



City of Austin - Design Commission Project Review Application

The [Design Commission](#) provides advisory recommendations to the City Council to assist in developing public policy and to promote excellence in the design and development of the urban environment. The Design Commission reviews three types of projects:

1. **City projects** (see page ii for process)

The Commission reviews all municipal buildings and associated site plans to ensure they demonstrate compliance with city design and sustainability standards ([Council Resolution No. 20071129-046](#)), including those seeking [Subchapter E Design Standards Alternative Equivalent Compliance \(AEC\)](#) ([Council Resolution No. 20100923-086](#)).

2. **Destiny Bonus projects** (see page iv for process)

The Commission reviews density bonus projects for substantial compliance with the Urban Design Guidelines for Austin in accordance with the Gatekeeper requirements of [LDC 25-2-586](#) for the Downtown Density Bonus Program.

3. **Advisory Recommendations for Private projects** (see page ii for process)

The Commission will consider Project Review Applications from private projects during its regularly scheduled monthly public meetings and may issue an advisory recommendation in the form of a Project Review Letter to the Applicant.

This Project Review Application must be submitted before your project can be presented to the Design Commission for their review. Design Commission requests project be presented in their Conceptual/Schematic Design phase. This application primarily addresses inhabited buildings and structures and their effect on the public realm; please refer to Appendix A for infrastructure type projects.

The Commission's review of projects is based on the planning/design principles in the Urban Design Guidelines for Austin. Ensure that all applicable principles are addressed in the application questions and in your presentation.

https://www.austintexas.gov/sites/default/files/files/Boards_and_Commissions/Design_Commission_urban_design_guidelines_for_austin.pdf

The Design Commission supports the vision and principles of [Imagine Austin Comprehensive Plan](#), especially those that affect the urban environment and fabric. All projects should consider this vision and principles, many of which are similar to the Urban Design Guidelines. Refer to Appendix C for the most pertinent sections of Imagine Austin.

The Design Commission expects the applicant's design team to present their project with those most knowledgeable and encourages the inclusion of sub-consultants at the presentation, when deemed necessary.

EXHIBITS TO PRESENT

- 1) Completed Project Review Application (p.1-6) MM
- 2) Existing zoning classification, adjacent zoning & uses, future land use map classification, topography Civil
- 3) Vicinity plan, including public transportation and connectivity on-site and within quarter mile MM
- 4) Site plan and landscape plan Civil and Landscape
- 5) Ground level, basement plan, and typical floor plan MM
- 6) Elevations and/or 3d views MM
- 7) Any letters of support or findings by other commissions
- 8) Staff reports, if any
- 9) Records of public participation MM

PROJECT REVIEW PROCESS: CITY PROJECTS

The Design Commission reviews all municipal buildings and associated site development projects to ensure they demonstrate compliance with city design and sustainability standards ([Council Resolution No. 20071129-046](#)), including those seeking [Subchapter E Design Standards Alternative Equivalent Compliance \(AEC\)](#) ([Council Resolution No. 20100923-086](#)).

1. Applicants are encouraged to meet with the Office of the City Architect prior to submitting a Project Review Application, especially if seeking Alternative Equivalent Compliance (AEC) under Subchapter E Design Standards. (See Staff Contacts on page iv.)
2. Applicant submits completed Project Review Application, including Exhibits, to Commission Liaisons a minimum of ten (10) days prior to the Design Commission meeting. (See and [Calendar of Regular Meetings](#) and "Exhibits to Present" on page i)
3. Commission Liaisons review Project Review Application for completeness. Once the Application is deemed complete, the project will be added to the agenda. (Agendas are posted online 72 hours prior to the meeting.)
4. Commission Liaisons post backup, including complete Project Review Application and letters/decisions from other Boards and Commissions, the Friday before the meeting. (See [Meeting Documents](#) website.)
5. Design Commission meets and hears a 15 minute presentation by the Owner/Applicant/Architect. The Commission asks questions and makes recommendations. At the end of the project review, the Design Commission may rely on the recommendations recorded in their meeting minutes or submit a Project Review Letter to City Staff in Development Services Department.
6. Design Commission may direct a Working Group to write the Project Review Letter. The Working Group will take comments from the full Design Commission meeting, add their comments, and coordinate with the Design Commission Chair to issue a Letter to applicable Development Services Department Staff. The Working Group shall meet prior to the next regularly-scheduled Design Commission to finalize comments on any project submittal. The goal is for this to happen in a one (1) month time frame.
7. Commission Liaisons will forward approved meeting minutes or Project Review Letters to applicable Development Services Staff.
8. Design Commission may request that an Owner/Applicant or City Staff submit an update report in the future so that the Commission can review progress as a project is further detailed.

PROJECT REVIEW PROCESS: DENSITY BONUS PROJECTS

The Design Commission reviews density bonus projects for substantial compliance with the Urban Design Guidelines for Austin in accordance with the Gatekeeper requirements of LDC 25-2-586 for the Downtown Density Bonus Program.

1. **Six weeks prior to the target Design Commission meeting:** Applicant will contact Density Bonus Liaison with intent to schedule project on the next Design Commission agenda.
 - a. Density Bonus Liaison will provide application and submittal documentation to Applicant and notify Commission Liaisons.
2. **Five weeks prior to the target Design Commission meeting:** Density Bonus Liaison will contact Chair of Working Group to schedule a meeting, copying Commission Liaisons.
3. **By the end of the fourth week (24 calendar days) prior to the target Design Commission meeting:** The Applicant will submit all completed application requirements to Density Bonus Staff Liaison.
4. **By the end of the third week (17 calendar days) prior to the target Design Commission meeting:** Design Commission Working Group will meet to review Project Review Application and evaluate Applicant's presentation detailing substantial compliance with the Urban Design Guidelines for Austin.
 - a. Working Group will provide Applicant comments and suggestions on improving presentation and issue a recommendation to the Design Commission on achieving substantial compliance with the Urban Design Guidelines for Austin.
5. **By the end of the second week (10 calendar days) prior to the target Design Commission meeting:** Chair of the Working Group will send the Density Bonus and Commission Liaisons the Working Group's written recommendation to the Design Commission containing specific feedback given to the Applicant and, if lacking, detailing items to address to achieve substantial compliance with the Urban Design Guidelines for Austin.
6. **One week (7 calendar days) prior to the target Design Commission meeting:** Once the Density Bonus Liaison receives the revised project submittal from the Applicant and the Commission Liaison receive the written recommendation from the Working Group Chair, the Commission Liaison will place project on Design Commission agenda for discussion and possible action.
7. **Design Commission meeting:** At the meeting, Design Commission will review the project for substantial compliance with the Urban Design Guidelines for Austin based on Working Group recommendations and issue a final recommendation detailing to Planning and Zoning Department Staff items needed to be addressed in order to achieve substantial compliance.
8. **Within one week after Design Commission meeting:** The Chair will issue a formal written recommendation based on the action taken by the by the Commission detailing to Planning and Zoning Department Staff items needed to be addressed in order to achieve substantial compliance.

GENERAL CONSIDERATIONS

Incomplete Applications

Should Commission Liaisons determine that the Project Review Application is incomplete, the Application shall be returned to the Applicant and the project will not be posted on the agenda for consideration by the Commission.

Submissions without the required Adobe PDF electronic file shall be deemed incomplete.

Public Notice

Posting of public notices on the proposed project site or giving notice to adjacent property owners is not required by the enabling ordinance of the Design Commission. The posted agenda for the Design Commission meetings serves to inform the public of subjects considered by the Commission. The Applicant shall note that the concomitant regulatory procedures by other boards and commissions have legal public notice requirements. Actions taken by the Austin Design Commission shall be in respect of and in compliance with such local ordinances and project review procedures.

Limits on Resubmissions

Applicants are limited to two (2) resubmissions per design phase (as described herein) and shall notify Commission Staff of the intent and desire to resubmit project(s) for review within seven (7) days of the action vote by the Commission. The Commission shall consider such resubmissions prior to issuing the Project Review Letter.

Rebuttal of Project Review Letter

Since the Commission issues advisory recommendations only, there is no instance for appeals to the Commission. Rebuttals of such advisory recommendations may be made by the Applicant to the applicable city department, planning commission, or City Council in accordance with applicable standard processes and procedures.

STAFF CONTACTS

By appointment, City Staff is available for consultation on submittal requirements. To schedule a pre-submission conference or for information on any of the above submittal requirements, please contact:

City of Austin, One Texas Center, 505 Barton Springs Rd., Austin, TX 78704

Commission Liaisons: jorge.rousselin@austintexas.gov, (512) 974-2975
Executive Liaison: aaron.jenkins@austintexas.gov, (512) 974-1243
Staff Liaison: Patrick.Colunga@austintexas.gov, (512) 974-2752
Urban Design Division, Planning and Zoning Department, 5th floor

City Architect: Janice.White@austintexas.gov, (512) 974-7997
Office of the City Architect, Public Works Department, 9th floor

Density Bonus
Program Coordinator: jorge.rousselin@austintexas.gov, (512) 974-2975
Urban Design Division, Planning and Zoning Department, 5th floor

A. PROJECT INFORMATION

Project Name

Project Type:

Infrastructure

City building & site

Density bonus

Private project

Other

Project Location/Address

Applicant

Property Owner

Applicant Mailing Address

Property Owner Mailing Address

Applicant Telephone Number

Property Owner Telephone Number

Project Start Date

Project Completion Date

Applicant's Architect

Applicant's Engineer

1] Indicate if proposed Project is required by City Ordinance to be reviewed by the Design Commission.

2] Describe the recommendation that you are requesting from the Design Commission.

3] Current Design Phase of Project (Design Commission prefers to see projects right after approved schematic design).

4] Is this Project subject to Site Plan and/or Zoning application approvals? Will it be presented to Planning Commission and/or City Council? If so, when?

