

From: Cavan [mailto:]
Sent: Monday, December 12, 2016 11:06 AM
To: Rivera, Andrew
Cc: David Carroll; Trinity White
Subject: Fwd: 2724 E. 12th Street Development - Site Plan Exhibit

Hey Andrew -

Could you add the attached file to the late backup for SP-2016-0008C "The Lofts at 12th St."

It is a proposed walking path that connects the development to the rest of the TOD. I'd like to have it available when the case is discussed tomorrow.

Thanks!
Cavan

Begin forwarded message:

From: Cliff Kendall <
Date: November 1, 2016 at 12:36:00 AM CDT
To: David Carroll <>, ,
Cc: Ron Pope <>, Michele Rogerson Lynch <>, Will Herring <>, Glenn Gonzales <>, Shравan Parsi <
Subject: 2724 E. 12th Street Development - Site Plan Exhibit

Good Evening All,

Please see attached site plan with additional notations per our meeting today.

Please let us know if you have any questions.

Thank you and have a great week.

Cliff Kendall | **BIG RED DOG** | Principal / Project Manager
[Austin](#) 512.669.5560 | [Dallas](#) 214.307.4767 | [Houston](#) 832.730.1901 | [San Antonio](#)
210.860.9224
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"The high road to service is traveled with integrity, compassion and understanding...people don't care how much we know until they know how much we care."

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performance. Your input will allow us to continuously improve your client experience.

- GENERAL NOTES:**
- A PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
 - ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED.
 - ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING & PROPERTY LINE UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL FORM SIDEWALKS AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN 2% AND RUNNING SLOPE ARE NO GREATER THAN 5%. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT ENGINEER FOR SOLUTION.
 - EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED", OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBTSCURED BY A VEHICLE PARKED IN THE SPACE. [IBC 1110.1, ANSI 502.7]
 - A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 98" WILL BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES ALONG THE VEHICULAR ROUTE THERETO. [ANSI 503.5]
 - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
 - EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".
 - LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.
 - REFERENCE "SITE PLAN NOTE" ON GENERAL NOTES SHEET(S) FOR ADDITIONAL NOTES.
 - ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAIL SHEETS FOR ADDITIONAL INFORMATION.
 - ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [LDC SECTION 25-2-1064]
 - ALL DUMPSTERS 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. [LDC SECTION 25-2-1067]
 - THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [LDC SECTION 25-2-1067]
 - THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [LDC SECTION 25-2-1067]

