project operational demand, and not solely based on gross building square footage. This project is 344 rooms; 3,000 SF of restaurant/bar; 3,200 SF ballroom space; 3,500 SF of breakout meeting room space; and 225 on-site parking spaces. The hotel will perform all laundry on-site, which significantly reduces truck deliveries.

Ballroom and event space is very low and will not allow for large events on the property, thereby reducing deliveries. The majority of deliveries will be food and beverage for the restaurant/bar space (also relatively small), and most food and beverage deliveries are scheduled, so the hotel staff can manage the unloading timeframes. See attached comparison projects to substantiate the request to provide 1 loading dock.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

This project opted into the UNO District and complies with the zoning and design regulations. Further, the purpose of the UNO district is to promote high density redevelopment in the area generally west of the University of Texas campus, provide a mechanism for the creation of a densely populated but livable and pedestrian friendly environment, and protect the character of the predominantly single-family residential neighborhoods adjacent to the district. This project meets the goals and intent of UNO, and the project design complies with the UNO design guidelines within the Building Criteria Manual. The adjoining property will continue to have access and use of the alley, and a reduction in loading docks will not impede continued use of the alley.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

The regulation is not based on project-specific criteria, as is typically the case with required design criteria. The code requirement is based on gross floor area and does not account for the use of the floor area, i.e. a convention center hotel vs. an extended stay hotel vs. a traditional hotel. This project will reduce the amount and location of curb cuts from one (1) on MLK Jr., Blvd. and one (1) on San Antonio Street to a single entrance/exit on San Antonio Street. This project will also replace the existing high-turnover, drive-thru restaurant with a more pedestrian oriented use.

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

The off-street loading is located off the alley, and allowing a loading dock reduction will not impact the free flow of traffic of the public streets. Operationally, the hotel only needs one (1) loading dock. This hotel will perform all laundry on-site which significantly reduces the number of truck deliveries. The amount of ballroom and meeting space is very low (3,200 SF ballroom space and 3,500 SF of meeting space), so large events can't be accommodated. This also significantly reduces the number of deliveries. The majority of deliveries will be food and beverage for the restaurant/bar space; these types of deliveries tend to be small box trucks, and not large 18-wheelers. Further, most

food and beverage deliveries are scheduled and take place in the morning, so the hotel staff can manage the unloading.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:


The loading will take place off the alley and away from bike and pedestrian foot traffic along San Antonio Street and MLK Jr., Blvd. The single, parallel loading dock provides for easier maneuvering for trucks and less potential for safety conflicts.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

This variance will apply to the AC-Autograph Hotel, currently under review SP-2016-0357C.

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: 

Date: 7-11-17

Applicant Name (typed or printed): White Lodging Services Corporation

Applicant Mailing Address: 701 E. 83rd Avenue

City: Merrillville

State: IN

Zip: 46410

Phone (will be public information): 219-472-2900

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: _____

Date: _____

Owner Name (typed or printed): Washoe Company

Owner Mailing Address: PO Box 986

City: Reno

State: NV

Zip: 89504

Phone (will be public information): 512-435-2300

Email (optional – will be public information): _____

safety conflicts.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

This variance will apply to the AC-Autograph Hotel, currently under review SP-2016-0357C.

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: _____ Date: _____

Applicant Name (typed or printed): White Lodging Services Corporation

Applicant Mailing Address: 701 E. 83rd Avenue

City: Merrillville State: IN Zip: 46410

Phone (will be public information): 219-472-2900

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Richard Finley PROS COORDINATOR for WASHOE CO. Date: 7/11/2017

Owner Name (typed or printed): Washoe Company

Owner Mailing Address: PO Box 986

City: Reno State: NV Zip: 89504

Phone (will be public information): 512-435-2300

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Richard T. Suttle, Jr. Armbrust & Brown, PLLC

Agent Mailing Address: 100 Congress Avenue, Suite 1300

City: Austin State: TX Zip: 78701

Phone (will be public information): 512-435-2300

Email (optional – will be public information): rsuttle@abaustin.com and mneslund@abaustin.com

Section 5: Agent Information

Agent Name: Richard T. Suttle, Jr. Armbrust & Brown, PLLC

Agent Mailing Address: 100 Congress Avenue, Suite 1300

City: Austin State: TX Zip: 78701

Phone (will be public information): 512-435-2300

Email (optional – will be public information): rsuttle@abaustin.com and mneslund@abaustin.com

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

See attached letter and backup documentation.

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

Richard T. Suttle, Jr.
(512) 435-2300

July 31, 2017

VIA HAND DELIVERY

Ms. Leane Heldenfels
Board of Adjustment Liaison
City of Austin Development Services Department
505 Barton Springs Rd., 1st floor
Austin, TX 78704

Re: Off-Street Parking and Loading Variance for Property located
at 414 W. MLK Jr., Boulevard in the University Neighborhood Overlay District

Dear Leane:

BACKGROUND

Enclosed, please find the completed Board of Adjustment application and supporting documentation for an Off-Street Parking and Loading variance request for property located at 414 W. MLK Jr., Boulevard. The parcel is within the University Neighborhood Overlay (UNO), inner west campus sub-district and has opted into UNO.

The Property is planned for an eleven (11) story hotel development to include:

- 344 guest rooms
- 3,000 square feet (SF) of restaurant and bar
- 3,200 SF of ballroom space
- 3,500 SF of breakout meeting space
- 225 on-site parking spaces

The project is currently in site plan review (SP-2016-0357C), and has been designed with one (1) loading dock off the adjacent alley. Code requires three (3) loading docks and that is the basis of this variance request. The site plan was originally submitted on September 16, 2016, and the 3rd (and anticipated final) update was submitted July 14, 2017. Site plan sheets for each

loading dock scenario are included herein. The project is in compliance with the applicable zoning and UNO regulations.

The project is seeking a variance to Chapter 25-6, Transportation, Article 7, Off-Street Parking and Loading (specifically, a Loading variance), and the request is to reduce the number of required off-street loading spaces from three (3) to one (1). The off-street loading requirements prevent reasonable use of the property for a hotel because operationally 3 loading docks are not necessary and usable space is taken up to needless loading docks. The hardship is due to Code and UNO design guideline conflicts, and the fact that the Land Development Code (LDC) does not recognize or consider the type of hotel and its operations when determining required off-street loading requirements outside of the Central Business District (CBD). The off-street loading requirements should be evaluated based on the proposed use, site context and demand of a specific project. Outlined below are comparable projects, Land Development Code (LDC) backup and UNO design guidelines, which substantiate this variance request.

PRECEDENCE FOR REQUEST

White Lodging has developed, owns and operates five (5) hotels in downtown Austin. They understand the programmatic and functional needs of their hotels, including the off-street loading. To compare and provide additional context, the two (2) largest, convention center hotels have 1 and 3 loading docks, respectively, and each have more than 3 times the hotel rooms, meeting space and retail/restaurant/bar space than the AC Autograph hotel. The following is a summary of comparable urban hotels, including the convention center hotels, which further supports the hardship and this variance request.

Hotel	Number of Rooms	Meeting & Event Space	Bar, Restaurant & Retail	Number of Loading Docks
JW Marriott	1,011	136,276 SF	18,610 SF	3
The Fairmont	1,066	86,387 SF	18,883 SF	1
The Westin	310	31,407 SF	13,867 SF	1
Hampton Inn	222	1,728 SF	2,079 SF	1
Aloft Element	422	467 SF	4,282 SF	1
AC Autograph	344	6,700 SF	3,000 SF	Required: 3 Requested: 1

In addition to the facts outline above, the off-street loading requirements are based on total gross square footage of the hotel and do not consider any operational demands. This hotel has a total occupiable area of 200,766 square feet with only 344 guest rooms and a small amount of meeting and event space (6,700 square feet). The restaurant and bar space is also minimal and totals approximately 3,000 square feet. The hotel will also perform all laundry on-site, which significantly reduces truck deliveries. The majority of truck deliveries are food and beverage for the restaurant and bar, and those deliveries are scheduled. Based on the operational demands and size of this project, one (1) loading dock is necessary.