5] Does this Project comply with Land Development Code Subchapter E? List specifically any Alternative Equivalent Compliance request if any. Please refer to website for Alternate Equivalent Compliance (AEC) requirements.
https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_EDESTMIUS

B. PROJECT BACKGROUND

6] Provide project background including goals, scope, building/planning type, and schedule. Broadly address each of the “Shared Values for Urban Areas” that are listed on Page 6 of the Urban Design Guidelines. Attach additional pages as needed.

7] Has this project conducted community/stakeholder outreach? If so, please provide documentation to demonstrate community/stakeholder support of this project.

8] Is this project submitting for the Downtown Density Bonus Program? If so, please provide a completed Downtown Density Bonus Application.

9] Has the project been reviewed by COA Department (i.e. DAC) Staff? If so, please describe and cite any relevant comments or feedback that the Commission should be aware of.

10] Are there any limitations to compliance or planning principles due to the specific requirements of this project that the Commission should be aware of?

C. EXISTING CONDITIONS AND CONTEXT

11] Identify connectivity to public transportation including, bicycle and pedestrian routes and/or multi-modal transportation. Does the project comply with ADA requirements? Provide a site context map and attach additional pages as needed.

12] Identify and describe any existing features that are required to be preserved and/or protected such as heritage trees, creeks or streams, endangered species (flora and/or fauna)? Attach additional site diagrams as needed.

13] Is this project within any City of Austin planning district, master plan, neighborhood plan, regulatory district, overlay, etc.? If so, please illustrate how this project conforms to the respective plan. Attach additional pages as needed. (See below for requirements.)

14] List any project program and/or site constraints that should be considered.

D. RELATIONSHIP TO PUBLIC REALM

Public realm is defined as any publically owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities. The quality of our public realm is vital if we are to be successful in creating environments that people want to live and work in.

15] The shared values outlined in the Urban Design Guidelines include Human Character, Density, Sustainability, Diversity, Economic Vitality, Civic Art, A Sense of Time, Unique Character, Authenticity, Safety and Connection to the Outdoors. How is the project addressing these unique community characteristics? Is the project developing any public amenities for urban continuity and vital place making?

16] Does this project encourage street level activity to engage and respond to functional needs such as shade, rest areas, multi-modal transportation storage and paths?

17] How will the project be a good neighbor to adjacent properties? For example, describe the treatment of the transition area between properties, i.e. fence, landscape improvements, etc.

E. ENVIRONMENTAL/SUSTAINABLE ISSUES

The Austin Urban Design Guidelines set a goal that, "All development should take into consideration the need to conserve energy and resources. It should also strive for a small carbon footprint."

18] Please list any significant components of the project that contribute to meeting this goal. If the project has been designed to accommodate future inclusion of such components (for example, by being built "solar ready") please list them.

19] If the project is being designed to meet any sustainability/environmental standards or certifications (for example, LEED Silver), please list them here and attach relevant checklists or similar documents that demonstrate how the standard or certification will be achieved.

20] If the project contains other significant sustainability components not included above that the Commission should note, please list them here.



Property Profile



0.3 0 0.15 0.3 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

10/22/21

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Legend

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Land Use Inventory

- Single Family
- Mobile Home
- Large Lot Single Family
- Multi-family
- Commercial
- Mixed Use
- Office
- Industrial
- Resource Extraction
- Civic
- Open Space
- Transportation
- Roads
- Utilities
- Undeveloped
- Water
- Unknown

Notes

COLONY PARK LAND USE MAP



Property Profile



0.3 0 0.15 0.3 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

10/22/21

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Legend

- TCAD Parcels
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Zoning
 - Lake Austin, Rural Residence (LA; LR)
 - Single Family (SF-1; SF-2; SF-3; SF-4A)
 - Mobile Home (MH)
 - Multi-family (MF-1; MF-2; MF-3; MF-4)
 - Commercial (CH; CR; CS; CS-1; CS-2)
 - Office (GO; LO; NO)
 - Industrial (IP; LI; MI; R&D; W/LO)
 - CBD; Downtown Mixed Use (DMU)
 - ERC; NBG; TND; TOD
 - Planned Unit Development (PUD)
 - Agriculture, Development Reserve (Agriculture, Development Reserve)
 - Aviation, Public, Unzoned (AV; P; L)
 - Unclassified
- Zoning Text

Notes

COLONY PARK ZONING MAP

1: 9,600





EXISTING SCHOOL AND RECREATION CENTER

EXISTING PARK

CONNECTION TO EXISTING TRAILS

BUS STOP

RAIN GARDEN

EV / CAR POOL PARKING

RAIN GARDEN

RAIN GARDEN



EXISTING TRAILS

EXISTING PARK PAVILION

EXISTING SOCCER FIELD

TRAIL EXTENSIONS

WATER
SLIDE

LAP
POOL

LEISURE
POOL

POOL
DECK

FACILITY
FENCE

ACCESSIBLE SIDEWALK
TO REC-CENTER

BICYCLE PARKING

DROP-OFF

EXISTING TRAILS

PEDESTRIAN SIDEWALK

ACCESS DRIVE

SERVICE/FOOD TRUCK

PARKING

PARKING

RAIN GARDEN

LOYOLA LANE

TRAIL EXTENSIONS

ELECTRICAL TRANSMISSION LINE



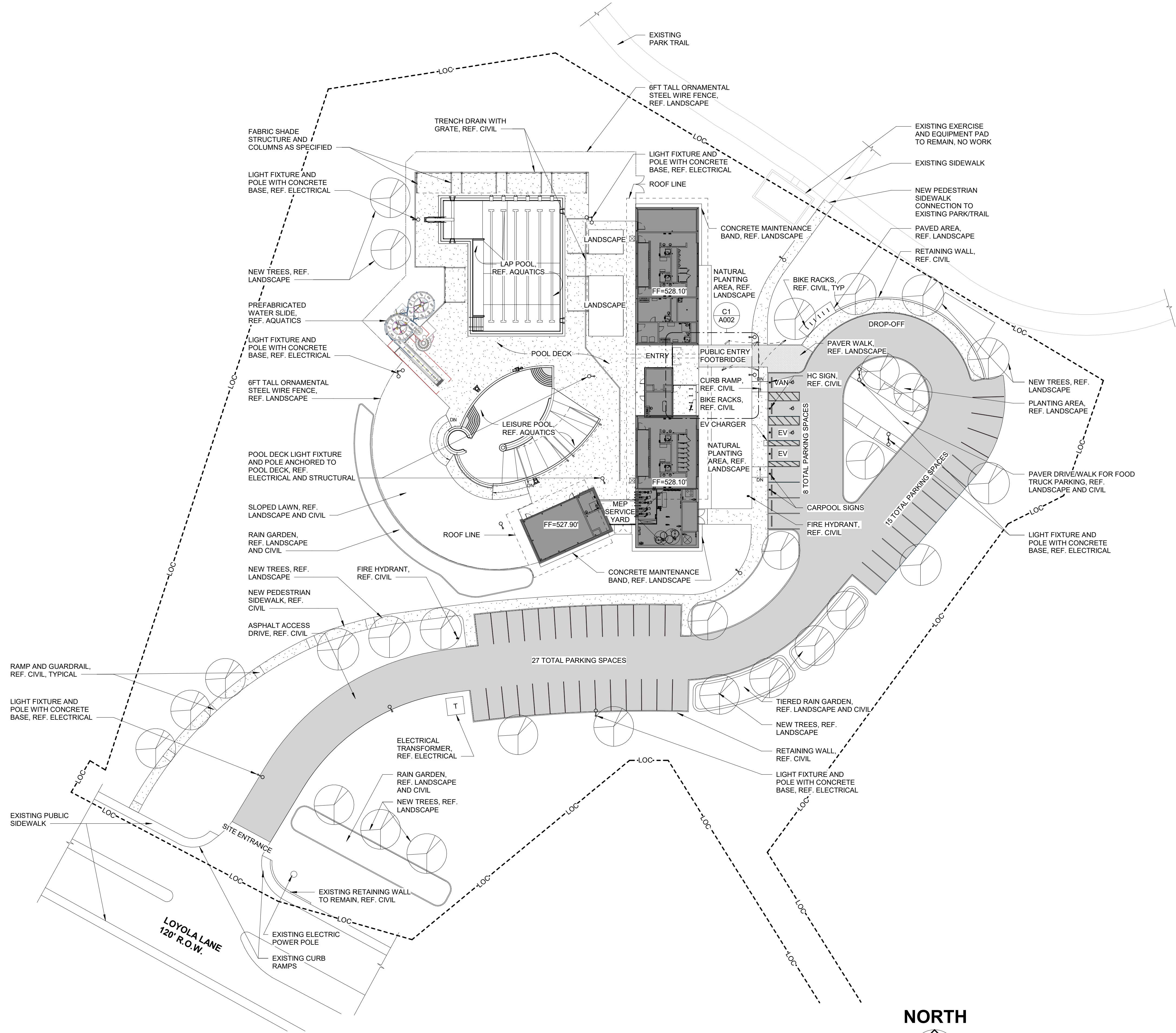


A

B

C

D



E2
A001

OVERALL FACILITY SITE PLAN

1" = 30'-0"

GENERAL NOTES

- REFERENCE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SCOPE.
- REFERENCE ELECTRICAL FOR SITE AND POOL DECK LIGHTING SCOPE OF WORK.

