DESIGN COMMISSION
MONDAY, MARCH 27, 2017 AT 6:00 PM
AUSTIN CITY HALL, BOARDS AND COMMISSIONS ROOM 1101
301 W. SECOND STREET, AUSTIN, TEXAS 78701

Commission Members

_____ Evan Taniguchi, Chair (Mayor)
_____ Bart Whatley, Vice-Chair (District 9)
_____ Katie Halloran (District 7)
_____ David Carroll (District 1)
_____ Aan Coleman (District 8)
_____ Samuel Franco (District 3)
_____ Martha Gonzalez (District 2)
_____ Melissa Henao-Robledo (District 5)
_____ Conor Kenny (District 4)
_____ Ben Luckens (District 10)
_____ Beau Frail (District 6)

City of Austin Planning & Zoning Staff:
_____ Katie Mulholland, Executive Liaison
_____ Nichole Koerth, Staff Liaison

AGENDA

Please note: Posted times are for time-keeping purposes only. The Commission may take any item(s) out of order and no express guarantee is given that any item(s) will be taken in order or at the time posted.

	Approx. time
CALL TO ORDER AND ROLL CALL	**6:00 PM**
1. CITIZEN COMMUNICATION: GENERAL a. The first five speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.	**6:00 PM**
2. MEETING MINUTES a. Discussion and possible action on the **February 27, 2017** meeting minutes;	**6:15 PM**
3. NEW BUSINESS (Discussion and Possible Action): a. Discussion and possible action on the **Waterloo Tower Park** design development submittal, located at 1201 Red River, seeking review for substantial compliance with the Urban Design Guidelines for Austin in accordance with the Gatekeeper requirements of LDC 25-2-586 for the Downtown Density Bonus Program (Eric Van Hyfte, Architect, BOKA Powell) b. Discussion and possible action on the **Colony District Park General Improvements** project, located at 7400 Loyola Ln., seeking support for the project under Resolution No. 20071129-046 (Fred Fuller, Project Manager, COA Parks and Recreation Dept.) c. Discussion and possible action on the **Convention Center expansion plan** (Mark Tester, Director, COA Convention Center Dept.)	**6:30 PM**

4. OLD BUSINESS (Discussion and Possible Action): a. Discussion and possible action to **nominate a representative** to South Central Waterfront Advisory Board, which was created by Ordinance No. 20170216-034 (Alan Holt, COA Planning and Zoning Dept.) b. Introduction and briefing by **acting City Architect** (Raymundo Minjarez, acting City Architect, COA Public Works Dept.) c. Discussion and possible action on the new draft code from CodeNEXT (D. Carroll)	**7:45 PM**
5. COMMITTEE AND LIAISON REPORTS (Discussion and Possible Action): a. Standing Committees Reports; b. Working Group Reports; c. Liaison Reports; d. Appointment of Committee/Working Group members by Chair.	**8:30 PM**
6. STAFF BRIEFINGS: a. None	**8:45 PM**
7. FUTURE AGENDA ITEMS: a. Election of Officers (April 24)	**8:45 PM**
8. ANNOUNCEMENTS: a. Chair Announcements; b. Items from Commission Members; c. Items from City Staff;	**8:50 PM**
ADJOURNMENT	**9:00 PM**

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Design Commission: Committees, Working Groups, and Liaisons

Committees

1. Executive Committee: Chair E. Taniguchi, B. Whatley, Secretary (TBD)

Working Groups

1. Planning and Urban Design Working Group: E. Taniguchi, B. Whatley, A. Coleman, TDB
2. Architecture and Development Working Group: B. Whatley, M. Gonzalez, D. Carroll
3. Landscape and Infrastructure Working Group: S. Franco, M. Henao-Robledo, A. Coleman, B. Luckens
4. Public Engagement Working Group: B. Luckens, S. Franco, M. Henao-Robledo, C. Kenny

Liaisons

1. Downtown Commission Liaison / Downtown Austin Plan: S. Franco

Staff to Design Commission

City of Austin, Planning and Zoning Department, Urban Design Division
One Texas Center, 505 Barton Springs Rd., 5th floor, Austin, TX 78704

Executive Liaison: Katie.Mulholland@austintexas.gov , (512) 974-3362

Staff Liaison: Nichole.Koerth@austintexas.gov , (512) 974-2752

Downtown Density Bonus Liaison: Anne.Milne@austintexas.gov , (512) 974-2868

Resources

1. Urban Design Guidelines for Austin:

   http://www.austintexas.gov/sites/default/files/files/Boards_and_Commissions/Design_Commission_urban_design_guidelines_for_austin.pdf

2. Design Commission backup :

   http://www.austintexas.gov/cityclerk/boards_commissions/meetings/22_1.htm

3. Downtown Density Bonus program

   https://www.municode.com/library/tx/austin/codes/land_development_code?nodeId=TIT25 LADE_CH25-2ZO_SUBCHAPTER_CUSDERE_ART3ADRECEDI_SPAGERE_S25-2-586DODEBOP

DESIGN COMMISSION
MONDAY, FEBRUARY 27, 2017 6:00 PM
AUSTIN CITY HALL, BOARDS AND COMMISSIONS ROOM 1101
301 W. SECOND STREET, AUSTIN, TEXAS 78701

Meeting Minutes

Call to order by: **E. Taniguchi at 6:05 PM.**

Roll Call: **New Commissioners K. Halloran (District 7) and B. Frail (District 6) present. S. Franco arrived at 6:07 PM. B. Whatley and A. Coleman not present.**

1. CITIZEN COMMUNICATION: None.

2. MEETING MINUTES (Discussion and Possible Action):

   a. Discussion and possible action on the January 23, 2016 meeting minutes.

      The motion to approve the minutes as drafted made by C. Kenny; seconded by D. Carroll; approved on a unanimous vote of [8-0]. B. Whatley, A. Coleman, and S. Franco not present.

      S. Franco arrived at 6:07 PM.

3. NEW BUSINESS (Discussion and Possible Action):

   a. Discussion and possible action on the ABIA Parking Garage & Administration Building located at 3600 Presidential Boulevard, seeking support for the project (Burton Jones, COA Public Works Department)

      Burton Jones (PWD), Cris Ruebush (PGAL), and Lyn Estabrook (ABIA) presented. The Commission asked about the formal landscape plan, how the pedestrian spine would be protected from the elements (rain, sun), the airport's long term plan for transit (in terms of space allocation and design), and the LEED checklist for the Administrative Building. After the applicant answered the questions, the Commissioned finished their discussion without making a motion, and the applicant left. The Commission picked up their next agenda item.

      After discussing the rest of their New Business (items 3b and 3c), the Commission returned to the item 3a and made a motion without the applicant present.

      The motion to have the Chair's designee (C. Kenny) draft a letter and that the Chair and Staff Liaison deliver the letter to ABIA requesting additional information before the Commission makes a recommendation of support made by C. Kenny; seconded by

DRAFT

D. Carroll; approved on a unanimous vote of [9-0]. B. Whatley and A. Coleman not present.

b. Discussion and possible action on the Code Advisory Group's (CAG) request to provide input on the new draft code from CodeNEXT (Chair Taniguchi)

The Commission discussed the CAG's request and that Commissioners Carroll and Gonzalez would attend and provide input at Saturday's CAG meeting. **No action taken.**

c. Discussion and possible action on creating a CodeNEXT Working Group to review and provide recommendations on the new draft code with a focus on how it aligns with the Imagine Austin Comprehensive Plan and the Urban Design Guidelines of Austin (D. Carroll)

The motion to create a CodeNEXT Working Group was made by B. Luckens; seconded by S. Franco; approved on a unanimous vote of [9-0]. B. Whatley and A. Coleman not present.

4. OLD BUSINESS (Discussion and Possible Action):

a. Discussion and possible action on the Infrastructure Design Guidelines as directed by City Council Resolution No. 20120816-060 (Chair Taniguchi)

Annick Beaudet and Liane Miller (COA Transportation Department) introduced and answered questions about their pilot Street Design Guide which will provide guidance to technical criteria manuals and help create a standard for the city's roadway infrastructure. **No action taken.**

b. Review of other Cities' Infrastructure Guidelines: Portland (Chair Taniguchi), Minneapolis (M. Henao-Robledo), NACTO (C. Kenny), Denver (M. Gonzalez), Seattle (C. Kenny), Chicago, New York

The Commission agreed to use New York City's Infrastructure Guidelines as a starting point for their interim guidelines. Executive Liaison will email New York's Guidelines so Commissioners can review and come with comments next month. The Chair may assign Working Groups to dig into specific chapters. **No action taken.**

5. COMMITTEE AND WORKING GROUP REPORTS (Discussion and Possible Action)

a. Standing Committees Reports: **None**

b. Working Group Reports: **None**

c. Liaison Reports: **None**

d. Appointment of Committee/Working Group members by Chair:

Chair Taniguchi appointed D. Carroll and M. Gonzalez as members to the CodeNEXT Working Group.

6. STAFF BRIEFINGS:

Executive Liaison Katie Mulholland (COA PAZ) introduced the Airport Memo, which indicates that ABIA projects will come to the Design Commission for recommendations.

She also mentioned that two Commissioners needed to be re/appointed and that March's meeting should have the full, new membership.

7. FUTURE AGENDA ITEMS:

- Introduction of the new Interim City Architect.
- Election of Officers, including Secretary.
- Appointment of Working Groups members, including to the Planning and Infrastructure Working Group.
- Presentation on Convention Center's expansion plan (C. Kenny)
- Appointment of a representative to the new South Central Waterfront Advisory Board.

8. ANNOUNCEMENTS

a. Chair Announcements:

The Design Commission will have a representative on the newly-formed South Central Waterfront Advisory Board.

b. Items from Commission Members: **None**

c. Items from City Staff: **None**

ADJOURNMENT by consensus at: 8:10 PM.

DRAFT

DOWNTOWN DENSITY BONUS PROGRAM (DDBP)
SUBMITTAL APPLICATION

1. Project Name: Waterloo Park Tower

2. Property Owner

Name: Alan Woods Nalle, Sr.

Address: 54 Sundown Parkway, Austin TX 78746

Phone: 512-327-3969

E-mail: anallesr@icloud.com

3. Applicant/Authorized Agent

Name: Jim Wittliff/Land Answers, Inc.

