

1400 Lavaca Office Project

Downtown Density Bonus Program (DDBP)

- The property is zoned Downtown Mixed-Use (DMU)
- DMU has a 120' height limit
- Project desires to use the DDBP to achieve additional square footage above 120' height limit:

§ 25-2-586 - DOWNTOWN DENSITY BONUS PROGRAM.

(1) BONUS AREA means the greater of:

- (a) The gross floor area that exceeds the maximum allowable floor-to-area ratio allowed with the site's primary entitlements; or*
- (b) The gross floor area contained within the portion of a structure that exceeds the maximum height allowed under the site's primary entitlements.***

1400 Lavaca Office Project

Gatekeeper Requirements

Project must meet Gatekeeper requirements of the DDBP:

1. **Comply with the Great Street Program**

- Sign-off on the Landscape Plan from Humberto Rey

2. **Austin Energy Green Building Program – 2-Star Rating**

- Executed LOI (Letter of Intent) with Austin Energy

3. **Project desires to use the DDBP to achieve additional square footage above 120' height limit**

- Project must meet “Substantial Compliance of the Urban Design Guidelines from the Design Commission”

1400 Lavaca Office Project

Current and Proposed Program

Current Use: Office Building 35,328 SF

Proposed Project: Mixed-Use Office Building

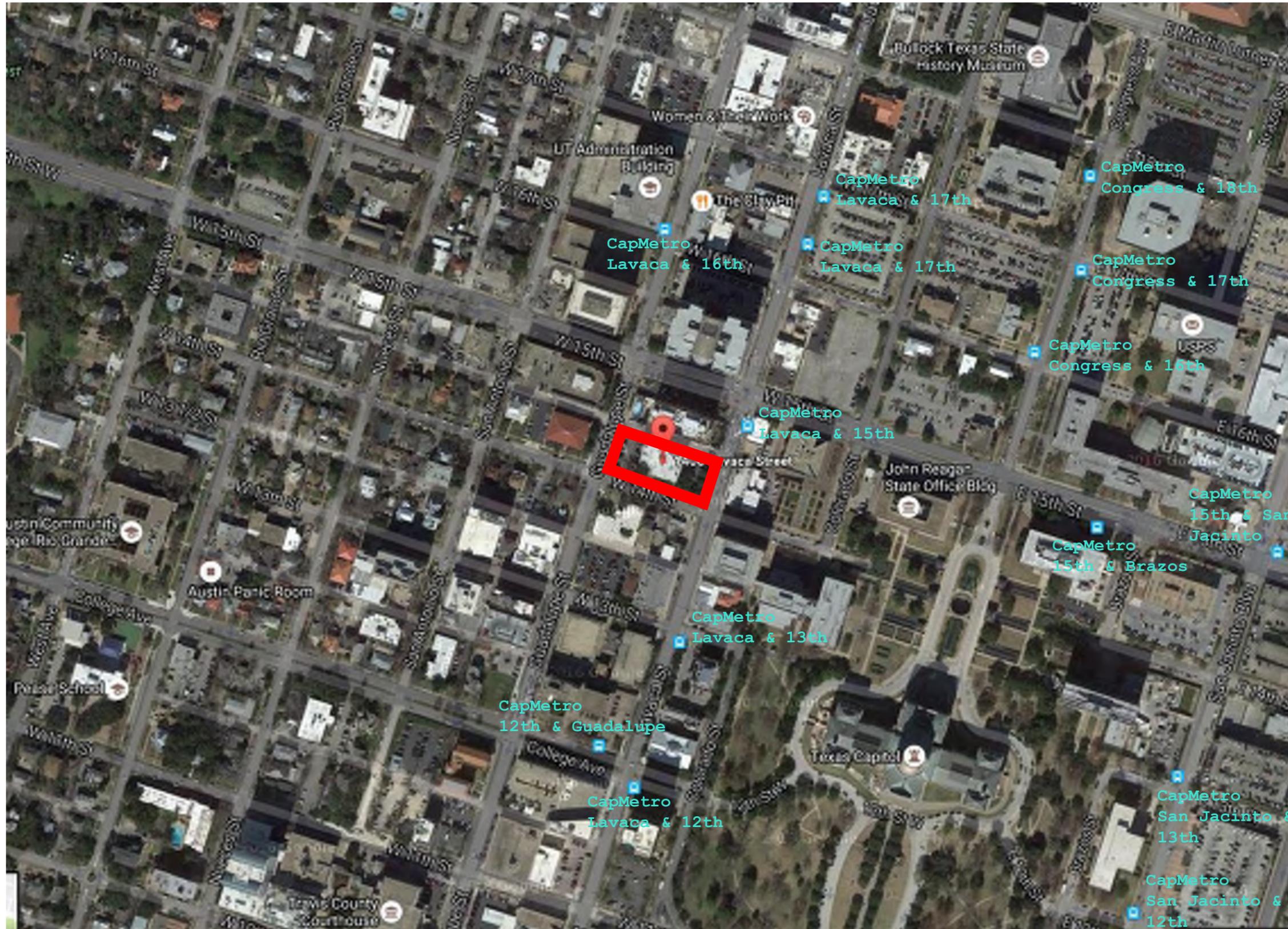
Base Entitlements 78,620 SF

- Level 1 Lobby, Café, Tenant Spaces
- Level 2 – 6 Parking Garage
- Level 7 Office & Roof Terraces
- Level 8 – 9 Office

