D-1/22

CRITERIA CHECKLIST

PROJECT DATA	
CVS BUILDING SIZE	11,618± SQ FT (TWO-STORY AS-IS)
TOTAL PARKING PROVIDED	NO ONSITE PARKING. ON STREET PARKING OR PARKING GARAGES
TOTAL PARKING REQUIRED	NO PARKING REQUIRED
TOTAL LOADING PROVIDED	NONE ANTICIPATED
TOTAL LOADING REQUIRED	NO ONSITE LOADING
LAND INFORMATION	
LAND LOT/DISTRICT	LOT 1 & S. 0.67' OF LOT 2, HITCHCOCKS SUBD. OF OUTLOT 49, DIV. D, CITY OF AUSTIN, TRAVIS COUNTY, TX
PARCEL ID	206691
BOUNDARY SURVEY	NOT YET COMPLETED
TOPOGRAPHICAL SURVEY	NOT YET COMPLETED
ENVIRONMENTAL REPORT (PHASE I)	NOT YET COMPLETED
GEOTECHNICAL REPORT	NOT YET COMPLETED
DETENTION EVALUATION	NONE ANTICIPATED
CUT/FILL EVALUATION (APPROX)	N/A
OFF SITE IMPROVEMENTS	NONE ANTICIPATED
EASEMENTS	NONE ANTICIPATED
ZONING INFORMATION	
EXISTING ZONING	CS-NO-NP, WEST UNIVERSITY NEIGHBORHOOD OVERLAY, GUADALUPE DST
ADJACENT ZONING	CS-NO-NP, CS-NP, CS-1-NP, UNZ
CONDITIONS OF REZONING	N/A, REZONING NOT REQUIRED
BUILDING HEIGHT LIMIT	60' OR 5 STORIES
OPERATIONS INFORMATION	
DRIVE-THRU ALLOWED	NO
24-HOUR SERVICE ALLOWED	YES
BEER/WINE SALES ALLOWED	UNKNOWN AT THIS TIME
MINUTE CLINIC ALLOWED AND PERMITTED USE	YES
SIGNAGE LOCATIONS & REQUIREMENTS	MONUMENT OR POLE MOUNTED SIGNS ARE NOT PERMITTED
LANDSCAPE INFORMATION	
EXTERNAL REQUIREMENTS	NONE ANTICIPATED
INTERNAL REQUIREMENTS	N/A
ACCESS INFORMATION	
CURB CUT EVALUATION	N/A
DECELERATION LANES	NONE ANTICIPATED
LINES OF SIGHT	NO PROBLEMS ANTICIPATED
JURISDICTIONAL CONTROL	W 24TH ST – CITY OF AUSTIN GUALAUPE ST – CITY OF AUSTIN SAN ANTONIO ST – CITY OF AUSTIN
STORM & UTILITY INFORMATION	
STORM AVAILABILITY	EXISTING INLETS & STORM SEWER PIPES ALONG SAN ANTONIO ST & W. 24TH ST.
ELECTRIC AVAILABILITY	EXISTING OVERHEAD ALONG SAN ANTONIO ST.
TELEPHONE AVAILABILITY	EXISTING OVERHEAD ALONG SAN ANTONIO ST.
CABLE AVAILABILITY	EXISTING OVERHEAD ALONG SAN ANTONIO ST.
WATER AVAILABILITY	EXISTING 12" IN SAN ANTONIO ST.
SEWER AVAILABILITY	EXISTING 10" IN SAN ANTONIO ST.
GAS AVAILABILITY	EXISTING GAS MAIN IN SAN ANTONIO ST.

