

BARTON SPRINGS RD.
(PRINCIPAL STREET)

172'-0" OVERALL

MIN. 7' SIDEWALK
(TIE INTO EXISTING SIDEWALK)

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(TIE INTO EXISTING SIDEWALK)

NOTES:

- THIS SITE IS SUBJECT TO THE RESTRICTIVE COVENANT FOR THE USE OF PARKLAND IMPROVEMENTS AND THE MAINTENANCE AGREEMENT PER DOCUMENT NUMBER 200811877.
- THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
- THE SITE IS COMPRISED OF 3 LOTS/TRACTS.
- SETBACK OFF BARTON SPRINGS ROAD PER WATERFRONT OVERLAY IS 35' PER SECT. 25-2-733.
- COMPLIANCE WITH CITY CODE 12-3-141 FOR RECYCLING IS REQUIRED.
- NO CITY GARBAGE PICKUP REQUIRED.
- COMMERCIAL DUMPSTER AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN 5 FEET OF OPENINGS OR COMBUSTIBLE WALLS.
- STREET SIGNS AND PROJECT ADDRESSES TO BE PLACED AT ALL ENTRANCES. TEMPORARY SIGNS TO BE PAINTED PLYWOOD. PERMANENT SIGNS TO BE SELECTED BY ARCHITECT.
- SEE CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
- SEE CIVIL DRAWINGS FOR LIMITS OF CONSTRUCTION.
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS SUCH AS 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM SECTION 2.4.7 "PROTECTION OF LANDSCAPE AREAS".
- PER CITY OF AUSTIN FIRE PROTECTION RULE, ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (16 KIPS/WHEEL) AND A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.
- PER ZONING CASE NUMBER: 20070301-050 404 STERZING STREET IS LIMITED TO 650 TRIPS PER DAY @ 6.6 TRIPS/UNIT WHICH EQUALS A MAXIMUM 98 UNITS. (SEE SITE 2) RE: A1.2 FOR UNIT CALCULATIONS
- PER ZONING CASE NUMBER: 20070301-051 1900 BARTON SPRINGS ROAD IS LIMITED TO 650 TRIPS PER DAY @ 6.6 TRIPS/UNIT WHICH EQUALS A MAXIMUM 98 UNITS. (SEE SITE 2) RE: A1.2 FOR UNIT CALCULATIONS
- PROVIDE EXTERIOR STAIRWELLS CONNECTED TO THE STANDPIPES IN THE STAIRWELLS OF THE BUILDING AS NOTED ON THE SITE PLAN.
- SEE CIVIL & LANDSCAPE DRAWINGS FOR REMOVAL OF EXISTING TREES.
- SEE LANDSCAPE DRAWINGS FOR NEW TREES PROPOSED.
- "ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WHICH WILL BE IN COMPLIANCE WITH SUBCHAPTER E2.5 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 EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM VIEW OF ADJACENT RESIDENTIAL PROPERTY (SECT. 25-2-1064)
- ALL DUMPSTER AND ANY PERMANENTLY PLACED REFUSE 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]
- COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES AND OFFICE BUILDINGS WITH 100 OR MORE EMPLOYEES ON SITE. [AUSTIN CITY CODE, SEC. 15-6-91].
- THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RISE OF SEVEN (7) TO A RISE OF TWELVE (12) WILL BE PROHIBITED [SECTION 25-2-1067].
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT SHALL NOT EXCEED 70 dba AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067]
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO PRINCIPLE BUILDING MATERIALS. - RE: 04/A1.4. [SECTION 2-6-2-A]
- BIKE SPACE REQUIREMENT: 5.0% OF PARKING SPACES TO BE PROVIDED FOR BIKES PER APPENDIX A, RE: 08/A1.4
- CLASS III STYLE BICYCLE RACK - STANDARD NO. 710S-1. 16 SPACES PROVIDED
- SIGNAGE TO MEET SECT. 25-10-101 & 25-10-124 REQUIREMENTS
- PER SECTION 25-6-478 THE MINIMUM OFF STREET PARKING REQUIREMENT IS 80% OF THAT PRESCRIBED IN APPENDIX A. MIN. 98" CLEAR HEIGHT REQUIRED AT GARAGE ENTRIES.
- FOUNDATIONS TO BE CAST IN PLACE CONCRETE ON GRADE. CONCRETE PARKING STRUCTURE WITH PIERS.

LOT SIZE	81,610 S.F.
ZONING	CS-CO
MAXIMUM HEIGHT	60'
AVERAGE GRADE AT PERIMETER OF BUILDING (RE: 09/A1.4 FOR GRADE PLANE CALCULATION)	458.5'

LOCATION - (AREA BELOW GRADE)	AREA
GARAGE PLAN LEVEL 2 AREA (G-L2)	54,584 S.F.
GARAGE PLAN LEVEL 3 AREA (G-L3)	24,705 S.F.
TOTAL AREA PER SECTION 25-2-714.	79,289 S.F.

LOCATION	FLOOR AREA
SITE 1	61,055 S.F.
SITE 2	124,383 S.F.
SITE 3	62,045 S.F.
BLDG TOTAL	247,483 S.F. (GROSS BLDG AREA)

SITE PLAN - ZILKER PARK

BICYCLE SPACE REQUIREMENT	REQUIRED	PROPOSED
GARAGE PARKING = 314 SPACES (314 x 5% = 15.70)	16	18

SITE COVERAGE	ALLOWABLE	PROPOSED
BUILDING COVERAGE (RE: 02/A1.2 FOR LOT COVERAGE CALCULATIONS)	95%	68%
IMPERVIOUS COVERAGE (RE: 03/A1.2 FOR IMPERVIOUS COVERAGE CALCS)	95%	80%

FLOOR AREA RATIO (F.A.R.)	ALLOWABLE	PROPOSED
F.A.R. = 2:1 + UP TO 60% (SECT. 25-2-714)		
81,610 S.F. x 2 = 163,220 S.F.		
163,220 S.F. * 60% = 97,932 S.F.		
163,220 + 97,932 S.F. = 261,152		
261,152 S.F. / 81,610 S.F. = 3.2	3.2	3.03
247,483 S.F. / 81,610 S.F. = 3.03		

LEGEND
--- DENOTES FIRE HOSE
--- DENOTES FENCE
--- DENOTES EXISTING TREE

SITE PLAN APPROVAL SHEET OF APPLICATION DATE: 12/12/2011

FILE NUMBER: 2011-0342C UNDER SECTION OF CHAPTER OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81, LDO) CASE MANAGER DWV DDZ

PROJECT EXPIRATION DATE (OED #970905-A)

Director, Planning and Development Review Department RELEASED FOR GENERAL COMPLIANCE: ZONING:

Rev. 1: Correction 1: ZONING:

Rev. 2: Correction 2: ZONING:

Rev. 3: Correction 3: ZONING:

Final plat 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.

CASE NUMBER: SP-2011-0342C

ZILKER PARK Lofts

1900 BARTON SPRINGS RD.
AUSTIN, TEXAS 78704

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PROJECT MGR: JS
DRAWN BY: STA
CHECKED BY: BR

ISSUE SET: ---
PERMIT SET ISSUE: ---
CONSTRUCTION SET ISSUE: ---
REVISIONS: ---