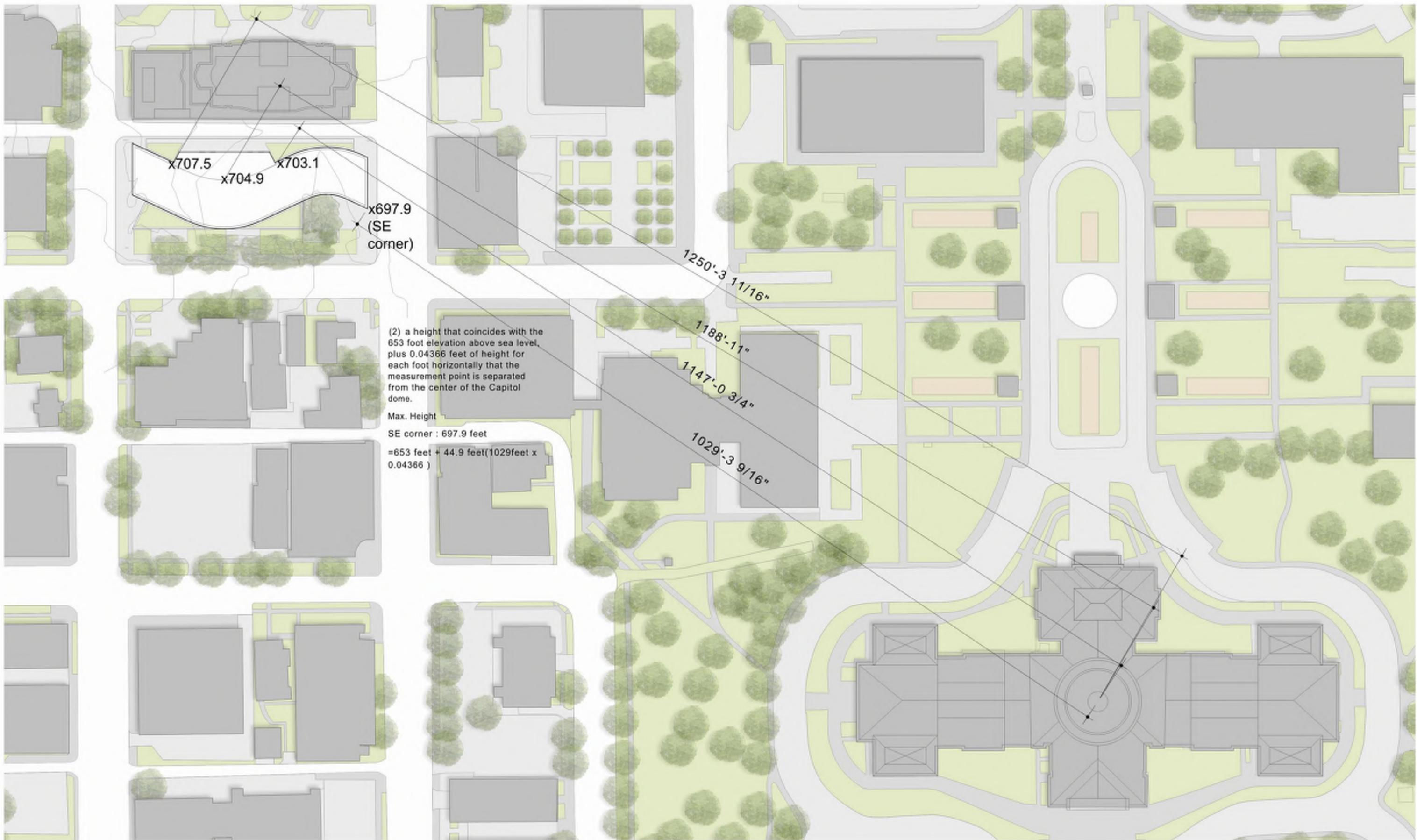
Bonus Density 66,600 SF

- Level 10 – 13 Office
- Level 13 Roof Terrace

TOTAL DEVELOPMENT 145,220 SF



VICINITY AND PUBLIC TRANSPORTATION AERIAL MAP



CAPITOL DOMINANCE

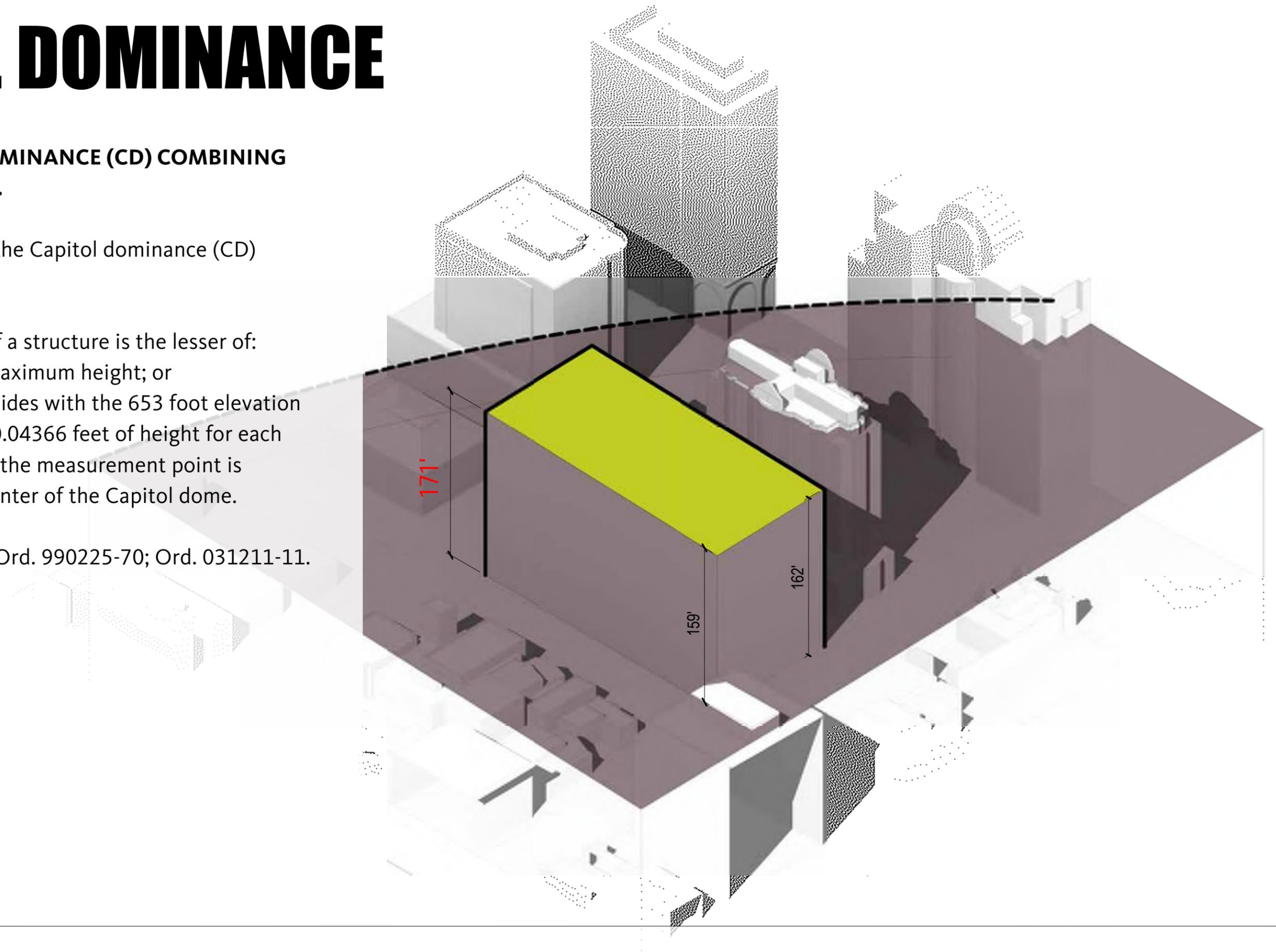
CAPITOL DOMINANCE

§ 25-2-641 - CAPITOL DOMINANCE (CD) COMBINING DISTRICT REGULATIONS.

(A) This section applies in the Capitol dominance (CD) combining district.

(B) The maximum height of a structure is the lesser of:
(1) the base district maximum height; or
(2) a height that coincides with the 653 foot elevation above sea level, plus 0.04366 feet of height for each foot horizontally that the measurement point is separated from the center of the Capitol dome.

Source: Section 13-2-716; Ord. 990225-70; Ord. 031211-11.