E. 13TH STREET
50' R.O.W. - ASPHALT
(35 M.P.H. SPEED LIMIT)

LOFTS AT 12TH - BUILDING DATA

CONSTRUCTION TYPE:	V-A (RESIDENTIAL UNITS)
FOUNDATION TYPE:	II-B (PARKING)
	DRILLED PIERS WITH SLAB ON GRADE

- TIE PROPOSED PAVEMENT TO EXISTING PAVEMENT EDGE & MATCH EXISTING GRADE.
- PAVEMENT STRIPING (TYPICAL). REFERENCE CONSTRUCTION DETAILS
- ACCESSIBLE PARKING SPACE. REF. CONSTRUCTION DETAILS FOR ACCESSIBLE STRIPING DETAIL.
- ACCESSIBLE PARKING SIGN.
- 0" CURB - EDGE OF PAVEMENT
- BUILDING OVERHANG.
- CONCRETE SIDEWALK. REFERENCE CONSTRUCTION DETAILS
- CONCRETE PAVING. REFERENCE PAVEMENT SECTIONS FOR THICKNESS.
- CONCRETE CURB (TYPICAL). REFERENCE CONSTRUCTION DETAILS
- FIRE LANE STRIPING. REFERENCE CONSTRUCTION DETAILS.
- CROSSWALK STRIPING. REFERENCE CONSTRUCTION DETAILS.
- TYPE 1 CURB RAMP. REFERENCE CONSTRUCTION DETAILS.
- TRASH & RECYCLE ENCLOSURE. REFERENCE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- COMPACT PARKING SPACE.
- PAD MOUNTED TRANSFORMER.
- PIPE BOLLARD. REF. CONSTRUCTION DETAILS.
- DETENTION POND WITH GUARD RAIL.
- PRIVATE FIRE HYDRANT
- STRUCTURAL COLUMN. REFERENCE ARCHITECTURAL PLANS
- SCREEN WALL. TO MATCH PRINCIPAL BUILDING MATERIAL. REF. ARCHITECTURAL PLANS.
- ASPHALT RE-PAVING & RE-STRIPING FOR UTILITY WORK WITHIN 12TH STREET. REFERENCE CONSTRUCTION DETAILS (8295-1A & 11005-8A)
- BICYCLE PARKING (6). 2-NEAR DUMPSTER, 4-WITHIN 50- FEET OF FRONT DOOR. REFERENCE CONSTRUCTION DETAILS (7105-1).
- 6" WROUGHT IRON FENCE PER CAP METRO TRANSIT AUTHORITY.
- PERVIOUS PAVER SYSTEM. REF. CONSTRUCTION DETAILS.
- 4-FOOT WIDE PEDESTRIAN GATE (SECONDARY POINT OF INGRESS/EGRESS) MATCH EXISTING FENCE MATERIAL.
- 6-FOOT WOOD PICKET FENCE. FENCE ALONG NORTHERN PROPERTY BOUNDARY IS PROPOSED WITH THIS SITE PLAN. FENCE ALONG WESTERN PROPERTY BOUNDARY WILL REPLACE THE EXISTING FENCE.
- BEGIN 10" CURB TRANSITION. REF. CONSTRUCTION DETAILS.
- 1.5" RIBBON CURB. REF. CONSTRUCTION DETAILS
- TYPE II DRIVEWAY. REF. CONSTRUCTION DETAILS (4335-2)

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- EXISTING BUILDING FACE
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- STREET CENTERLINE
- OVERHEAD UTILITY LINE
- LIMITS OF 100 YEAR FLOOD PLAIN
- CRITICAL WATER QUALITY ZONE
- RETAINING / SCREEN WALL
- BUILDING OUTLINE
- BUILDING PAD AREA
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- 1.5" RIBBON CURB
- PARKING LOT BUMPER CURB SIGN
- ELECTRIC TRANSFORMER PAD
- WASTEWATER MANHOLE CLEAN-OUT
- WATER METER VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM DRAINAGE INLET
- STORM DRAIN MANHOLE ROD/NAIL FOUND OR SET
- BENCHMARK
- TREE W/ TAG (TO REMOVE)

LOFTS AT 12TH - 2724 E. 12TH STREET - PARKING DATA - REQUIRED

USE:	RATIO:	SF/UNITS	PARKING REQUIRED
STUDIO/EFFICIENCY	1.0 PER BEDROOM	10	10
1 BEDROOM	1.5 PER BEDROOM	18	27
2 BEDROOM	1.5 PER BEDROOM/0.5 PER ADD'L	2	4
TOTAL PARKING REQUIRED - UNDER APPENDIX A:			41
20% OF APPENDIX A: (URBAN CORE REDUCTION):			8
40% OF APPENDIX A: (TOD STATION AREA):			16
50% OF APPENDIX A: (MAXIMUM REDUCTION):			21
TOTAL PARKING REQUIRED:			21

LOFTS AT 12TH - 2724 E. 12TH STREET - PARKING DATA - PROVIDED

TYPE:	PARKING PROVIDED:
ACCESSIBLE:	2
COMPACT:	6
REGULAR:	23
TOTAL PARKING PROVIDED:	31

LOFTS AT 12TH - 2724 E. 12TH STREET - BICYCLE PARKING REQUIRED/PROVIDED

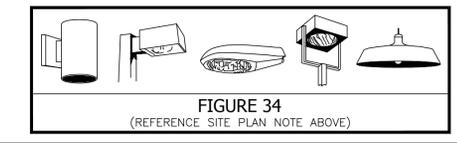
SPACES PROVIDED:
5% OF PARKING PROVIDED (31 X .05) MIN. OF 5 IS REQUIRED, WHICHEVER IS GREATER
5