Address: 3606 Winfield Cove, Austin TX 78704

Phone: 512-416-6611

E-mail: landanswers@sbcglobal.net

4. Anticipated Project Address:

1201 Red River

5. Site Information

a. Lot area *(also include on site plan)*:

19,689

b. Existing zoning (include any zoning suffixes such as "H," "CO," etc. If the property has a conditional overlay (CO), provide explanation of conditions (attach additional pages as necessary):

CBD

c. Existing entitlements:

I. Current floor to area (FAR) limitation:

8:1

II. Current height limitation (in feet) :

450

III. Affected by Capitol View Corridors (CVCs) Yes/No?

☐ Yes ☐ No

If yes, please provide specify height allowed under CVC:

6. Existing Deed Restrictions

Detail existing deed restrictions on the property (if any):

None

7. Building Information

a. Total square footage - Only include the square footage that counts towards FAR; see LDC 25-1-21(40), (44), and (45):

282,318 square feet

b. Gross floor area devoted to the different land use categories included in the project (e.g., retail/restaurant, office, apartment, condominium, hotel):

282,318 square feet

c. Number or units (if residential development): 28

d. Number of rooms (if hotel or similar use): 256

e. Number of floors: 33

f. Height: 371

g. FAR requested: 15:1

8. Gatekeeper Requirements

Provide an explanation of how this project meets the *Gatekeeper* requirements of the DDBP as described in Ordinance No. 20140227-054. Attach additional page(s) as necessary:

Our site plan includes a schematic level site plan, building elevations, and calculation tables, and shows the relationship of this project to it's surroundings. We are meeting the Great Streets requirements including streetscape improvements and we are working with AEGB program to achieve a two star rating.

9. Community Benefits

Detail which community benefits will be used and how they will be applied (affordable housing on site, fee in lieu of, affordable housing + community benefit, etc.). Attach additional page(s) as necessary:

The property owner has voluntarily agreed to donate 901 square feet of additional right-of-way to aid the City in the realignment of Red River Street. This ROW dedication will require this project to add an additional floor to recoup the lost hotel rooms at a cost to the developer o over $500,000.

10. Density Bonus Calculation

Provide a calculation method of how the additional FAR is sought including site area and amount per square foot. Calculation should include all *Gatekeeper* items plus all community benefits:

Current zoning allows 8:1 FAR. Participation in Great Streets and AEGB program will allow us to increase our FAR to 15:1. We are seeking an FAR of 15:1. THIS IS AN ADDITION OF 133,140 SQUARE FEET.

11. Relate Project to the Urban Design Guidelines for Austin

Provide detailed explanation of how the project substantially complies with the Urban Design Guidelines for Austin with reference to specific guidelines. Attach additional page(s) as necessary.

See the attached UD Guidelines checklist.

12. Acknowledgements

a. Applicant understands that a standard restrictive covenant template will be drafted by the City of Austin to address Gatekeeper requirements in accordance with 25-2-586(C)(1):

☑ Yes ☐ No

b. Applicant understands that will be required to submit a copy of the project's signed Austin Energy Green Building Letter of Intent:

☑ Yes ☐ No

c. Applicant has received and reviewed a copy of the Downtown Density Bonus Ordinance:

☑ Yes ☐ No

d. Applicant has received and reviewed a copy of the Urban Design Guidelines for Austin:

☑ Yes ☐ No

e. Applicant has scheduled presentation to the Design Commission Working Group and follow-up Design Commission Meeting by coordinating dates with program staff? (Anne.Milne@austintexas.gov)

☐ Yes ☑ No

f. If considering in lieu fee or provision of on-site affordable housing as a public benefit, Applicant has scheduled a coordination meeting with the Neighborhood Housing and Community Development Department to detail program requirements and obtained a letter of affordability from NHCD:

☐ Yes ☑ No

Signed: Owner or Applicant

Authorized Agent Jim Wittliff/Land Answers, Inc.

Date Submitted 1/25/17

DOWNTOWN DENSITY BONUS PROGRAM (DDBP)
APPLICATION SUBMITTAL CHECKLIST

Submitted:

- [x] Completed DDBP Application;
- [x] Vicinity plan/aerial locating the project in its context, and showing a minimum 9 block area around the project;
- [x] Location of nearby transit facilities;
- [x] Drawings:
  - Site plan;
  - Floor plans;
  - Exterior elevations (all sides);
  - Three-dimensional views;
- [x] Copy of the projects signed Austin Energy Green Building Letter of Intent;
- [ ] Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project.
- [ ] Letter of affordability and acknowledgment from NHCD for affordable housing community benefit.

[Project Name] DDBP Request

Review of Susbstantial Compliance with UD Guidelines

Area Wide Guidelines

	Guideline	Achieved? (Yes/No)	Applicant's Comments
1	AW-1: Create dense development	Yes	15:1 FAR is proposed
2	AW-2. Create mixed-use development	Yes	Site will contain a Hotel, restaurant and cocktail lounge
3	AW-3. Limit development which closes downtown streets	No	Red River will be closed NB for realignment
4	AW-4. Buffer neighborhood edges	N/A	N/A
5	AW-5. Incorporate civic art in both public and private development	No	
6	AW-6. Protect important public views	Yes	Capital View Corridors are protected and enhanced
7	AW-7. Avoid historical misrepresentations	Yes	
8	AW-8. Respect adjacent historic buildings	Yes	Symphony Square will not be impacted
9	AW-9. Acknowledge that rooftops are seen from other buildings and the street	Yes	
10	AW-10. Avoid the development of theme environments	Yes	
11	AW-11. Recycle existing building stock	No	

Public Streetscape Guidelines

12	PS-1. Protect the pedestrian where the building meets the street	Yes	
13	PS-2. Minimize curb cuts	Yes	
14	PS-3. Create a potential for two-way streets	N/A	
15	PS-4. Reinforce pedestrian activity	Yes	
16	PS-5. Enhance key transit stops	No	
17	PS-6. Enhance the streetscape	Yes	Great Strees lighting, trees, and street furniture
18	PS-7. Avoid conflicts between pedestrians and utility equipment	Yes	All utilities will be underground
19	PS- 8. Install street trees	Yes	

20	PS- 9. Provide pedestrian-scaled lighting	Yes	
21	PS- 10. Provide protection from cars/promote curbside parking	Yes	porte-cochere privided for registering hotel guests
22	PS-11. Screen mechanical and utility equipment	Yes	
23	PS-12. Provide generous street-level windows	Yes	
24	PS-13. Install pedestrian-friendly materials at street level	Yes	

Building Guidelines

	B- 1. Build to the street	Yes	
	B- 2. Provide multi-tenant, pedestrian-oriented development at the street level	Yes	
	B-3. Accentuate primary entrances	Yes	
	B- 4. Encourage the inclusion of local character	Yes	
	B- 5. Control on-site parking	Yes	parking garage will be valet-only
	B- 6. Create quality construction	Yes	
	B- 7. Create buildings with human scale	Yes	

Plaza and Open Space Guidelines

	PZ-1. Treat the four squares with special consideration	N/A	
	PZ- 2. Contribute to an open space network	No	
	PZ- 3. Emphasize connections to parks and greenways	Yes	Waterloo Park is across the street
	PZ- 4. Incorporate open space into residential development (pool, deck, dog area)	Yes	Outdoor view plazas are provided
	PZ- 5. Develop green roofs	No	

	PZ- 6. Provide plazas in high use areas	Yes	
	PZ- 7. Determine plaza function, size, and activity	Yes	
	PZ- 8. Respond to microclimate in plaza design	Yes	
	PZ- 9. Consider views, circulation, boundaries, and subspaces in plaza design	Yes	views focus on State Capitol and Waterloo Park
	PZ- 10. Provide an appropriate amount of plaza seating	Yes	
	PZ- 11. Provide visual and spatial complexity in public spaces	Yes	
	PZ- 12. Use plants to enliven urban spaces	Yes	
	PZ- 13. Provide interactive civic art and fountains in plazas	No	
	PZ- 14. Provide food service for plaza participants	Yes	
	PZ- 15. Increase safety in plazas through wayfinding, lighting, & visibility	Yes	
	PZ- 16. Consider plaza operations and maintenance	Yes	

Conclusions

	Total number of Urban Design Guidelines	37	

SCHEMATIC DESIGN

12th and Red River Hotel

1201 Red River, Austin TX 78701

04/15/2016

PROJECT NUMBER : 16022.100

BOKA Powell

architecture | interiors | planning | graphics
327 Congress Ave., St. 600 | Austin, Texas 78701
Tel 512.687.0699 | Fax 512.687.1097
www.bokapowell.com

Color Scheme Legend

- Balcony, Patio, Pool Deck
- Building Services
- Circulation
- Food and Beverage
- Food and Beverage BOH
- Hotel
- Hotel BOH
- Landscape
- Vehicular Circulation
- Vertical Penetration

NORTH

01 LEVEL 1 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Arch: Chris W. Barnes Reg. No.: 10147
Arch: John E. Orfield Reg. No.: 11164
Arch: R. Andrew Bennett Reg. No.: 18129

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Contact: Craig Bull, 972.978.6911

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Contact: John Aniol, 972.764.6240

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8144 Walnut Hill Lane, Ste. 200
Dallas, TX 75231
Contact: Jake Musick, 214.373.8222

landscape
DWG
912B Congress Avenue
Austin, TX 78701
Contact: Daniel Woodroffe, 512.917.6040

interiors
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project
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1201 Red River, Austin TX 78701