SITE AERIAL MAP



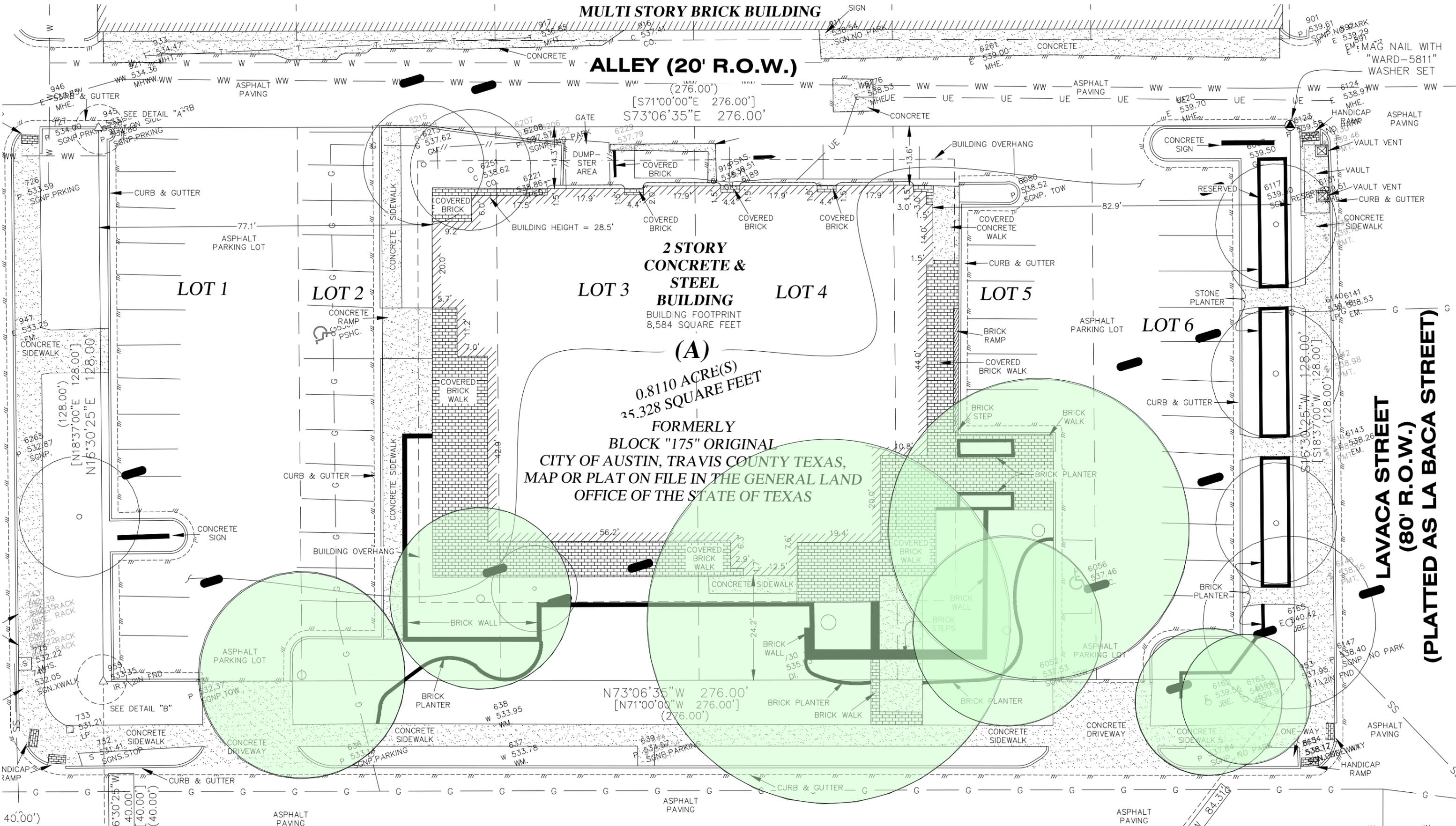
CORNER OF 14TH & LAVACA STREET LOOKING WEST



CORNER OF 14TH & LAVACA STREET LOOKING NORTHWEST



14TH STREET LOOKING NORTH



MULTI STORY BRICK BUILDING

ALLEY (20' R.O.W.)

2 STORY CONCRETE & STEEL BUILDING
 BUILDING FOOTPRINT
 8,584 SQUARE FEET

(A)
 0.8110 ACRE(S)
 25,328 SQUARE FEET
 FORMERLY
 BLOCK "175" ORIGINAL
 CITY OF AUSTIN, TRAVIS COUNTY TEXAS,
 MAP OR PLAT ON FILE IN THE GENERAL LAND
 OFFICE OF THE STATE OF TEXAS