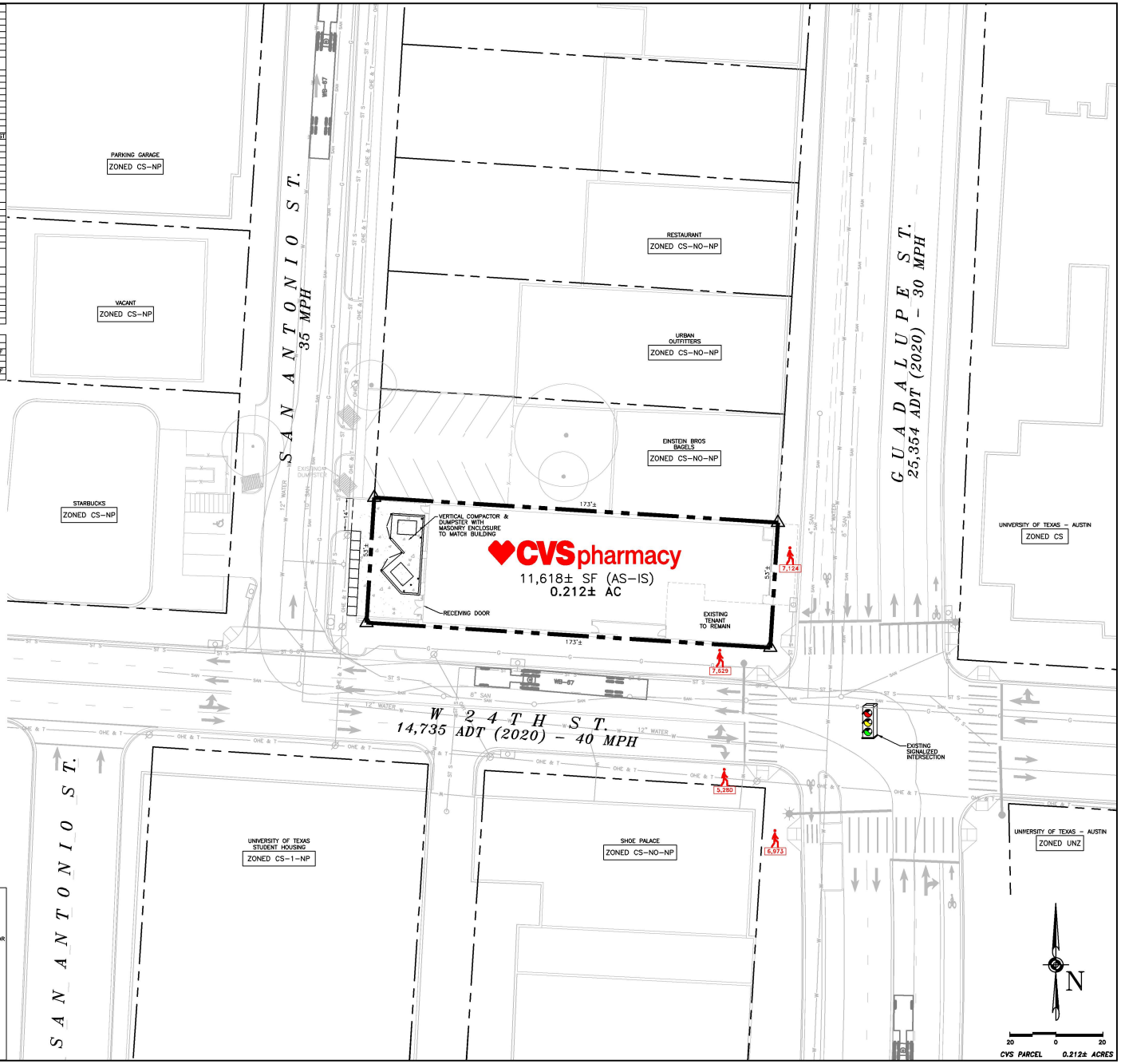
SITE DATA	
SITE AREA	0.212 ACRES
PERVIOUS AREA	0 ACRES (0%)
IMPERVIOUS AREA	0.212 ACRES (100%)
MAXIMUM IMPERVIOUS AREA	100%
BUILDING AREA	11,618 SF
BUILDING DENSITY	11,618 SF (BUILDING) =126%) 9,235 SF (LOT)
MAXIMUM BUILDING COVERAGE	N/A

SITE QUANTITIES	
STANDARD DUTY CONCRETE	N/A
HEAVY DUTY CONCRETE	1,405 SF
CONCRETE (NON-ARCHITECTURAL)	N/A
LENGTH OF CURB & GUTTER	N/A
AREA OF PAVEMENT REMOVAL	1,405 SF
AREA OF BUILDING REMOVAL	N/A

LEGEND

- PROPERTY LINE
- HEAVY DUTY CONCRETE
- WB-67 – WB-67 DELIVERY TRUCK (70' TRUCK)
- EXISTING TRAFFIC SIGNAL
- X,XXX – PEDESTRIAN COUNT TOTAL

W 24TH ST. & GUADALUPE ST. PEDESTRIAN COUNT TOTALS	
NORTHWEST CORNER	
GUADALUPE ST.	7,124
W 24TH ST.	7,629
	14,753
SOUTHWEST CORNER	
GUADALUPE ST.	5,280
W 24TH ST.	6,973
	12,253



SITE RISK ASSESSMENT

PROPERTY:
1. THE PROPOSED CVS PROPERTY IS AN EXISTING PLATTED LOT. A NEW SUBDIVISION PLAT IS NOT REQUIRED.

ZONING:
1. THE SITE IS LOCATED WITHIN THE WEST UNIVERSITY NEIGHBORHOOD ZONING OVERLAY, GUADALUPE SUBDISTRICT. RETAIL SALES ARE PERMITTED.
2. THERE IS NO SURFACE PARKING LOCATED ON THE EXISTING SITE. ALL PARKING WILL BE ON STREET OR IN NEARBY PARKING GARAGES. OFF STREET PARKING IS NOT REQUIRED.

ACCESS:
1. ONE EXISTING DRIVEWAY IS LOCATED ON SAN ANTONIO ST. FOR DELIVERIES AND DUMPSTER ACCESS.
2. DELIVERY TRUCK PARKING WILL BE ON-STREET ON W. 24TH ST. OR SAN ANTONIO ST.
3. SAN ANTONIO ST. IS ONE-WAY NORTHBOUND.