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original issue
SCHEMATIC DESIGN 04.15.2016
revisions

title
LEVEL 1 FLOOR PLAN

project number 16022.100
date 04.15.2016
sheet
A2.01

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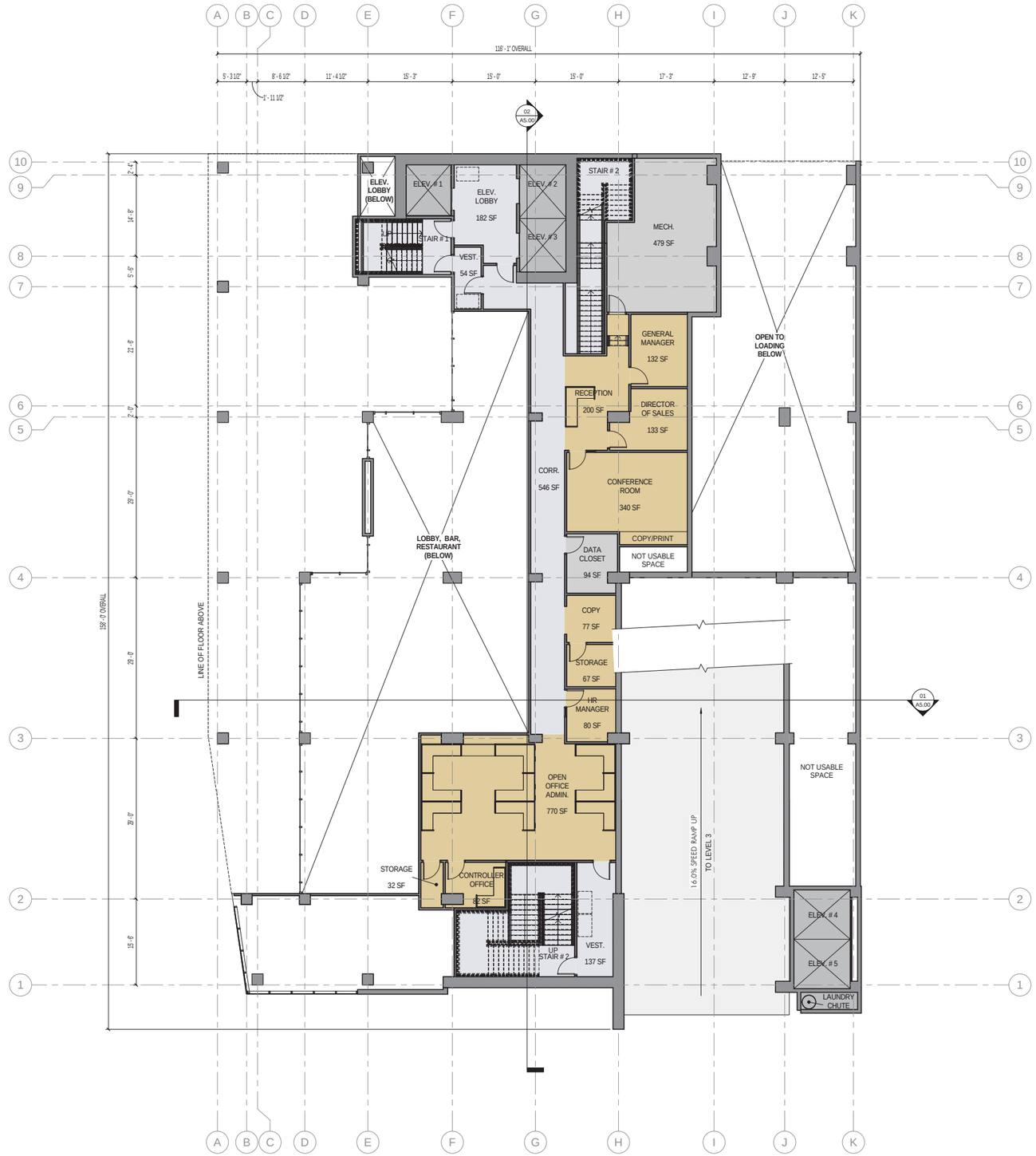
Color Scheme Legend

- Building Services
- Circulation
- Hotel BOH
- Vertical Penetration



NORTH

01 LEVEL 2 - MEZZANINE
SCALE: 1/8" = 1'-0"

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original issue
SCHEMATIC DESIGN 04.15.2016
revisions

title
LEVEL 2 MEZZANINE

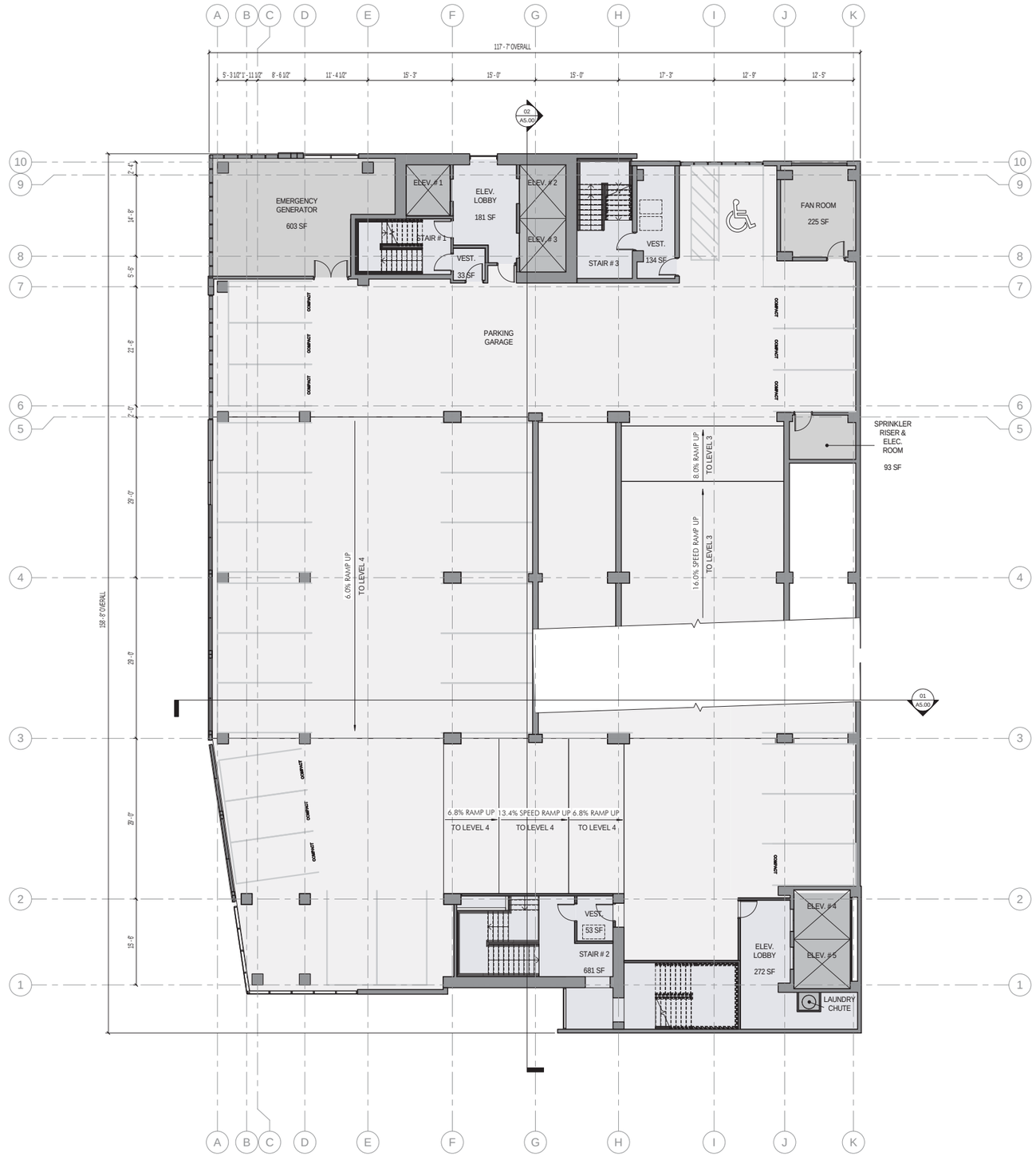
project number 16022.100
date 04.15.2016
sheet
A2.02

Color Scheme Legend

- Building Services
- Circulation
- Vehicular Circulation
- Vertical Penetration

Parking Schedule	
Type	Count
Compact	74
Handicap	7
Standard	208

Grand total: 289



NORTH

01 LEVEL 3 - PARKING
SCALE: 1/8" = 1'-0"

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SCHEMATIC DESIGN 04.15.2016
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title
LEVEL 3 PARKING

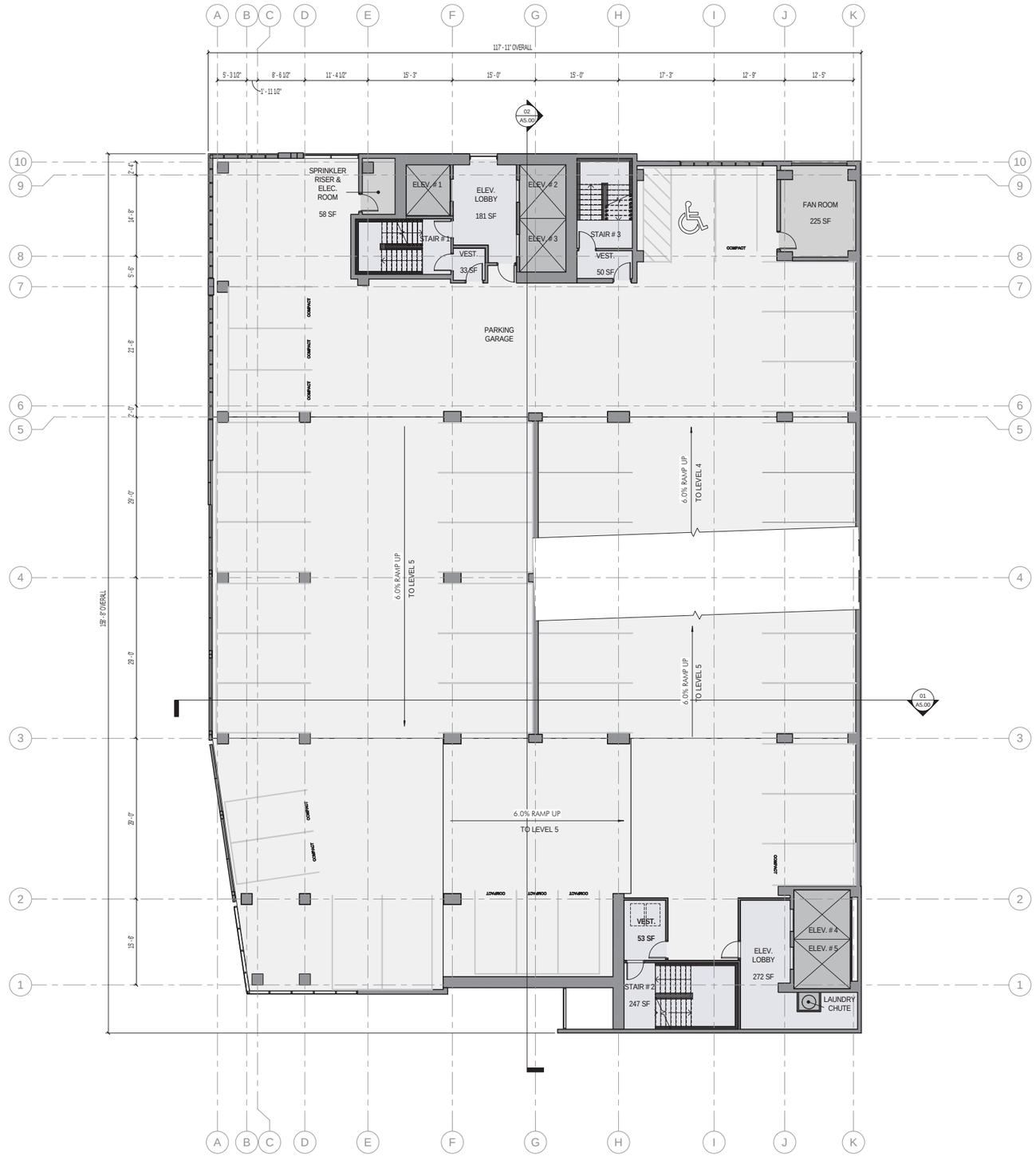
project number 16022.100
date 04.15.2016
sheet
A2.03