EXISTING SITE PLAN

**LAVACA STREET
 (80' R.O.W.)
 (PLATTED AS LA BACA STREET)**

LOT 1

LOT 2

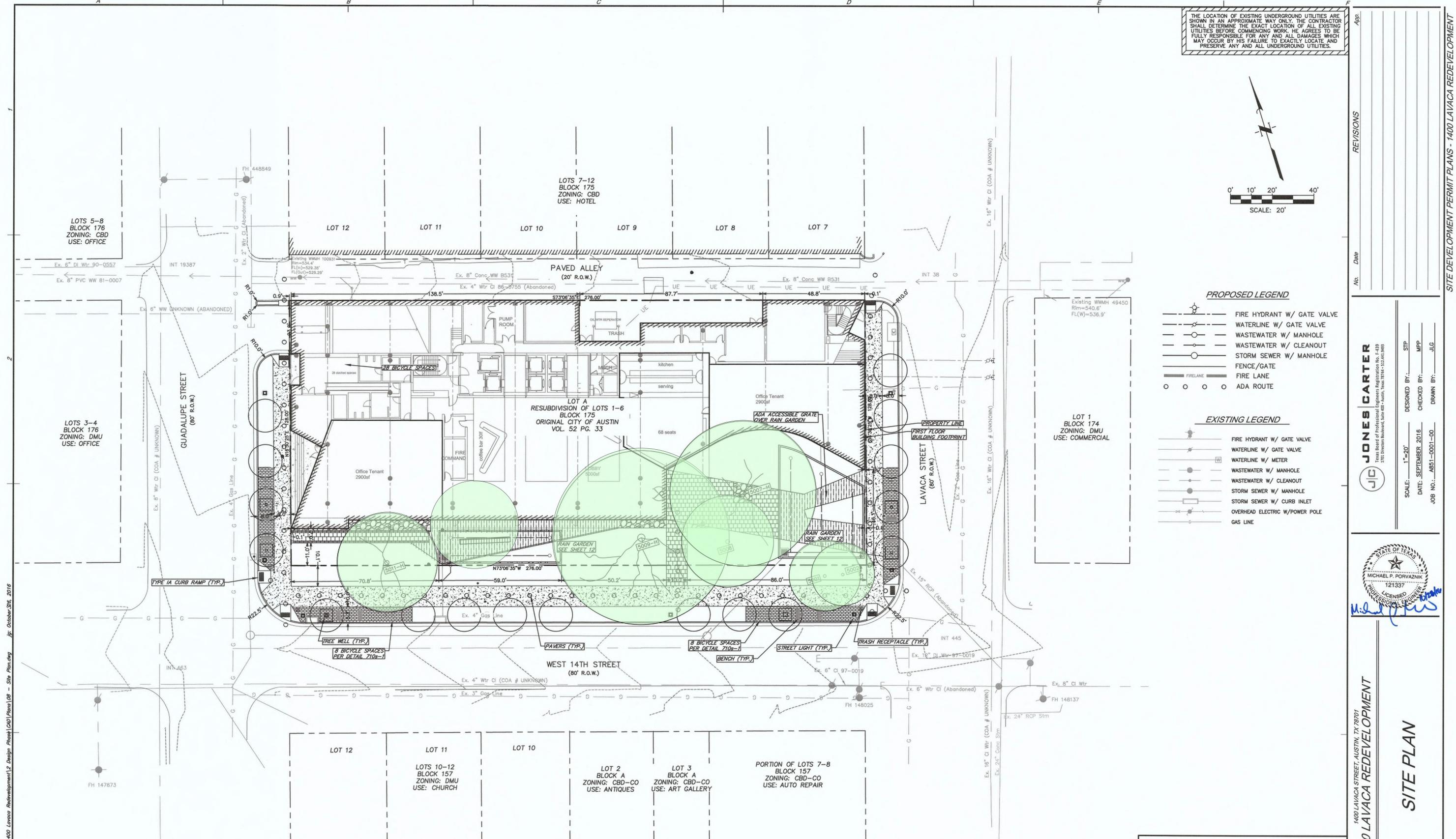
LOT 3

LOT 4

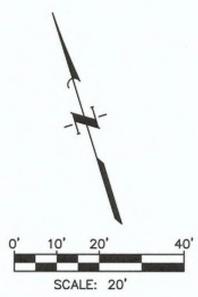
LOT 5

LOT 6

935 534.47
 946 534.36
 947 533.25
 948 532.87
 949 532.22
 950 531.35
 951 530.37
 952 529.35
 953 528.28
 954 527.16
 955 526.00
 956 524.80
 957 523.55
 958 522.25
 959 520.90
 960 519.50
 961 518.05
 962 516.55
 963 515.00
 964 513.40
 965 511.75
 966 510.05
 967 508.30
 968 506.50
 969 504.65
 970 502.75
 971 500.80
 972 498.80
 973 496.75
 974 494.65
 975 492.50
 976 490.30
 977 488.05
 978 485.75
 979 483.40
 980 481.00
 981 478.55
 982 476.05
 983 473.50
 984 470.90
 985 468.25
 986 465.55
 987 462.80
 988 460.00
 989 457.15
 990 454.25
 991 451.30
 992 448.30
 993 445.25
 994 442.15
 995 439.00
 996 435.80
 997 432.55
 998 429.25
 999 425.90
 1000 422.50
 1001 419.05
 1002 415.55
 1003 412.00
 1004 408.40
 1005 404.75
 1006 401.05
 1007 397.30
 1008 393.50
 1009 389.65
 1010 385.75
 1011 381.80
 1012 377.80
 1013 373.75
 1014 369.65
 1015 365.50
 1016 361.30
 1017 357.05
 1018 352.75
 1019 348.40
 1020 344.00
 1021 339.55
 1022 335.05
 1023 330.50
 1024 325.90
 1025 321.25
 1026 316.55
 1027 311.80
 1028 307.00
 1029 302.15
 1030 297.25
 1031 292.30
 1032 287.30
 1033 282.25
 1034 277.15
 1035 272.00
 1036 266.80
 1037 261.55
 1038 256.25
 1039 250.90
 1040 245.50
 1041 240.05
 1042 234.55
 1043 229.00
 1044 223.40
 1045 217.75
 1046 212.05
 1047 206.30
 1048 200.50
 1049 194.65
 1050 188.75
 1051 182.80
 1052 176.80
 1053 170.75
 1054 164.65
 1055 158.50
 1056 152.30
 1057 146.05
 1058 139.75
 1059 133.40
 1060 127.00
 1061 120.55
 1062 114.05
 1063 107.50
 1064 100.90
 1065 94.25
 1066 87.55
 1067 80.80
 1068 74.00
 1069 67.15
 1070 60.25
 1071 53.30
 1072 46.30
 1073 39.25
 1074 32.15
 1075 25.00
 1076 17.80
 1077 10.55
 1078 3.25
 1079 0.00
 1080 0.00
 1081 0.00
 1082 0.00
 1083 0.00
 1084 0.00
 1085 0.00
 1086 0.00
 1087 0.00
 1088 0.00
 1089 0.00
 1090 0.00
 1091 0.00
 1092 0.00
 1093 0.00
 1094 0.00
 1095 0.00
 1096 0.00
 1097 0.00
 1098 0.00
 1099 0.00
 1100 0.00
 1101 0.00
 1102 0.00
 1103 0.00
 1104 0.00
 1105 0.00
 1106 0.00
 1107 0.00
 1108 0.00
 1109 0.00
 1110 0.00
 1111 0.00
 1112 0.00
 1113 0.00
 1114 0.00
 1115 0.00
 1116 0.00
 1117 0.00
 1118 0.00
 1119 0.00
 1120 0.00
 1121 0.00
 1122 0.00
 1123 0.00
 1124 0.00
 1125 0.00
 1126 0.00
 1127 0.00
 1128 0.00
 1129 0.00
 1130 0.00
 1131 0.00
 1132 0.00
 1133 0.00
 1134 0.00
 1135 0.00
 1136 0.00
 1137 0.00
 1138 0.00
 1139 0.00
 1140 0.00
 1141 0.00
 1142 0.00
 1143 0.00
 1144 0.00
 1145 0.00
 1146 0.00
 1147 0.00
 1148 0.00
 1149 0.00
 1150 0.00
 1151 0.00
 1152 0.00
 1153 0.00
 1154 0.00
 1155 0.00
 1156 0.00
 1157 0.00
 1158 0.00
 1159 0.00
 1160 0.00
 1161 0.00
 1162 0.00
 1163 0.00
 1164 0.00
 1165 0.00
 1166 0.00
 1167 0.00
 1168 0.00
 1169 0.00
 1170 0.00
 1171 0.00
 1172 0.00
 1173 0.00
 1174 0.00
 1175 0.00
 1176 0.00
 1177 0.00
 1178 0.00
 1179 0.00
 1180 0.00
 1181 0.00
 1182 0.00
 1183 0.00
 1184 0.00
 1185 0.00
 1186 0.00
 1187 0.00
 1188 0.00
 1189 0.00
 1190 0.00
 1191 0.00
 1192 0.00
 1193 0.00
 1194 0.00
 1195 0.00
 1196 0.00
 1197 0.00
 1198 0.00
 1199 0.00
 1200 0.00
 1201 0.00
 1202 0.00
 1203 0.00
 1204 0.00
 1205 0.00
 1206 0.00
 1207 0.00
 1208 0.00
 1209 0.00
 1210 0.00
 1211 0.00
 1212 0.00
 1213 0.00
 1214 0.00
 1215 0.00
 1216 0.00
 1217 0.00
 1218 0.00
 1219 0.00
 1220 0.00
 1221 0.00
 1222 0.00
 1223 0.00
 1224 0.00
 1225 0.00
 1226 0.00
 1227 0.00
 1228 0.00
 1229 0.00
 1230 0.00
 1231 0.00
 1232 0.00
 1233 0.00
 1234 0.00
 1235 0.00
 1236 0.00
 1237 0.00
 1238 0.00
 1239 0.00
 1240 0.00
 1241 0.00
 1242 0.00
 1243 0.00
 1244 0.00
 1245 0.00
 1246 0.00
 1247 0.00
 1248 0.00
 1249 0.00
 1250 0.00
 1251 0.00
 1252 0.00
 1253 0.00
 1254 0.00
 1255 0.00
 1256 0.00
 1257 0.00
 1258 0.00
 1259 0.00
 1260 0.00
 1261 0.00
 1262 0.00
 1263 0.00
 1264 0.00
 1265 0.00
 1266 0.00
 1267 0.00
 1268 0.00
 1269 0.00
 1270 0.00
 1271 0.00
 1272 0.00
 1273 0.00
 1274 0.00
 1275 0.00
 1276 0.00
 1277 0.00
 1278 0.00
 1279 0.00
 1280 0.00
 1281 0.00
 1282 0.00
 1283 0.00
 1284 0.00
 1285 0.00
 1286 0.00
 1287 0.00
 1288 0.00
 1289 0.00
 1290 0.00
 1291 0.00
 1292 0.00
 1293 0.00
 1294 0.00
 1295 0.00
 1296 0.00
 1297 0.00
 1298 0.00
 1299 0.00
 1300 0.00
 1301 0.00
 1302 0.00
 1303 0.00
 1304 0.00
 1305 0.00
 1306 0.00
 1307 0.00
 1308 0.00
 1309 0.00
 1310 0.00
 1311 0.00
 1312 0.00
 1313 0.00
 1314 0.00
 1315 0.00
 1316 0.00
 1317 0.00
 1318 0.00
 1319 0.00
 1320 0.00
 1321 0.00
 1322 0.00
 1323 0.00
 1324 0.00
 1325 0.00
 1326 0.00
 1327 0.00
 1328 0.00
 1329 0.00
 1330 0.00