PARKING

- 02 ADA PARKING SPACES (1 VAN)
- 02 ELECTRIC VEHICLE PARKING SPACES (1 ADA)
- 02 CARPOOL PARKING SPACES
- 44 VEHICLE PARKING SPACES

50 TOTAL PARKING SPACES

10 TOTAL BICYCLE PARKING

LEGEND

- PROPOSED BUILDING FOOTPRINT
- CONCRETE SIDEWALK
- ASPHALT PARKING LOT AND DRIVES
- LOC- LIMITS OF CONSTRUCTION, REF. CIVIL

DESIGN DEVELOPMENT DOCUMENTS

NOT FOR REGULATORY APPROVAL
PERMITTING OR CONSTRUCTION
ARCHITECT REGISTRATION NO. 00000

09/17/2021

NEW AQUATICS FACILITY COLONY PARK DISTRICT PARK 7400 LOYOLA LANE, AUSTIN, TX 78724

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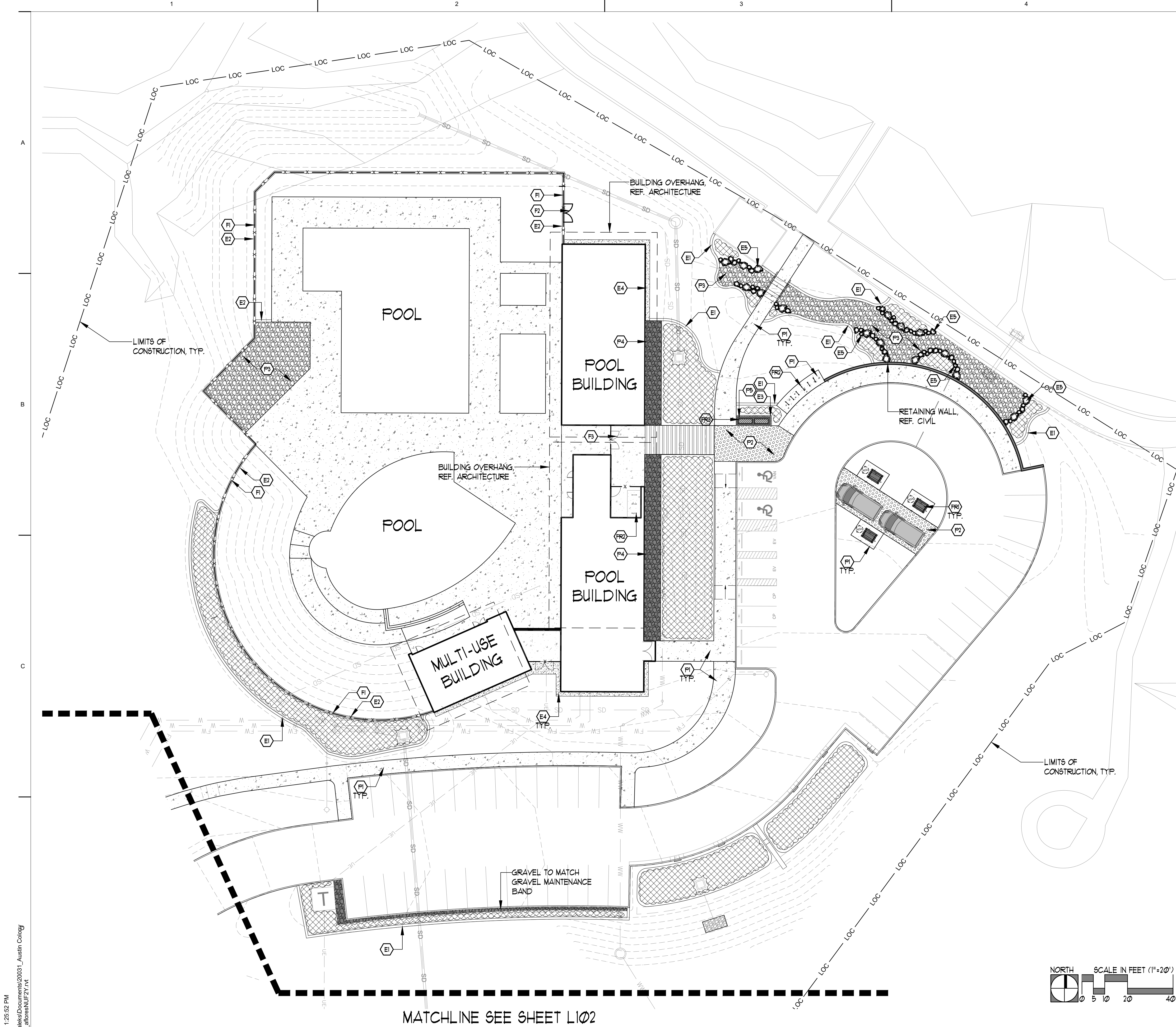
Drawn NBZ, AF
Checked SB, HM
Date 09/17/2021
Project No. 20031
Revisions

SHEET TITLE
OVERALL
FACILITY SITE
PLAN

SHEET NO.

A001

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Park_L102_mhreshUT21.rvt



CONSTRUCTION KEY

KEY	SYMBOL	DESCRIPTION
P1		NEW CONCRETE WALK, LIGHT BROOM FINISH, REF. CIVIL FOR DEPTH AND REINFORCING
P2		PAVERS ON CONCRETE BASE, REF. DETAIL 1/L10 MANUFACTURER: KEYSTONE HARDSCAPES SIZE: 6" X 18" X 80MM (NOMINAL SIZE) TYPE: VERONA COLOR: TBD
P3		DRY CREEK BED, REF. DETAIL 2/L11 SIZE: 6"-8" TYPE: NATIVE TEXAS GRAVEL, REF. SPECS.
P4		GRAVEL MAINTENANCE BAND, REF. 2/L10 SIZE: 1"-3" REF. SPECS.
P5		GRAVEL AT LIMESTONE BLOCK SIZE: 3/8", REF. DETAIL 6/L10 TYPE: TEXAS BLACK BASALT, REF. SPECS.
P6		PLANTING, REF. SHEET L201 & L202
E1		12" WIDE CONCRETE MOW BAND AT LANDSCAPE, REF. DETAIL 3/L10
E2		DESIGN MASTER FENCE ON 12" WIDE CONCRETE MOW BAND, REF. DETAIL 1/L11
E3		6" WIDE CONCRETE MOW BAND AT LANDSCAPE, REF. DETAIL 5/L10
E4		CONCRETE MAINTENANCE BAND, REF. DETAIL 4/L10
E5		BOULDER EDGE AT SHRUBS AND GRAVEL, REF. DETAIL 2/L11
F1		POOL PERIMETER FENCE MANUFACTURER: DESIGN MASTER MODEL: CONTEMPO HEIGHT: 6' COLOR: TBD
F2		DOUBLE GATE FOR MAINTENANCE, REF. DETAIL 5/L11 HEIGHT: 6' WIDTH: 8' WIDE (TOTAL) COLOR: TBD
F3		DOUBLE GATE FOR PEDESTRIAN, REF. DETAIL 4/L11 HEIGHT: 6' WIDTH: 8' WIDE (TOTAL) COLOR: TBD
FR1		PICNIC TABLE, REF. SPECS QTY: 3, SIZE: 6' LENGTH W/ ADA SPACE MANUFACTURER: PILOT ROCK COLOR: TBD
FR2		BIKE RACK, REF. SPECS QTY: 9 MANUFACTURER: PILOT ROCK COLOR: TBD
FR3		LIMESTONE BLOCK, REF. DETAIL 6/L10 QTY: 2 SIZE: 24" WIDE X 48" LENGTH X 22" HEIGHT
		ADA COMPANION COMPLIANT SPACE

BOULDER SCHEDULE

SYM	DESCRIPTION	QTY
○	SMALL BOULDER: 24" L X 18" H X 24" W	29
○	MEDIUM BOULDER: 36" L X 18" H X 24" W	20
○	LARGE BOULDER: 48" L X 24" H X 36" W	17

MarmonMok
ARCHITECTURE
1020 NE Loop 410 #201, San Antonio, TX 78209
T 210.223.9492 F 210.223.2532

DESIGN
DEVELOPMENT
DOCUMENTS

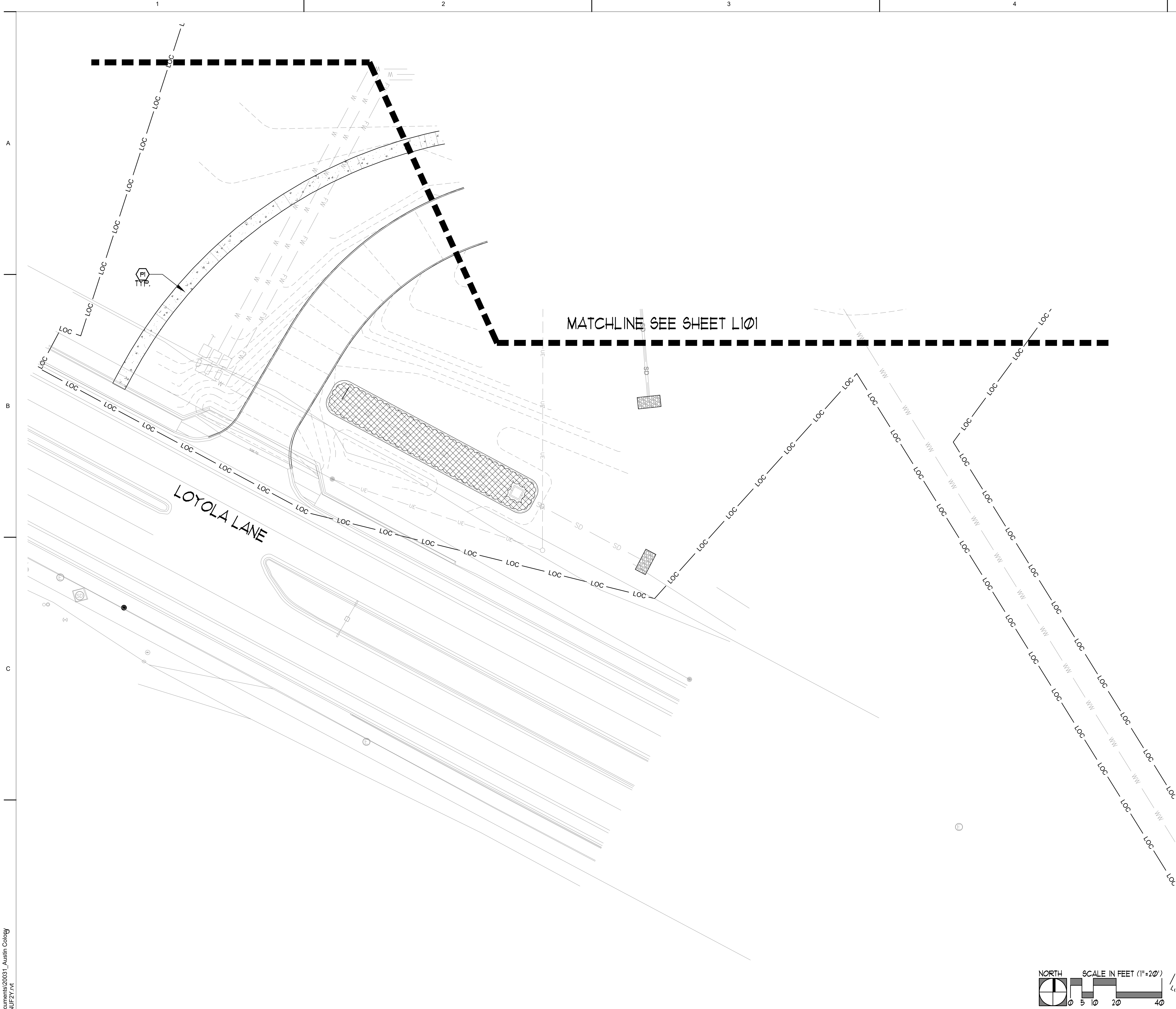
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PERMITTING OR CONSTRUCTION
LANDSCAPE ARCHITECT
REGISTRATION NO. 974