LDC & UNO SUMMARY

The LDC, Section 25-6-592, Loading Facility Provisions for the Central Business District (CBD) and Downtown Mixed Use (DMU) and Public (P) Zoning Districts, (H) allows the Director to modify the number and size of spaces required *after reviewing documentation provided by the applicant concerning the demand for loading facilities for similar developments*. This property is adjacent to W. MLK Jr., Blvd. and across the street from the CBD boundary. If this project were across W. MLK Jr., Blvd., the Director would have the authority to evaluate the operational needs and demands of similar projects. To the best of our knowledge, most if not all new hotel projects within the CBD, have been granted administrative waivers to reduce the LDC-required off-street loading spaces. In each case, demand for loading facilities for similar developments (under the LDC section detailed above) was considered. Until the most recent comment report from the City of Austin, we were under the impression the Director could grant an administrative waiver to the off-street loading requirements and had not been told otherwise by our site plan reviewer during the review.

When we received the City's response based on the CBD waiver provision, we replied requesting the waiver based on the UNO ordinance and UNO design guidelines. Specifically, Section 25-2-764, Design Guidelines of the UNO ordinance:

§ 25-2-764 - DESIGN GUIDELINES.

(A) A site plan must comply with the design guidelines prescribed by administrative rule. An applicant shall file with the site plan drawings of all building elevations and streetscapes that demonstrates substantial compliance with the design guidelines.

(B) The director of the Neighborhood Planning and Zoning Department shall determine whether a site plan substantially complies with the design guidelines.

(C) The director of the Neighborhood Planning and Zoning Department may waive a provision of the design guidelines if the director determines that the provision is unreasonable or impractical as applied to the site plan and that, with the waiver, the site plan will still substantially comply with the design guidelines. A waiver under this subsection must be the minimum departure from the provision necessary to avoid an unreasonable or impractical result.

Section B(5), Loading and Maneuvering, of the UNO Design Guidelines (attached herein) recognizes the conflicts and challenges associated with the small size of blocks. The loading and maneuvering guidelines state, "depending on the site, this will generally require devoting a large portion of the ground level to trucks and their turning radius. Rather than displace uses with a more positive impact on the neighborhood, maneuvering in the street-essentially, backing into the dock, will be permitted". They further state that on-street maneuvering of service vehicles is allowed. The guidelines clearly acknowledge the need to evaluate projects on a site-by-site basis and we believe in consort with Section 25-2-764(C), the Director should be allowed to administratively waive provisions of the design guidelines.

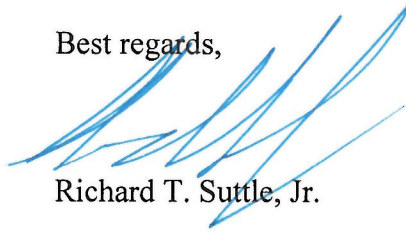
Staff disagreed with our interpretation of the waiver provisions; while they agreed that three (3) loading docks should not be required for this project, they claimed the Code does not grant them administrative discretion to approve the waiver. Staff indicated the Board of Adjustment is the appropriate body to review and grant the variance to off-street loading.

ARMBRUST & BROWN, PLLC
Page 4

Though, we still contend the Director should have administrative authority under the LDC and UNO design guidelines to approve the waiver.

We believe the facts outlined above establish a significant hardship, and we respectfully request your support of this variance to allow a reduction from three (3) loading docks to one (1) loading dock for this project.

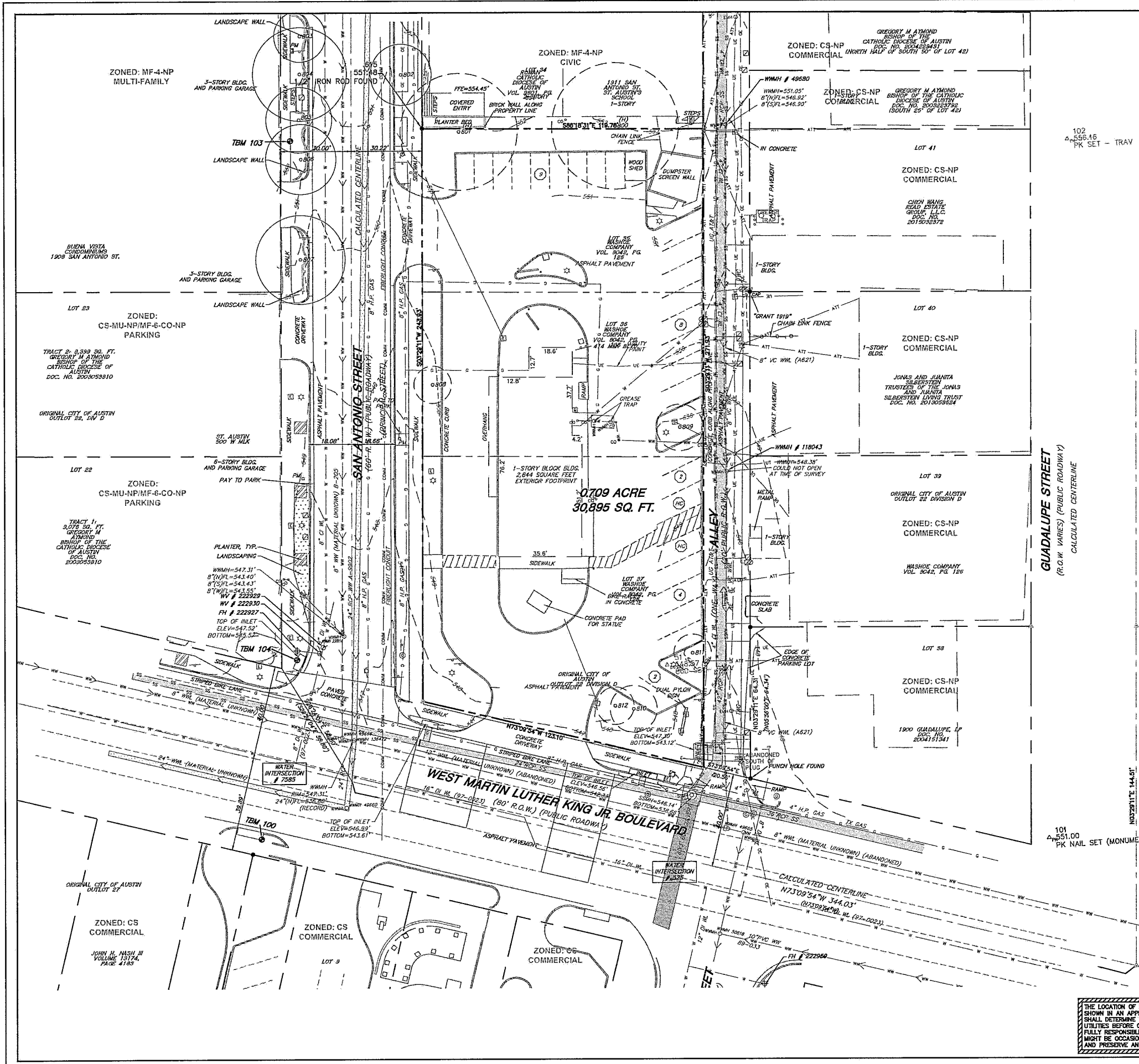
Best regards,

A handwritten signature in blue ink, appearing to read "R. Suttle, Jr.", is written over the typed name.

Richard T. Suttle, Jr.

Enclosures

Cc: Mr. Deno Yiankes, White Lodging Services Corporation



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- P.K. NAIL WITH WASHER SET
- CALCULATED CORNER
- ELECTRIC MANHOLE
- WASTEWATER MANHOLE
- STORMSEWER MANHOLE
- FIBER OPTIC MANHOLE
- ELECTRIC METER
- GROUND LIGHT
- LIGHT POLE
- POWER POLE
- WATER VALVE
- WATER METER
- SIGN
- BOLLARD
- WASTEWATER CLEANOUT
- GAS METER
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC
- REGULAR PARKING
- HANDICAP PARKING
- PARKING METER
- RECORD DEED INFORMATION
- CITY OF AUSTIN HERITAGE TREE

TREE LIST

R - INDICATES TREE TO BE REMOVED

NO.	DESCRIPTION
R 800	27' PECAN
R 801	25' PECAN
802	13' SYCAMORE
803	11' LIVE OAK
804	20' LIVE OAK
805	14' LIVE OAK
806	15' LIVE OAK
807	19' LIVE OAK
R 808	8' CEDAR ELM
R 809	10' CEDAR ELM
R 810	10' MOUNTAIN LAUREL(5,5,4)
R 811	8' GRAPE MYRTLE(5,3,3)
R 812	8' GRAPE MYRTLE(4,3,2,2)

IMPROVEMENTS AND TOPOGRAPHIC INFORMATION SHOWN HEREON ARE BASED UPON AN ON THE GROUND TOPOGRAPHIC SURVEY BY STANTEC CONSULTING SERVICES, INC. IN JANUARY 2016.

