PLEASE RECYCLE

ALLOWABLE HEIGHT:
THIS SITE IS SUBJECT TO THE FOLLOWING OVERLAYS WHICH LIMIT ALLOWABLE BUILDING HEIGHT:

- CAPITOL VIEW CORRIDOR (S. CONGRESS AT LIVE OAK. REF DETERMINATION #C17-2012-0124 FOR MAX. ALLOWABLE HEIGHT.
- CAPITOL DOMINANCE OVERLAY. REF. DETERMINATION #C17-2012-0124 FOR MAX. ALLOWABLE HEIGHT.
- CONGRESS AVENUE OVERLAY (CA). LIMITS 1ST 60' OF SITE (MEASURED FROM PROPERTY LINE ADJACENT TO CONGRESS AVENUE, EXTENDING EAST) TO A MIN. HEIGHT OF 30' AND A MAX HEIGHT OF 90'.

CONGRESS AVENUE OVERLAY NOTES:

1. CLASS USED ON THE FIRST FLOOR OF A STRUCTURE MUST HAVE A VISIBLE TRANSMITTANCE RATING OF 0.6 OR HIGHER.
2. REFLECTIVE SURFACE BUILDING MATERIALS MUST NOT PRODUCE GLARE.

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES

SITE AND BUILDING DATA:

ZONING:	CBD
SITE LAND USE:	OFFICE
SITE AREA:	7,362 SF (0.169 Ac.)
LIMITS OF CONSTRUCTION:	±8,000 SF (0.184 Ac.)
ESTIMATED START OF CONSTRUCTION:	MAY 2013 -
ALLOWABLE BUILDING HEIGHT:	SEE NOTE THIS SHEET
PROPOSED BUILDING HEIGHT:	6 STORIES - 85' 4"
BUILDING COVERAGE:	7,362 SF (0.169 Ac.) 100%
BUILDING GROSS FLOOR AREA:	39,564 SF
ALLOWABLE F.A.R.:	8 : 1 / 58,896
PROPOSED F.A.R.:	5.37: 1 / 39,564 SF
EXISTING IMPERVIOUS COVER:	100% (0.169 Ac.)
PROPOSED IMPERVIOUS COVER :	100% (0.169 Ac.)

TPPF OFFICE BUILDING - PARKING DATA - REQUIRED

USE:	RATIO:	FLOOR SF	PARKING REQUIRED
1ST FLOOR (LOBBY)	1 SPACE PER 275 SF	7014	26
2ND FLOOR (OFFICE)	2 SPACE PER 275 SF	7014	26
3RD FLOOR (OFFICE)	3 SPACE PER 275 SF	6646	24
4TH FLOOR (OFFICE)	4 SPACE PER 275 SF	6,652	24
5TH FLOOR (OFFICE)	5 SPACE PER 275 SF	6,631	24
6TH FLOOR (OFFICE)	6 SPACE PER 275 SF	5,607	20
ROOF DECK	N/A (ACCESSORY USE)	2 449	N/A
TOTAL PARKING REQUIRED - UNDER APPENDIX A:			144
MINIMUM OF 20% OF APPENDIX A: (80% CBD REDUCTION) PER LDC SECTION 25-6-591			29
MAXIMUM OF 60% OF APPENDIX A: (40% CBD REDUCTION) PER LDC SECTION 25-6-591			79

TPPF OFFICE BUILDING - PARKING PROVIDED (OFF-SITE)

TYPE:	PARKING PROVIDED:
COMPACT:	0
STANDARD:	23
PARALLEL (ON-STREET) 9TH STREET:	4
ACCESSIBLE (REGULAR & 4 VAN):	2
TOTAL PARKING PROVIDED:	29

TPPF OFFICE BUILDING - BICYCLE PARKING REQUIRED/PROVIDED

	SPACES PROVIDED:
5% OF PARKING PROVIDED (29 X .05) = 1	4

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- EDGE OF PAVEMENT (EOP)
- ADA ROUTE
- PROPOSED BUILDING AREA
- CONCRETE
- BRICK/PAVER SIDEWALK
- PARKING PAY STATION
- LIGHT/TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- "BELL" MANHOLE
- SIGN
- WASTEWATER MANHOLE
- CLEAN-OUT
- WATER METER VAULT
- WATER VALVE
- FIRE HYDRANT
- GAS METER VAULT
- DRAINAGE INLET
- ROD/NAIL FOUND
- EXISTING TREE
- ABOVE GROUND PLANTER
- PROPOSED TREE

A	EXISTING PAVEMENT TO REMAIN
B	EXISTING GRANITE SIDEWALK PAVERS TO REMAIN.
C	PROPOSED 18' "GREAT STREETS" CONCRETE SIDEWALK
D	PROPOSED 6" CONCRETE CURB & 18" GUTTER
E	PROPOSED ACCESSIBLE RAMP
F	EXISTING BENCH, PLANTER AND/OR TRASH CAN TO REMAIN.
G	CLASS III BICYCLE PARKING (5 SPACES REQUIRED/PROVIDED)
H	BUILDING OVERHEAD (REFERENCE ARCHITECTURAL PLANS)
J	PROPOSED EDGE OF PAVEMENT
K	NEW/RELOCATED STORM INLET
L	PROPOSED PAVERS TO MATCH EXISTING PAVERS

EW CORRIDOR

N. CONGRESS AVENUE
120' R.O.W. - ASPHALT
(35 M.P.H SPEED LIMIT)

ZONING: CBD
(VACANT)