09/17/2021

NEW AQUATICS FACILITY
COLONY PARK DISTRICT PARK
7201 COLONY LOOP DR., AUSTIN, TX 78724

SHEET TITLE
**HARDSCAPE +
MATERIALS PLAN**

SHEET NO.
L101



CONSTRUCTION KEY

KEY	SYMBOL	DESCRIPTION
P1		NEW CONCRETE WALK. LIGHT BROOM FINISH, REF. CIVIL FOR DEPTH AND REINFORCING
P2		PAVERS ON CONCRETE BASE, REF. DETAIL 1/L110 MANUFACTURER: KEYSTONE HARDSCAPES SIZE: 6' X 18' X 80MM (NOMINAL SIZE) TYPE: VERONA COLOR: TBD
P3		DRY CREEK BED, REF. DETAIL 2/L111 SIZE: 6'-8" TYPE: NATIVE TEXAS GRAVEL, REF. SPECS.
P4		GRAVEL MAINTENANCE BAND, REF. 2/L110 SIZE: 1'-3" REF. SPECS.
P5		GRAVEL AT LIMESTONE BLOCK SIZE: 3/8", REF. DETAIL 6/L110 TYPE: TEXAS BLACK BASALT, REF. SPECS.
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FR2		BIKE RACK, REF. SPECS QTY: 9 MANUFACTURER: PILOT ROCK COLOR: TBD
FR3		LIMESTONE BLOCK, REF. DETAIL 6/L110 QTY: 2 SIZE: 24" WIDE X 48" LENGTH X 22" HEIGHT
ADA COMPANION (L202) COMPLIANT SPACE		

BOULDER SCHEDULE		
SYM	DESCRIPTION	QTY
○	SMALL BOULDER: 24" L X 18" H X 24" W	29
◐	MEDIUM BOULDER: 36" L X 18" H X 24" W	20
◑	LARGE BOULDER: 48" L X 24" H X 36" W	17

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ARCHITECTURE

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DESIGN
DEVELOPMENT
DOCUMENTS

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PERMITTING OR CONSTRUCTION
LANDSCAPE ARCHITECT
REGISTRATION NO. 974

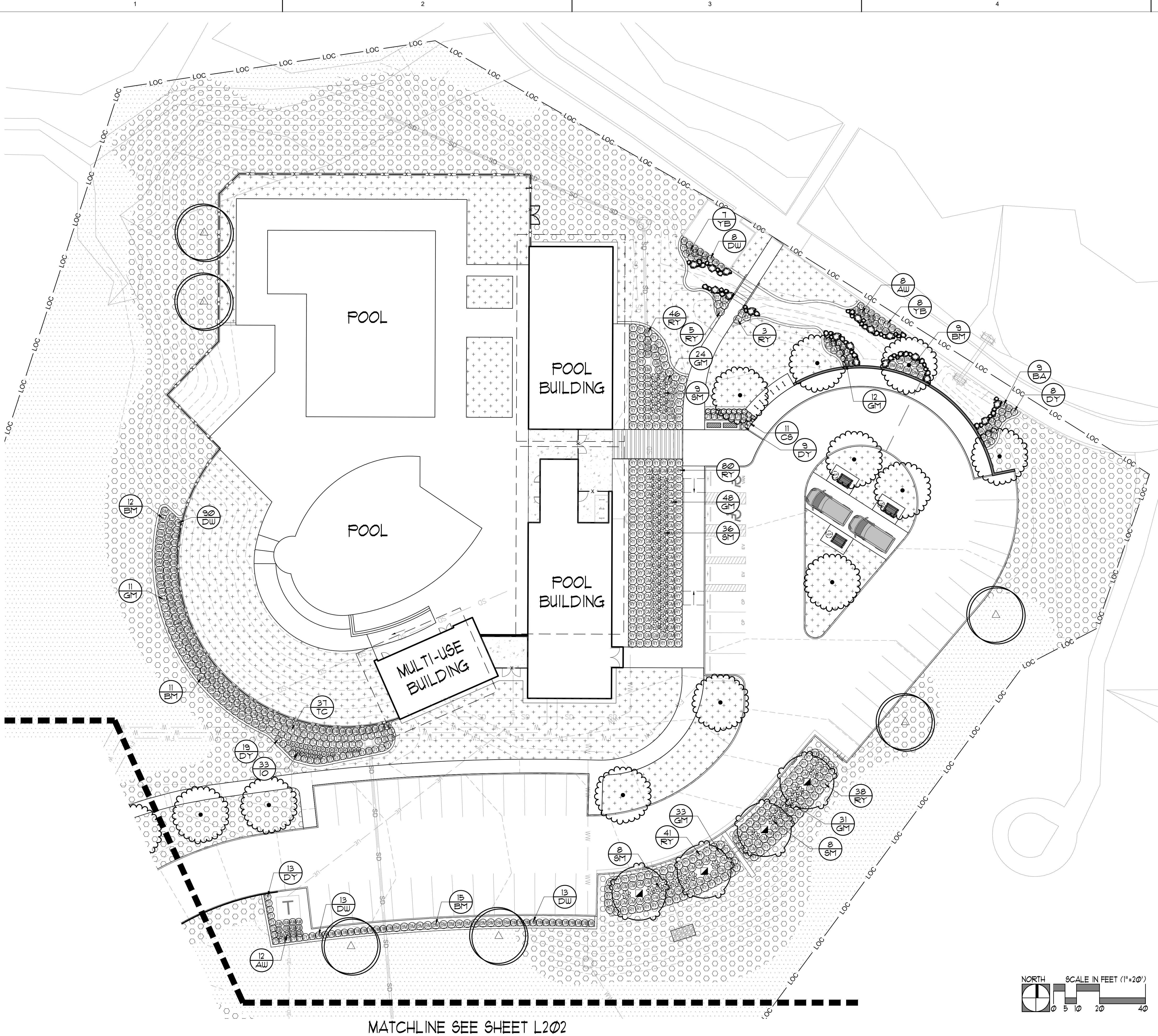
09/17/2021

NEW AQUATICS FACILITY
COLONY PARK DISTRICT PARK
7201 COLONY LOOP DR., AUSTIN, TX 78724

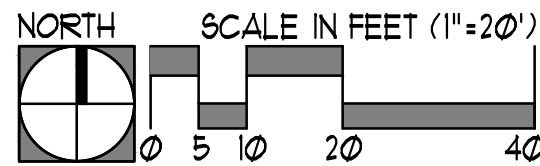
SHEET TITLE
HARDSCAPE +
MATERIALS PLAN

SHEET NO.
L102

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Park_L201.mxd



MATCHLINE SEE SHEET L202



LANDSCAPE KEY

SYMBOL	DESCRIPTION
	LIVE OAK
	BALD CYPRESS
	CEDAR ELM
	BERMUDA SOD
	BUFFALO SOD
	NATIVE SEED MIX (62% BUFFALO GRASS, 30% BLUE GRAMA, 8% CURLY MESQUITE)