Color Scheme Legend

- Building Services
- Circulation
- Vehicular Circulation
- Vertical Penetration

Parking Schedule	
Type	Count
Compact	74
Handicap	7
Standard	208

Grand total: 289



NORTH

01 PARKING PLAN - TYPICAL
SCALE: 1/8" = 1'-0"

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revisions

title
PARKING PLAN - TYPICAL

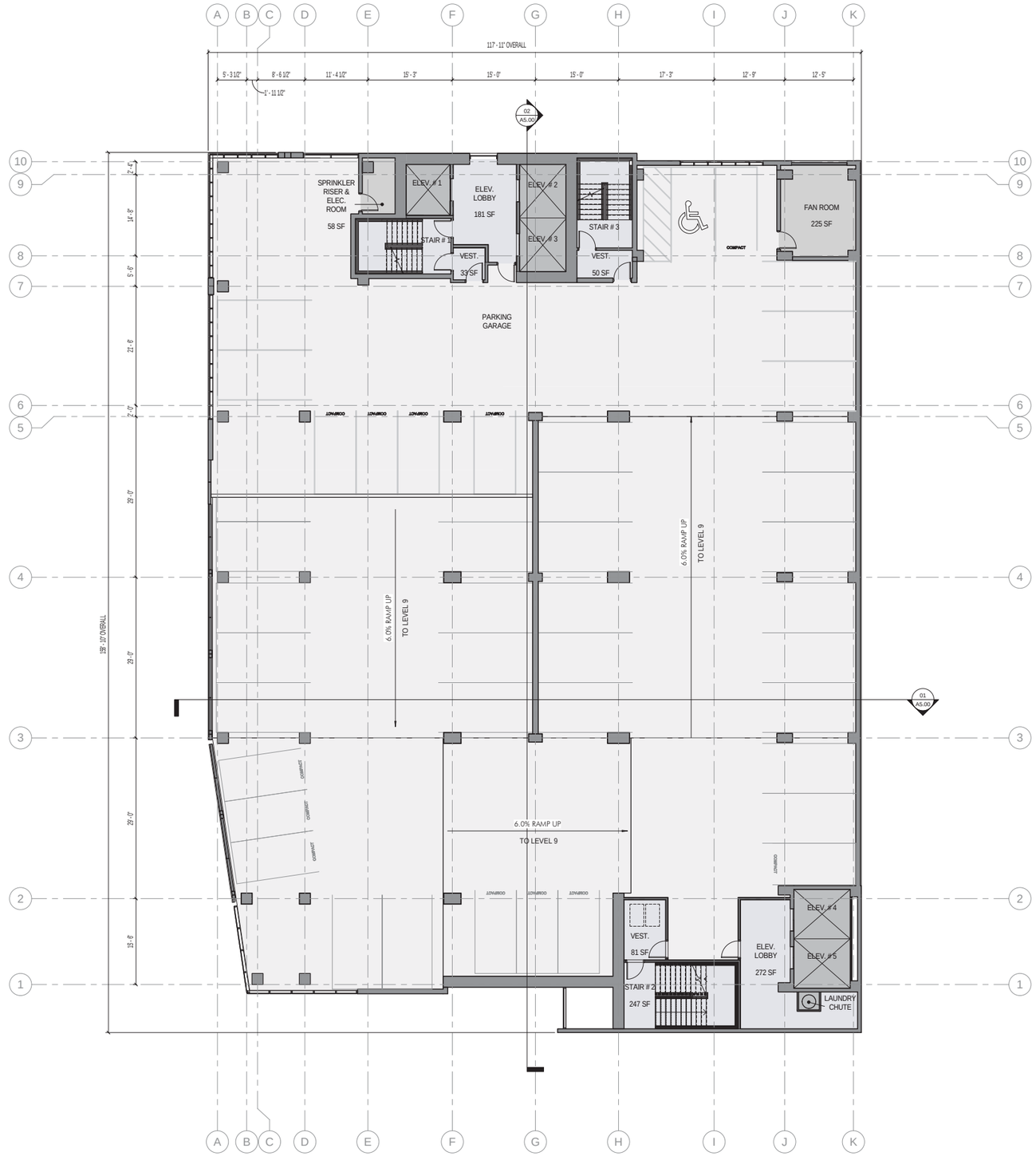
project number 16022.100
date 04.15.2016
sheet
A2.04

Color Scheme Legend

- Building Services
- Circulation
- Vehicular Circulation
- Vertical Penetration

Parking Schedule	
Type	Count
Compact	74
Handicap	7
Standard	208

Grand total: 289



NORTH

01 LEVEL - 9 PARKING
SCALE: 1/8" = 1'-0"

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title
LEVEL 9 PARKING

project number 16022.100
date 04.15.2016
sheet
A2.09

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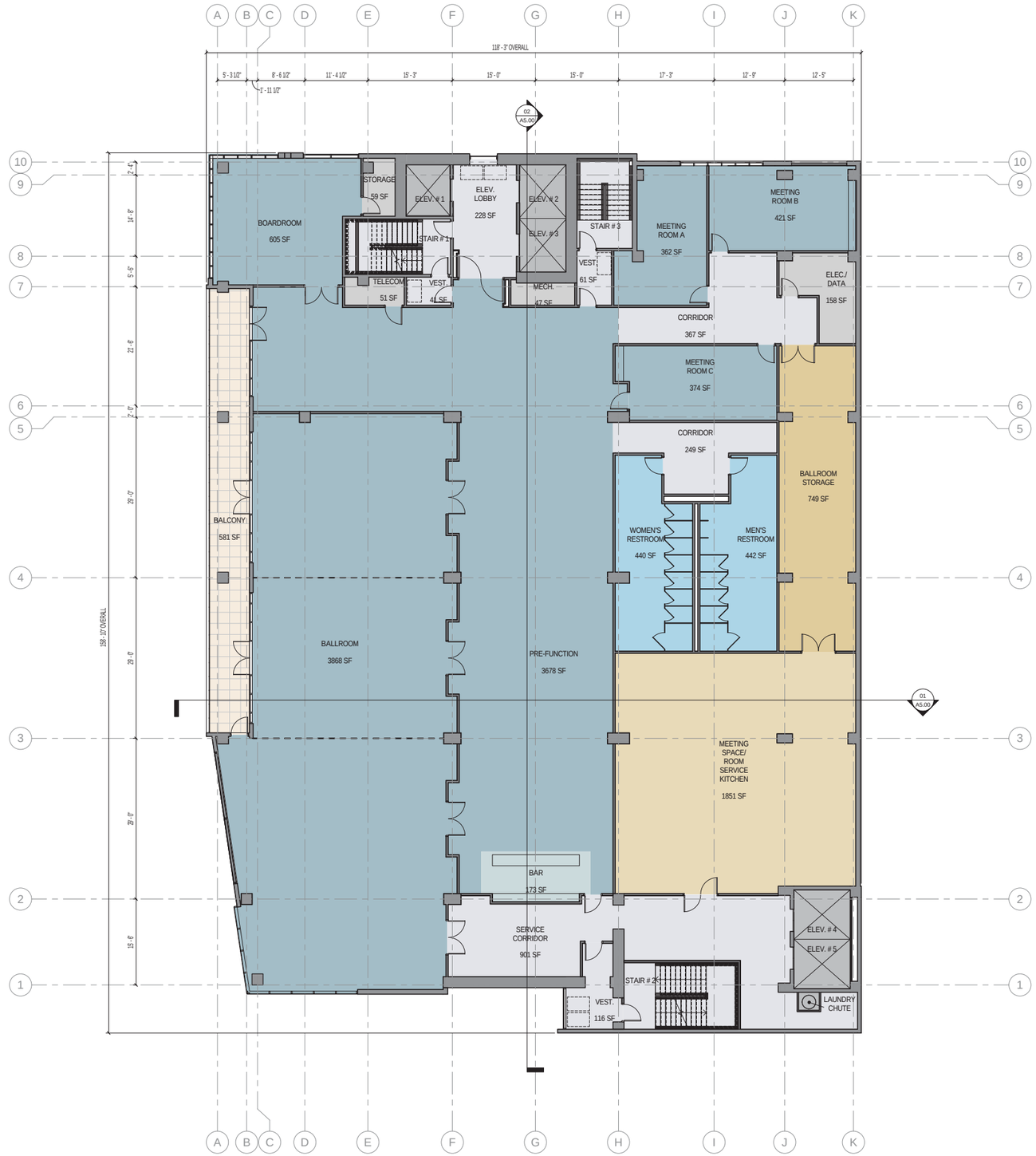
Color Scheme Legend

- Balcony, Patio, Pool Deck
- Building Services
- Circulation
- Food and Beverage
- Food and Beverage BOH
- Hotel
- Hotel BOH
- Meeting Space
- Vertical Penetration