 1331 0.00
 1332 0.00
 1333 0.00
 1334 0.00
 1335 0.00
 1336 0.00
 1337 0.00
 1338 0.00
 1339 0.00
 1340 0.00
 1341 0.00
 1342 0.00
 1343 0.00
 1344 0.00
 1345 0.00
 1346 0.00
 1347 0.00
 1348 0.00
 1349 0.00
 1350 0.00
 1351 0.00
 1352 0.00
 1353 0.00
 1354 0.00
 1355 0.00
 1356 0.00
 1357 0.00
 1358 0.00
 1359 0.00
 1360 0.00
 1361 0.00
 1362 0.00
 1363 0.00
 1364 0.00
 1365 0.00
 1366 0.00
 1367 0.00
 1368 0.00
 1369 0.00
 1370 0.00
 1371 0.00
 1372 0.00
 1373 0.00
 1374 0.00
 1375 0.00
 1376 0.00
 1377 0.00
 1378 0.00
 1379 0.00
 1380 0.00
 1381 0.00
 1382 0.00
 1383 0.00
 1384 0.00
 1385 0.00
 1386 0.00
 1387 0.00
 1388 0.00
 1389 0.00
 1390 0.00
 1391 0.00
 1392 0.00
 1393 0.00
 1394 0.00
 1395 0.00
 1396 0.00
 1397 0.00
 1398 0.00
 1399 0.00
 1400 0.00
 1401 0.00
 1402 0.00
 1403 0.00
 1404 0.00
 1405 0.00
 1406 0.00
 1407 0.00
 1408 0.00
 1409 0.00
 1410 0.00
 1411 0.00
 1412 0.00
 1413 0.00
 1414 0.00
 1415 0.00
 1416 0.00
 1417 0.00
 1418 0.00
 1419 0.00
 1420 0.00
 1421 0.00
 1422 0.00
 1423 0.00
 1424 0.00
 1425 0.00
 1426 0.00
 1427 0.00
 1428 0.00
 1429 0.00
 1430 0.00
 1431 0.00
 1432 0.00
 1433 0.00
 1434 0.00
 1435 0.00
 1436 0.00
 1437 0.00
 1438 0.00
 1439 0.00
 1440 0.00
 1441 0.00
 1442 0.00
 1443 0.00
 1444 0.00
 1445 0.00
 1446 0.00
 1447 0.00
 1448 0.00
 1449 0.00
 1450 0.00
 1451 0.00
 1452 0.00
 1453 0.00
 1454 0.00
 1455 0.00
 1456 0.00
 1457 0.00
 1458 0.00
 1459 0.00
 1460 0.00
 1461 0.00
 1462 0.00
 1463 0.00
 1464 0.00
 1465 0.00
 1466 0.00
 1467 0.00
 1468 0.00
 1469 0.00
 1470 0.00
 1471 0.00
 1472 0.00
 1473 0.00
 1474 0.00
 1475 0.00
 1476 0.00
 1477 0.00
 1478 0.00
 1479 0.00
 1480 0.00
 1481 0.00
 1482 0.00
 1483 0.00
 1484 0.00
 1485 0.00
 1486 0.00
 1487 0.00
 1488 0.00
 1489 0.00
 1490 0.00
 1491 0.00
 1492 0.00
 1493 0.00
 1494 0.00
 1495 0.00
 1496 0.00
 1497 0.00
 1498 0.00
 1499 0.00
 1500 0.00
 1501 0.00
 1502 0.00
 1503 0.00
 1504 0.00
 1505 0.00
 1506 0.00
 1507 0.00
 1508 0.00
 1509 0.00
 1510 0.00
 1511 0.00
 1512 0.00
 1513 0.00
 1514 0.00
 1515 0.00
 1516 0.00
 1517 0.00
 1518 0.00
 1519 0.00
 1520 0.00
 1521 0.00
 1522 0.00
 1523 0.00
 1524 0.00
 1525 0.00
 1526 0.00
 1527 0.00
 1528 0.00
 1529 0.00
 1530 0.00
 1531 0.00
 1532 0.00
 1533 0.00
 1534 0.00
 1535 0.00
 1536 0.00
 1537 0.00
 1538 0.00
 1539 0.00
 1540 0.00
 1541 0.00
 1542 0.00
 1543 0.00
 1544 0.00
 1545 0.00
 1546 0.00
 1547 0.00
 1548 0.00
 1549 0.00
 1550 0.00
 1551 0.00
 1552 0.00
 1553 0.00
 1554 0.00
 1555 0.00
 1556 0.00
 1557 0.00
 1558 0.00
 1559 0.00
 1560 0.00
 1561 0.00
 1562 0.00
 1563 0.00
 1564 0.00
 1565 0.00
 1566 0.00
 1567 0.00
 1568 0.00
 1569 0.00
 1570 0.00
 1571 0.00
 1572 0.00
 1573 0.00
 1574 0.00
 1575 0.00
 1576 0.00
 1577 0.00
 1578 0.00
 1579 0.00
 1580 0.00
 1581 0.00
 1582 0.00
 1583 0.00
 1584 0.00
 1585 0.00
 1586 0.00
 1587 0.00
 1588 0.00
 1589 0.00
 1590 0.00
 1591 0.00
 1592 0.00
 1593 0.00
 1594 0.00
 1595 0.00
 1596 0.00
 1597 0.00
 1598 0.00
 1599 0.00
 1600 0.00
 1601 0.00
 1602 0.00
 1603 0.00
 1604 0.00
 1605 0.00
 1606 0.00
 1607 0.00
 1608 0.00
 1609 0.00
 1610 0.00
 1611 0.00
 1612 0.00
 1613 0.00
 1614 0.00
 1615 0.00
 1616 0.00
 1617 0.00
 1618 0.00
 1619 0.00
 1620 0.00
 1621 0.00
 1622 0.00
 1623 0.00
 1624 0.00
 1625 0.00
 1626 0.00
 1627 0.00
 1628 0.00
 1629 0.00
 1630 0.00
 1631 0.00
 1632 0.00
 1633 0.00
 1634 0.00
 1635 0.00
 1636 0.00
 1637 0.00
 1638 0.00
 1639 0.00
 1640 0.00
 1641 0.00
 1642 0.00
 1643 0.00
 1644 0.00
 1645 0.00
 1646 0.00
 1647 0.00
 1648 0.00
 1649 0.00
 1650 0.00
 1651 0.00
 1652 0.00
 1653 0.00
 1654 0.00
 1655 0.00
 1656 0.00
 1657 0.00
 1658 0.00
 1659 0.00
 1660 0.00
 1661 0.00
 1662 0.00
 1663 0.00
 1664 0.00
 1665 0.00
 1666 0.00
 1667 0.00
 1668 0.00
 1669 0.00
 1670 0.00
 1671 0.00
 1672 0.00
 1673 0.00
 1674 0.00
 1675 0.00
 1676 0.00
 1677 0.00
 1678 0.00
 1679 0.00
 1680 0.00
 1681 0.00
 1682 0.00
 1683 0.00
 1684 0.00
 1685 0.00
 1686 0.00
 1687 0.00
 1688 0.00
 1689 0.00
 1690 0.00
 1691 0.00
 1692 0.00
 1693 0.00
 1694 0.00
 1695 0.00
 1696 0.00
 1697 0.00
 1698 0.00
 1699 0.00
 1700 0.00
 1701 0.00
 1702 0.00
 1703 0.00
 1704 0.00
 1705 0.00
 1706 0.00
 1707 0.00
 1708 0.00
 1709 0.00
 1710 0.00
 1711 0.00
 1712 0.00
 1713 0.00
 1714 0.00
 1715 0.00
 1716 0.00
 1717 0.00
 1718 0.00
 1719 0.00
 1720 0.00
 1721 0.00
 1722 0.00
 1723 0.00
 1724 0.00
 1725 0.00
 1726 0.00
 1727 0.00
 1728 0.00
 1729 0.00
 1730 0.00
 1731 0.00
 1732 0.00
 1733 0.00
 1734 0.00
 1735 0.00
 1736 0.00
 1737 0.00
 1738 0.00
 1739 0.00
 1740 0.00
 1741 0.00
 1742 0.00
 1743 0.00
 1744 0.00
 1745 0.00
 1746 0.00
 1747 0.00
 1748 0.00
 1749 0.00
 1750 0.00
 1751 0.00
 1752 0



