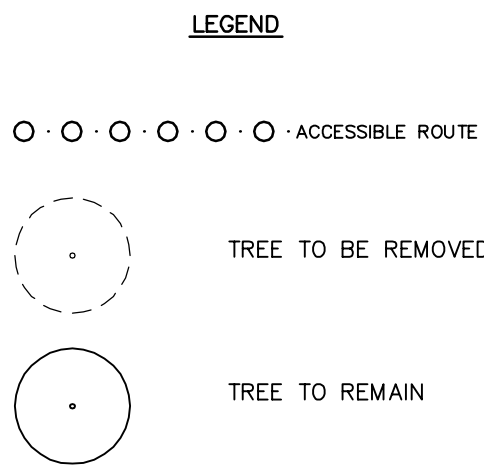


SITE INFORMATION TABLE				
Gross Site Area (GSA)	18,171	SF	0.417	Acres
Existing Land Use	Residential			
Proposed Land Use	Office			
Zoning	LO-MU-NP			
Minimum Site Area	5,750	SF	0.132	Acres
Gross Floor Area	See Building Summary Table			
Building Coverage	3,944	SF	21.7%	GSA
Impervious Cover (See IC Table)	12,502	SF	68.80%	GSA
Floor-To-Area Ratio	See FAR Table			
Building Height	See Building Summary Table			
Foundation Types	See Building Summary Table			

FLOOR-TO-AREA RATIO (FAR) SUMMARY TABLE					
	0 -15%	15 -25%	25 -35%	Over 35%	Total
Site Area (Ac)	0.417	0	0	0	0.417
Allowable FAR	0.70	0.00	0.00	0.00	
Allowable GSF	12,720	-	-	-	12,720
Proposed GSF	7,888	-	-	-	7,888
Proposed FAR	0.43	-	-	-	0.43

IMPERVIOUS COVER SUMMARY TABLE				
Gross Site Area (GSA)	18,171	SF	0.417	AC
Allowable IC	0.292	AC	70%	GSA
	Existing to Remain	Ex to be Removed	Proposed Addition	Proposed Net
Building Footprint (SF and % GSA)	-	4,304	3,951	(353)
	0.00%	23.69%	21.74%	-1.94%
Parking & Driveway (SF)	-	1,811	8,346	6,535
Sidewalk & Others (SF)	-	755	205	(550)
Total (SF)	-	(6,870)	12,502	5,632
Total (AC)	-	(0.158)	0.287	0.129
Total (% GSA)	0.00%	-37.81%	68.80%	30.99%

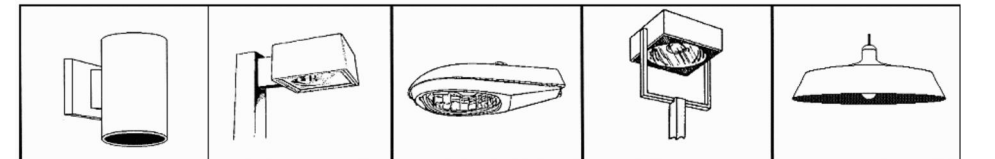
PARKING SUMMARY TABLE			
Land Use	Quantity [SF]	Parking Ratio	Required Spaces
Office	7,888	275	28.68
Total	7,888		
Total Parking Required			28.68
Urban Core Parking Reduction (20%)			6
Total Reduction (20% Max)			6
Total Parking Required			23
ADA Accessible Parking			1
Standard Parking			18
Standard Parallel Parking			4
Compact Parking (<30% total)			0
Total Parking Provided			23
Total Bike Parking Provided (5 or 5% total)			6



