



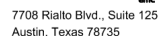
WATERSHED STATUS:

FLOODPLAIN INFORMATION:

LEGAL DESCRIPTION:

BENCHMARK NOTE:

LEGAL LOT DETERMINATION No: C8I-2021-0093, C8I-2020-0164
ZONING ORDINANCE No.: C14-2020-0112



SHEET NO. DESCRIPTION

- 1 COVER SHEET
- 2 LAND STATUS DETERMINATION
- 3 GENERAL NOTES
- 4 AWC INFORMATION & CONSTRUCTION NOTES
- 5 EXISTING CONDITIONS PLAN
- 6 DEMOLITION PLAN
- 7 EXISTING DRAINAGE AREA MAP
- 8 PROPOSED DRAINAGE MAP
- 9 SITE PLAN
- 10 PAVING PLAN
- 11 SITE PLAN NOTES & DETAILS
- 12 EROSION & SEDIMENTATION CONTROL PLAN
- 13 EROSION & SEDIMENTATION CONTROL NOTES & DETAILS
- 14 GRADING & DRAINAGE PLAN
- 15 STORM SEWER PLAN & PROFILE
- 16 GRADING & DRAINAGE DETAILS
- 17 MASTER UTILITY PLAN
- 18 WATER PLAN & PROFILE
- 19 WASTEWATER PLAN & PROFILE
- 20 UTILITY DETAILS
- 21 UTILITY DETAILS
- 22 STREET & TREE LIGHTNING PLAN
- 23 LANDSCAPE PLAN
- 24 LANDSCAPE CALCULATIONS
- 25 LANDSCAPE NOTES & PLANTING SCHEDULE
- 26 LANDSCAPE DETAILS
- 27 BUILDING ELEVATIONS - SOUTH & WEST
- 28 BUILDING ELEVATIONS - NORTH & EAST
- 29 GARAGE PLAN - LEVEL 1 & 2
- 30 GARAGE PLAN - LEVEL 3 & 4-B
- 31 GARAGE PLAN - LEVEL 6 & 10

[illegible]

APPROVED FOR ACCEPTANCE:

DEVELOPMENT SERVICES DEPARTMENT

CITY OF AUSTIN FIRE DEPARTMENT

AUSTIN WATER UTILITY DEPARTMENT

DATE _____

SUBMITTED BY : JONAH MANKOVSKY, P.E.
GarzaEMC, LLC.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284

PLAN SUBMITTALS:

NO.	DATE	COMMENTS

I, JONAH MANKOVSKY, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING

AUSTIN FIRE DEPARTMENT - PROJECT INFORMATION TABLE	
Fire Design Codes	IFC 2021 with City of Austin Local Amendments.
Fire Flow Demand @ 20 psi (gpm)	2,500
Intended Use	MULTIFAMILY
Construction Classification	I-A
Building Fire Area (a.f.)	48,921
Automatic Fire Sprinkler System Type (if applicable)	NFPA 13
Reduced Fire Flow Demand @ 20 psi for having a sprinkler system (gpm) (if applicable)	1,000 (GPM)
AFD Fire Hydrant Flow Test Date	9/25/2021

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 1 of 31
FILE NUMBER: SP-2021-0001C APPLICATION DATE: _____
APPROVED BY COMMISSION ON: _____ UNDER SECTION 112 OF
CHAPTER 206-6 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ X

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: DMU/DMU-B
 Rev. 1 _____ Corner Etc. 1 _____