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- PROPOSED LEGEND**
- FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - WASTEWATER W/ MANHOLE
 - STORM SEWER W/ MANHOLE
 - FENCE/GATE
 - FIRE LANE
 - ADA ROUTE
- EXISTING LEGEND**
- FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - WATERLINE W/ METER
 - WASTEWATER W/ CLEANOUT
 - STORM SEWER W/ MANHOLE
 - STORM SEWER W/ CURB INLET
 - OVERHEAD ELECTRIC W/ POWER POLE
 - GAS LINE

REVISIONS

No.	Date	Description

JONES CARTER
 1900 West 14th Street, Austin, TX 78701
 512.476.1234

DESIGNED BY: STP
 CHECKED BY: MPP
 DRAWN BY: JLS

SCALE: 1"=20'
 DATE: SEPTEMBER 2016
 JOB NO.: ABS1-0001-00



1400 LAVACA STREET, AUSTIN, TX 78701

1400 LAVACA REDEVELOPMENT

SITE PLAN

SHEET NO. **9**

OF 21

J:\Projects\ABS1_CZ Properties_LLC\001-00 1400 Lavaca Redevelopment\2 Design Phase\CAD\Plans\08 - Site Plan.dwg 2016 10/26/2016 10:26:30 AM

SITE TABLE

	ALLOWABLE	PROPOSED
SITE AREA (AC)	0.81	0.81
EX. IMPERVIOUS COVER (SF)	29,838.55	29,838.55
EX. % IMPERVIOUS COVER	84.70	84.70
PROPOSED IMPERVIOUS COVER (SF)	31,233.00	31,233.00
PROPOSED % IMPERVIOUS COVER	100	88.40

PARKING TABLE

USE	AREA (SF)	FLOOR	SUGGESTED	REDUCED	PROVIDED
CORPORATE HQ (1 PER 275)	137,165	7-12	499		
GEN. OFFICE (1 PER 275 SF)	5,800	1	21		
QUALITY REST. (1 PER 100 SF)	1,800	1	18		
COFFEE BAR (1 PER 100)	300	1	3		
TOTAL	145,065		541		299

GARAGE PARKING TABLE

GARAGE LEVEL	2	3	4	5	6	TOTAL
FLOOR AREA (SF)	26,660	26,660	26,660	26,660	26,660	133,300
COMPACT	16	18	18	18	21	91
ADA	7					7
REGULAR	34	42	42	42	41	201
PER FLOOR TOTALS	47	60	60	60	62	299

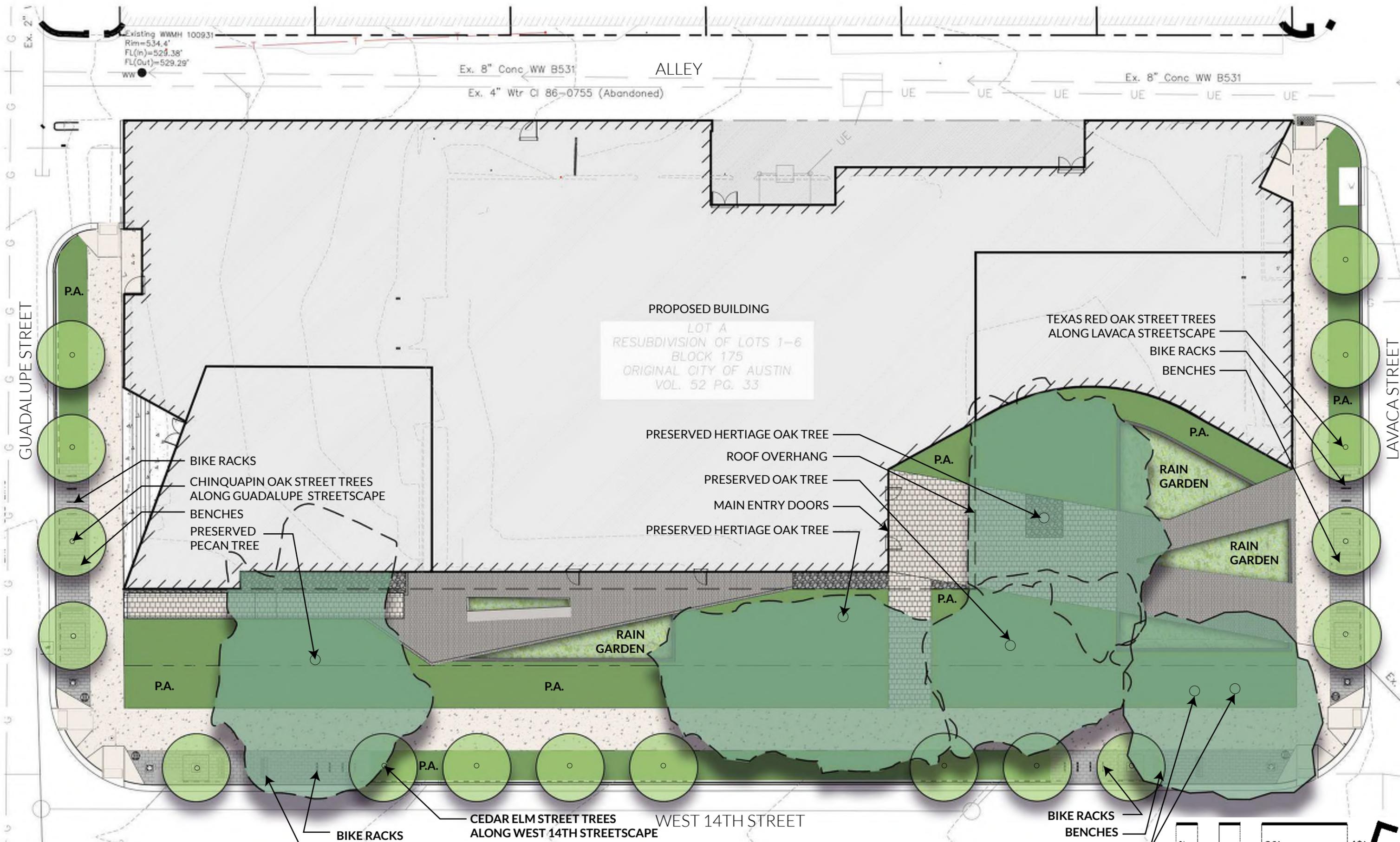
SITE PLAN APPROVAL SHEET 9 OF 21
 FILE NUMBER: SP-2016-0462C APPLICATION DATE: SEPTEMBER 27, 2016
 APPROVED BY COMMISSION ON _____ UNDER SECTION 112
 25-5 OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (25-5-81, LDC) CASE MANAGER _____
 PROJECT EXPIRATION DATE (ORD.4970905-A) DWPE X_DZ

Director, Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: DMU-CURE

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.