MISC.
1. A SITE PLAN EXCEPTION AND CHANGE OF USE WILL BE REQUIRED BY THE CITY OF AUSTIN.
2. THE CITY RECOMMENDS LEAVING THE EXISTING MURALS IN PLACE DUE TO THE HISTORY OF THE BUILDING AND PUBLIC INTEREST.
3. ANY CHANGES TO THE "VARSITY" LETTERING ON THE EXISTING BLADE SIGN, ALTERATIONS TO THE EXISTING CANOPY OVER THE FRONT ENTRANCE OR UPPER FACADE FACING GUADALUPE ST. WILL REQUIRE REVIEW BY THE CITY OF AUSTIN HISTORIC LANDMARK COMMISSION.
4. A NEW 6" FIRE LINE WILL BE INSTALLED FROM THE EXISTING MAIN ON SAN ANTONIO ST. TO PROVIDE FIRE SERVICE TO THE STORE.
5. EXISTING UTILITY PANELS WILL REQUIRE RELOCATION TO ACCOMODATE THE PROPOSED DUMPSTER AND COMPACTOR.

CVS pharmacy

AS-IS SITE PLAN

STORE NUMBER: TBD

NWC - W 24TH ST & GUADALUPE ST
AUSTIN, TEXAS

PROJECT TYPE: AS-IS
DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 139022

ARCHITECT OF RECORD:

GENESIS DESIGN GROUP, INC.
421 W HARWOOD ROAD
SUITE 100
HURST, TEXAS 76054
TEL (817) 285-7444
FAX (817) 285-7318

CONSULTANT:

CARLSON CONSULTING ENGINEERS, INC.
7068 Ledgestone Commons
Bartlett, TN 38133
Phone (901) 384-0404
Fax (901) 384-0710

DEVELOPER:

ORANGE DEVELOPMENT
1200 CORPORATE DRIVE
SUITE G-60
BIRMINGHAM, AL 35242
PH. (205) 408-3443

SEAL:

REVISIONS:

CVS PROJECT MANAGER: J. MUTTER
DRAWING BY: D. BARNETT
DATE: 07 FEBRUARY 2020
TITLE:

SK-1

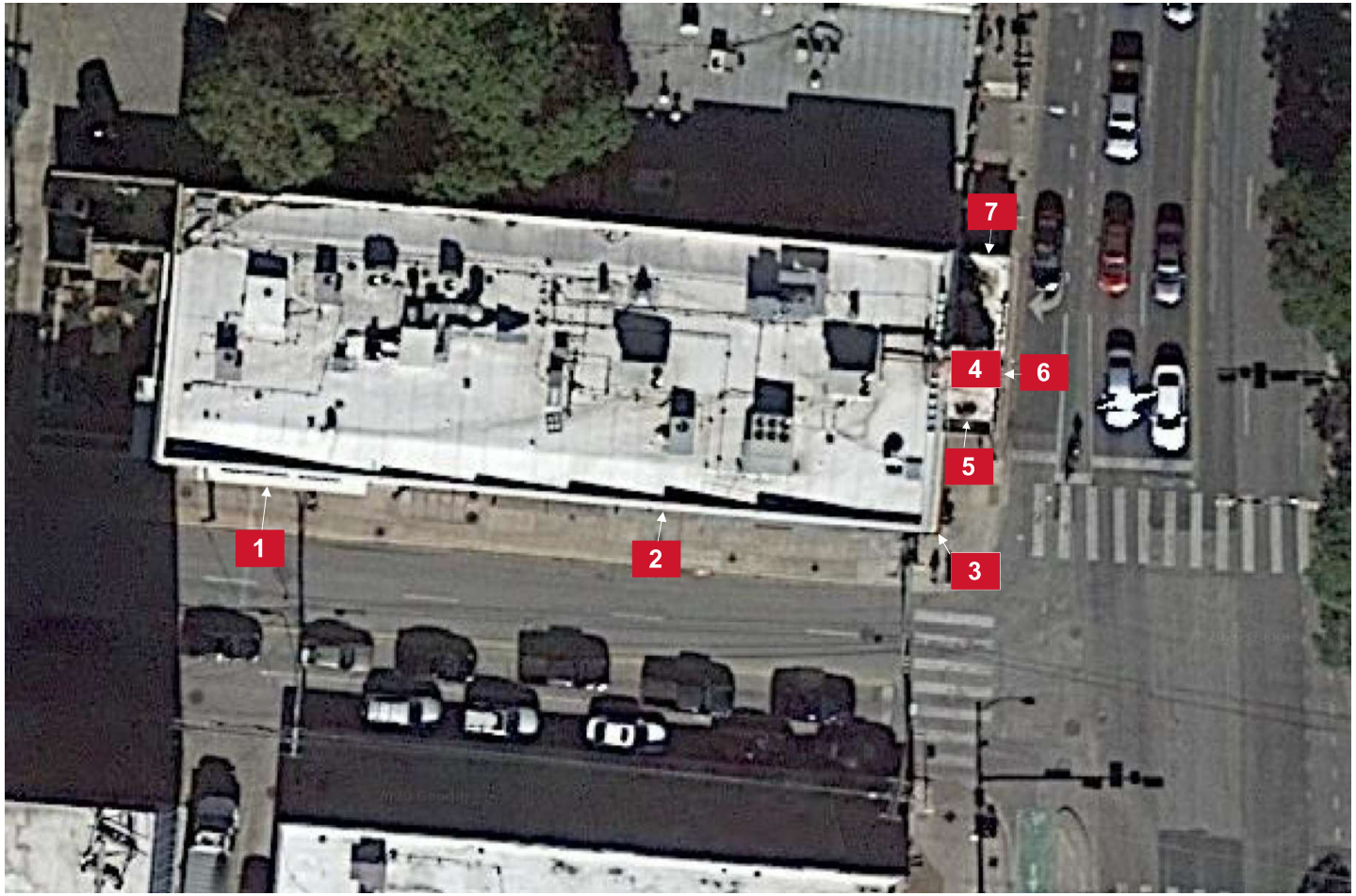
SHEET NUMBER:

1 OF 1

COMMENTS:

Proposed Signs

Sign#	Proposed	QTY	SQ FT
S1	IL-45-CL-L - Illuminated Letters	1	133.06
S2	D/F Blade Sign	1	
S3	Large D/F Blade Sign	1	
S4	Face Replacements	1	
S5	Heroic Heart S/F Cabinet	1	
S6	IL-39-CL-L - Illuminated Letters	1	101.0
S7	Heroic Heart S/F Cabinet	1	



atlas BRANDING THE WORLD
National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

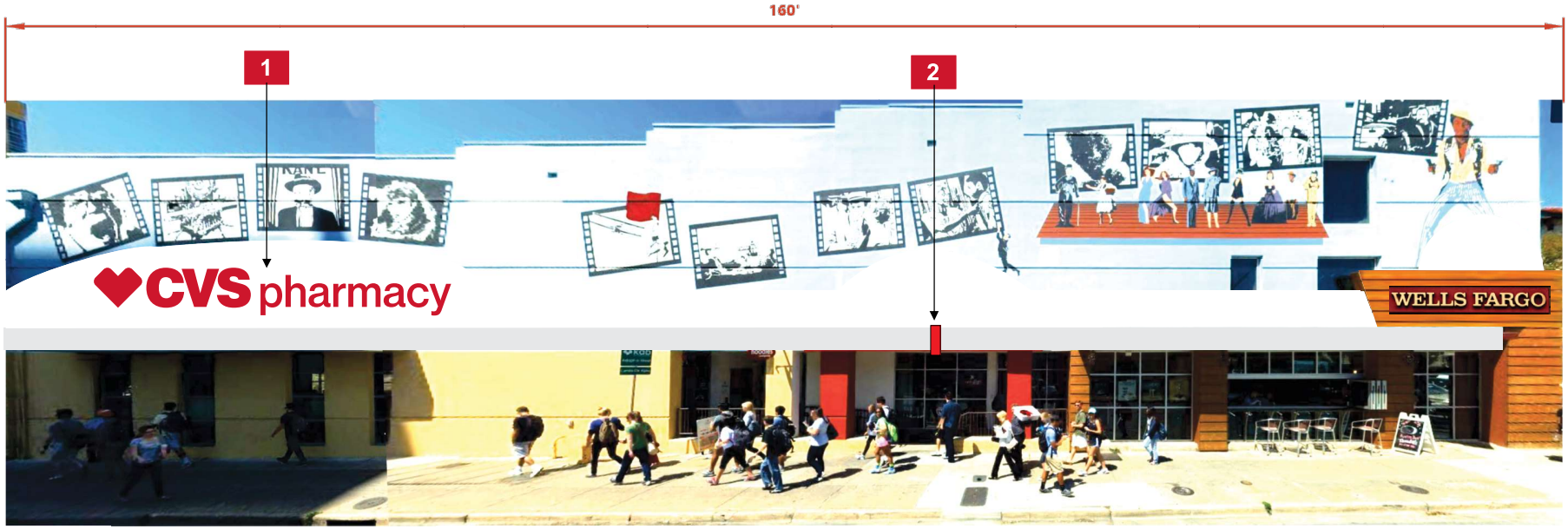
Revisions:

ADDED AND REVISED SIGNAGE PER BRAND BOOK 02/18/2020	...
...	...
...	...
...	...
...	...

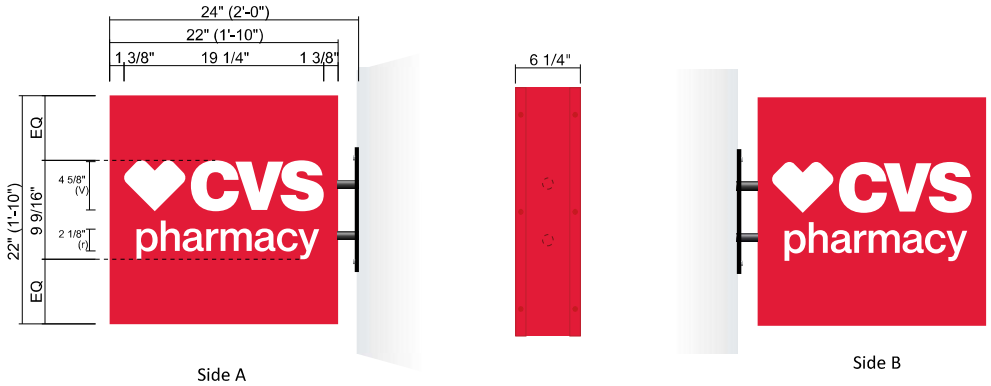
Cover Page

PM: A.Q	Address: 2402 Guadalupe St.
Drawn By: EVS	City State: Austin, TX
Date: 02-14-2020	Drawing Number: 110031