BENCHMARK INFORMATION:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AT THE TIME OF THIS SURVEY.

TBM 100: PK NAIL WITH BURY WASHER SET IN THE SOUTHEASTERN CORNER OF THE CURB INLET IN THE SOUTHERLY SIDE OF MLK BOULEVARD, ±10 FEET WEST OF ENTRANCE DRIVEWAY TO CHICK-FIL-A. ELEVATION = 546.85'

TBM 103: PK NAIL WITH BURY WASHER SET IN EASTERLY EDGE OF SIDEWALK ON THE WESTERLY SIDE OF SAN ANTONIO STREET, ±10 FEET SOUTHEAST OF ENTRANCE STAIRWAY TO BUENA VISTA CONDOMINIUMS. ELEVATION = 552.53'

TBM 104: PK NAIL WITH BURY WASHER SET IN THE CURB INLET NEAR THE INTERSECTION OF THE NORTHERLY R.O.W. LINE OF MLK BOULEVARD WITH THE WESTERLY R.O.W. OF SAN ANTONIO STREET, 4 FEET SOUTHEAST OF A FIRE HYDRANT. ELEVATION = 547.58'

811
Know what's below.
Call before you dig.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 02 of 31
FILE NUMBER: **SP-2016-0357C** APPLICATION DATE: **AUGUST 1, 2016**
APPROVED ON: _____ UNDER SECTION 112 OF
CHAPTER 205 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,DC) CASE MANAGER: **STANTEC**
PROJECT EXPIRATION DATE (ORD.#970005-A) DWFX: **DDZ_X**

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: **COMMERCIAL**

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.

Stantec
221 West San Street, Suite 600
Austin, TX 78701
Tel: (512) 326-0325
Fax: (512) 326-0324
Toll Free: 1-800-392-7324
Copyright © 2017

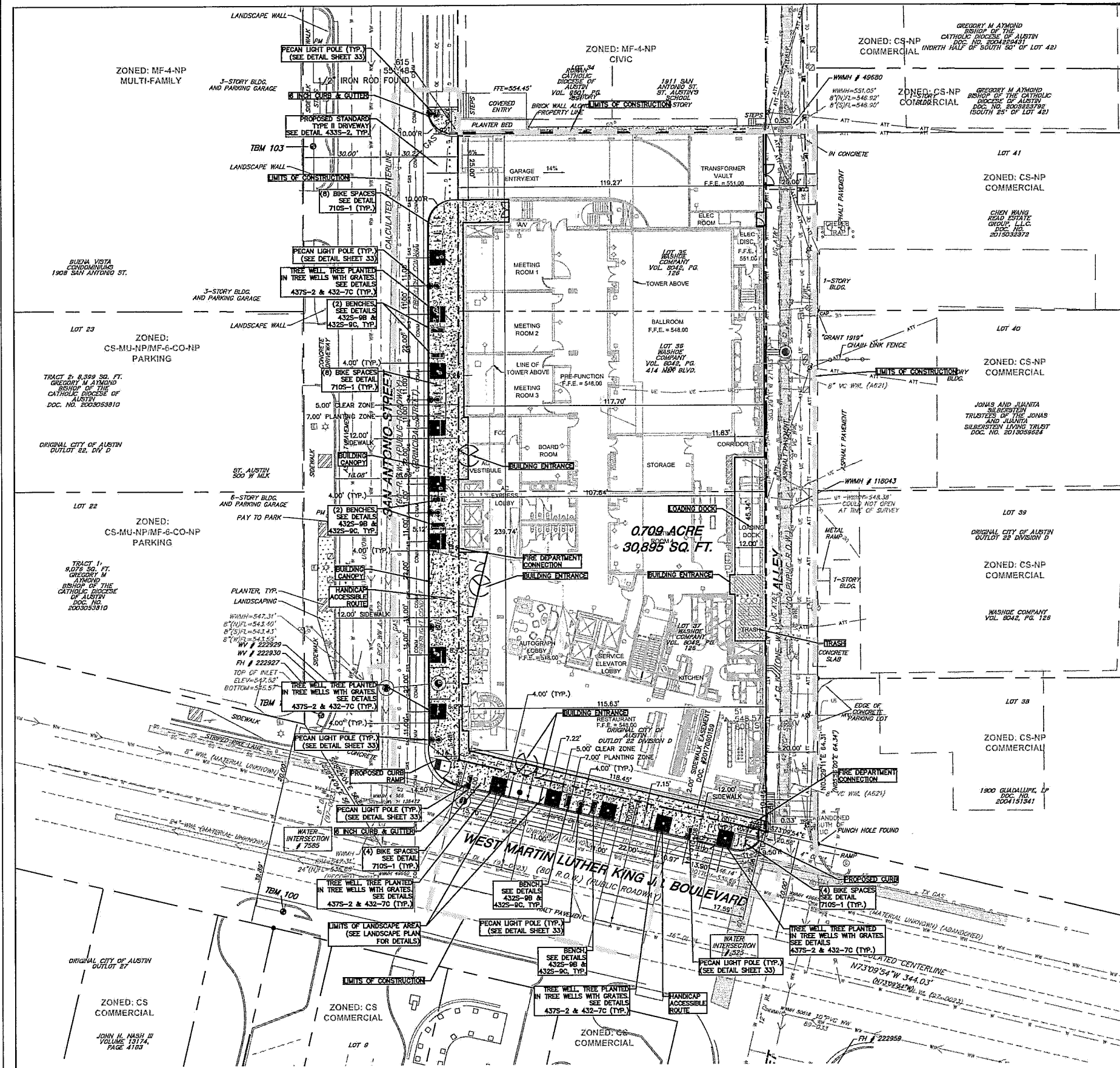
EXISTING CONDITIONS PLAN

AC - AUTOGRAPH HOTEL
1901 SAN ANTONIO STREET

AUSTIN 19 HOTEL, LLC

DRAWN BY: _____
DESIGNED BY: _____
QA / QC: _____
PROJECT NO.: 101649-10031

SHEET
02
OF 37



SITE NOTES:

- ALL DIMENSIONS TO CURBS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- THE SITE IS COMPOSED OF 3 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. A UNIFIED DEVELOPMENT AGREEMENT HAS BEEN RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AS DOCUMENT NO. 201600000.
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH E.C.M. SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS."
- CONTRACTOR TO SEE LANDSCAPE ARCHITECT AND BUILDING ARCHITECT PLANS FOR DETAILS AND SPECIFICATIONS FOR SIDEWALKS AND SIDEWALKS ADJACENT TO BUILDINGS.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY AUSTIN WATER UTILITY.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A RIGHT-OF-WAY EXCAVATION PERMIT IS REQUIRED.
- ALL PAVEMENT MARKINGS SHALL MEET CITY OF AUSTIN SPECIFICATION 8805.
- 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.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- ALL EXTERIOR LIGHTING IN COMPLIANCE WITH SUBCHAPTER E.2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E.2.5. AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGES OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E. PER SECTION 2.5.2.F. ALL NON-COMPLYING LIGHTING MUST BE CHANGED TO CONFORM WITH THIS SECTION BY JANUARY 1, 2015.
- CBD AND DMU DISTRICTS REQUIRE A BUILDING TO ACHIEVE AT LEAST A ONE STAR RATING UNDER THE GREEN BUILDING PROGRAM. [SEC 25-2.6(b)(8)]
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
- A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.
- THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
- THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THIS SITE.
- COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 160 OR MORE UNITS AND BUSINESSES AND OFFICE BUILDINGS WITH 100 OR MORE EMPLOYEES ON CITE (AUSTIN CITY CODE, SEC. 15-6-01).
- A MINIMUM VERTICAL CLEARANCE OF 11'4" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 9'6" MUST BE PROVIDED FOR VAN/ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO (ANSI 503.3).
- ALL SITE FURNITURE SHALL BE IN ACCORDANCE WITH GREAT STREETS STANDARDS.
- ADDITIONAL ELECTRICAL EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- SPOILS ARE TO BE REMOVED FROM THE SITE DAILY. NO CONSTRUCTION MATERIALS WILL BE STORED ON SITE DURING THE ENTIRE DURATION OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO RELEASE OF THE BUILDING PERMIT.
- EACH COMPACT PARKING SPACE/ISLAND WILL BE SIGNED "SMALL CAR ONLY."