SITE DEVELOPMENT PERMIT PLANS - 1400 LAVACA REDEVELOPMENT SP-2016-0462C



PROPOSED BUILDING
 LOT A
 RESUBDIVISION OF LOTS 1-6
 BLOCK 175
 ORIGINAL CITY OF AUSTIN
 VOL. 52 PG. 33

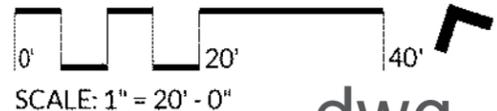
GUADALUPE STREET

LAVACA STREET

WEST 14TH STREET

1400 LAVACA STREET_render plan

912b congress ave. | austin, texas, 78701 | 512.320.0668 | www.studiodwg.com



dwg.

Existing WWMH 100931
 Rim=534.6'
 FL(In)=529.38'
 FL(Out)=529.29'

Ex. 8" Conc WW B531
 Ex. 4" Wtr Cl 86-0755 (Abandoned)

Ex. 8" Conc WW B531

BIKE RACKS
 CHINQUAPIN OAK STREET TREES
 ALONG GUADALUPE STREETSCAPE
 BENCHES
 PRESERVED
 PECAN TREE

PRESERVED HERTIAGE OAK TREE
 ROOF OVERHANG
 PRESERVED OAK TREE
 MAIN ENTRY DOORS
 PRESERVED HERTIAGE OAK TREE

TEXAS RED OAK STREET TREES
 ALONG LAVACA STREETSCAPE
 BIKE RACKS
 BENCHES

P.A.

P.A.

P.A.

P.A.

P.A.

P.A.

RAIN GARDEN

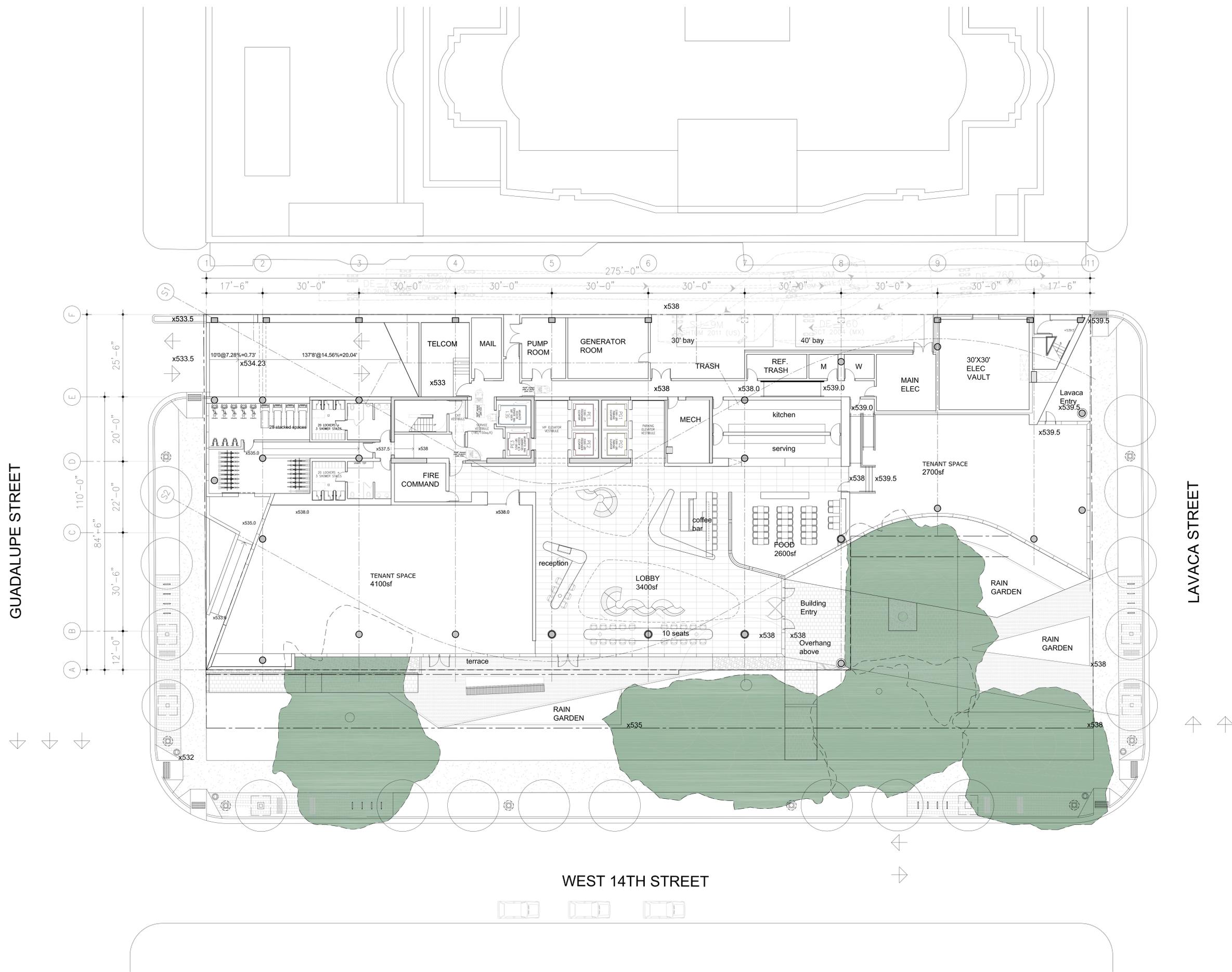
RAIN GARDEN

RAIN GARDEN

BIKE RACKS
 BENCHES

CEDAR ELM STREET TREES
 ALONG WEST 14TH STREETSCAPE

BIKE RACKS
 BENCHES
 PRESERVED OAK TREES



SHEET NOTES

CZ PROPERTIES
 1400 LAVACA
 AUSTIN, TX 78701

OWNER
 CZ PROPERTIES
 1400 Lavaca Street
 Austin, Texas 78701
 512.423.4341

ARCHITECT OF RECORD
 GENSLER
 212 Lavaca Street Suite 300
 Austin, Texas 78701
 512.867.8100

DESIGN ARCHITECT
 Paul Cobb Freed & Partners Architects LLP
 88 Pine Street, 2nd Floor
 New York, NY 10005
 212.751.3122

STRUCTURAL ENGINEER
 WALTER P MOORE
 221 West 6th Street, Suite 800
 Austin, Texas 78701
 512.330.1281

MEP ENGINEER
 WYLE Consulting Engineers
 6101 West Courtyard Drive
 Building 4, Suite 425
 Austin, Texas 78730
 512.888.9945

LANDSCAPE ARCHITECT
 d.w. | urban architectural landscapes
 912b Congress Ave
 Austin, Texas 78701
 512.320.0668

CIVIL
 JONES | CARTER
 1701 Directors Blvd ste. 400
 Austin, Texas 78744
 512.914.9271

LEED CONSULTANT
 Center for Maximum Potential Building Systems
 8604 F.M. 969,
 Austin, Texas 78724
 512.928.4786

GENERAL NOTES

△ Date Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
1400 Lavaca Office Project