- GENERAL NOTES:
- SITE IS LOCATED IN THE MODERATE INTENSITY ZONE OF THE R.M.2222 HILL COUNTRY ROAD CORRIDOR CONDITIONAL OVERLAY.
 - ALL BUILDINGS WITHIN 50 FEET OF THE SITE HAVE BEEN SHOWN.
 - SURFACE ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT.
 - ALL PARKING SURFACE SHALL BE 6" CONCRETE PAVEMENT ON 6" COMPACTED SUBGRADE PER GEOTECH.
 - ALL PRIVATE SIDEWALK SHALL BE 5' WIDE, PERVIOUS CONCRETE UNLESS NOTED OTHERWISE.
 - COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.
 - EACH COMPACT PARKING SPACE/ISLE WILL BE SIGNED "SMALL CAR ONLY".
 - THE SETBACKS WILL REMAIN AS UNDISTURBED NATIVE VEGETATION AREAS AND ARE CLEARLY SHOWN ON THE SITE PLAN.
 - ALL PROPOSED UTILITIES ARE LOCATED UNDERGROUND.
 - THE MIRRORED GLASS WITH A REFLECTANCE GREATER THAN 20 PERCENT IS PROHIBITED.
- ACCESSIBILITY NOTES:
- ALL GROUND-LEVEL UNITS OR UNITS ACCESSIBLE BY ELEVATOR MUST BE ADAPTABLE (A FAIR HOUSING ACT FEDERAL REQUIREMENT).
 - 10% OF ALL MULTI-FAMILY UNITS MUST BE ACCESSIBLE, BUT GRAB BARS DO NOT NEED TO BE INSTALLED UNTIL A PROSPECTIVE OR CURRENT RESIDENT REQUESTS INSTALLATION.
 - AN ACCESSIBLE ROUTE IS REQUIRED TO CONNECT THE ACCESSIBLE PARKING SPACES TO THE ACCESSIBLE AND ADAPTABLE FIRST FLOOR UNITS AND COMMON AREAS.
 - ACCESSIBLE ENTRANCES, DOORWAYS, AND BATHROOMS ARE REQUIRED IN THE FIRST FLOOR UNITS.
 - SAFE REFUGE AREAS ARE REQUIRED FOR ACCESSIBLE UNITS THAT ARE LOCATED ABOVE THE FIRST FLOOR (PARTICULARLY IN BUILDINGS WITH ELEVATORS).
 - THE BUILDING CODE AND FAIR HOUSING ACT REQUIRE 2% OF TOTAL PARKING SPACES TO BE ACCESSIBLE. IF TENANTS REQUEST ADDITIONAL ACCESSIBLE PARKING SPACES, OWNERS ARE NOT REQUIRED TO MAKE MORE THAN 10% OF SPACES ACCESSIBLE.
 - INSTALLATION 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.
 - EXISTING SIDEWALKS TO REMAIN HAVE BEEN VERIFIED TO COMPLY WITH THE APPLICABLE VERSION OF THE TEXAS ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND CITY OF AUSTIN STANDARDS.
 - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
 - ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.

- TRAFFIC CONTROL NOTES
- THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/ REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.
- THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:
- PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
 - NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
 - PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.

- COMPATIBILITY STANDARD NOTES:
- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF OR 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 2.5.2.E.
 - ALL DUMPSTER AND ANY PERMANENTLY PLACED 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).
 - 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 (SECTIONS 25-2-1067).
 - THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USE (SECTION 25-2-1067).



- AUSTIN FIRE DEPARTMENT NOTES:
- SIGNS AND IDENTIFICATION MARKERS DESIGNATING FIRE ZONES/FIRE LANES, AFTER DESIGNATION OF A FIRE ZONE OR FIRE LANE UNDER THIS ARTICLE, THE FIRE CHIEF SHALL GIVE NOTICE OF THE DESIGNATION TO THE OWNER OF THE PROPERTY, DIRECTING THE OWNER TO CAUSE, AT THE EXPENSE OF THE OWNER, MARKINGS TO BE PAINTED ON ANY AREAS DESIGNATED AS A FIRE ZONE OR FIRE LANE. THE MARKINGS MUST BE RED WITH WHITE STENCILING READING "FIRE ZONE/ TOW AWAY ZONE" OR "FIRE LANE/ TOW AWAY ZONE" IN LETTERING AT LEAST THREE INCHES IN HEIGHT.
 - THE STENCILING SHALL BE AT INTERVALS OF 35 FEET OR LESS. IN ADDITION, THE OWNER SHALL CAUSE SIGNS TO BE POSTED AT BOTH ENDS OF A FIRE ZONE OR FIRE LANE. ALTERNATIVE MARKINGS OF FIRE ZONES AND FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED FIRE ZONES OR FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET AND ARE CLEARLY MARKED "TOW AWAY ZONES" AT LEAST EVERY 35 FEET. THE SIGNS SHALL BE INSTALLED WITH THE TOP OF THE SIGN NO HIGHER THAN EIGHT FEET ABOVE GRADE AND NO LESS THAN FIVE FEET ABOVE THE GRADE.
 - DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN TEN FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES.