LOFTS AT 12TH - 2724 E. 12TH STREET - SITE DATA

ZONING:	TOD-NP-CO	EXISTING LAND USE: VACANT	
SITE LAND USE:	MULTI-FAMILY RESIDENTIAL/ OFFICE-BUSINESS ADMINISTRATION	GROSS FLOOR AREA: 35,012 SF	
SITE AREA:	0.60 ACRES / 26,136 SF	EXISTING IMPERVIOUS COVERAGE: 0%/0 SF	
ESTIMATED START OF CONSTRUCTION:		May-15	
ALLOWABLE:		PROPOSED:	
BUILDING HEIGHT:	60- FEET	BUILDING HEIGHT:	60- FEET
# OF STORIES:	N/A	# OF STORIES:	5
F.A.R.:	2:1	F.A.R.:	1.28:1
BUILDING COVERAGE:	95%/24,829 SF	BUILDING COVERAGE:	32.28%/8439 SF
IMPERVIOUS COVERAGE:	95%/24,829 SF	IMPERVIOUS COVERAGE:	68.5%/17,928 SF

ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY [25-2-1064]. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF OR 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 SECTION 2.5.2.E (REF. FIGURE 34 ON THIS SHEET).

SITE PLAN APPROVAL Sheet 08 of 35
 FILE NUMBER SP-2016-0008C APPLICATION DATE JANUARY 8, 2016
 APPROVED BY COMMISSION ON N/A UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE (25-5-81, LDC) CASE MANAGER ROSEMARY AVILA



Director of Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: ZONING TOD-NP-CO
 Rev. 1 Correction 1
 Rev. 2 Correction 2
 Rev. 3 Correction 3

Final plot 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.