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE (R.O.W.) LINE
---	---	RECORD INFORMATION
---	---	LIGHT POLE
---	---	GROUND LIGHT
---	---	POWER POLE
---	---	DOWN GUY
---	---	TELEPHONE MANHOLE
---	---	WATER MANHOLE
---	---	WATER LINE MARKER
---	---	UNDERGROUND CABLE MARKER
---	---	UNDERGROUND GAS LINE MARKER
---	---	UNDERGROUND TELEPHONE MARKER
---	---	GAS RISER
---	---	TELEPHONE RISER
---	---	SPRINKLER CONTROL BOX
---	---	SWITCH GEAR & PAD
---	---	TRANSFORMER (SIZE VARIES)
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	WATER METER
---	---	WATER METER VAULT (SIZE VARIES)
---	---	CABLE TV RISER
---	---	ELECTRIC BOX
---	---	ELECTRIC METER
---	---	GAS METER
---	---	GAS VALVE
---	---	TRAFFIC CONTROL BOX
---	---	TRAFFIC SIGNAL POST
---	---	GRATE INLET
---	---	CURB INLET (SIZE VARIES)
---	---	GREASE TRAP (SIZE VARIES)
---	---	OVERHEAD ELECTRIC
---	---	ELECTRIC MANHOLE (SIZE VARIES)
---	---	WASTEWATER MANHOLE (SIZE VARIES)
---	---	STORMSEWER MANHOLE (SIZE VARIES)
---	---	TELEPHONE MANHOLE (SIZE VARIES)
---	---	WASTEWATER CLEANOUT
---	---	WIRE FENCE
---	---	WOOD FENCE
---	---	CHAIN LINK FENCE
---	---	DUMPSTER
---	---	CURB & GUTTER
---	---	SIDE OF PAVEMENT
---	---	FIRE LANE DESIGNATION
---	---	HANDICAP ACCESS ROUTE
---	---	CONCRETE SIDEWALKS
---	---	WALL
---	---	WHEELSTOP
---	---	BOLLARD
---	---	FINISH FLOOR ELEVATION
---	---	PARKING COUNT (REGULAR SPACES)
---	---	PARKING COUNT (HANDICAP SPACES)
---	---	PARKING COUNT (PARALLEL SPACES)
---	---	HANDICAP SPACE
---	---	BIKE PARKING
---	---	BARRICADE

ACCESSIBILITY NOTES:

- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.5.1]
- THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 4.8.2]
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]

FOR CITY USE ONLY:

SITE PLAN APPROVAL: Sheet 04 of 37
FILE NUMBER: 00-0016-0000 APPLICATION DATE: AUGUST 1, 2016
APPROVED: _____ UNDER SECTION 113 OF
CHAPTER 22-3 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (05-01-11DC) CASE MANAGER: S. WANDERL-BRUM
PROJECT EXPIRATION DATE (ORD.#070905-A) DWG# 002 X
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: COMMERCIAL
Rev. 1 _____ Correction 1
Rev. 2 _____ Correction 2
Rev. 3 _____ Correction 3
NOTE: THIS SITE PLAN 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.

Lot Area (Acres)	Lot Area (sq. ft.)	Building Height (Stories)	Building Height (feet)	Bldg Coverage (sf)	Building Coverage (%)	Impervious Cover (sf)	Impervious Cover (%)	Gross Floor Area (sq. ft.)	FAR
0.709	30,895	11	142'-11-1/2"	29,889.0	96.7	30,895	100.0	290,703	6.1

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



221 Wind Shih Street, Suite 600
Austin, TX 78701
Tel: (512) 324-1111 Fax: (512) 324-0235
Toll Free: 1-800-392-7324 TBA.S # F-1019420
Copyright © 2017

SITE PLAN

AC - AUTOGRAPH HOTEL
1901 SAN ANTONIO STREET

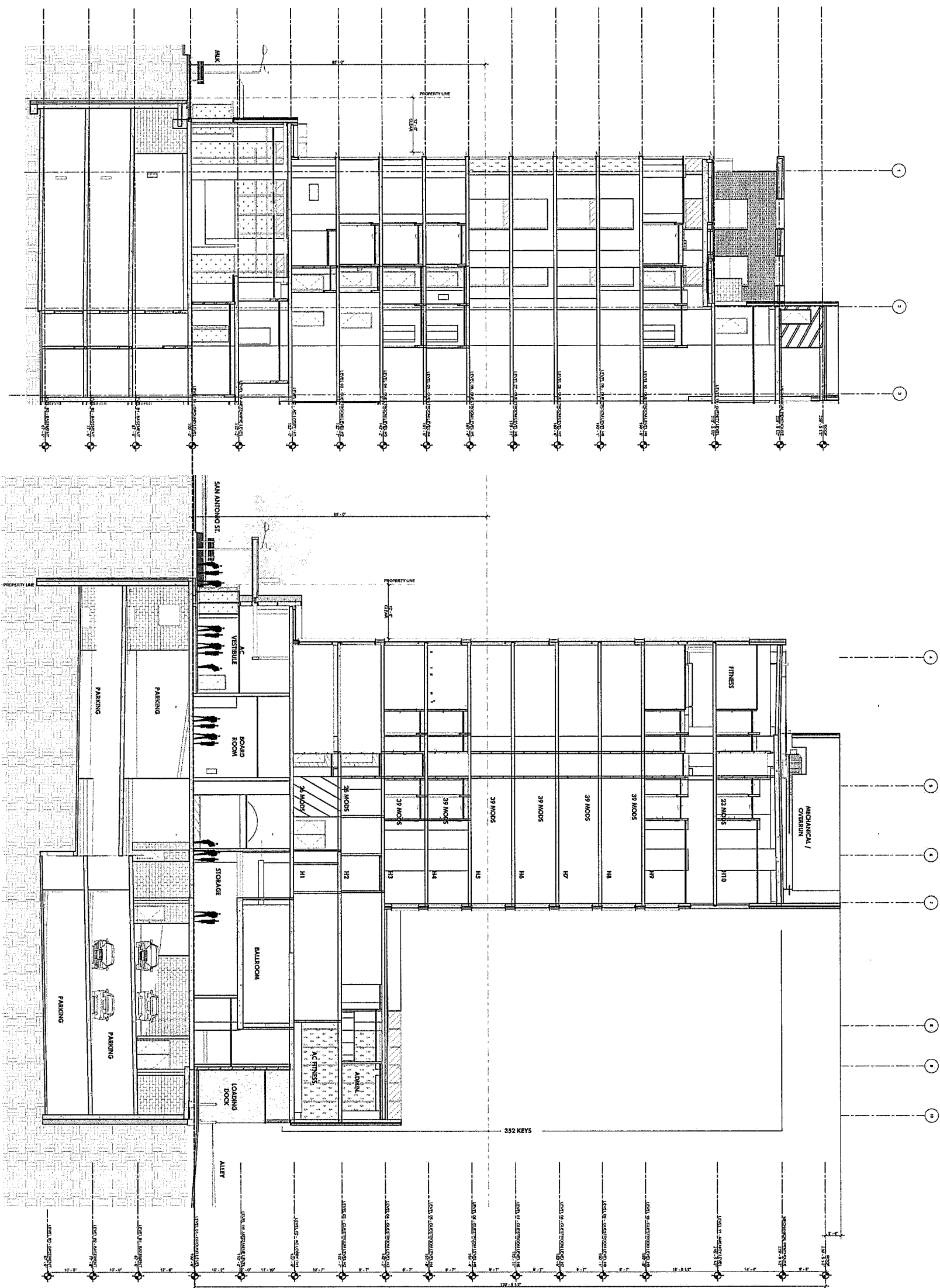
AUSTIN 19 HOTEL, LLC

DRAWN BY:
DESIGNED BY:
QA/QC:

PROJECT NO.: 101649-10031

SHEET
05

OF 37



NOTE:
NO "EIFS" MATERIAL IS TO BE
USED BELOW A BUILDING HEIGHT OF
65 FEET.

FOR CITY USE ONLY:

DATE SENT BY AIRMAIL: Sept. 23, 1962
 DATE RECEIVED BY AIRMAIL: SEPTEMBER 24, 1962
 APPROVED: UNDER SECRETARY
 CUBATED: 2-3 OF THE CITY OF AUSTIN COM.
 EXPIRATION DATE (24-1-51-12):
 FOLDER EXPIRATION DATE (24-1-51-12):
 CASE NUMBER: 1142-52-2
 DTG: DTG:

Director, Department of Internal Operations

RELEASED FOR OFFICIAL USE ONLY

Re: 1. 2. 3. 4.

Re: 5. 6. 7. 8.