D-1/24



1	IL-45-CL-L	Illuminated Channel Letters	133.06 Sq Ft



2	D/F Blade Sign

atlas BRANDING THE WORLD

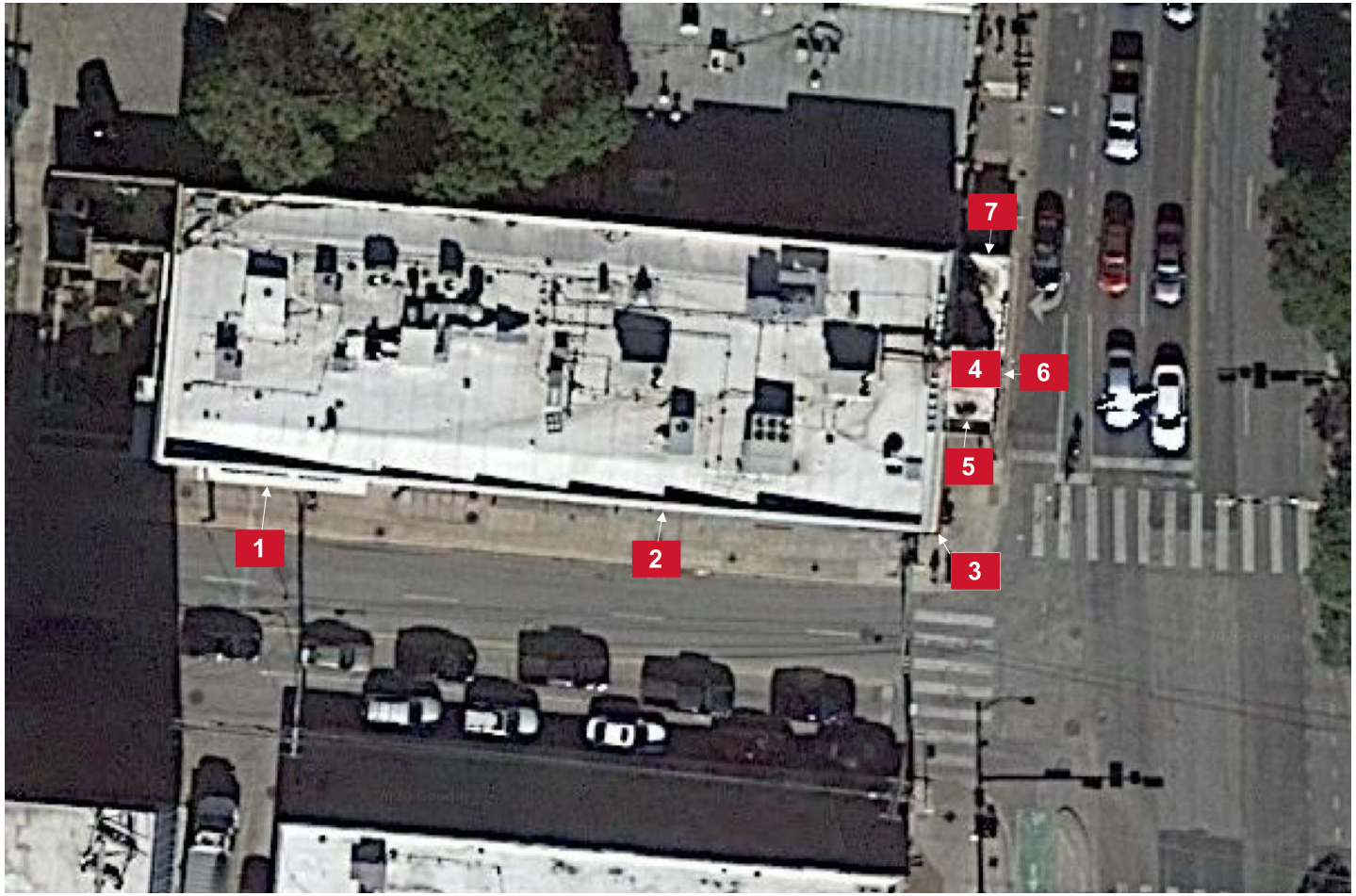
National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:		
ADDED AND REVISED SIGNAGE PER BRAND BOOK	02/18/2020	...
...		...
...		...
...		...
...		...