DESIGN
DEVELOPMENT
DOCUMENTS

NOT FOR REGULATORY APPROVAL
PERMITTING OR CONSTRUCTION
LANDSCAPE ARCHITECT
REGISTRATION NO. 974

09/17/2021

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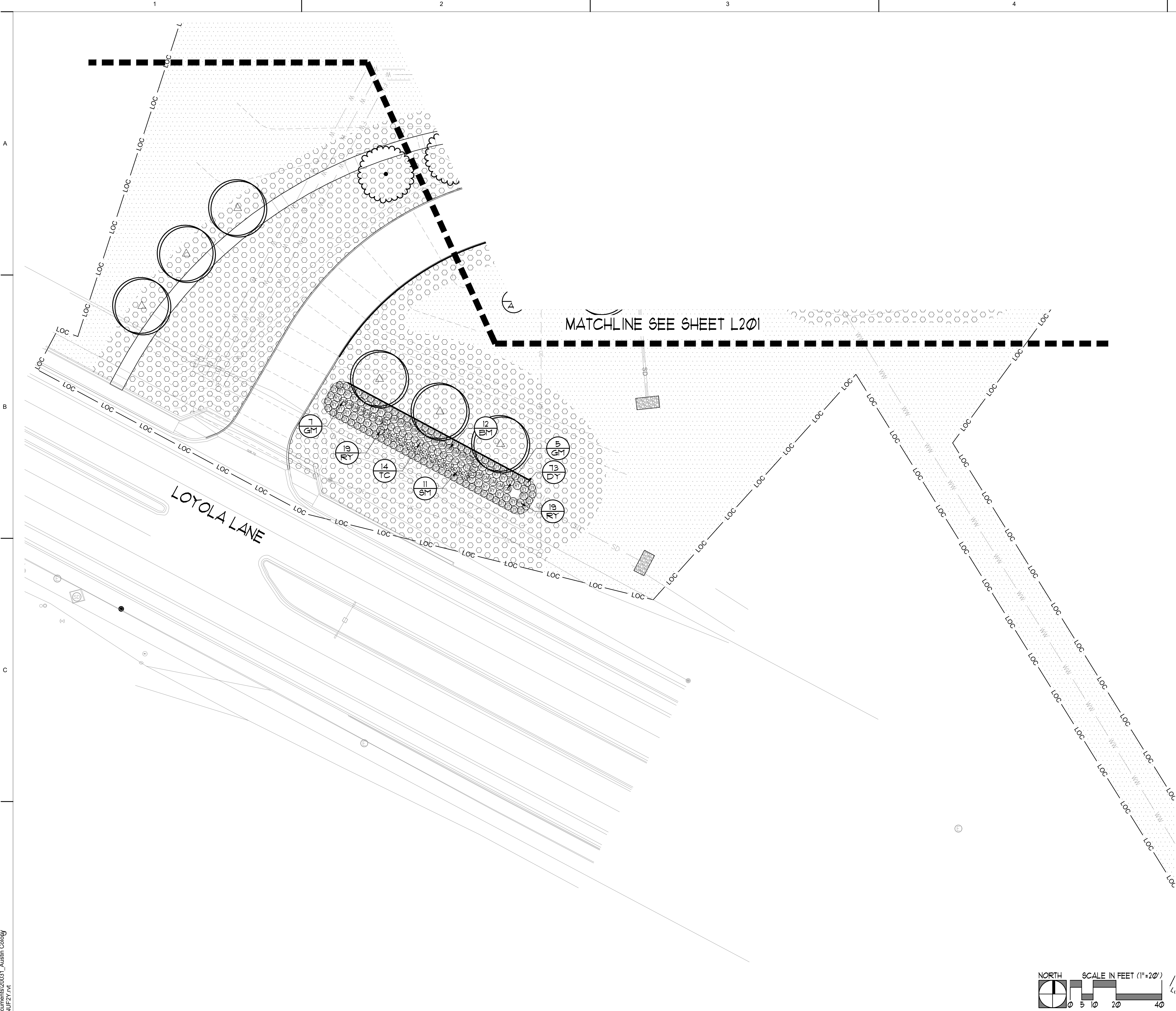
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Checked MAM
Date 09/17/2021
Project No. 20031
Revisions

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.

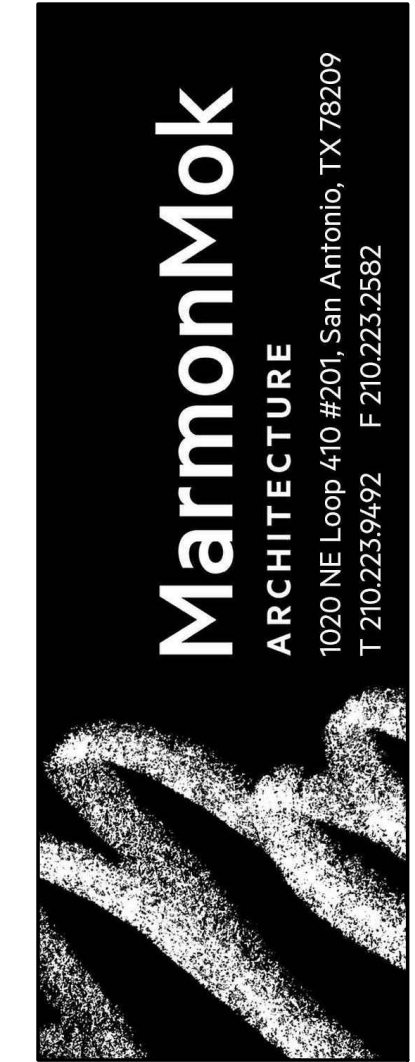
L201





LANDSCAPE KEY

SYMBOL	DESCRIPTION
	LIVE OAK
	BALD CYPRESS
	CEDAR ELM
	BERMUDA SOD
	BUFFALO SOD
	NATIVE SEED MIX (62% BUFFALO GRASS, 30% BLUE GRAMA, 8% CURLY MESQUITE)



DESIGN
DEVELOPMENT
DOCUMENTS

NOT FOR REGULATORY APPROVAL
PERMITTING OR CONSTRUCTION
LANDSCAPE ARCHITECT
REGISTRATION NO. 974

09/17/2021

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Project No. 20031
Revisions

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
L202

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Date	09/17/2021
Project No.	20031
Revisions	

SHEET NO.

A101

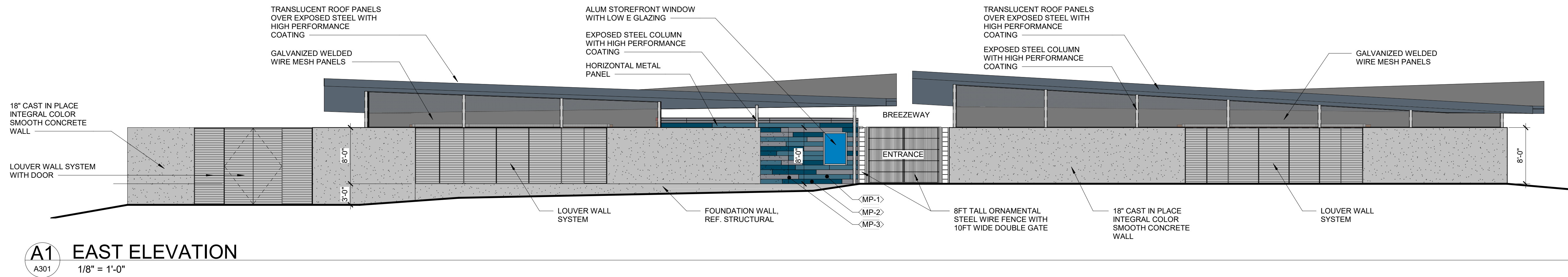


1. ALL EXPOSED CMU CORNERS, JAMBS AND SILLS TO BE BULLNOSE UNLESS OTHERWISE DETAILED OR NOTED.
2. IF WALL TYPE IS NOT TAGGED ON PLAN, REFER TO ENLARGED PLANS AND INTERIOR ELEVATIONS FOR DESIGNATED WALL TYPE.
3. IF DIMENSIONS ARE NOT INDICATED, REFER TO A101 FOR ENLARGED PLAN CALLOUTS, PLAN DETAILS AND SECTIONS
4. REFERENCE DRAWING SHEET I105 FOR EXTENT OF CMU WALLS TO RECEIVE INSULATION FILLED CELLS FROM FLOOR TO STRUCTURAL DECK.

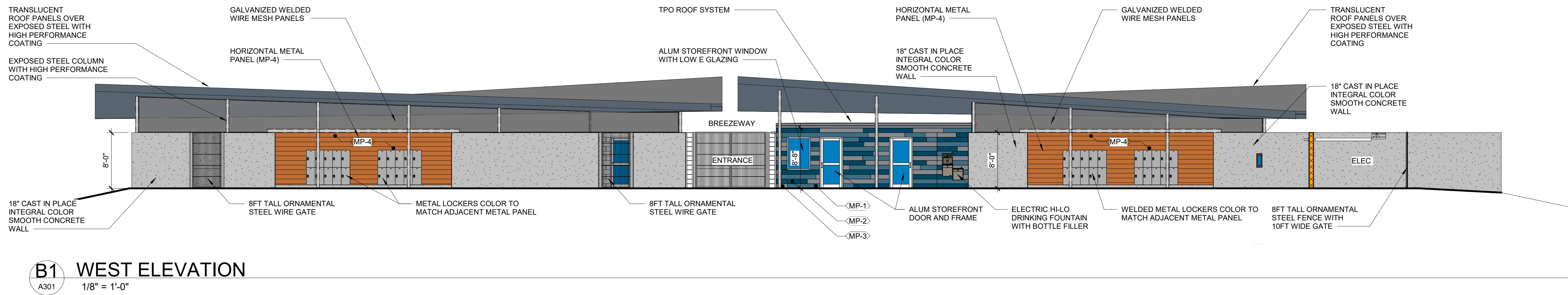
	STANDARD GRAY CMU BLOCK
	INTEGRAL COLOR CMU BLOCK AS SCHEDULED
	TILE OVER CMU STANDARD GRAY CMU BLOCK
	1 HR RATED WALL ASSEMBLY - STANDARD GRAY CMU BLOCK
	INTEGRAL COLOR CONCRETE AS SCHEDULED

9/20/2021 5:56:26 PM
C:\Users\aleks\Documents\20031_Austin Colony
Park_v22_alores\AUF21.rvt

