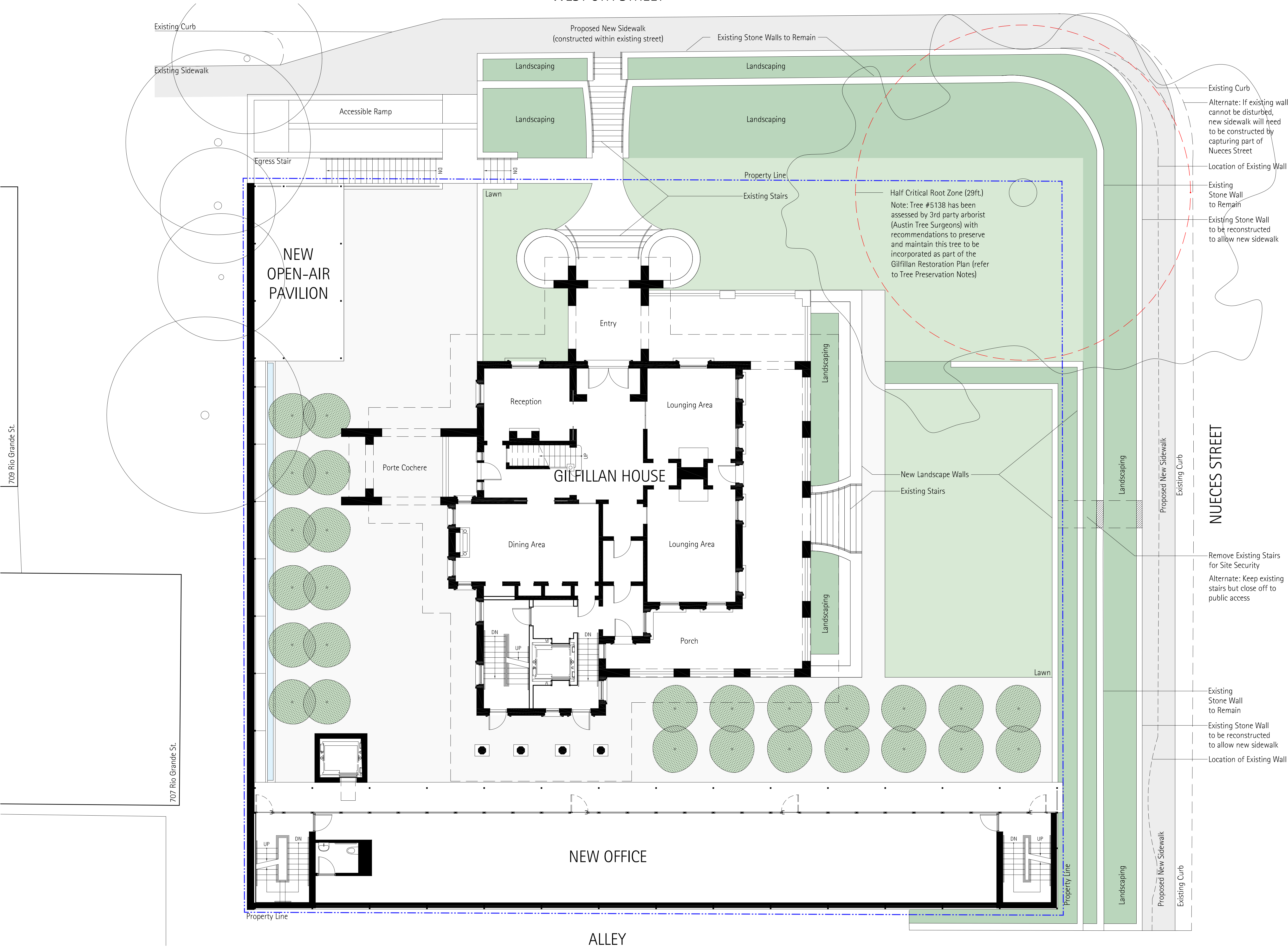


WEST 8TH STREET



- GENERAL NOTES:
1. Applicant agrees to maintain Historic Zoning for Gilfillan House
  2. Applicant agrees to limit maximum height on site to 50 feet
  3. Applicant agrees to impervious cover limitation of 70%
  4. Applicant agrees to construct sidewalk as shown on plans as a condition of zoning
  5. Applicant agrees to tree preservation as shown on plans as a condition of zoning

- CONSTRUCTION MONITORING:
1. At periodic and regular intervals contractor will review the conditions of the adjacent existing buildings and make an assessment as to the equivalency of their ongoing condition, compared to the condition before site works and back-propping operations began. Should it be found that adverse or detrimental movement has occurred, all works shall cease until such time as the cause and full impacts of the movement are known and understood.

- TREE PRESERVATION:
1. Construction within Half Critical Root Zone limited to retaining wall as shown on plans. All other construction activities prohibited in Half Critical Root Zone.
  2. AirSpade® to be used to remove soil from tree base and restore to natural grade
  3. Institute RootRX root stimulation program
  4. Tree well to be constructed per City of Austin Standard Specifications
  5. Deep root, high pressure fertilization as necessary
  6. Mulch to limits of Half Critical Root Zone
  7. Reduce/eliminate pruning for 4-5 years
  8. Certified arborist to monitor activities during construction

PROPOSED ZONING: DMU (Downtown Mixed Use)

Lot	Allowed	Actual
Size (sq ft):	N/A	18,000
Width (ft):	N/A	127
Setbacks (ft)		
-Front yard:	0	1
-Street side yard:	0	1
-West side yard:	0	0.5
-Rear yard:	0	0.5
Site	Allowed	Actual
Building Cover:	100%	60%
Building Height (ft):	120	45.7
Impervious Cover:	100%	66.9%
FAR:	5	1.17

THE PROPOSED SITE IMPROVEMENTS ILLUSTRATED IN THIS PLAN ARE SUBJECT TO THE APPROVALS OF THE AUSTIN TRANSPORTATION DEPARTMENT, THE DEVELOPMENT SERVICES DEPARTMENT AND CITY ARBORIST DURING THE SITE PLAN APPLICATION REVIEW PROCESS

NOT FOR CONSTRUCTION