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 MAY BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

W 49TH STREET OFFICE
1306, 1304 & 1210 W. 49TH ST., AUSTIN, TX 78756

SITE PLAN



SCALE: 1"=20'

JOB NO: A281

DGN BY: NMH

DWN BY: EAK

RVW BY: FSK

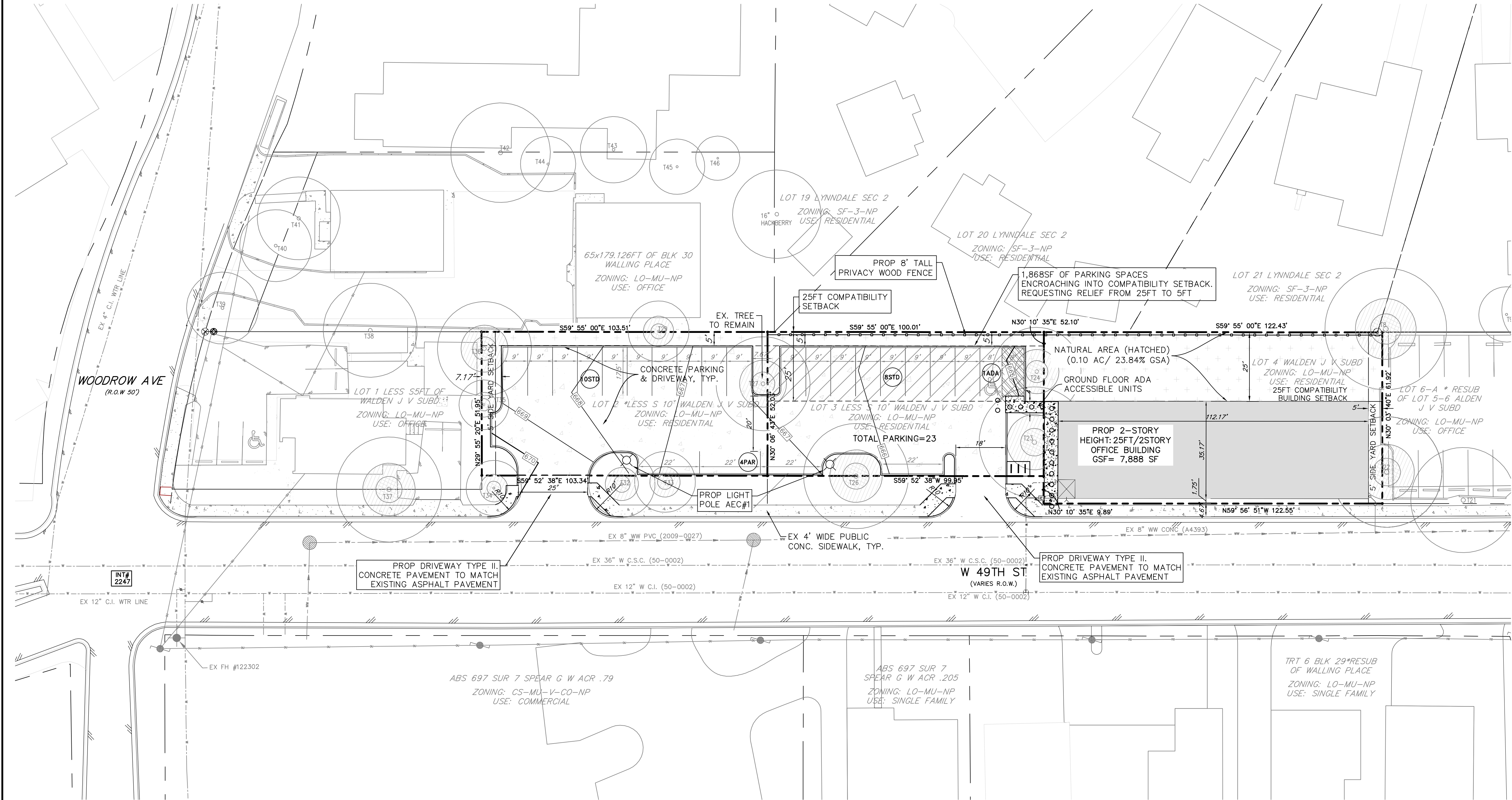
STATE OF TEXAS
NCHAT M. HO
19194
LICENSED PROFESSIONAL ENGINEER
11.22.17

SITE PLAN APPROVAL SHEET 6 OF 16
FILE NUMBER: SPC-2017-0339A APPLICATION DATE: 142 ON
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER CLARISSA E. DAVIS
PROJECT EXPIRATION DATE (ORD #970905-A) DWP2 DDZ

Director, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: ZONING: LO-MU-NP
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

Final 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.

SHEET NO. 6
OF 16



From: Davis, Clarissa

Sent: Monday, December 11, 2017 3:44 PM

To: Rivera, Andrew

Subject: FW: FW: 49th street;

Andrew,

Staff is supportive of these conditions as they do not conflict with the code. The parking requirements will still be met with the reduction of 1 space, and an 8 ft. fence is allowed per 25-2-899(G)1 between a residential and commercial site. Thanks!

Clarissa Davis, Planner III

Land Use Review Division | Site Plan Review

505 Barton Springs Road | 4th Floor | Austin, TX 78704

(512) 974-1423