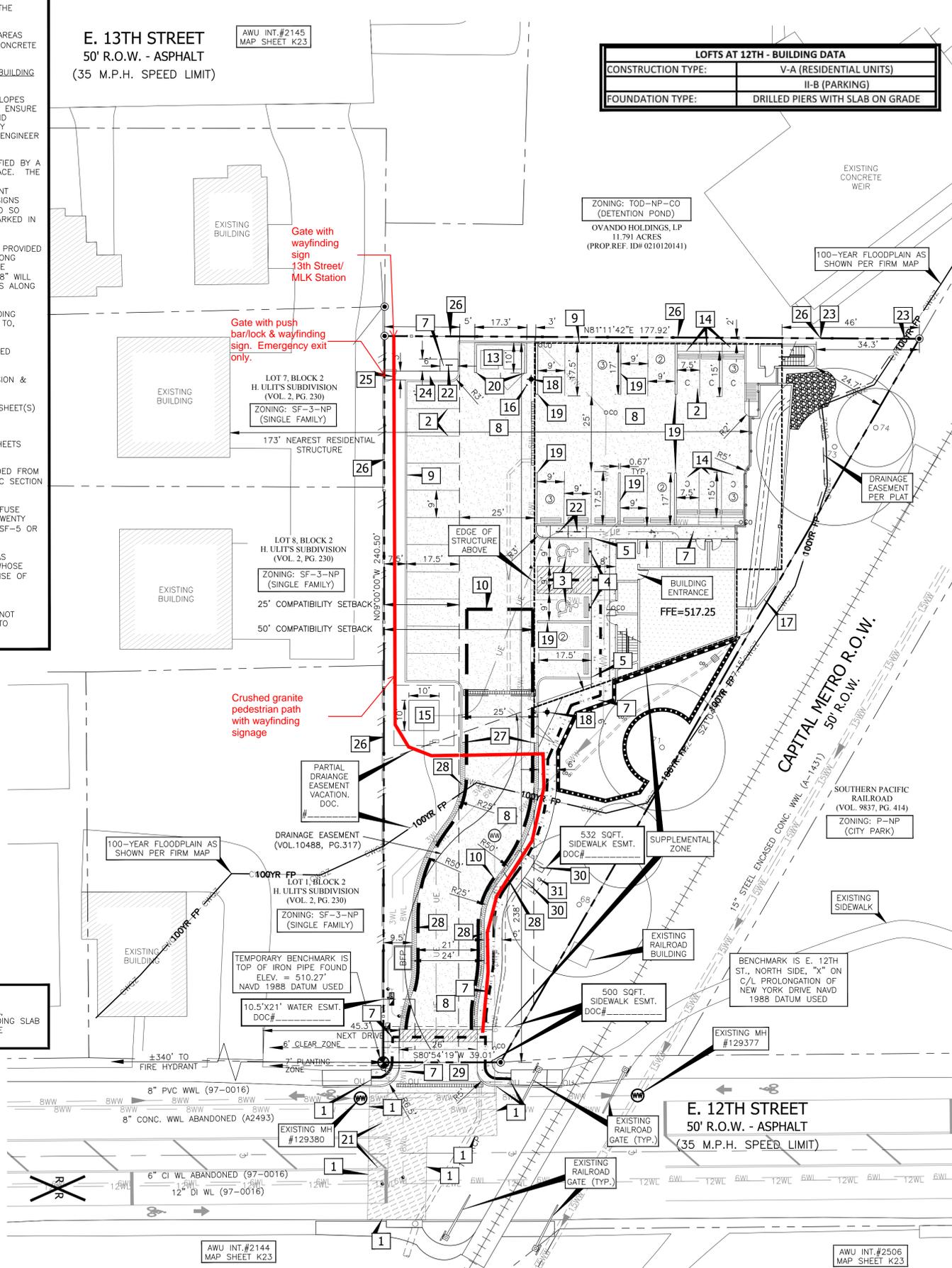
- FIRE LANE NOTES:**
- FIRE LANE MUST BE RED WITH WHITE STENCILING OR WHITE WITH RED STENCILING READING "FIRE ZONE/TOW AWAY ZONE" OR "FIRE LANE/TOW AWAY ZONE" IN LETTERING AT LEAST 3 INCHES HIGH. THE STENCILING SHALL BE AT INTERVALS OF 35 FEET OR LESS. IN ADDITION, THE OWNER SHALL CAUSE SIGNS TO BE POSTED AT BOTH ENDS OF A FIRE ZONE AND AT EACH ENTRY AND EXIT POINT THAT CONSTITUTES A PORTION OF THE FIRE ZONE. THE FIRE CHIEF MAY APPROVE ALTERNATE MARKING OF THE FIRE LANES PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET.

CONSTRUCTION NOTE:
 GENERAL CONTRACTOR TO SURVEY AND CONFIRM ALL ADA, PARKING STALLS, SIDEWALKS, CURB & GUTTER AND BUILDING SLAB FORM GRADES, PRIOR TO INSTALLATION OF ANY CONCRETE IMPROVEMENTS. SEE NOTE #4.

LOFTS AT 12TH - UNIT TYPES

UNIT TYPE	SF
STUDIO TYPE 1	2
STUDIO TYPE 2	4
SMALL 1 BR TYPE 1	4
SMALL 1 BR TYPE 2	2
1 BR TYPE 1	4
1 BR TYPE 2	4
1 BR TYPE 3	4
1 BR TYPE 4	4
2 BR	2
TOTAL	30

UNIT NOTE:
 ALL UNITS ARE TYPE A ADAPTABLE UNITS.



NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL



512.669.5560
 2021 E. 5TH ST. #110 (OFFICE) • 815-A BRAZOS ST. #319 (MAIL)
 AUSTIN, TEXAS 78702 (OFFICE) • 78701 (MAIL)

LOFTS AT 12TH STREET
2724 EAST 12TH STREET
 AUSTIN, TRAVIS COUNTY, TEXAS

SITE PLAN

SHEET
CS101
 08 OF 35
 SP-2016-0008C

User: CityAdmin
 Job: Modifying Site
 Drawing: Z:\Projects\339 - NPA, LLC\001 - E. 12th Street TOD\Mod\Sheet\08 SITE PLAN.dwg
 Date: 9/19/2016 4:55 PM
 OS: SITE PLAN 9/19/2016 4:55 PM