LIMIT OF CAPITOL VIEW CORRIDOR REF. C17-2012-0124

CONGRESS AVENUE OVERLAY AT 60' SETBACK, BUILDING MAY BE A MINIMUM 30' AND A MAXIMUM OF 90' IN HEIGHT

LOT 2
ZONING: CBD
(2 STORY OFFICE & COMMERCIAL BUILDING)

LIMITS OF CAPITOL DOMINANCE OVERLAY (1/4 MILE FROM CAPITOL DOME)

ALLEY
20' R.O.W. - CONCRETE

RELOCATED GARBAGE DUMPSTER (TEMPORARY LOCATION)

EXISTING FIRE ESCAPE TO REMAIN

S 73°37'13" E 160.00'

159.79' PROPOSED BUILDING

PROJECT SITE
0.169 ACRES
ZONING CBD
LOT 1, BLOCK 111
"ORIGINAL CITY OF AUSTIN"

REFERENCE ARCHITECTURAL PLANS FOR BUILDING HEIGHT INFORMATION, EXACT DIMENSIONS AND UTILITY ENTRANCE LOCATIONS (TYP).

HISTORIC BUILDING FACADE TO REMAIN

ZONING: CBD
(PRIVATE CLUB)

CM

SPANISH OAK

N16°33'55"W 46.00'

S16°33'55"W 46.00'

N 73°37'13" W 160.00'

142.5' ± 18' "GREAT STREETS" SIDEWALK IMPROVEMENT

N72°44'48"E 72.22'

E. 9th STREET
80' R.O.W. - ASPHALT
(35 M.P.H SPEED LIMIT)

℄=N73°37'13"W 439.96'

ZONING: CBD
(OFFICE BUILDING)

BUILDING DATA:

FINISHED FLOOR ELEVATION (MSL)	NUMBER OF STORIES	HEIGHT (FEET)	HEIGHT (MSL)	FOUNDATION TYPE	BUILDING COVERAGE (SF)	BUILDING SQUARE FOOTAGE
±506.7	6	85.33'	592.33	SLAB ON GRADE W/ DRILLED PIERS	7,362	39,564

FIGURE 42
(REFERENCE SITE PLAN NOTE #24 ON THIS SHEET)

NOTES:

1. REFERENCE GENERAL NOTES SHEETS FOR ADDITIONAL SITE PLAN NOTES.
2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR.
3. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
4. THERE ARE BUILDINGS WITHIN 50 FEET OF THE SITE.
5. THIS SITE IS SUBJECT TO SUBCHAPTER E: DESIGN STANDARDS AND MIXED USE.
6. FOR R.O.W. CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
7. COMPLIANCE WITH GREEN BUILDING STANDARDS OF ONE STAR IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.
8. 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).
9. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND 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 SUBCHAPTER E 2.5.2.E. REFERENCE FIGURE 42 ON THIS SHEET.
10. COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
11. MINIMUM VERTICAL CLEARANCE FOR FIRE DEPARTMENT ACCESS POINTS SHALL BE 14'-0"
12. ALL SITE DIMENSIONS ARE TO FACE OF CURB, PROPERTY LINE AND OUTSIDE EDGE OF BUILDING UNLESS OTHERWISE NOTED.
13. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
14. IN COMPLIANCE WITH SECTION 25-6-591, PARKING PROVISIONS IN THE CENTRAL BUSINESS DISTRICT (CBD), NO OFF-STREET PARKING IS REQUIRED FOR THE FIRST THREE STORIES OF THE BUILDING BECAUSE IT IS AN EXISTING STRUCTURE IN A HISTORIC DISTRICT.
15. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.
16. THE SUBJECT SITE IS LOCATED WITHIN THE "SOUTH CONGRESS AT LIVEOAK" CAPITOL VIEW CORRIDOR REFERENCE COA CASE NO. C17-2012-0124 FOR HEIGHT DETERMINATION.
17. THE PROPOSED USE OF THIS THIS SITE IS AN OFFICE USE WHICH SHALL OPERATE MONDAY-FRIDAY FROM 8:00 A.M. TO 6:00 P.M. THIS PROJECT SHALL LEASE PARKING SPACES FROM AN EXISTING OFF-SITE ACCESSORY PARKING STRUCTURE LOCATED AT 816 COLORADO STREET, WHICH IS AVAILABLE 7 DAYS A WEEK, 24-HOURS A DAY.

PARKING NOTES:

1. IN COMPLIANCE WITH SECTION 25-6-591(A)(4), THE PARKING PROVIDED FOR THE OFFICE USE HAS BEEN REDUCED TO THE MINIMUM LEVEL OF 20% OF THE REQUIREMENTS FOUND IN APPENDIX A FOR AN OFFICE USE.
2. PARKING FOR THE PROPOSED OFFICE USE IS BEING PROVIDED VIA AN OFF-SITE PARKING AGREEMENT RECORDED IN DOCUMENT NO._____.

SITE PLAN APPROVAL Sheet ____ of ____
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE _____ ZONING _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____
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.

NO	DATE	REVISION

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TEXAS PUBLIC POLICY FOUNDATION BUILDING
901 S. CONGRESS AVE.
AUSTIN, TRAVIS COUNTY, TEXAS 78701

SITE PLAN

SHEET
CS101
8 OF 30
SP-2012-0338CT

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