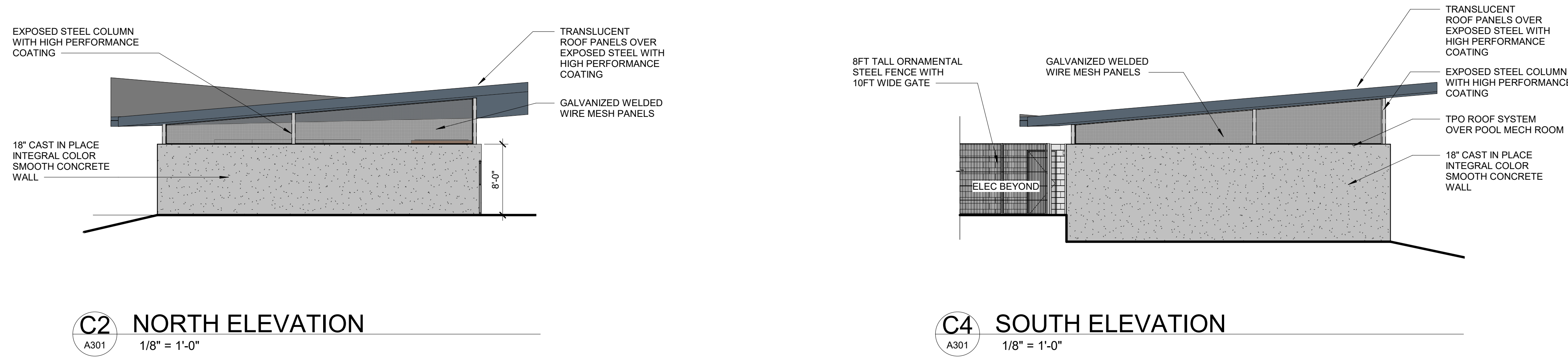
A



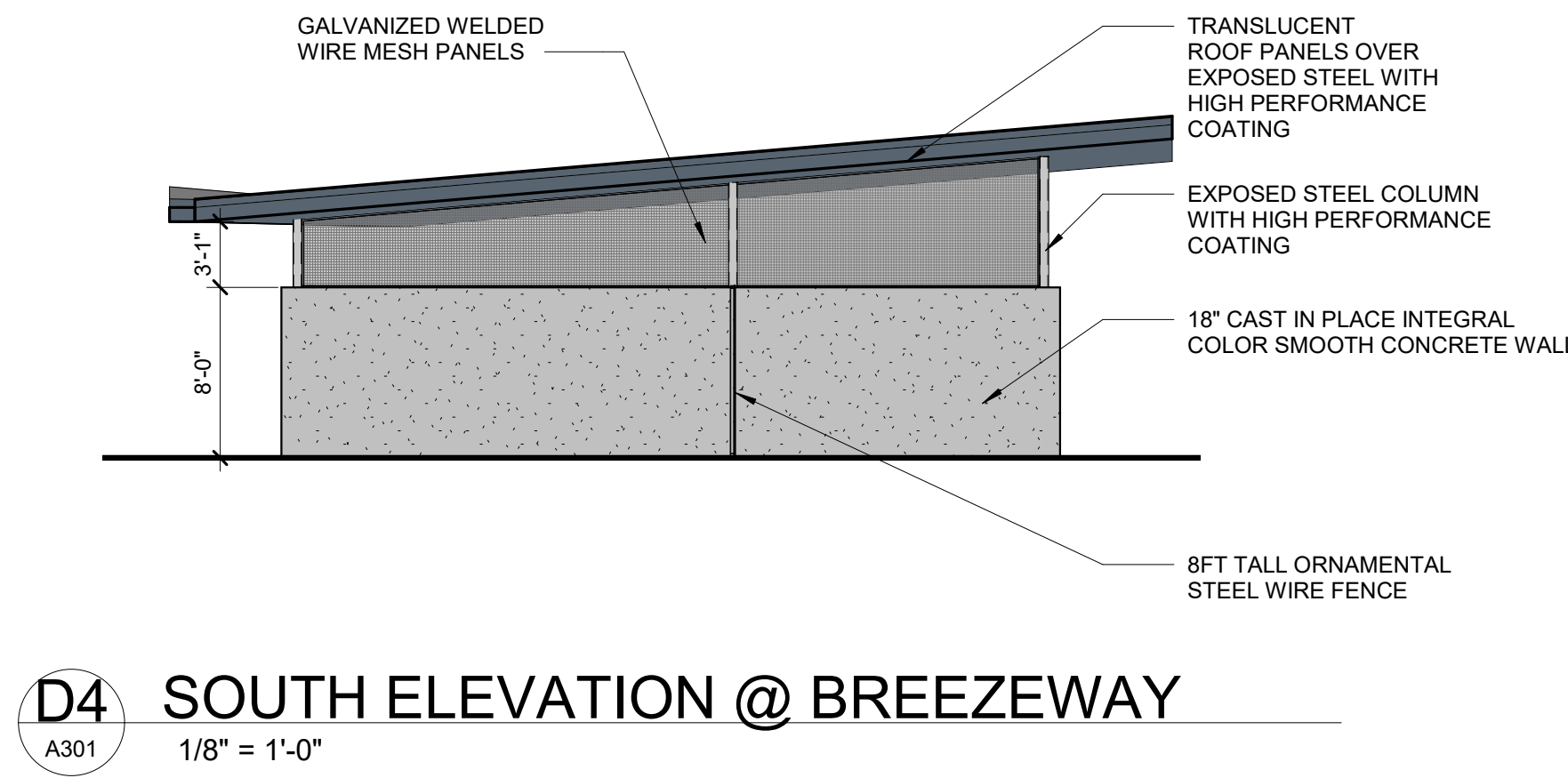
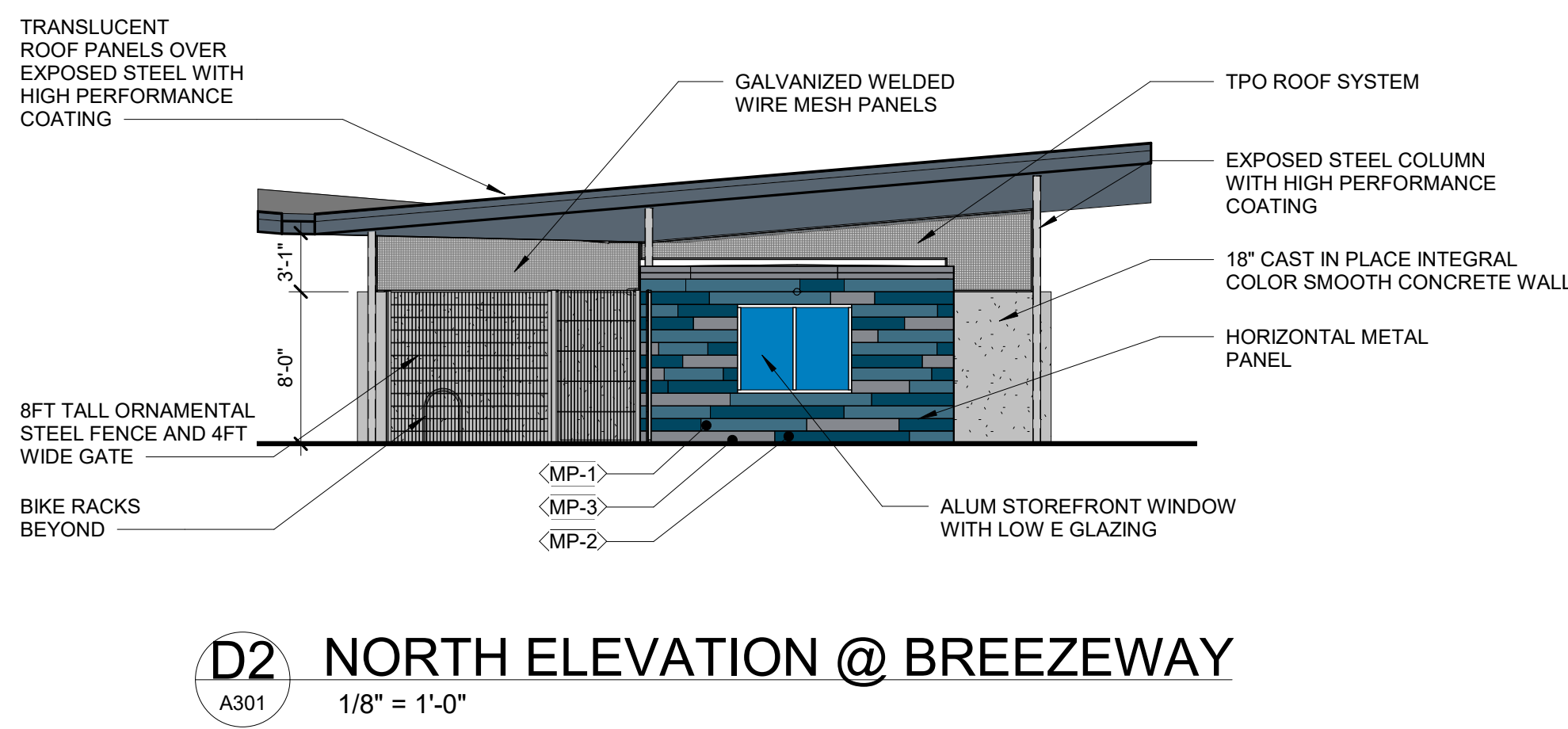
B