NORTH

01 LEVEL 10 - BALLROOM
SCALE: 1/8" = 1'-0"

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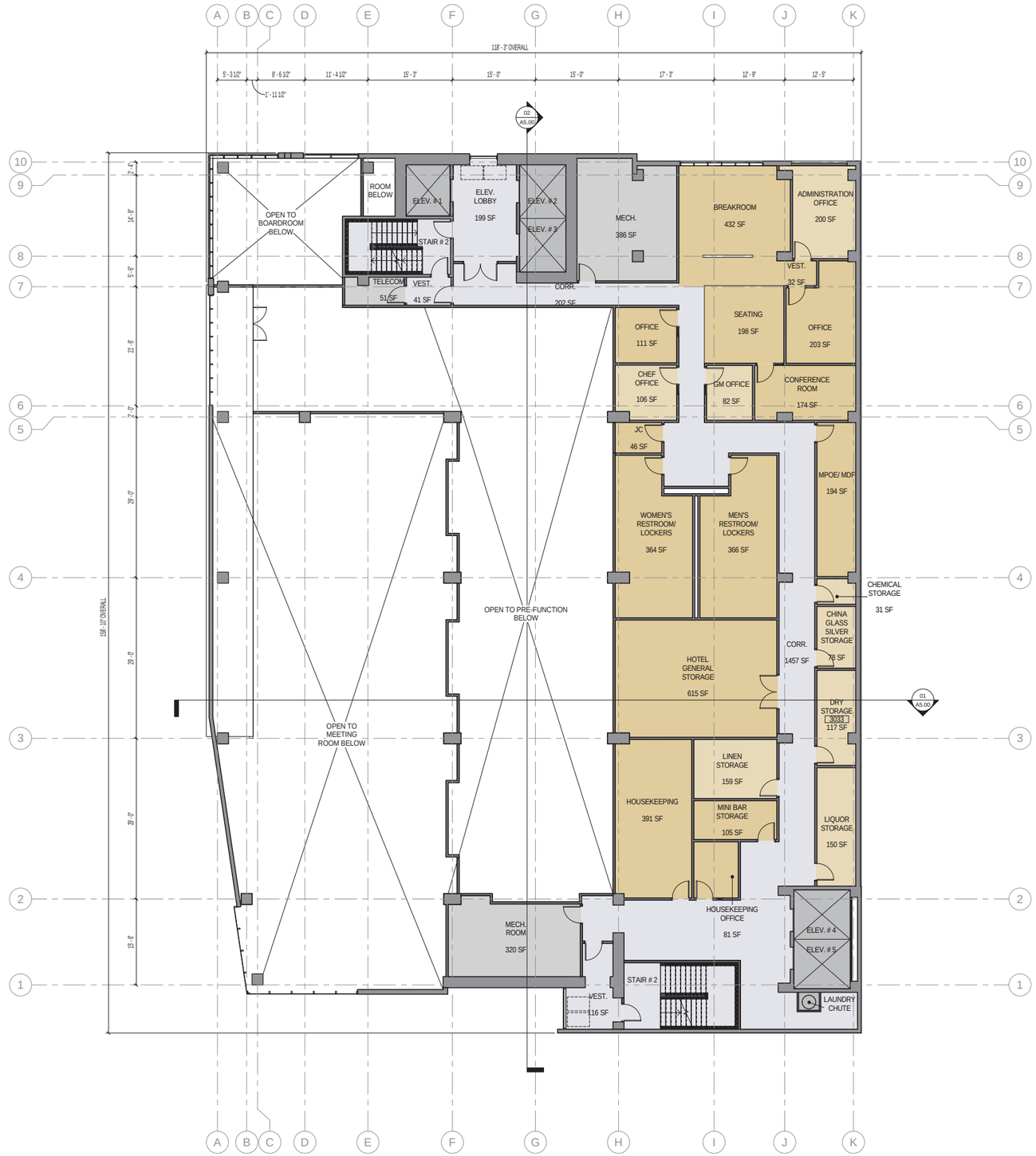
title
LEVEL 10 BALLROOM

project number 16022.100
date 04.15.2016
sheet
A2.10

Color Scheme Legend

- Building Services
- Circulation
- Food and Beverage BOH
- Hotel BOH
- Vertical Penetration



NORTH

01 LEVEL 11 - BALLROOM MEZZANINE
SCALE: 1/8" = 1'-0"

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title
LEVEL 11 BALLROOM MEZZANINE

project number 16022.100
date 04.15.2016
sheet
A2.11

Color Scheme Legend

- Balcony, Patio, Pool Deck
- Building Services
- Circulation
- Food and Beverage
- Food and Beverage BOH
- Guest Rooms
- Hotel
- Hotel BOH
- Landscape
- Pool / Water Feature
- Vertical Penetration

NORTH

01 LEVEL 12 - AMENITY DECK
SCALE: 1/8" = 1'-0"

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title
LEVEL 12 AMENITY DECK

project number 16022.100
date 04.15.2016
sheet
A2.12

Color Scheme Legend

- Building Services
- Circulation
- Guest Rooms
- Hotel
- Vertical Penetration

NORTH

01 HOTEL PLAN - TYPICAL
SCALE: 1/8" = 1'-0"

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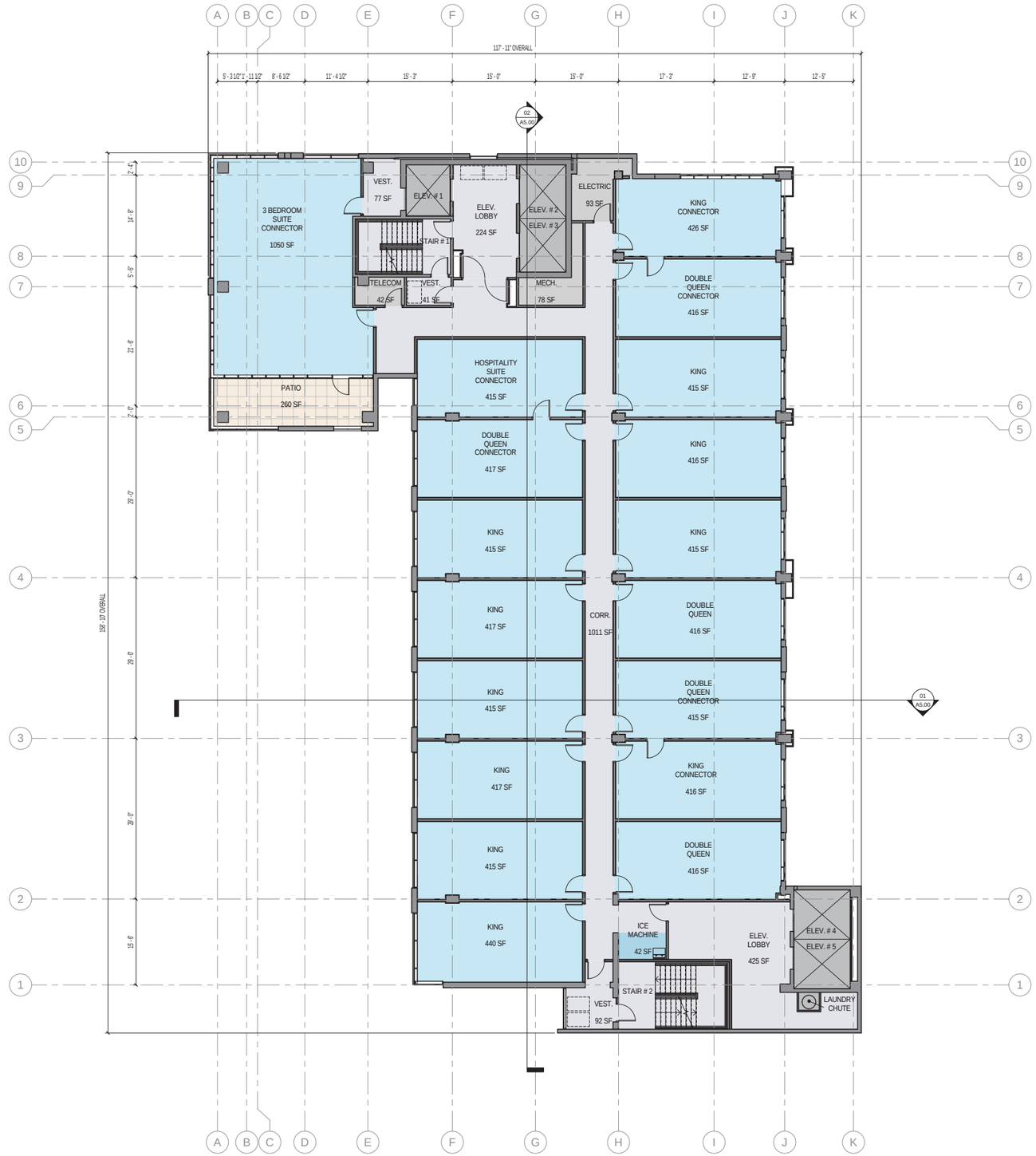
HOTEL PLAN - TYPICAL

project number 16022.100
date 04.15.2016
sheet
A2.13

Color Scheme Legend

- Balcony, Patio, Pool Deck
- Building Services
- Circulation
- Guest Rooms
- Hotel
- Vertical Penetration