PM: A.Q	Address: 2402 Guadalupe St.
Drawn By: EVS	City State: Austin, TX
Date: 02-14-2020	Drawing Number: 110031

Proposed Signs

Sign#	Proposed	QTY	SQ FT
S1	IL-45-CL-L - Illuminated Letters	1	133.06
S2	D/F Blade Sign	1	
S3	Large D/F Blade Sign	1	
S4	Face Replacements	1	
S5	Heroic Heart S/F Cabinet	1	
S6	IL-39-CL-L - Illuminated Letters	1	101.0
S7	Heroic Heart S/F Cabinet	1	



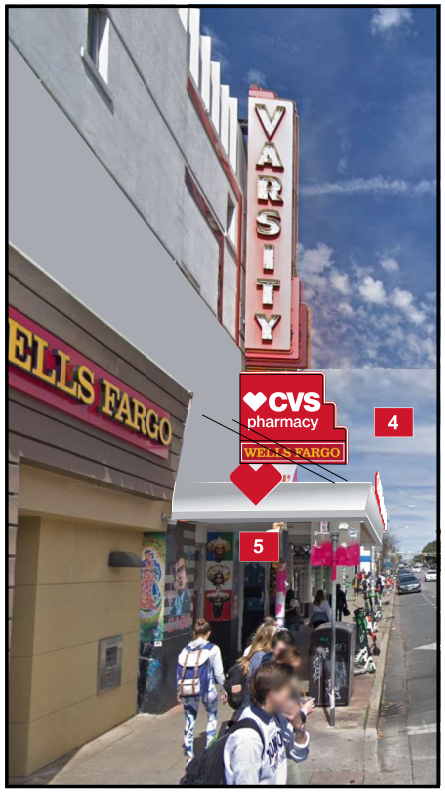
atlas BRANDING THE WORLD
National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

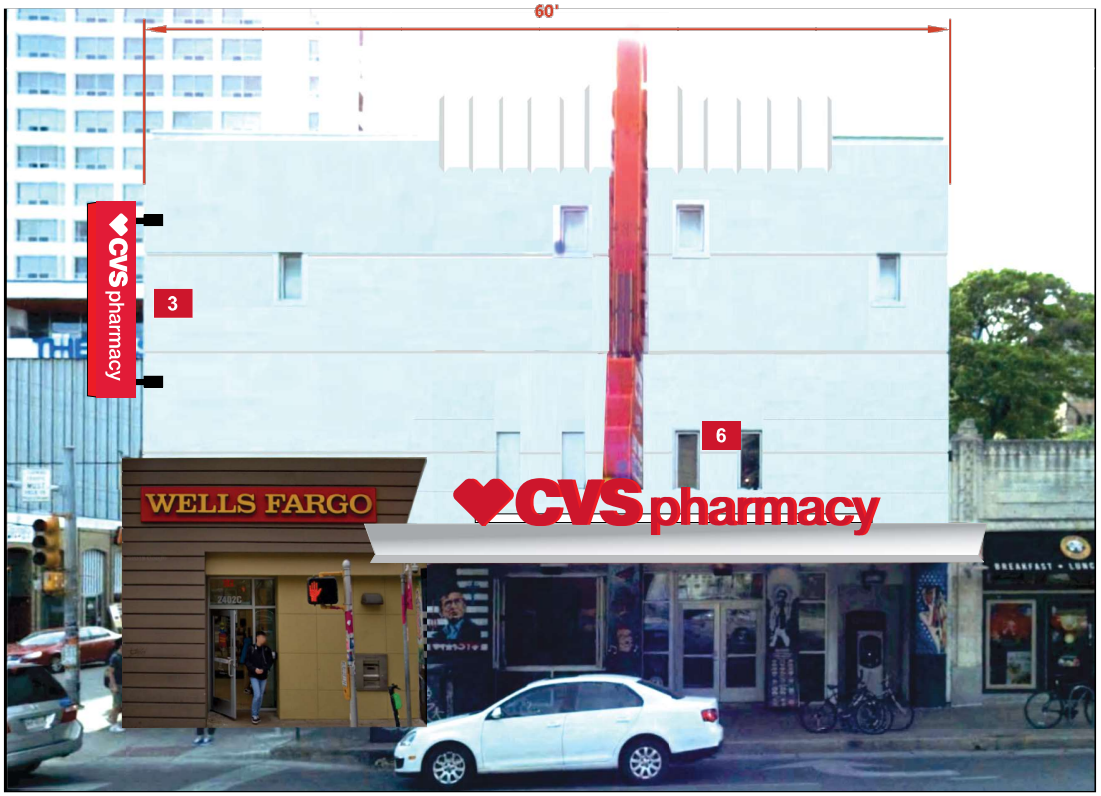
Revisions:

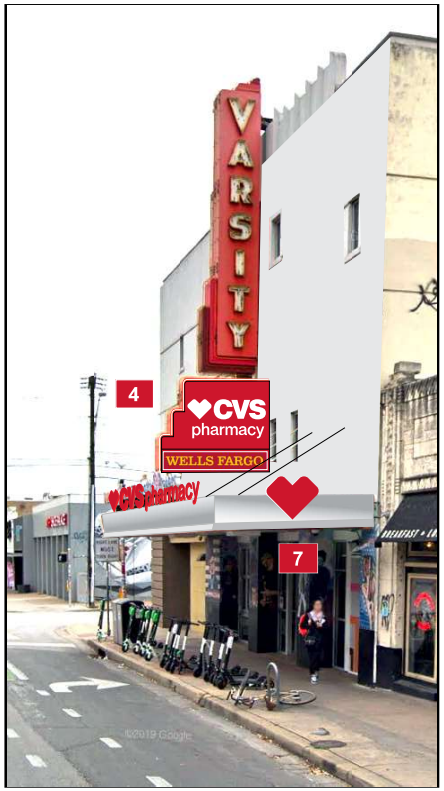
ADDED AND REVISED SIGNAGE PER BRAND BOOK 02/18/2020	...
...	...
...	...
...	...
...	...