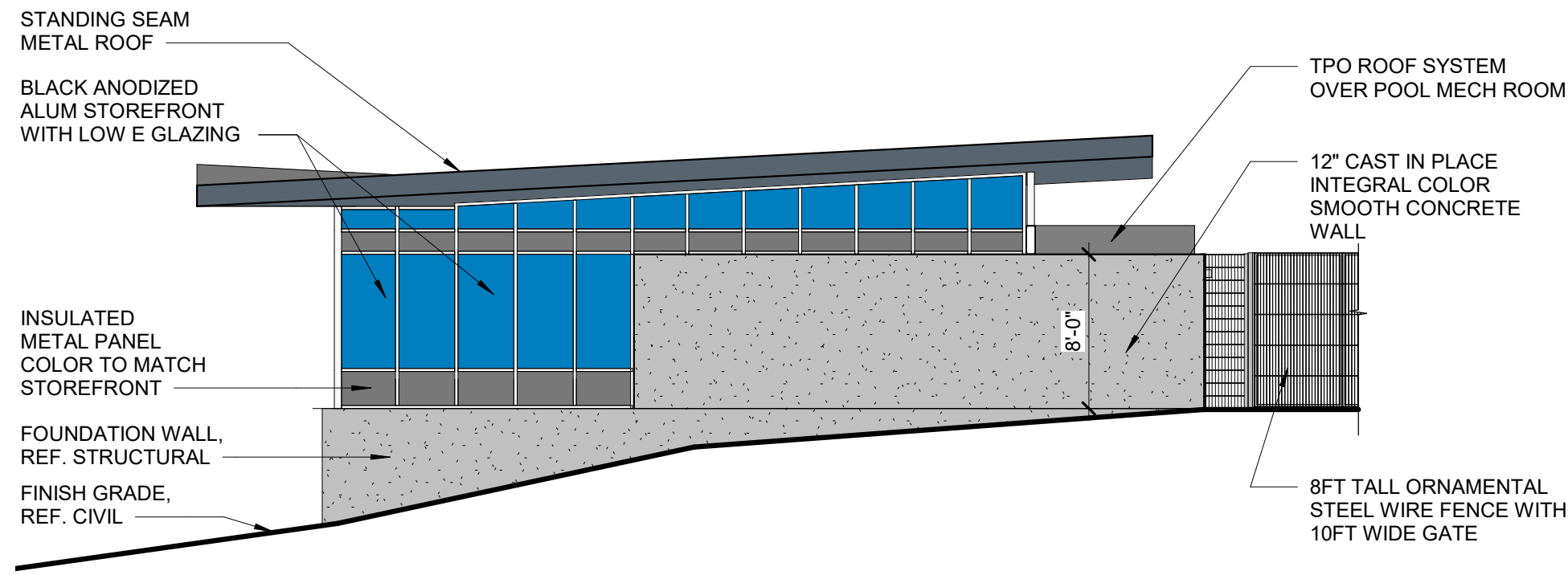


C

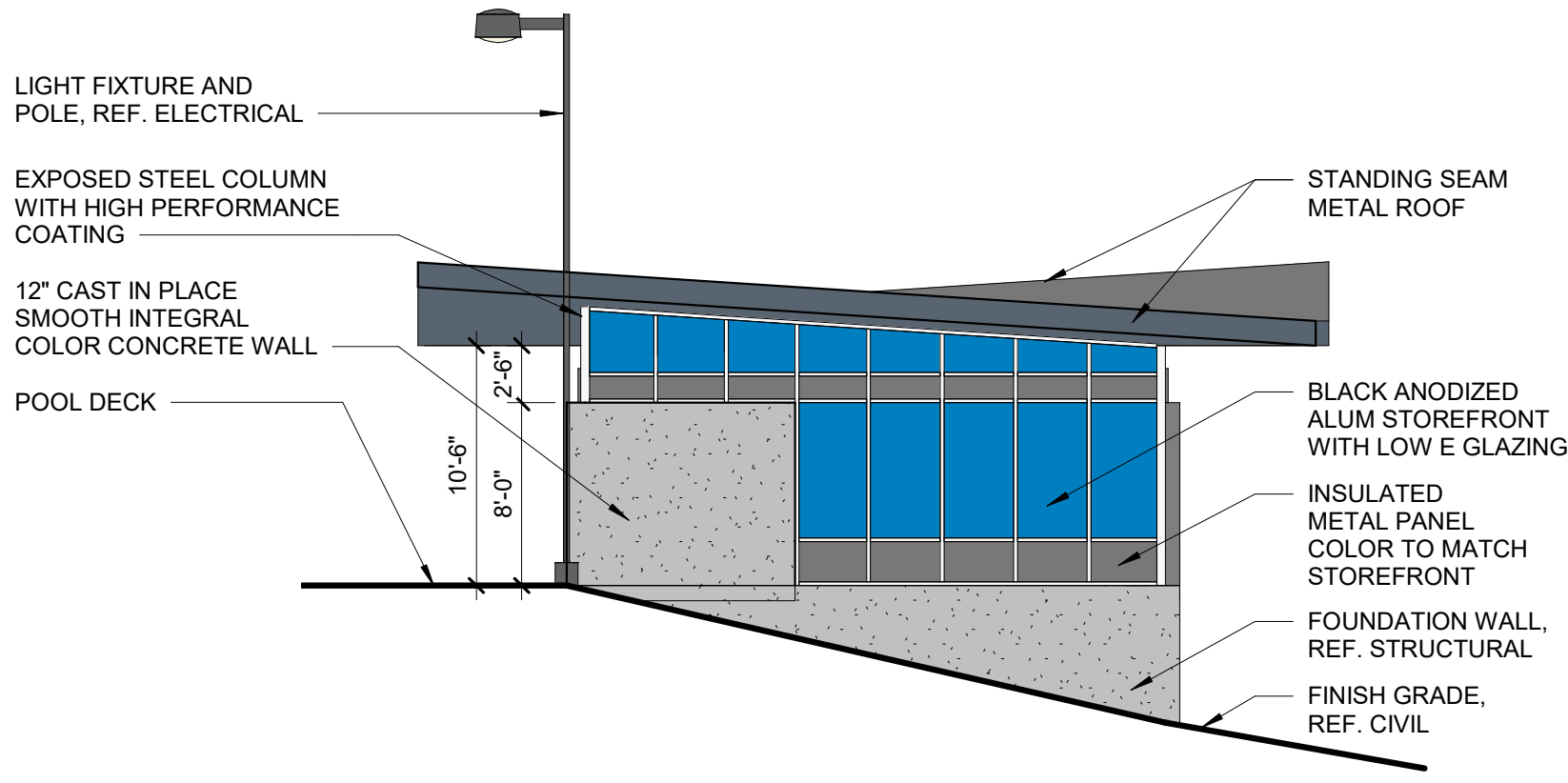


D

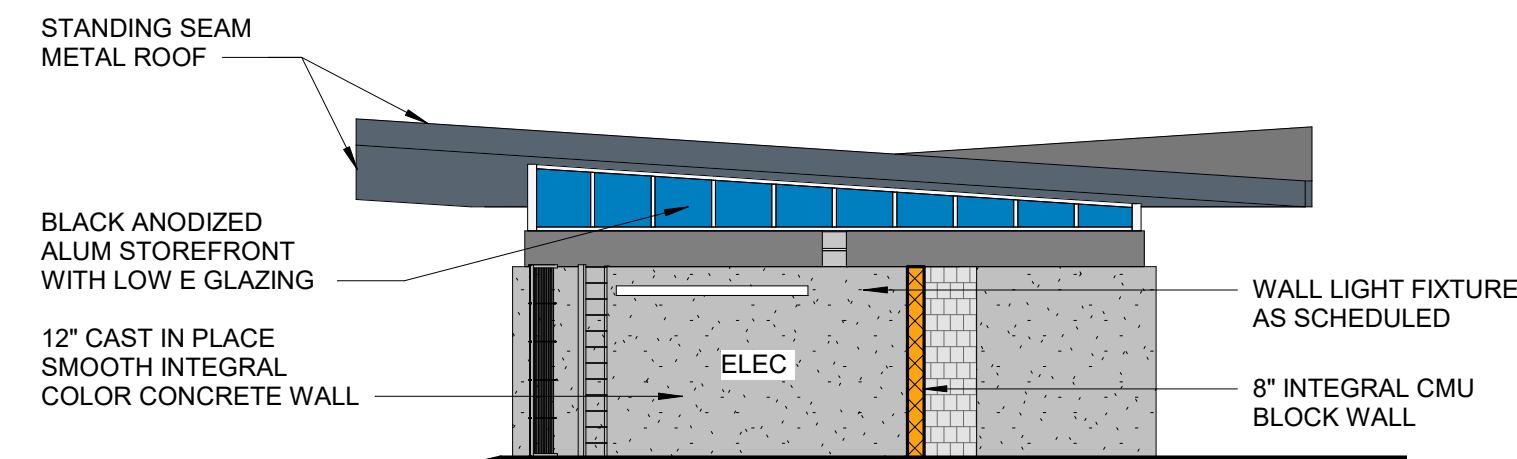




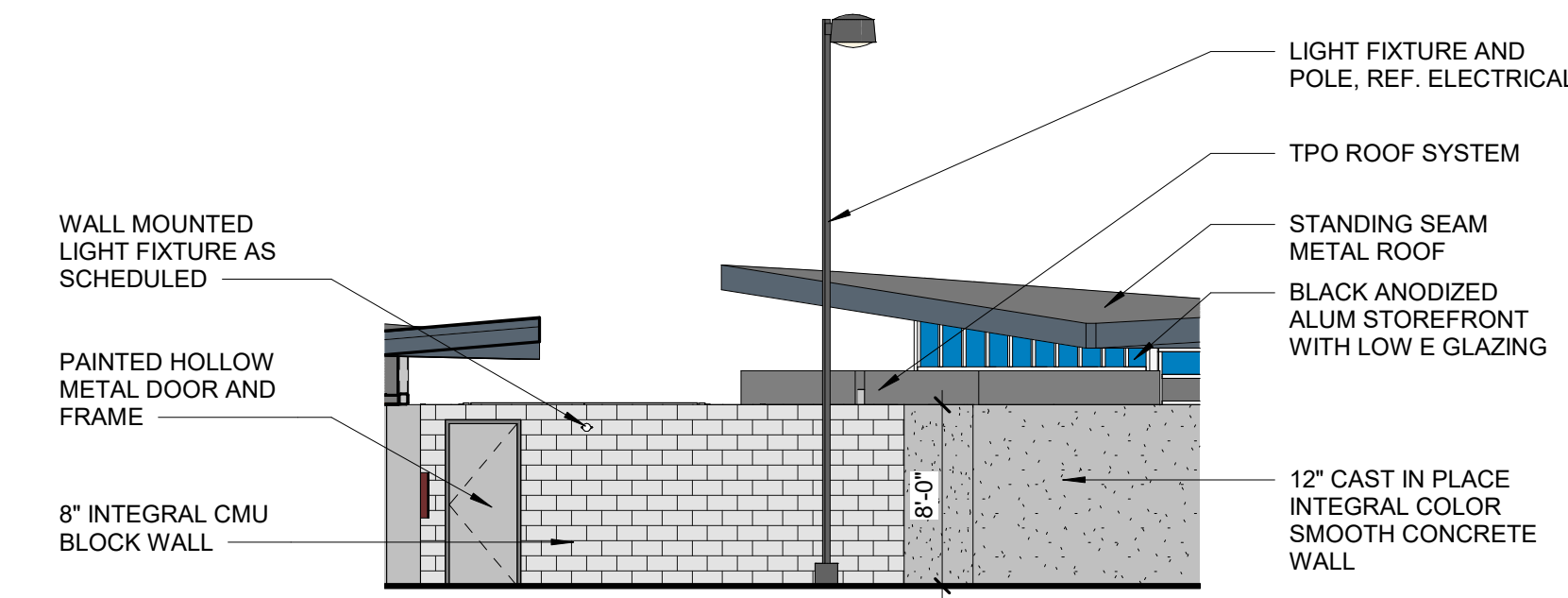
B1 SOUTHEAST ELEVATION
A302 1/8" = 1'-0"