01 HOTEL PLAN WITH BALCONY - TYPICAL
SCALE: 1/8" = 1'-0"

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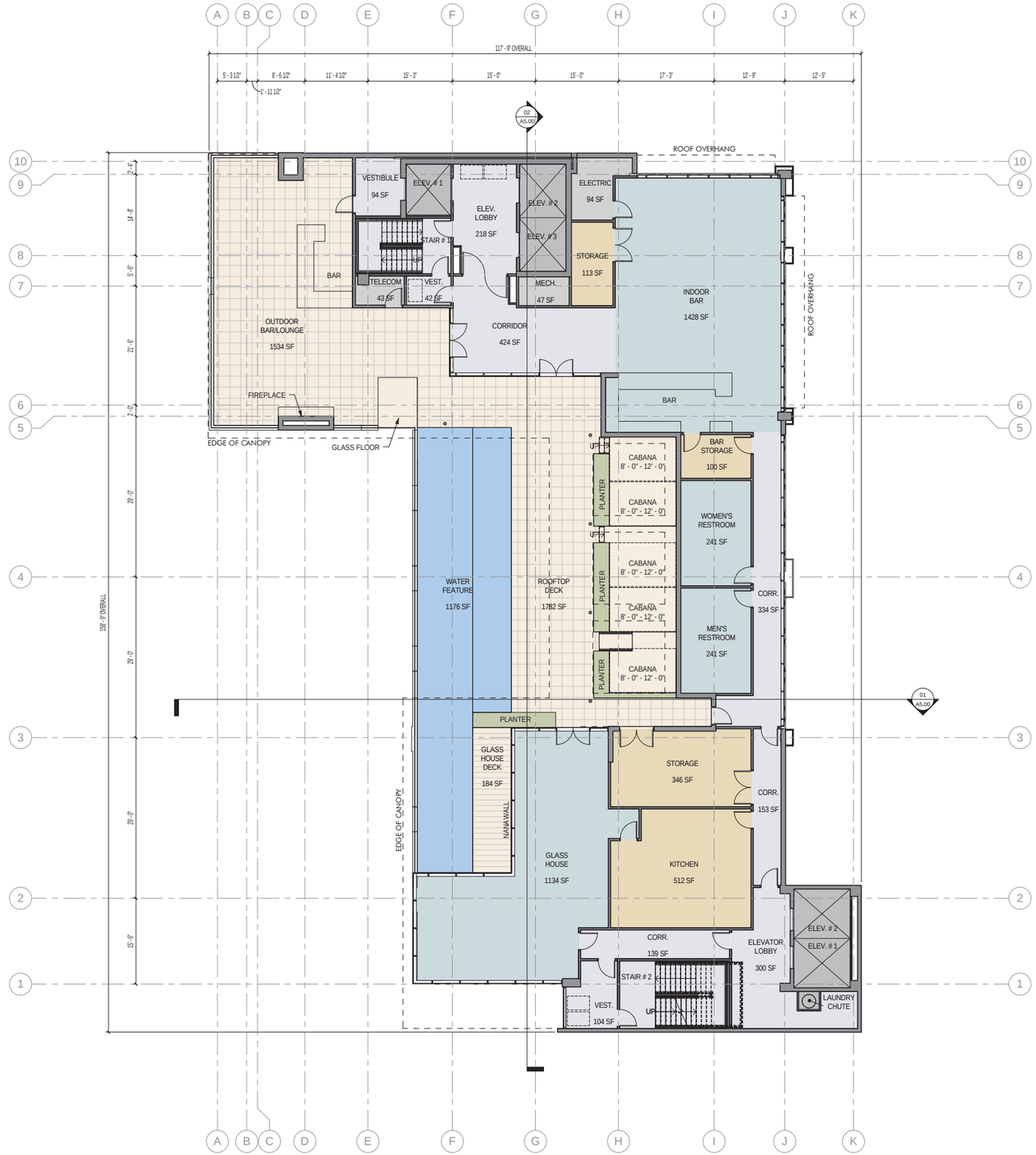
HOTEL PLAN WITH BALCONY - TYPICAL

project number 16022.100
date 04.15.2016
sheet
A2.14

Color Scheme Legend

- Balcony, Patio, Pool Deck
- Building Services
- Circulation
- Food and Beverage
- Food and Beverage BOH
- Landscape
- Pool / Water Feature
- Vertical Penetration



NORTH

01 LEVEL 27 - ROOF DECK
SCALE: 1/8" = 1'-0"

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title
LEVEL 27 ROOF DECK

project number 16022.100
date 04.15.2016
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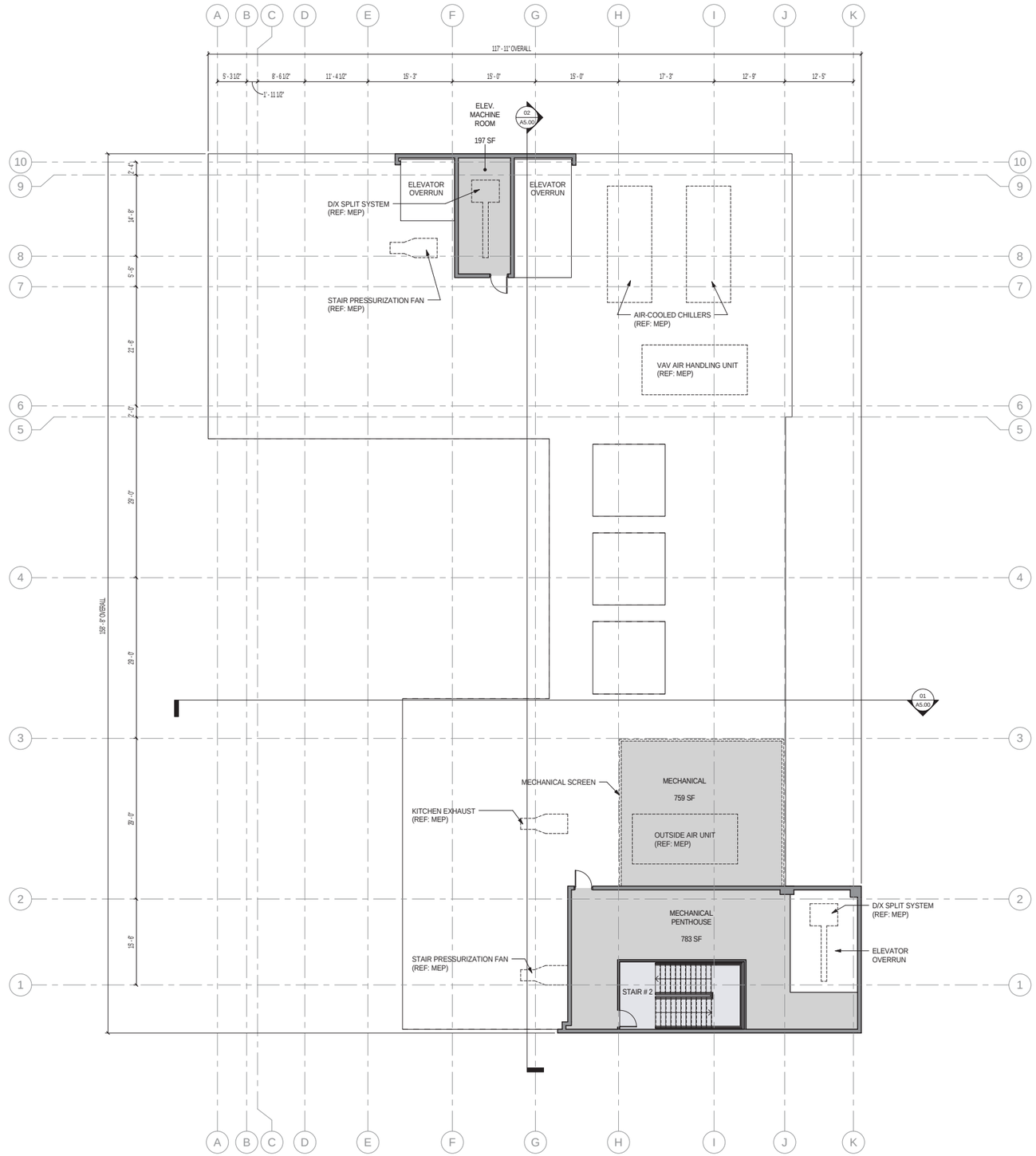
A2.15

Color Scheme Legend

- Building Services
- Circulation



NORTH

01 ROOF PLAN
SCALE: 1/8" = 1'-0"

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ROOF PLAN - OVERALL

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A2.16

Level 1 Room Schedule

DINING PATIO	Balcony, Patio, Pool Deck	1,260 SF
DOCK	Building Services	575 SF
MAIN ELECTRICAL	Building Services	262 SF
PUMP ROOM	Building Services	218 SF
RECYCLING	Building Services	437 SF
TRANSFORMER VAULT	Building Services	617 SF
CORRIDOR	Circulation	594 SF
STAIR # 1	Circulation	137 SF
STAIR # 2	Circulation	247 SF
STAIR # 3	Circulation	156 SF
STAIR # 4	Circulation	86 SF
VEST.	Circulation	122 SF
BAR	Food and Beverage	1,006 SF
CORR.	Food and Beverage	247 SF
LOBBY	Food and Beverage	1,034 SF
MEN'S RESTROOM	Food and Beverage	212 SF
RESTAURANT	Food and Beverage	1,388 SF
WOMEN'S RESTROOM	Food and Beverage	212 SF
BAR STORAGE	Food and Beverage BOH	114 SF
KITCHEN	Food and Beverage BOH	891 SF
KITCHEN STORAGE	Food and Beverage BOH	177 SF
ELEV. LOBBY	Hotel	239 SF
ELEV. LOBBY	Hotel	63 SF
RECEPTION & CONCIERGE	Hotel	529 SF
BAGGAGE STORAGE	Hotel BOH	174 SF
ENGINEERING OFFICE	Hotel BOH	128 SF
ENGINEERING WORKSHOP	Hotel BOH	188 SF
FIRE COMMAND	Hotel BOH	204 SF
FRONT OFFICE	Hotel BOH	181 SF
HOUSEKEEPING STORAGE	Hotel BOH	200 SF
LAUNDRY BIN STORAGE	Hotel BOH	111 SF
SECURITY	Hotel BOH	80 SF
SOILED LINEN	Hotel BOH	171 SF
LOADING DOCK	Vehicular Circulation	1,387 SF
ELEV. # 1	Vertical Penetration	74 SF
ELEV. # 2	Vertical Penetration	81 SF
ELEV. # 3	Vertical Penetration	81 SF
ELEV. # 4	Vertical Penetration	91 SF
ELEV. # 5	Vertical Penetration	91 SF
Level 1 Total NSF		14,066 SF