Project Number
 25.1318.000

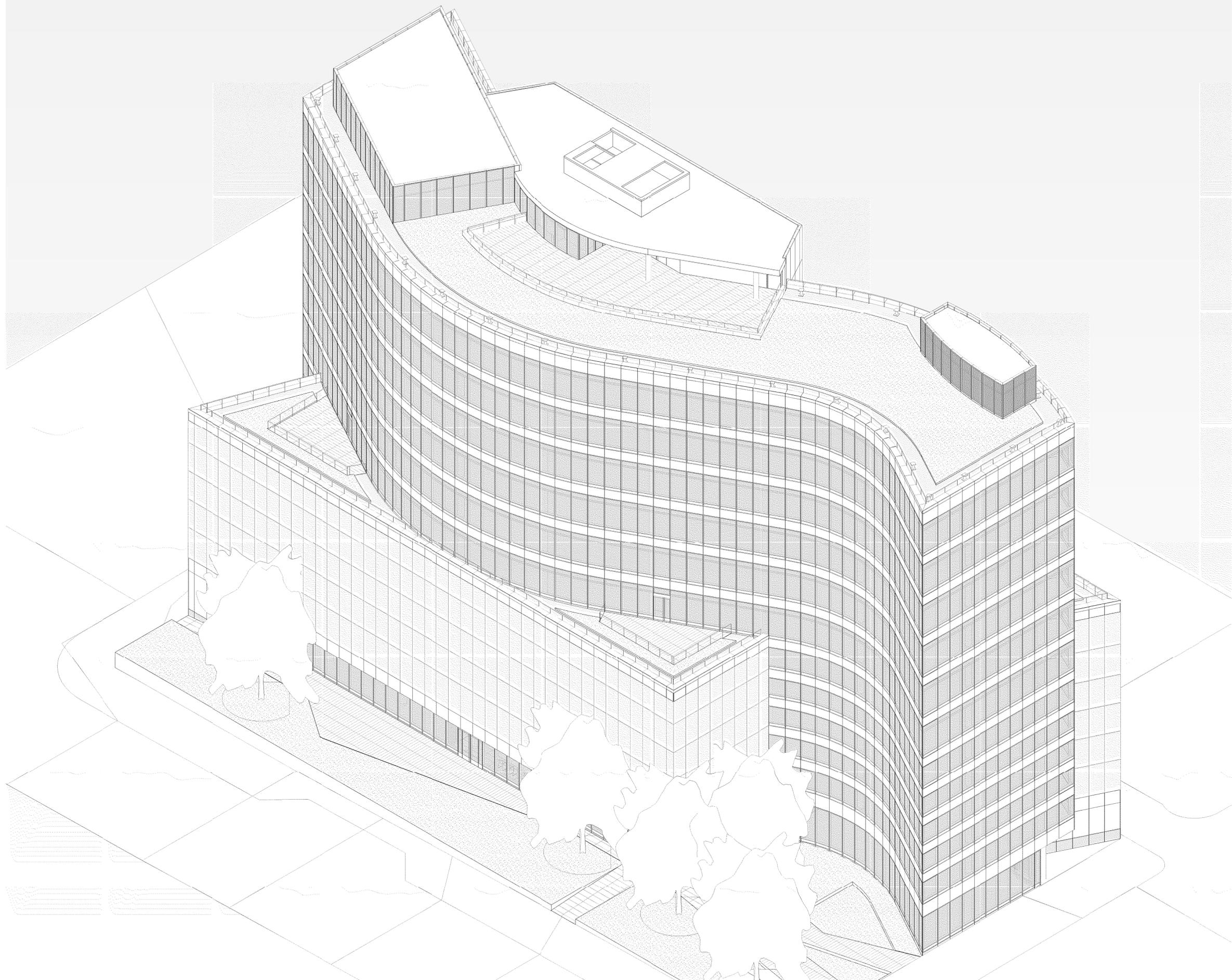
Description
 GROUND FLOOR PLAN

KEY PLAN



Scale
 3/32" = 1' -0"

A70.401



SHEET NOTES

GENERAL NOTES

CZ PROPERTIES

1400 LAVACA
AUSTIN, TX 78701



OWNER
CZ PROPERTIES
1400 Lavaca Street
Austin, Texas 78701
512.423.4341

ARCHITECT OF RECORD
GENSLER
212 Lavaca Street Suite 390
Austin, Texas 78701
512.867.8100

DESIGN ARCHITECT
Fai Cobb Friedl & Partners Architects LLP
88 Pine Street, 2nd Floor
New York, NY 10005
212.751.3122

STRUCTURAL ENGINEER
WALTER P MOORE
221 West 6th Street, Suite 800
Austin, Texas 78701
512.330.1281

MEP ENGINEER
WYLE Consulting Engineers
6101 West Courtyard Drive
Building 4, Suite 425
Austin, Texas 78730
512.888.9945

LANDSCAPE ARCHITECT
dvg | urban architectural landscapes
912b Congress Ave
Austin, Texas 78701
512.320.0668

CIVIL
JONES | CARTER
1701 Directors Blvd ste. 400
Austin, Texas 78744
512.914.9271

LEED CONSULTANT
Center for Maximum Potential Building Systems
8604 F.M. 969
Austin, Texas 78724
512.928.4786

△ Date Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
1400 Lavaca Office Project

Project Number
25.1318.000

Description
BUILDING AXO - SE

Scale

KEY PLAN

A60.603



SHEET NOTES

CZ PROPERTIES

1400 LAVACA
AUSTIN, TX 78701



OWNER

CZ PROPERTIES
1400 Lavaca Street
Austin, Texas 78701
512.423.4341

ARCHITECT OF RECORD

GENSLER
212 Lavaca Street Suite 300
Austin, Texas 78701
512.867.8100

DESIGN ARCHITECT

Fel Cobb Freed & Partners Architects LLP
88 Pine Street, 2nd Floor
New York, NY 10005
212.751.3122

STRUCTURAL ENGINEER

WALTER P MOORE
221 West 6th Street, Suite 800
Austin, Texas 78701
512.330.1281

MEP ENGINEER

WYLE Consulting Engineers
6101 West Courtyard Drive
Building 4, Suite 425
Austin, Texas 78730
512.888.9945

LANDSCAPE ARCHITECT

dwg. | urban architectural landscapes
912b Congress Ave
Austin, Texas 78701
512.320.0668

CIVIL

JONES | CARTER
1701 Directors Blvd ste. 400
Austin, Texas 78744
512.914.9271

LEED CONSULTANT

Center for Maximum Potential Building Systems
8604 F.M. 969
Austin, Texas 78724
512.928.4786

GENERAL NOTES

Date	Description

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
1400 Lavaca Office Project

Project Number
25.1318.000

Description
EXTERIOR VIEW

KEY PLAN

Scale

NONE

A70.403



SHEET NOTES

CZ PROPERTIES

1400 LAVACA
AUSTIN, TX 78701



OWNER

CZ PROPERTIES
1400 Lavaca Street
Austin, Texas 78701
512.423.4341

ARCHITECT OF RECORD

GENSLER
212 Lavaca Street Suite 300
Austin, Texas 78701
512.867.8100

DESIGN ARCHITECT

Paul Cobb Freed & Partners Architects LLP
88 Pine Street, 2nd Floor
New York, NY 10005
212.751.3122

STRUCTURAL ENGINEER

WALTER P. MOORE
221 West 6th Street, Suite 800
Austin, Texas 78701
512.330.1281

MEP ENGINEER

WYLE Consulting Engineers
6101 West Courtyard Drive
Building 4, Suite 425
Austin, Texas 78730
512.888.9945

GENERAL NOTES

LANDSCAPE ARCHITECT

dwg. | urban architectural landscapes
912b Congress Ave
Austin, Texas 78701
512.320.0668

CIVIL

JONES | CARTER
1701 Directors Blvd ste. 400
Austin, Texas 78744
512.914.9271

LEED CONSULTANT

Center for Maximum Potential Building Systems
8604 F.M. 969
Austin, Texas 78724
512.928.4786

△	Date	Description

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

1400 Lavaca Office Project

Project Number

25.1318.000

Description

STREET VIEW

KEY PLAN

Scale

NONE

A70.404