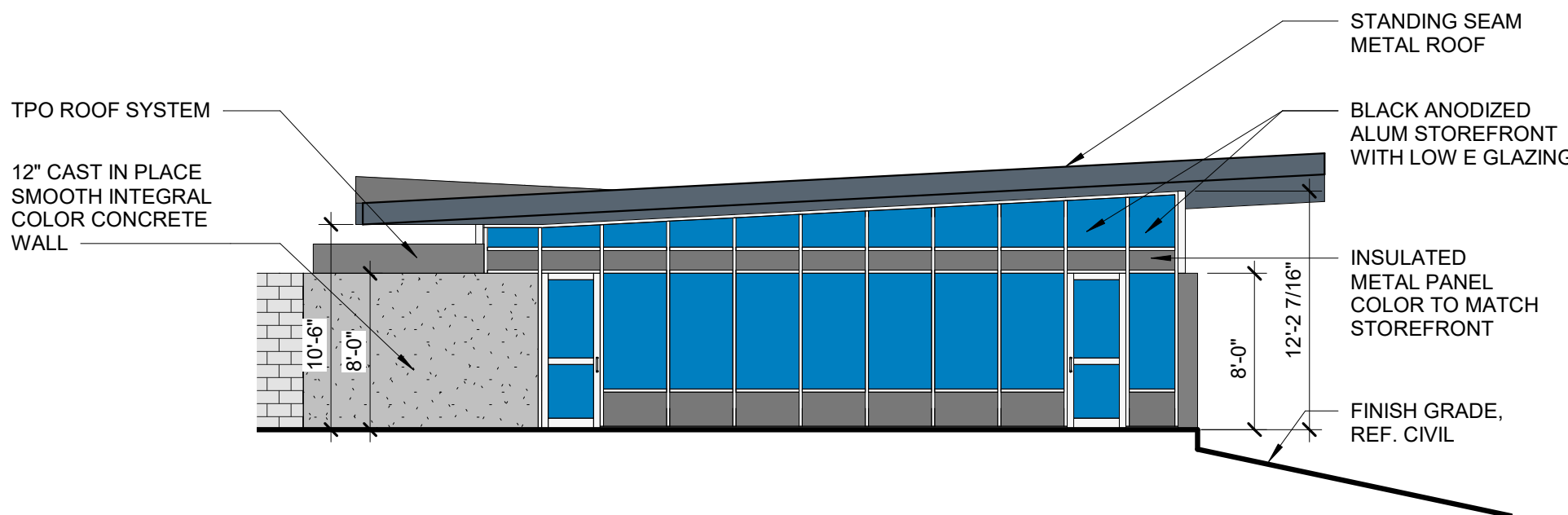
B3 SOUTHWEST ELEVATION
A302 1/8" = 1'-0"



B4 NORTHEAST ELEVATION
A302 1/8" = 1'-0"



C1 NORTH ELEVATION
A302 1/8" = 1'-0"



C3 NORTHWEST ELEVATION
A302 1/8" = 1'-0"

SITES v2 Scorecard Summary

YES	?	NO			
0	0	13	1: SITE CONTEXT	Possible Points:	13
Y			CONTEXT P1.1	Limit development on farmland	
Y			CONTEXT P1.2	Protect floodplain functions	
Y			CONTEXT P1.3	Conserve aquatic ecosystems	
Y			CONTEXT P1.4	Conserve habitats for threatened and endangered species	
0		6	CONTEXT C1.5	Redevelop degraded sites	3 to 6
0		4	CONTEXT C1.6	Locate projects within existing developed areas	4
0		3	CONTEXT C1.7	Connect to multi-modal transit networks	2 to 3

3	0	0	2: PRE-DESIGN ASSESSMENT + PLANNING	Possible Points:	3
Y			PRE-DESIGN P2.1	Use an integrative design process	
Y			PRE-DESIGN P2.2	Conduct a pre-design site assessment	
Y			PRE-DESIGN P2.3	Designate and communicate VSPZs	
3			PRE-DESIGN C2.4	Engage users and stakeholders	3

4	9	6	3: SITE DESIGN - WATER	Possible Points:	23
Y			WATER P3.1	Manage precipitation on site	
Y			WATER P3.2	Reduce water use for landscape irrigation	
	4		WATER C3.3	Manage precipitation beyond baseline	4 to 6
	4		WATER C3.4	Reduce outdoor water use	4 to 6
	5		WATER C3.5	Design functional stormwater features as amenities	4 to 5
		6	WATER C3.6	Restore aquatic ecosystems	4 to 6

4	24	8	4: SITE DESIGN - SOIL + VEGETATION	Possible Points:	40
Y			SOIL+VEG P4.1	Create and communicate a soil management plan	
Y			SOIL+VEG P4.2	Control and manage invasive plants	
Y			SOIL+VEG P4.3	Use appropriate plants	
	4		SOIL+VEG C4.4	Conserve healthy soils and appropriate vegetation	4 to 6
		4	SOIL+VEG C4.5	Conserve special status vegetation	4
	4		SOIL+VEG C4.6	Conserve and use native plants	3 to 6
	6		SOIL+VEG C4.7	Conserve and restore native plant communities	4 to 6
	6		SOIL+VEG C4.8	Optimize biomass	1 to 6
	4		SOIL+VEG C4.9	Reduce urban heat island effects	4
	4		SOIL+VEG C4.10	Use vegetation to minimize building energy use	1 to 4
		4	SOIL+VEG C4.11	Reduce the risk of catastrophic wildfire	4

10	7	3	5: SITE DESIGN - MATERIALS SELECTION	Possible Points:	41
Y			MATERIALS P5.1	Eliminate the use of wood from threatened tree species	
		3	MATERIALS C5.2	Maintain on-site structures and paving	2 to 4
	4		MATERIALS C5.3	Design for adaptability and disassembly	3 to 4
	3		MATERIALS C5.4	Use salvaged materials and plants	3 to 4
3			MATERIALS C5.5	Use recycled content materials	3 to 4
3			MATERIALS C5.6	Use regional materials	3 to 5
1			MATERIALS C5.7	Support responsible extraction of raw materials	1 to 5
1			MATERIALS C5.8	Support transparency and safer chemistry	1 to 5
1			MATERIALS C5.9	Support sustainability in materials manufacturing	5
1			MATERIALS C5.10	Support sustainability in plant production	1 to 5

20	3	7	6: SITE DESIGN - HUMAN HEALTH + WELL-BEING	Possible Points:	30
		3	HHWB C6.1	Protect and maintain cultural and historic places	2 to 3
2			HHWB C6.2	Provide optimum site accessibility, safety, and wayfinding	2
2			HHWB C6.3	Promote equitable site use	2
2			HHWB C6.4	Support mental restoration	2
2			HHWB C6.5	Support physical activity	2
2			HHWB C6.6	Support social connection	2
		4	HHWB C6.7	Provide on-site food production	3 to 4
4			HHWB C6.8	Reduce light pollution	4
4			HHWB C6.9	Encourage fuel efficient and multi-modal transportation	4
2			HHWB C6.10	Minimize exposure to environmental tobacco smoke	1 to 2
	3		HHWB C6.11	Support local economy	3

9	4	0	7: CONSTRUCTION	Possible Points:	17
Y			CONSTRUCTION P7.1	Communicate and verify sustainable construction practices	
Y			CONSTRUCTION P7.2	Control and retain construction pollutants	
Y			CONSTRUCTION P7.3	Restore soils disturbed during construction	
3			CONSTRUCTION C7.4	Restore soils disturbed by previous development	3 to 5
3			CONSTRUCTION C7.5	Divert construction and demolition materials from disposal	3 to 4
	4		CONSTRUCTION C7.6	Divert reusable vegetation, rocks, and soil from disposal	3 to 4
3			CONSTRUCTION C7.7	Protect air quality during construction	2 to 4

14	0	0	8. OPERATIONS + MAINTENANCE	Possible Points:	22
Y			O+M P8.1	Plan for sustainable site maintenance	
Y			O+M P8.2	Provide for storage and collection of recyclables	
3			O+M C8.3	Recycle organic matter	3 to 5
4			O+M C8.4	Minimize pesticide and fertilizer use	4 to 5
2			O+M C8.5	Reduce outdoor energy consumption	2 to 4
3			O+M C8.6	Use renewable sources for landscape electricity needs	3 to 4
2			O+M C8.7	Protect air quality during landscape maintenance	2 to 4

7	4	0	9. EDUCATION + PERFORMANCE MONITORING	Possible Points:	11
4			EDUCATION C9.1	Promote sustainability awareness and education	3 to 4
3			EDUCATION C9.2	Develop and communicate a case study	3
	4		EDUCATION C9.3	Plan to monitor and report site performance	4

6	3	0	10. INNOVATION OR EXEMPLARY PERFORMANCE	Bonus Points:	9
6	3		INNOVATION C10.1	Innovation or exemplary performance	3 to 9

YES	?	NO			
77	54	37	TOTAL ESTIMATED POINTS	Total Possible Points:	200

KEY	SITES Certification levels	Points
YES Project confident points are achievable	CERTIFIED	70
? Project striving to achieve points, not 100% confident	SILVER	85
NO Project is unable to achieve these credit points	GOLD	100
	PLATINUM	135