Re: 9. 10. 11. 12.

Re: 13. 14. 15. 16.

Re: 17. 18. 19. 20.

Re: 21. 22. 23. 24.

Re: 25. 26. 27. 28.

Re: 29. 30. 31. 32.

Re: 33. 34. 35. 36.

Re: 37. 38. 39. 40.

Re: 41. 42. 43. 44.

Re: 45. 46. 47. 48.

Re: 49. 50. 51. 52.

Re: 53. 54. 55. 56.

Re: 57. 58. 59. 60.

Re: 61. 62. 63. 64.

Re: 65. 66. 67. 68.

Re: 69. 70. 71. 72.

Re: 73. 74. 75. 76.

Re: 77. 78. 79. 80.

Re: 81. 82. 83. 84.

Re: 85. 86. 87. 88.

Re: 89. 90. 91. 92.

Re: 93. 94. 95. 96.

Re: 97. 98. 99. 100.

Re: 101. 102. 103. 104.

Re: 105. 106. 107. 108.

Re: 109. 110. 111. 112.

Re: 113. 114. 115. 116.

Re: 117. 118. 119. 120.

Re: 121. 122. 123. 124.

Re: 125. 126. 127. 128.

Re: 129. 130. 131. 132.

Re: 133. 134. 135. 136.

Re: 137. 138. 139. 140.

Re: 141. 142. 143. 144.

Re: 145. 146. 147. 148.

Re: 149. 150. 151. 152.

Re: 153. 154. 155. 156.

Re: 157. 158. 159. 160.

Re: 161. 162. 163. 164.

Re: 165. 166. 167. 168.

Re: 169. 170. 171. 172.

Re: 173. 174. 175. 176.

Re: 177. 178. 179. 180.

Re: 181. 182. 183. 184.

Re: 185. 186. 187. 188.

Re: 189. 190. 191. 192.

Re: 193. 194. 195. 196.

Re: 197. 198. 199. 200.

Re: 201. 202. 203. 204.

Re: 205. 206. 207. 208.

Re: 209. 210. 211. 212.

Re: 213. 214. 215. 216.

Re: 217. 218. 219. 220.

Re: 221. 222. 223. 224.

Re: 225. 226. 227. 228.

Re: 229. 230. 231. 232.

Re: 233. 234. 235. 236.

Re: 23

DATE	NO.	REVISION	APPROVAL



BUILDING SECTIONS

AC - AUTOGRAPH HOTEL
1901 SAN ANTONIO STREET

AUSTIN 19 HOTEL, LLC

DRAWN BY:

DESIGNED BY:

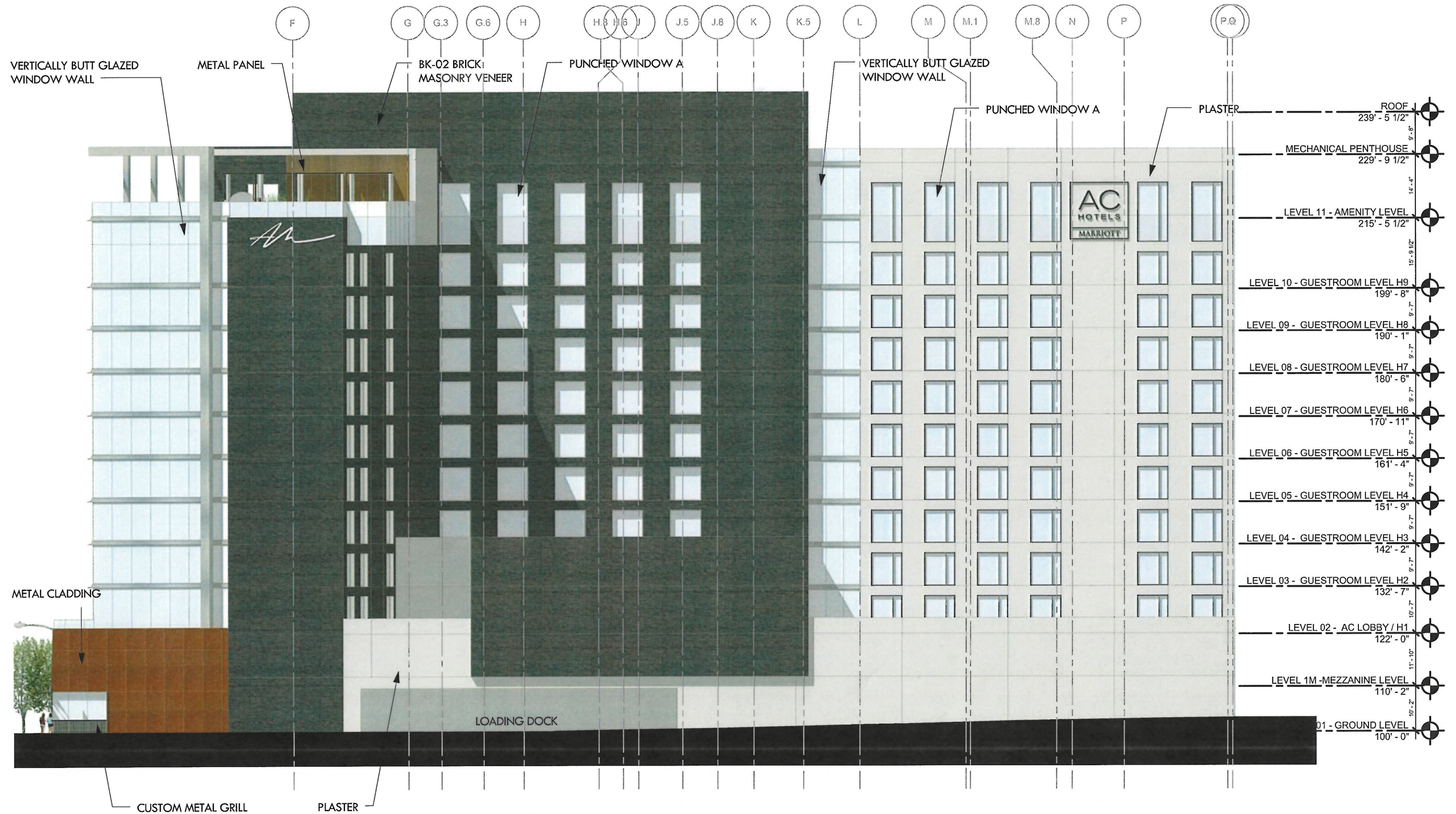
QA / QC:

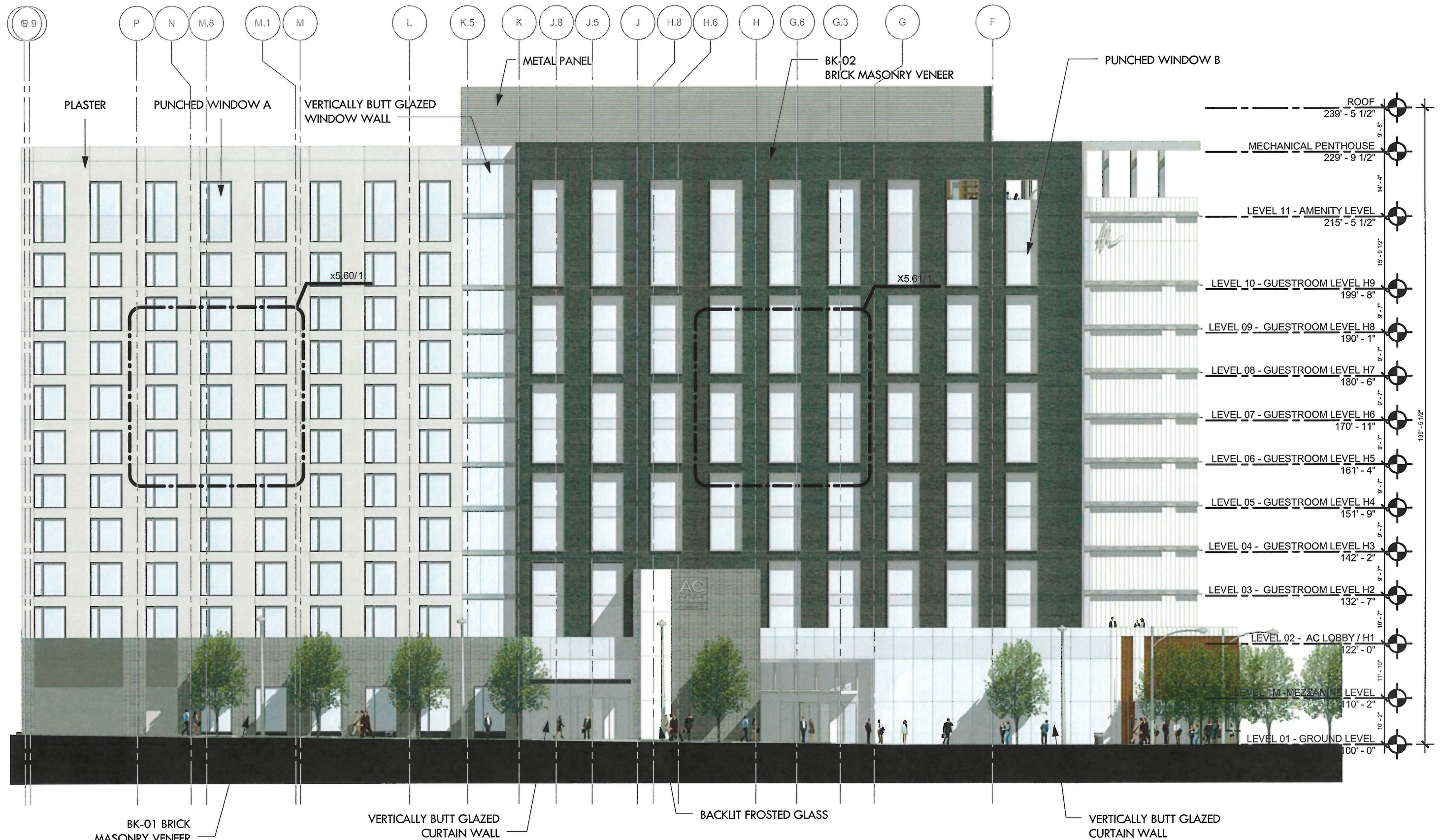
PROJECT NO.: 101649-10031

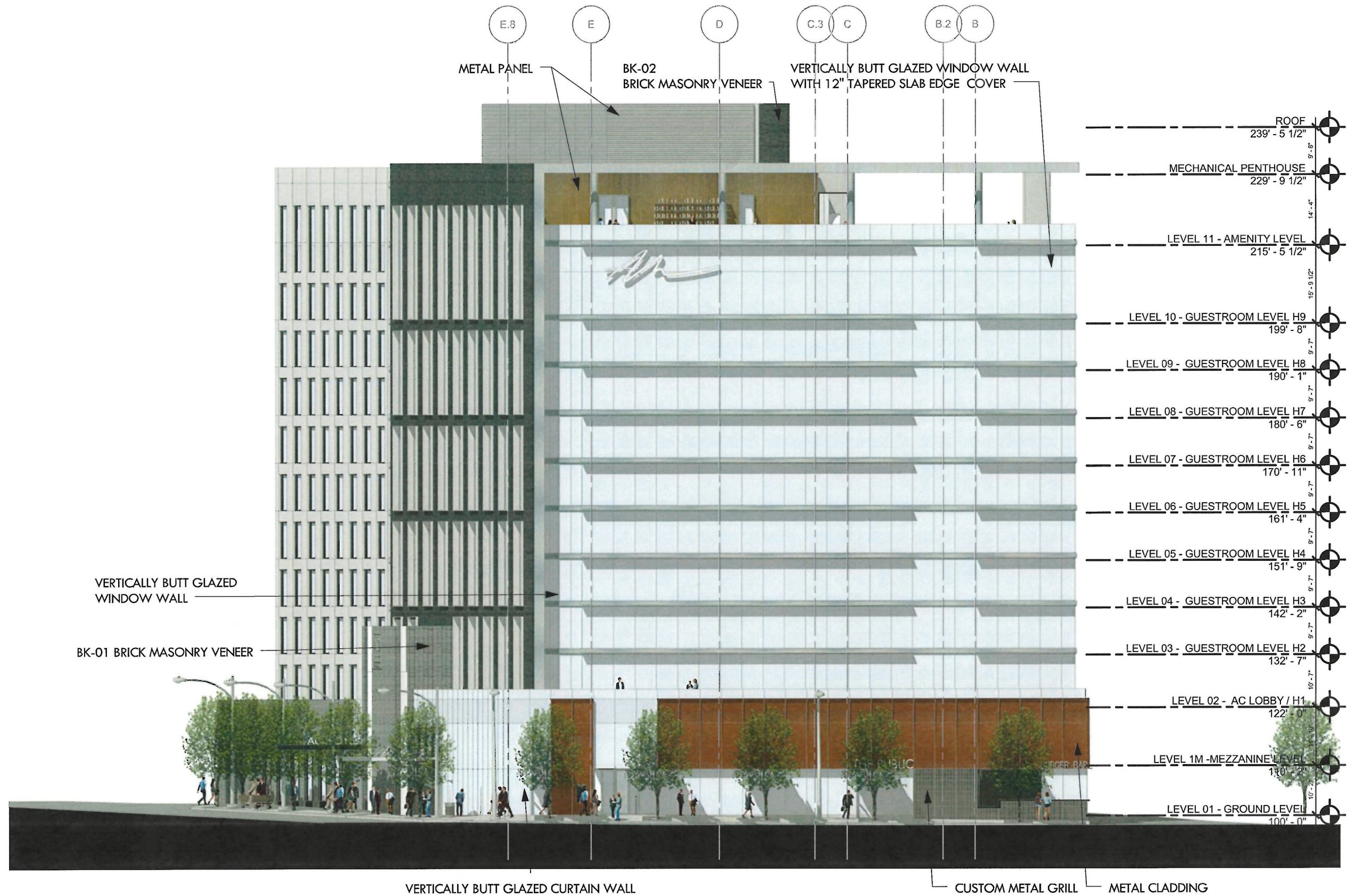
SHEET
25
OF 37

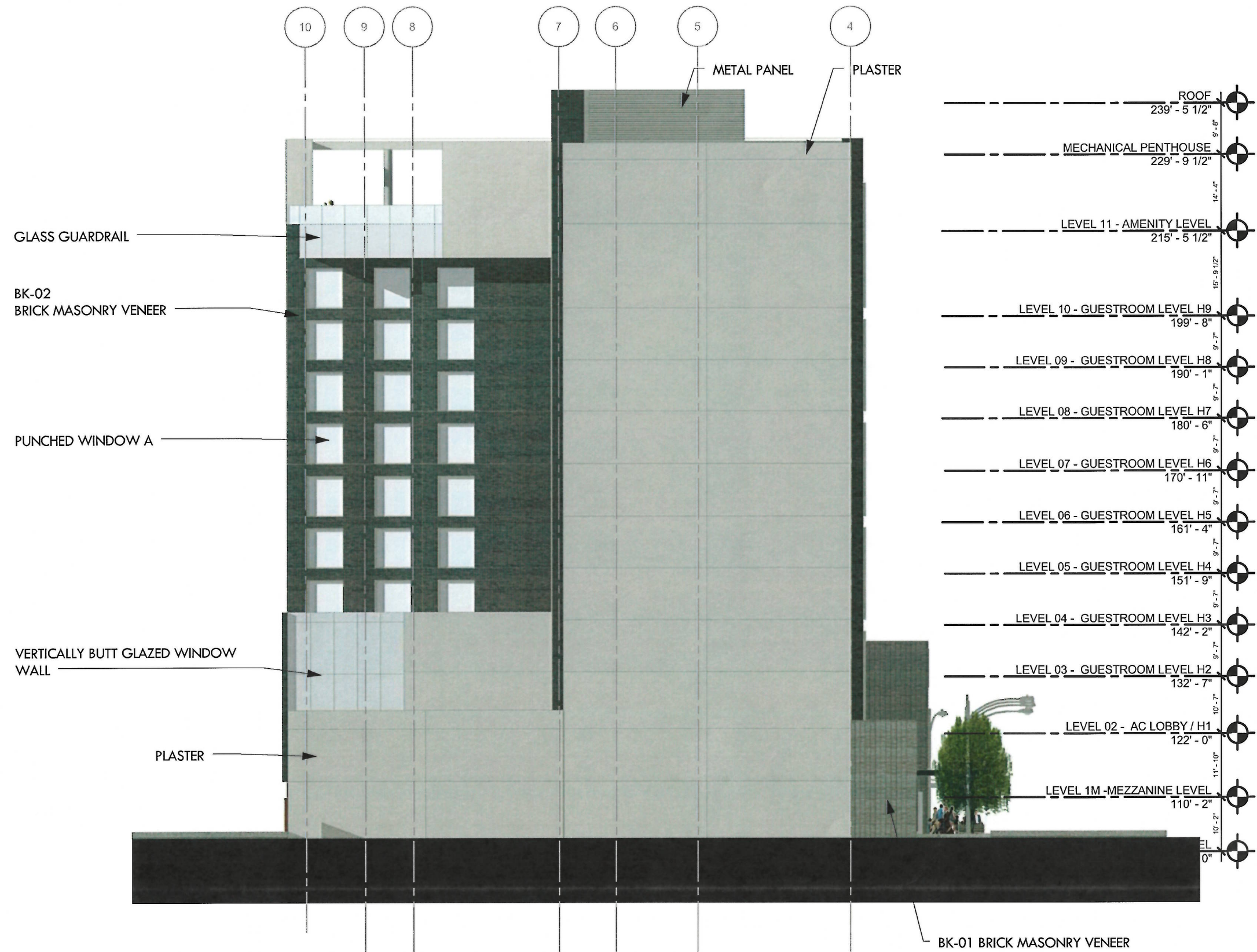


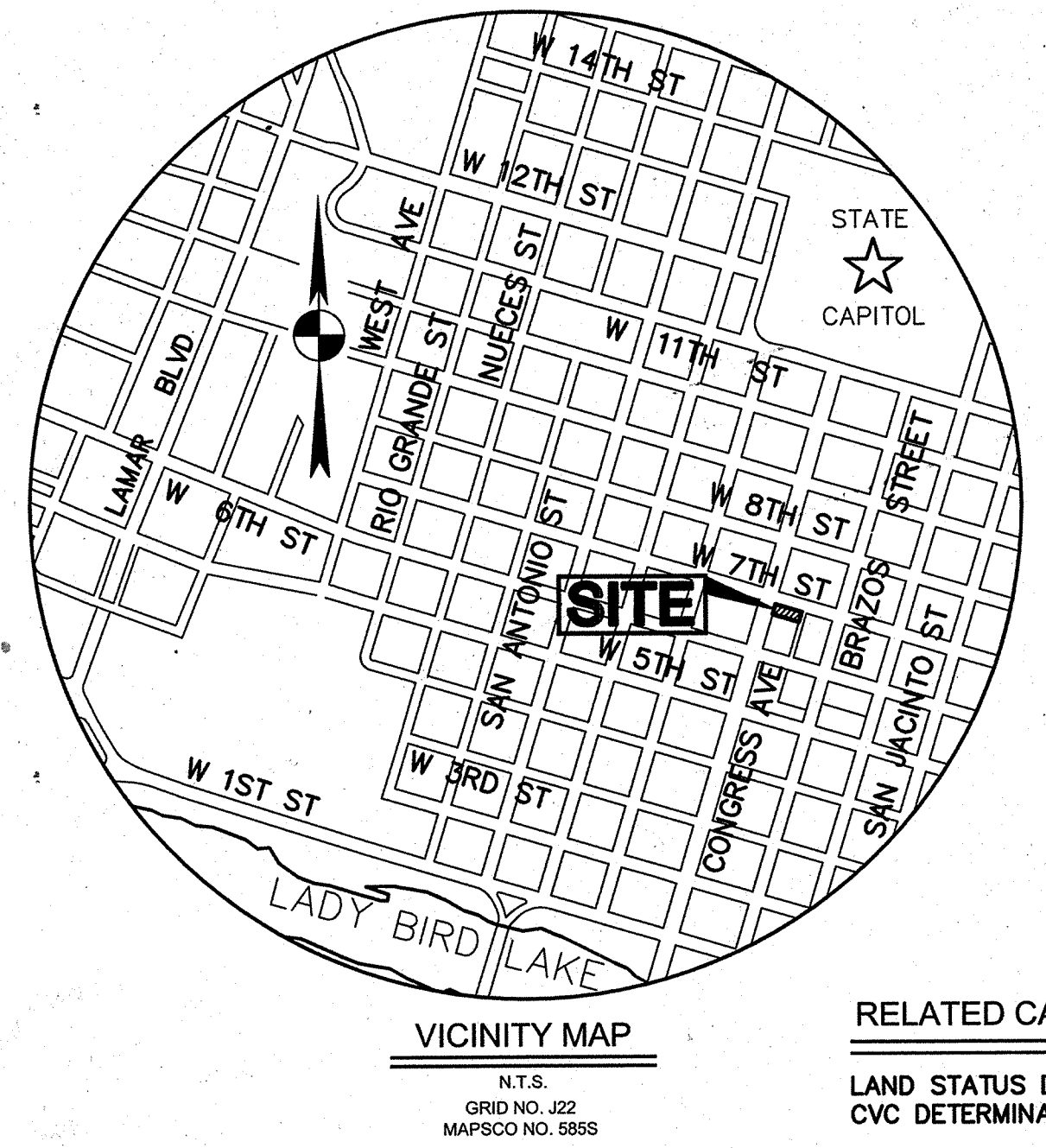












VICINITY MAP
N.T.S.
GRID NO. J22
MAPSCO NO. 5885

RELATED CASES:

LAND STATUS DETERMINATION: C81-2014-0113
CVC DETERMINATION: C17-2014-0011

OWNER: FINLEY COMPANY
P.O. BOX 2086
AUSTIN, TX 78768-2086
CONTACT: TIM FINLEY
(512) 478-0855

DEVELOPER: CONAUS, LLC
701 E. 83RD STREET
NORTH MERRILLVILLE, INDIANA 46410
CONTACT: MATT FRANKIEWICZ
(773) 573-4386

ENGINEER: BURY-AUS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
CONTACT: NICK BROWN, P.E.
(512) 328-0011

LANDSCAPE ARCHITECT: BURY-AUS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
CONTACT: ZACH HUNTER
(512) 328-0011

ARCHITECT: HKS, INC.
1919 MCKINNEY AVE.
DALLAS, TX 75201
CONTACT: MICHAEL STROHMER
(214) 969-5599

WATERSHED STATUS:

THIS PROJECT IS LOCATED IN THE LADY BIRD LAKE AND WALLER CREEK WATERSHEDS WHICH ARE CLASSIFIED AS URBAN WATERSHEDS. THIS PROJECT IS LOCATED OUTSIDE THE EDWARDS AQUIFER RECHARGE, TRANSITION, AND CONTRIBUTING ZONE ACCORDING TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE CITY OF AUSTIN. THIS SITE WILL BE DEVELOPED CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH TERMS AND CONDITIONS OF THE CITY LAND DEVELOPMENT CODE AS OF THE PROJECT APPLICATION DATE

FLOODPLAIN INFORMATION:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0465H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGAL DESCRIPTION:

A 0.253 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING LOT 6 AND THE NORTH 23 FEET OF LOT 5, BLOCK 69, ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

TRAVIS FLAKE, P.E.
BURY-AUS, INC.
QA/QC REVIEW APPROVAL
04/11/2014
DATE

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
Copyright © 2015

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.
- THIS SITE IS COMPOSED OF 2 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO ISSUANCE OF THE BUILDING PERMIT. COMPLIANCE WITH GREEN BUILDING STANDARDS OF TWO STAR (MINIMUM) IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.