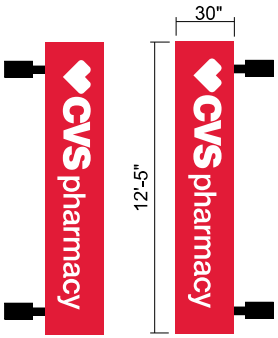
Cover Page

PM: A.Q	Address: 2402 Guadalupe St.
Drawn By: EVS	City State: Austin, TX
Date: 02-14-2020	Drawing Number: 110031

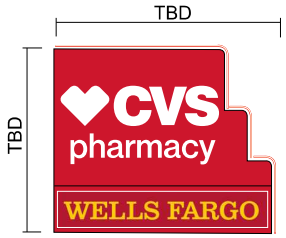






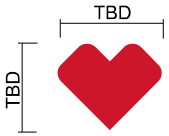


3 Large D/F Blade Sign



4 Push Thru Face Replacements

Survey required to determine the final application.
"Wells Fargo" face to remain.



5 **7** S/F Push Thru Cabinets
2 Required

self contained "Heroic Heart" to be installed on to canopy with foot angles and kickbacks similar to existing

6 IL-39-CL-L | Illuminated Channel Letters | 101.96 Sq Ft

self contained "Heroic Heart" to be installed on to canopy with foot angles and kickbacks similar to existing

atlas BRANDING THE WORLD
National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

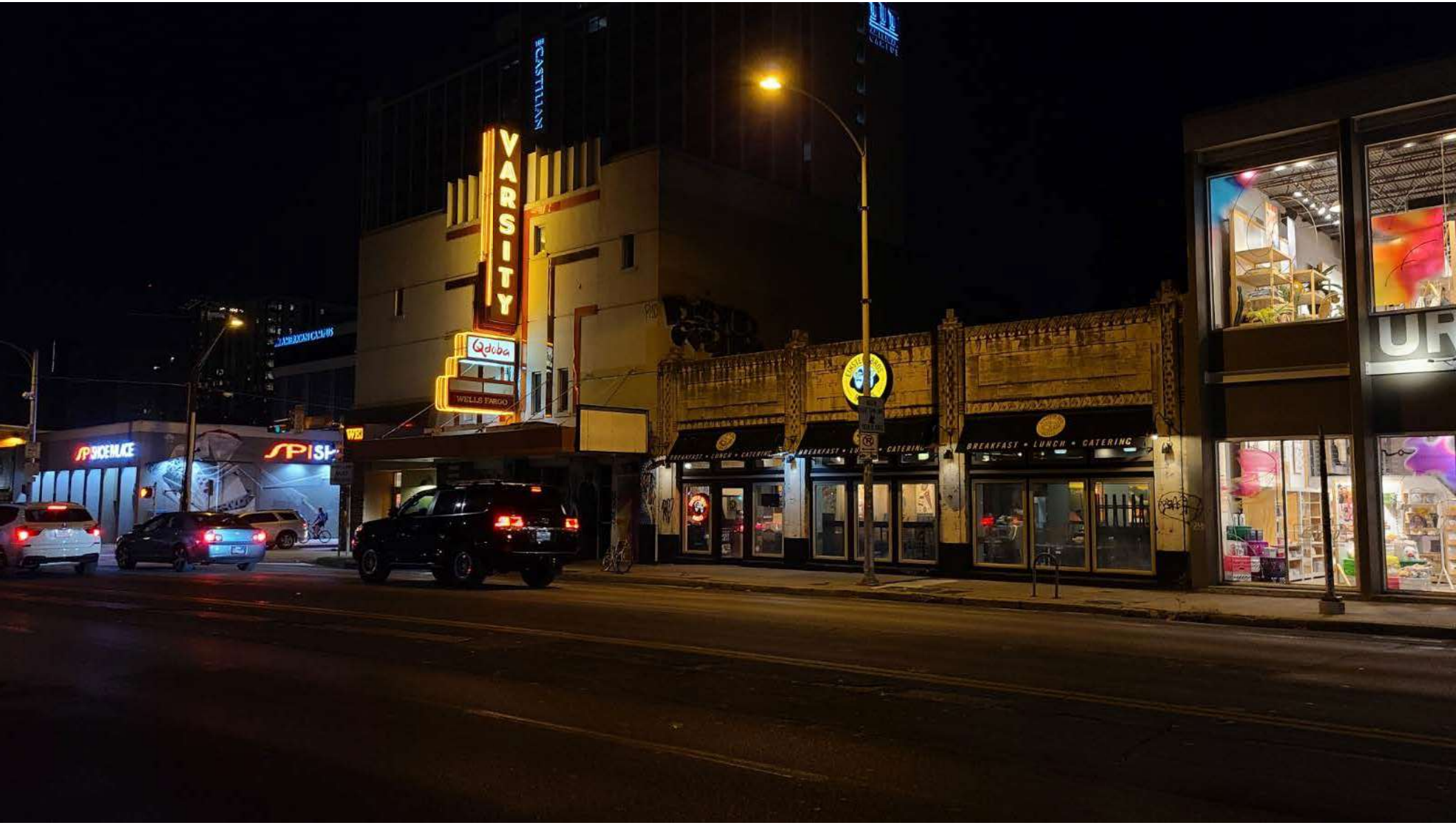
Revisions:

ADDED AND REVISED SIGNAGE PER BRAND BOOK	02/18/2020	...
...		...
...		...
...		...
...		...