Level 2 Room Schedule

DATA CLOSET	Building Services	94 SF
MECH.	Building Services	479 SF
CORR.	Circulation	546 SF
ELEV. LOBBY	Circulation	182 SF
STAIR # 1	Circulation	173 SF
STAIR # 2	Circulation	359 SF
STAIR # 2	Circulation	138 SF
VEST.	Circulation	54 SF
VEST.	Circulation	137 SF
CONFERENCE ROOM	Hotel BOH	340 SF
CONTROLLER OFFICE	Hotel BOH	82 SF
COPY	Hotel BOH	77 SF
DIRECTOR OF SALES	Hotel BOH	133 SF
GENERAL MANAGER	Hotel BOH	132 SF
HR MANAGER	Hotel BOH	80 SF
OPEN OFFICE ADMIN.	Hotel BOH	770 SF
RECEPTION	Hotel BOH	200 SF
STORAGE	Hotel BOH	67 SF
STORAGE	Hotel BOH	32 SF
ELEV. # 1	Vertical Penetration	74 SF
ELEV. # 2	Vertical Penetration	81 SF
ELEV. # 3	Vertical Penetration	81 SF
ELEV. # 4	Vertical Penetration	91 SF
ELEV. # 5	Vertical Penetration	91 SF
LAUNDRY CHUTE	Vertical Penetration	32 SF
Level 2 Mezzanine Total NSF		4,522 SF

Level 10 Room Schedule

BALCONY	Balcony, Patio, Pool Deck	581 SF
ELEC./ DATA	Building Services	158 SF
MECH.	Building Services	47 SF
STORAGE	Building Services	59 SF
TELECOM	Building Services	51 SF
CORRIDOR	Circulation	367 SF
CORRIDOR	Circulation	249 SF
ELEV. LOBBY	Circulation	228 SF
SERVICE CORRIDOR	Circulation	901 SF
STAIR # 1	Circulation	190 SF
STAIR # 2	Circulation	247 SF
STAIR # 3	Circulation	163 SF
VEST.	Circulation	116 SF
VEST.	Circulation	41 SF
VEST.	Circulation	61 SF
BAR	Food and Beverage	173 SF
MEETING SPACE/ ROOM SERVICE KITCHEN	Food and Beverage BOH	1,851 SF
MEN'S RESTROOM	Hotel	442 SF
WOMEN'S RESTROOM	Hotel	440 SF
BALLROOM STORAGE	Hotel BOH	749 SF
BALLROOM	Meeting Space	3,868 SF
BOARDROOM	Meeting Space	605 SF
MEETING ROOM A	Meeting Space	362 SF
MEETING ROOM B	Meeting Space	421 SF
MEETING ROOM C	Meeting Space	374 SF
PRE-FUNCTION	Meeting Space	3,678 SF
ELEV. # 1	Vertical Penetration	73 SF
ELEV. # 2	Vertical Penetration	81 SF
ELEV. # 3	Vertical Penetration	81 SF
ELEV. # 4	Vertical Penetration	91 SF
ELEV. # 5	Vertical Penetration	91 SF
LAUNDRY CHUTE	Vertical Penetration	12 SF
Level 10 Ballroom Total NSF		16,846 SF

Level 11 Room Schedule

MECH.	Building Services	386 SF
MECH. ROOM	Building Services	320 SF
TELECOM	Building Services	51 SF
CORR.	Circulation	1,457 SF
CORR.	Circulation	202 SF
ELEV. LOBBY	Circulation	199 SF
STAIR # 2	Circulation	247 SF
STAIR # 2	Circulation	190 SF
VEST.	Circulation	116 SF
VEST.	Circulation	41 SF
ADMINISTRATION OFFICE	Food and Beverage BOH	200 SF
CHEF OFFICE	Food and Beverage BOH	106 SF
CHEMICAL STORAGE	Food and Beverage BOH	31 SF
CHINA GLASS SILVER STORAGE	Food and Beverage BOH	78 SF
DRY STORAGE	Food and Beverage BOH	117 SF
GM OFFICE	Food and Beverage BOH	82 SF
LINEN STORAGE	Food and Beverage BOH	159 SF
LIQUOR STORAGE	Food and Beverage BOH	150 SF
BREAKROOM	Hotel BOH	432 SF
CONFERENCE ROOM	Hotel BOH	174 SF
HOTEL GENERAL STORAGE	Hotel BOH	615 SF
HOUSEKEEPING	Hotel BOH	391 SF
HOUSEKEEPING OFFICE	Hotel BOH	81 SF
JC	Hotel BOH	46 SF
MEN'S RESTROOM/ LOCKERS	Hotel BOH	366 SF
MINI BAR STORAGE	Hotel BOH	105 SF
MPOE/ MDF	Hotel BOH	194 SF
OFFICE	Hotel BOH	203 SF
OFFICE	Hotel BOH	111 SF
SEATING	Hotel BOH	198 SF
VEST.	Hotel BOH	32 SF
WOMEN'S RESTROOM/ LOCKERS	Hotel BOH	364 SF
ELEV. # 1	Vertical Penetration	73 SF
ELEV. # 2	Vertical Penetration	81 SF
ELEV. # 3	Vertical Penetration	81 SF
ELEV. # 4	Vertical Penetration	91 SF
ELEV. # 5	Vertical Penetration	91 SF
LAUNDRY CHUTE	Vertical Penetration	12 SF
Level 11 Ballroom Total NSF		7,873 SF

Level 12 Room Schedule

FITNESS PATIO	Balcony, Patio, Pool Deck	572 SF
HOSPITALITY PATIO	Balcony, Patio, Pool Deck	343 SF
HOSPITALITY PATIO	Balcony, Patio, Pool Deck	360 SF
HOSPITALITY PATIO	Balcony, Patio, Pool Deck	367 SF
OUTDOOR POOL DECK	Balcony, Patio, Pool Deck	3,235 SF
PATIO	Balcony, Patio, Pool Deck	257 SF
ELECTRIC	Building Services	89 SF
MECH.	Building Services	69 SF
STAIR # 2	Building Services	253 SF
TELECOM	Building Services	47 SF
CORR.	Circulation	746 SF
CORR.	Circulation	174 SF
ELEV. LOBBY	Circulation	408 SF
ELEV. LOBBY	Circulation	224 SF
LOBBY	Circulation	672 SF
STAIR # 1	Circulation	190 SF
VEST.	Circulation	142 SF
VEST.	Circulation	41 SF
VEST.	Circulation	64 SF
POOL F & B	Food and Beverage	889 SF
REST.	Food and Beverage	57 SF
REST.	Food and Beverage	57 SF
PREP	Food and Beverage BOH	103 SF
CUSTOM SUITE	Guest Rooms	1,064 SF
HOSPITALITY SUITE CONNECTOR	Guest Rooms	948 SF
HOSPITALITY SUITE CONNECTOR	Guest Rooms	948 SF
HOSPITALITY SUITE CONNECTOR	Guest Rooms	955 SF
FITNESS	Hotel	1,265 SF
ICE MACHINE	Hotel	48 SF
REST.	Hotel	63 SF
REST.	Hotel	63 SF
UNISEX REST.	Hotel	54 SF
HOSPITALITY STORAGE	Hotel BOH	307 SF
POOL STORAGE	Hotel BOH	158 SF
POOL	Pool / Water Feature	944 SF
ELEV. # 1	Vertical Penetration	73 SF
ELEV. # 2	Vertical Penetration	81 SF
ELEV. # 3	Vertical Penetration	81 SF
ELEV. # 4	Vertical Penetration	91 SF
ELEV. # 5	Vertical Penetration	91 SF
LAUNDRY CHUTE	Vertical Penetration	12 SF
Level 12 Hotel Total NSF		16,603 SF

Level 15 Typical Room Schedule

ELECTRIC	Building Services	89 SF
MECH.	Building Services	68 SF
TELECOM	Building Services	42 SF
CORR.	Circulation	923 SF
ELEV. LOBBY	Circulation	224 SF
ELEV. LOBBY	Circulation	425 SF
STAIR # 1	Circulation	172 SF
STAIR # 2	Circulation	237 SF
VEST	Circulation	82 SF
VEST.	Circulation	41 SF
VEST.	Circulation	64 SF
VEST.	Circulation	94 SF
1 BEDROOM SUITE CONNECTOR	Guest Rooms	452 SF
2 BEDROOM SUITE CONNECTOR	Guest Rooms	828 SF
DOUBLE QUEEN	Guest Rooms	416 SF
DOUBLE QUEEN	Guest Rooms	415 SF
DOUBLE QUEEN CONNECTOR	Guest Rooms	416 SF
DOUBLE QUEEN CONNECTOR	Guest Rooms	414 SF
DOUBLE QUEEN CONNECTOR	Guest Rooms	417 SF
HOSPITALITY SUITE CONNECTOR	Guest Rooms	415 SF
KING	Guest Rooms	414 SF
KING	Guest Rooms	416 SF
KING	Guest Rooms	414 SF
KING	Guest Rooms	427 SF
KING	Guest Rooms	415 SF
KING	Guest Rooms	417 SF
KING	Guest Rooms	415 SF
KING	Guest Rooms	417 SF
KING	Guest Rooms	415 SF
KING CONNECTOR	Guest Rooms	414 SF
KING CONNECTOR	Guest Rooms	416 SF
ICE MACHINE	Hotel	39 SF
ELEV. # 1	Vertical Penetration	73 SF
ELEV. # 2	Vertical Penetration	81 SF
ELEV. # 3	Vertical Penetration	81 SF
ELEV. # 4	Vertical Penetration	91 SF
ELEV. # 5	Vertical Penetration	91 SF
LAUNDRY CHUTE	Vertical Penetration	12 SF
Level 15 Total NSF		11,280 SF

Level 20 Typical Room Schedule

PATIO	Balcony, Patio, Pool Deck	260 SF
ELECTRIC	Building Services	93 SF
MECH.	Building Services	78 SF
TELECOM	Building Services	42 SF
CORR.	Circulation	1,011 SF
ELEV. LOBBY	Circulation	224 SF
ELEV. LOBBY	Circulation	425 SF
STAIR # 1	Circulation	172 SF
STAIR # 2	Circulation	243 SF
VEST.	Circulation	41 SF
VEST.	Circulation	77 SF
VEST.	Circulation	92 SF
3 BEDROOM SUITE CONNECTOR	Guest Rooms	1,050 SF
DOUBLE QUEEN	Guest Rooms	416 SF
DOUBLE QUEEN	Guest Rooms	416 SF
DOUBLE QUEEN CONNECTOR	Guest Rooms	416 SF
DOUBLE QUEEN CONNECTOR	Guest Rooms	417 SF
DOUBLE QUEEN CONNECTOR	Guest Rooms	415 SF
HOSPITALITY SUITE CONNECTOR	Guest Rooms	415 SF
KING	Guest Rooms	415 SF
KING	Guest Rooms	416 SF
KING	Guest Rooms	415 SF
KING	Guest Rooms	415 SF
KING	Guest Rooms	417 SF
KING	Guest Rooms	415 SF
KING	Guest Rooms	417 SF
KING	Guest Rooms	415 SF
KING	Guest Rooms	440 SF
KING CONNECTOR	Guest Rooms	426 SF
KING CONNECTOR	Guest Rooms	416 SF
ICE MACHINE	Hotel	42 SF
ELEV. # 1	Vertical Penetration	73 SF
ELEV. # 2	Vertical Penetration	81 SF
ELEV. # 3	Vertical Penetration	81 SF
ELEV. # 4	Vertical Penetration	91 SF
ELEV. # 5	Vertical Penetration	91 SF
LAUNDRY CHUTE	Vertical Penetration	12 SF
Level 20 Hotel Total NSF		11,380 SF