- THIS SITE FALLS WITHIN THE CONGRESS AVENUE CAPITAL VIEW CORRIDOR (CVC). CVC DETERMINATION WAS DONE ON JULY 18, 2014 UNDER CASE NO. C17-2014-0011.
- THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
- COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- A PRE-CONSTRUCTION SAFETY MEETING IS REQUIRED WITH AUSTIN ENERGY 48 HOURS BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO WILL RESULT IN THE PROJECT BEING SHUTDOWN. CALL DOUG WEISE AT 512-505-7023 TO SCHEDULE A TAILGATE SAFETY MEETING. INCLUDE CHUCK HENDRY AT 512-505-7151 IN THE MEETING, IF CRANES ARE BEING USED DURING CONSTRUCTION.
- CRANE LOADS CAN NOT BE SWUNG OVER OR BROUGHT WITHIN 10 FEET OF THE TRANSMISSION FACILITIES.
- ANY RELOCATION OF ELECTRIC TRANSMISSION FACILITIES OR OUTAGES CAUSED BY THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER OR CONTRACTOR.
- PRIOR TO MOBILIZING TALL EQUIPMENT SUCH AS CRANES, CALL DOUG WEISE AT 512-505-7023 TO COORDINATE WITH TRANSMISSION PERSONNEL.
- 24 HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.
- PROPERTY OWNER AND CONTRACTOR ARE RESPONSIBLE FOR DUST CONTROLS TO MINIMIZE CONTAMINATION OF WIRE AND INSULATORS. ANY SUBSEQUENT CLEANING OR ELECTRICAL OUTAGES CAUSED BY DUST FROM THIS PROJECT WILL BE CHARGED TO THE CONTRACTOR.
- COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES, BUSINESSES, AND OFFICE BUILDINGS.
- LICENSE AGREEMENT HAS BEEN REVIEWED AND APPROVED. LICENSE AGREEMENT MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT BY THE CITY OF AUSTIN. LICENSE AGREEMENT RECORDED #
- SOILS ARE TO BE REMOVED FROM THE SITE DAILY AND THAT NO CONSTRUCTION MATERIALS WILL BE STORED ON SITE DURING THE ENTIRE DURATION OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
- PAYMENT OF INSPECTION FEES AND THE SUBMITTAL OF THE REQUIRED DOCUMENTATION WILL BE NEEDED TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRECONSTRUCTION MEETING PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE ROW OR PUBLIC EASEMENTS. THE CONTRACTOR SHALL NOTIFY THE SITE AND SUBDIVISION INSPECTION DIVISION OF THE CITY OF AUSTIN'S PLANNING AND DEVELOPMENT REVIEW DEPARTMENT AT 512-974-6360 OR 512-974-7034 FOR A LIST OF SUBMITTAL REQUIREMENTS AND FOR THE CALCULATION AND ARRANGEMENTS FOR THE PAYMENT OF INSPECTION FEES.