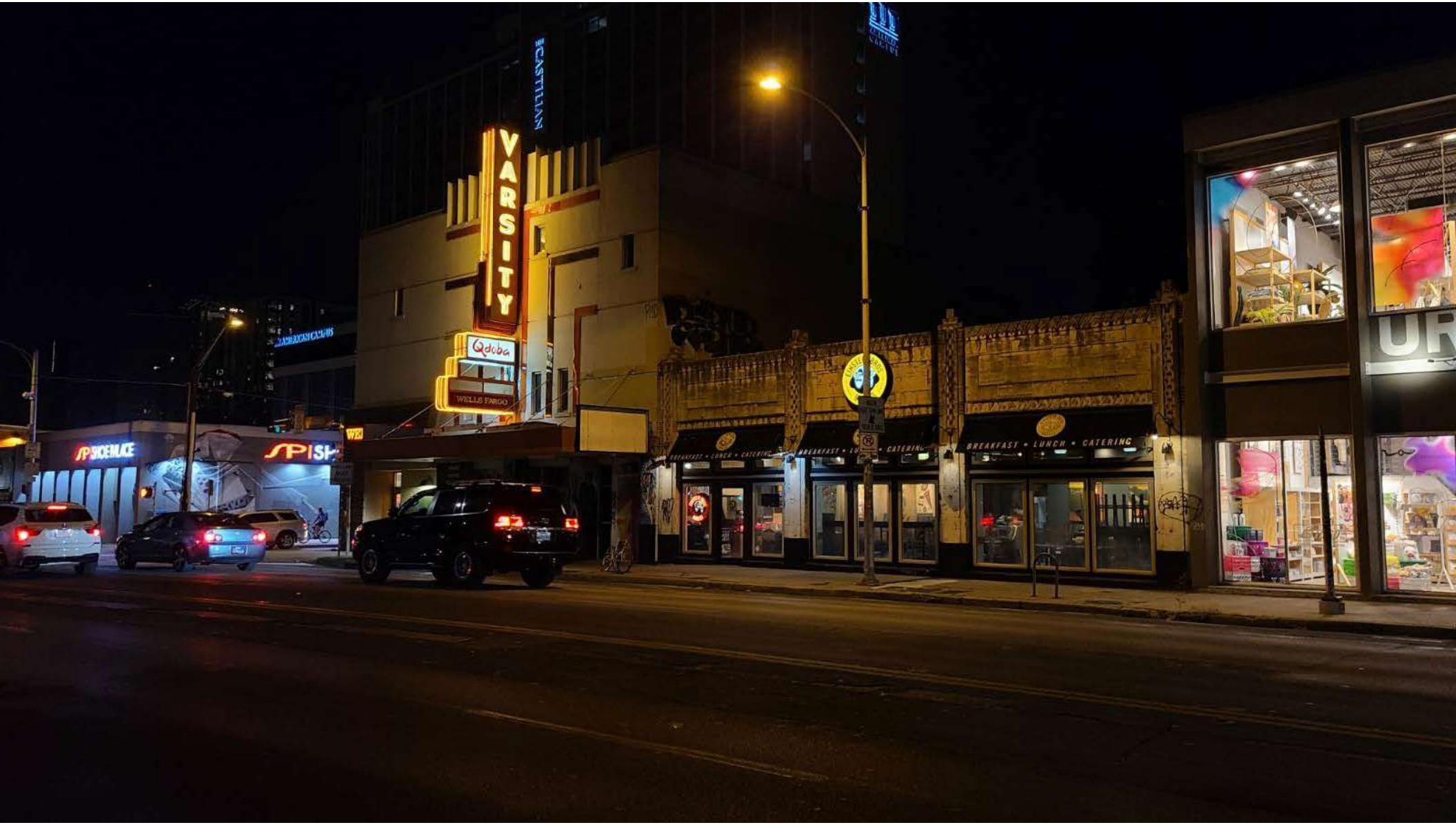
PM: A.Q	Address: 2402 Guadalupe St.
Drawn By: EVS	City State: Austin, TX
Date: 02-14-2020	Drawing Number: 110031

WELLS FARGO

VARSITY
WELLS FARGO
WELLS FARGO
W 24


VARSITY
Qdoba
WELLS FARGO
BREAKFAST • LUNCH • CATERING

Qdoba
MEXICAN GRILL
WELLS FARGO


VARSITY
Qdoba
WELLS FARGO
BREAKFAST • LUNCH • CATERING