Rev. 2 _____ Correction 2 _____

SHEET



SAN ANTONIO STREET

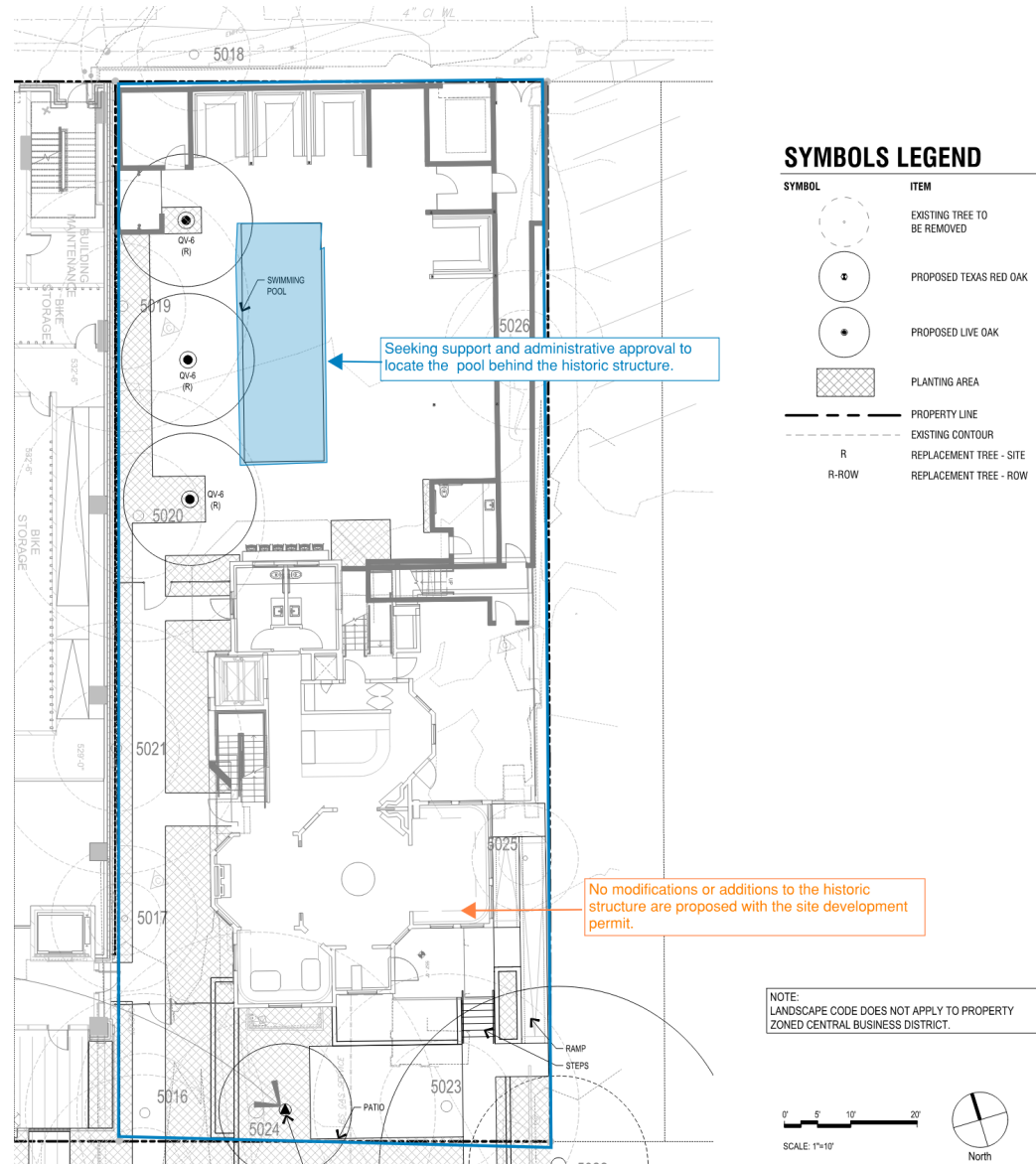
ALLEY

GUADALUPE STREET

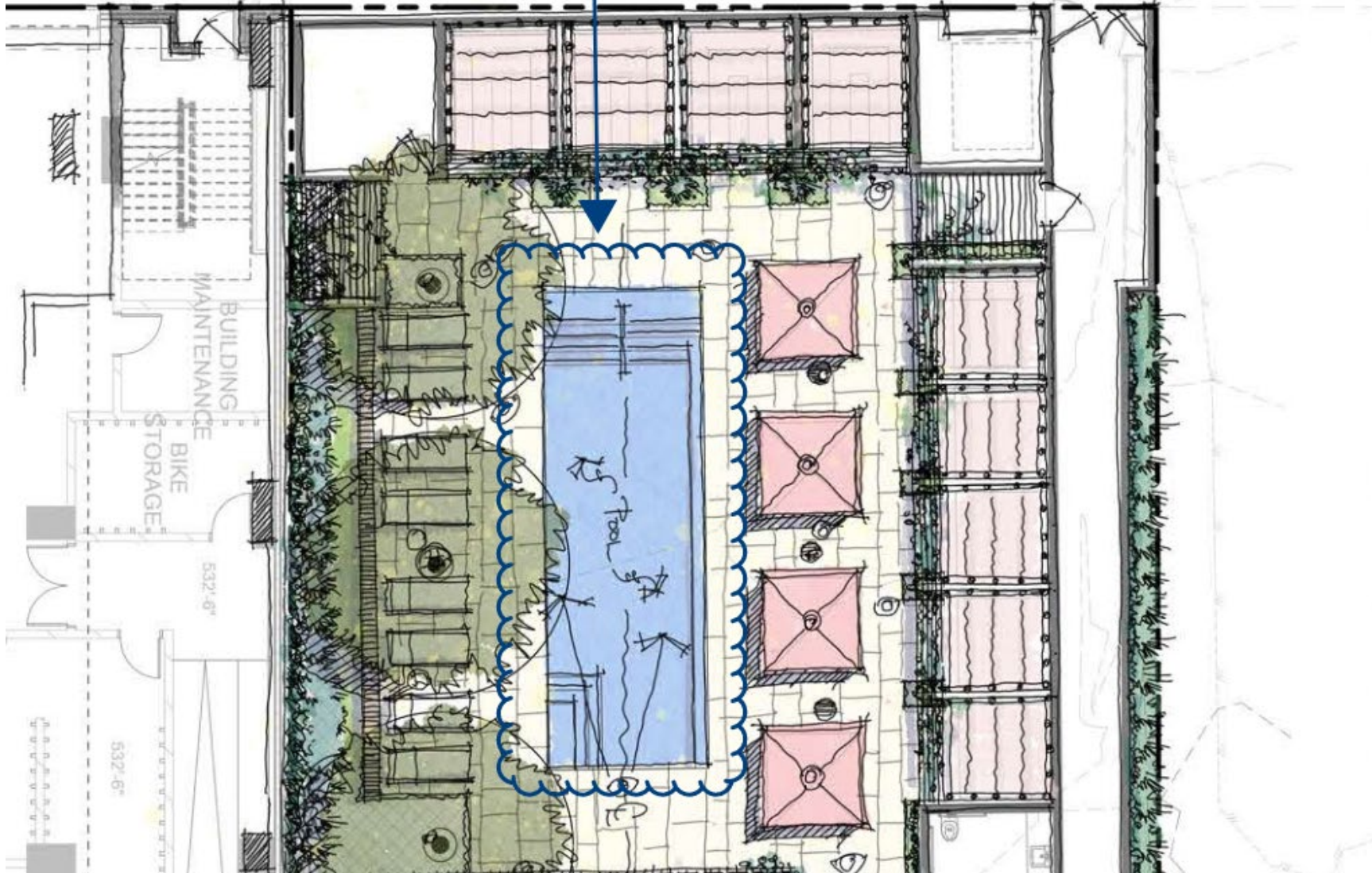
W 12TH ST

SP16. A portion of this site is zoned historic and contains a City of Austin designated Landmark. Please submit approval from the historic office that approves this site plan development.

No modifications or additions to the historic structure are proposed with the site development permit.



Seeking support and administrative approval
to locate the pool behind the historic structure.



THE PROPOSED POOL
MEETS THE DEFINITION OF
A 'MINOR PROJECT' AND IS
NOT VISIBLE FROM A
PUBLIC STREET

VIEW FROM GUADALUPE



EAST VIEW



NORTH VIEW

The City HPO may approve certain minor projects without a review by the HLC. Minor projects include the construction of one-story rear additions of less than 600 square feet, two-story additions not visible from the street, and pools, decks, fences, back porch enclosures or other minor features

THANK YOU

QUESTIONS?