BENCHMARK NOTE:

SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION

18. RECORDS INDICATE THERE MAY BE AN UN-REGISTERED UNDERGROUND STORAGE TANK (UST) LOCATED ON THIS SITE. IF A UST IS FOUND DURING CONSTRUCTION, THE CONTRACTOR MUST STOP WORK IN THE TANK'S VICINITY IMMEDIATELY AND HAVE A LICENSED UST CONTRACTOR SUBMIT A UST CONSTRUCTION PERMIT FOR REVIEW AND APPROVAL TO THE CITY OF AUSTIN'S UST PROGRAM. AFTER APPROVAL, THE TANK CAN BE REMOVED BY A LICENSED STATE CONTRACTOR PER THE UST CONSTRUCTION PERMIT. CONTACT CRAIG CARSON AT (512) 974-3024 IF A UST IS FOUND.

CVC DETERMINATION NO.: C17-2014-0011

LAND STATUS DETERMINATION NO.: C81-2014-0113

PERMIT NO.: SP-2014-0068C

ADDRESS: 109 E. 7TH STREET

SUBMITTAL DATE: FEBRUARY 25, 2014

SUBMITTED BY:

NICHOLAS C. BROWN, P.E.
BURY-AUS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

PLAN SUBMITTALS:

NO.	DATE	COMMENTS

I, NICHOLAS C. BROWN, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

FILE: G:\103996\10007\103996007CVR01.dwg

SITE DEVELOPMENT PERMIT PLANS FOR 7TH AND CONGRESS HOTEL

File Number: SP-2014-0068C Date: 3-6-15
Project Name: 7TH & CONGRESS HOTEL
Correction/Revision # 3 Page # 12 of 32
Saul J. Cuda
City of Austin Water & Wastewater Utility

File Number: SP-2014-0068C Date: 5-13-15
Project Name: 7TH & CONGRESS HOTEL
Correction/Revision # 4 Page # 12 of 32
Saul J. Cuda
City of Austin Water & Wastewater Utility

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	DEMOLITION EROSION AND SEDIMENTATION CONTROL PLAN
4	EROSION AND SEDIMENTATION CONTROL PLAN
5	SITE PLAN
6	SITE PLAN NOTES AND DETAILS
7	SITE PLAN DETAILS
8	EXISTING DRAINAGE AREA MAP
9	PROPOSED DRAINAGE AREA MAP
10	GRADING AND DRAINAGE PLAN
11	EROSION AND SEDIMENTATION CONTROL, DRAINAGE NOTES AND DETAILS
12	UTILITY PLAN
13	WATER AND WASTEWATER PROFILES
14	UTILITY NOTES AND DETAILS
15	UTILITY NOTES AND DETAILS
16	STREETS AND NOTES
17	TRAFFIC CONTROL DETAILS
18	TRAFFIC CONTROL DETAILS
19	TRAFFIC CONTROL DETAILS
20	NORTH BUILDING ELEVATION
21	SOUTH BUILDING ELEVATION
22	WEST BUILDING ELEVATION
23	EAST BUILDING ELEVATION
24	CITY SUBMITTAL LICENSE AGREEMENT LANDSCAPE PLAN
25	CITY SUBMITTAL LICENSE AGREEMENT DETAILS
26	CITY SUBMITTAL LICENSE AGREEMENT NOTES AND DETAILS
27	CITY SUBMITTAL LICENSE AGREEMENT IRRIGATION PLAN
28	CITY SUBMITTAL LICENSE AGREEMENT IRRIGATION NOTES AND DETAILS
29	GAS RE-ROUTE
30	STREET CONDUIT PLAN
31	TREE LIGHTING PLAN
32	ELECTRIC DETAILS

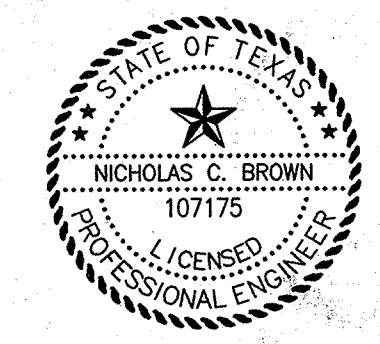
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN, SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) [%]	CITY OF AUSTIN APPROVAL/DATE	DATE IMAGED
1C	MODIFY WW SERVICE FROM 8" TO 12" & EXISTING WATER METER NUMBER. UPDATE BUILDING INFORMATION TABLES	(R) 12, 13, 6	32	0	100%	4-5-21-15	
2C	UPDATE BUILDING TABLES UPDATE ELEVATIONS SHEETS	(R) 1, 6, 20-23	32	0	100%	4-7-18-16	
3C	MOVE WASTEWATER CONNECTION TO NORTH SIDE OF BUILDING. ADD 45° BENDS TO PROFILE VIEWS AND CHANGE CALLOUTS	(R) 1, 12, 13	32	0	100%	4-9-8-16	
4C	MODIFYING WASTEWATER ON THE NORTH SIDE OF BUILDING, ADDING MH, REVISE PROPOSED FH LOCATION, REPLACE BROKEN STIM.	(R) 1, 12, 13, 15, 6, 10	32	0	100%	4-6-26-17	

REVIEWED BY
MAR 12 2015
Austin Water Utility

AUSTIN WATER UTILITY
EXPIRATION DATE
MAR 12 2015

REVIEWED BY THE AUSTIN WATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.



APPROVED FOR ACCEPTANCE:

4-10-15
DATE
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
DATE
3/1/2015
DATE
INDUSTRIAL WASTE
DATE
3/18/15
DATE
CITY OF AUSTIN FIRE DEPARTMENT
DATE
3-12-15
DATE
AUSTIN WATER UTILITY DEPARTMENT

PRESSURE ZONE: CENTRAL
STATIC: 90 PSI
RESIDUAL: 88 PSI

Construction Type	BLDG S.F.	Fire Sprinkler	Required Fire Flow (gpm)	Reduction	Actual Fire Flow Required (gpm)
1A	249,388	YES	5500	75%	1500

NOTE:
LOTS WITH 65 PSI OR GREATER REQUIRE A PRV, SET AT 65 PSI, TO BE INSTALLED ON THE OWNER'S SIDE OF THE WATER METER.

DOMESTIC DEMAND: 502 GPM

FITURE UNITS: 2950
WATER FIXTURE UNITS: 1793
WASTEWATER FIXTURE UNITS: 1542

BUILDING HEIGHT: 327'-10"

SHEET
1
OF 32

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 1 of 32
FILE NUMBER: SP-2014-0068C APPLICATION DATE: 02/25/2014
APPROVED BY COMMISSION ON 4/10/15 UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC) 4-10-15 CASE MANAGER BARTON-BOLMES
PROJECT EXPIRATION DATE (ORD.#070605-A) 4-10-15 DWPZ DDZ X

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: 4-10-15 ZONING: 4-10-15
Rev. 1 Correction 1 4-10-15
Rev. 2 Correction 2 4-10-15
Rev. 3 Correction 3 4-10-15

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.