Level 27 Room Schedule

ROOFTOP DECK	Balcony, Patio, Pool Deck	1,782 SF
ELECTRIC	Building Services	94 SF
MECH.	Building Services	47 SF
TELECOM	Building Services	43 SF
CORR.	Circulation	334 SF
CORR.	Circulation	153 SF
CORR.	Circulation	139 SF
CORRIDOR	Circulation	424 SF
ELEV. LOBBY	Circulation	218 SF
ELEVATOR LOBBY	Circulation	300 SF
STAIR # 1	Circulation	172 SF
STAIR # 2	Circulation	241 SF
VEST.	Circulation	104 SF
VEST.	Circulation	42 SF
VESTIBULE	Circulation	94 SF
GLASS HOUSE	Food and Beverage	1,134 SF
GLASS HOUSE DECK	Food and Beverage	184 SF
INDOOR BAR	Food and Beverage	1,428 SF
MEN'S RESTROOM	Food and Beverage	241 SF
OUTDOOR BAR/LOUNGE	Food and Beverage	1,534 SF
WOMEN'S RESTROOM	Food and Beverage	241 SF
BAR STORAGE	Food and Beverage BOH	100 SF
KITCHEN	Food and Beverage BOH	512 SF
STORAGE	Food and Beverage BOH	346 SF
STORAGE	Food and Beverage BOH	113 SF
WATER FEATURE	Pool / Water Feature	1,176 SF
ELEV. # 1	Vertical Penetration	75 SF
ELEV. # 1	Vertical Penetration	91 SF
ELEV. # 2	Vertical Penetration	81 SF
ELEV. # 2	Vertical Penetration	91 SF
ELEV. # 3	Vertical Penetration	81 SF
LAUNDRY CHUTE	Vertical Penetration	12 SF
Level 27 Clubhouse Total NSF		11,626 SF

Roof Level Room Schedule

ELEV. MACHINE ROOM	Building Services	197 SF
MECHANICAL	Building Services	759 SF
MECHANICAL PENTHOUSE	Building Services	783 SF
STAIR # 2	Circulation	273 SF
Roof Total NSF		2,012 SF

Total program not including garage		96,208 SF

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www.bokapowell.com

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ROOM SCHEDULE

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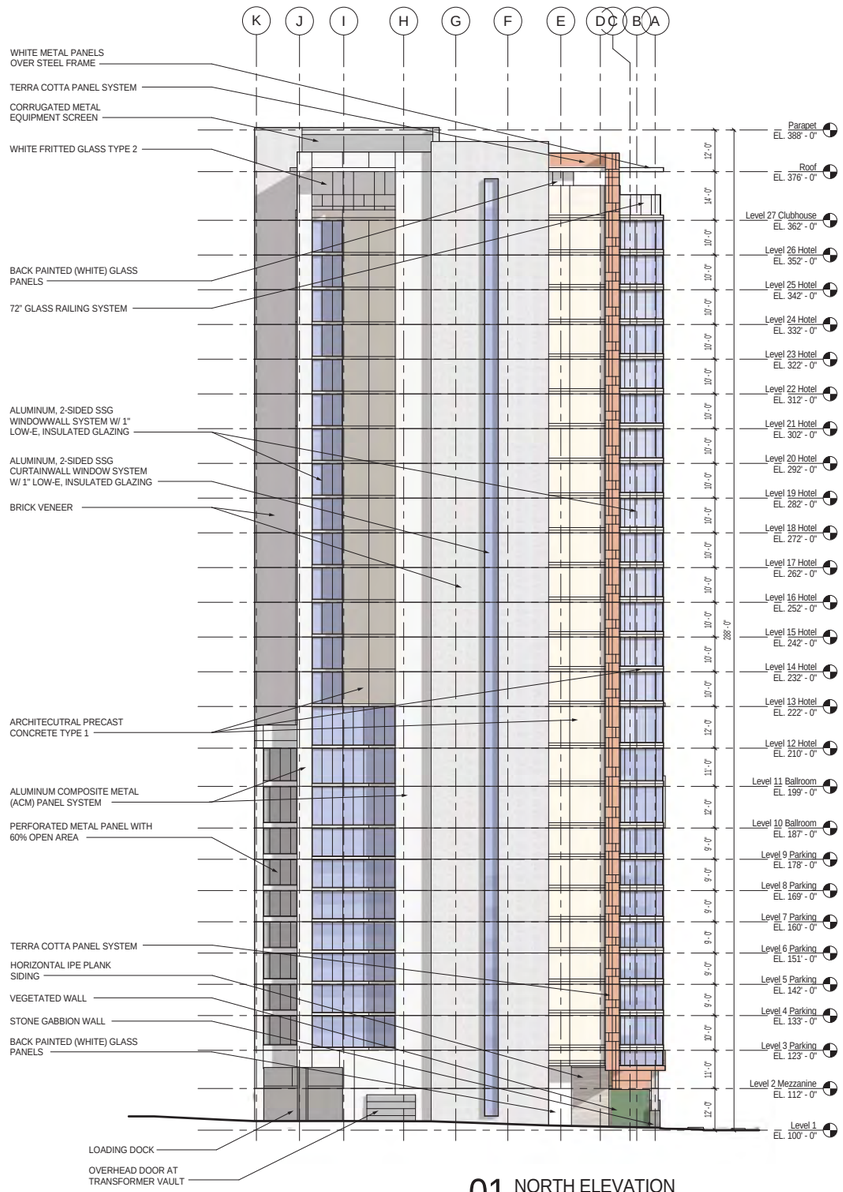

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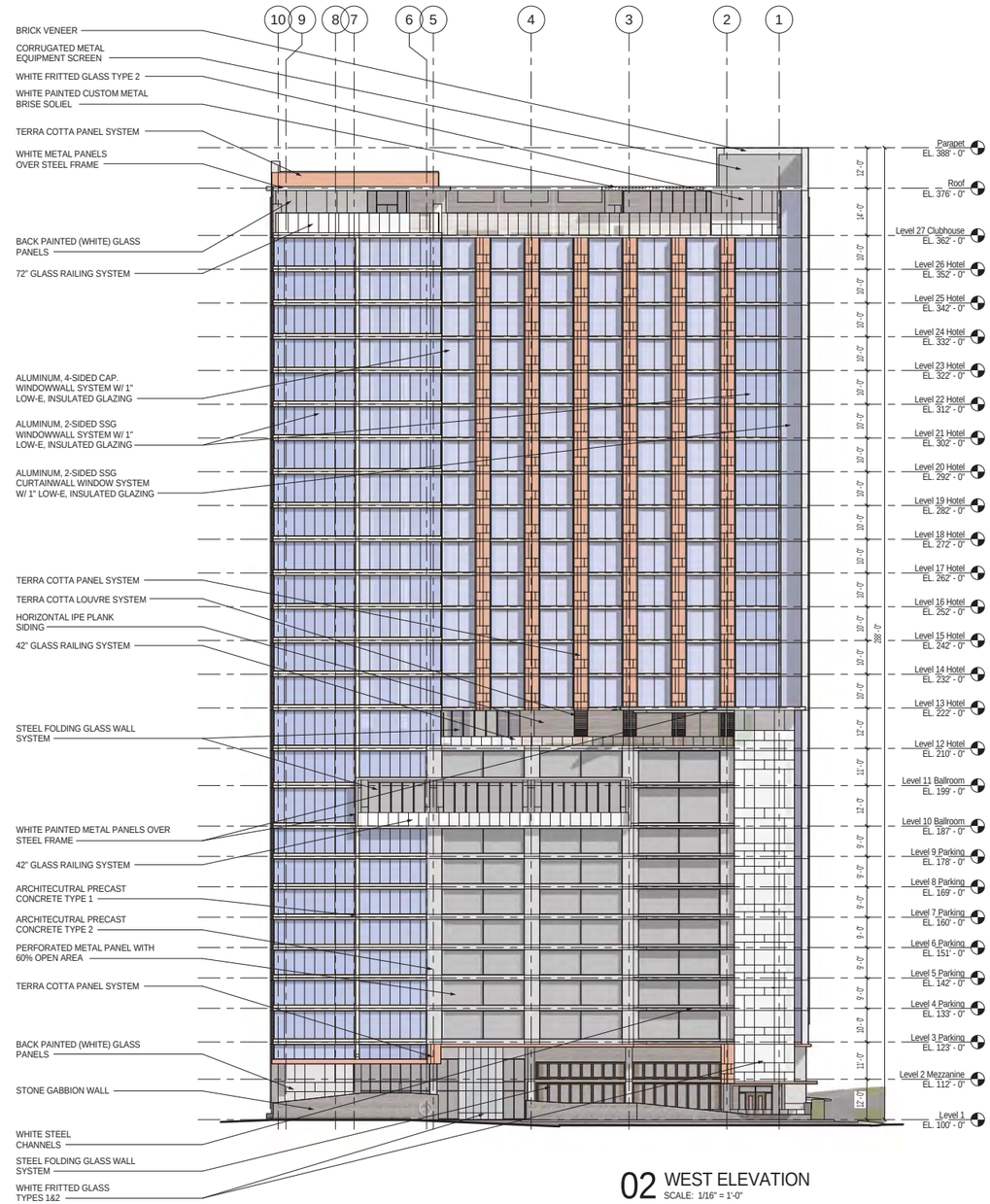

02 WEST ELEVATION
SCALE: 1/16" = 1'-0"

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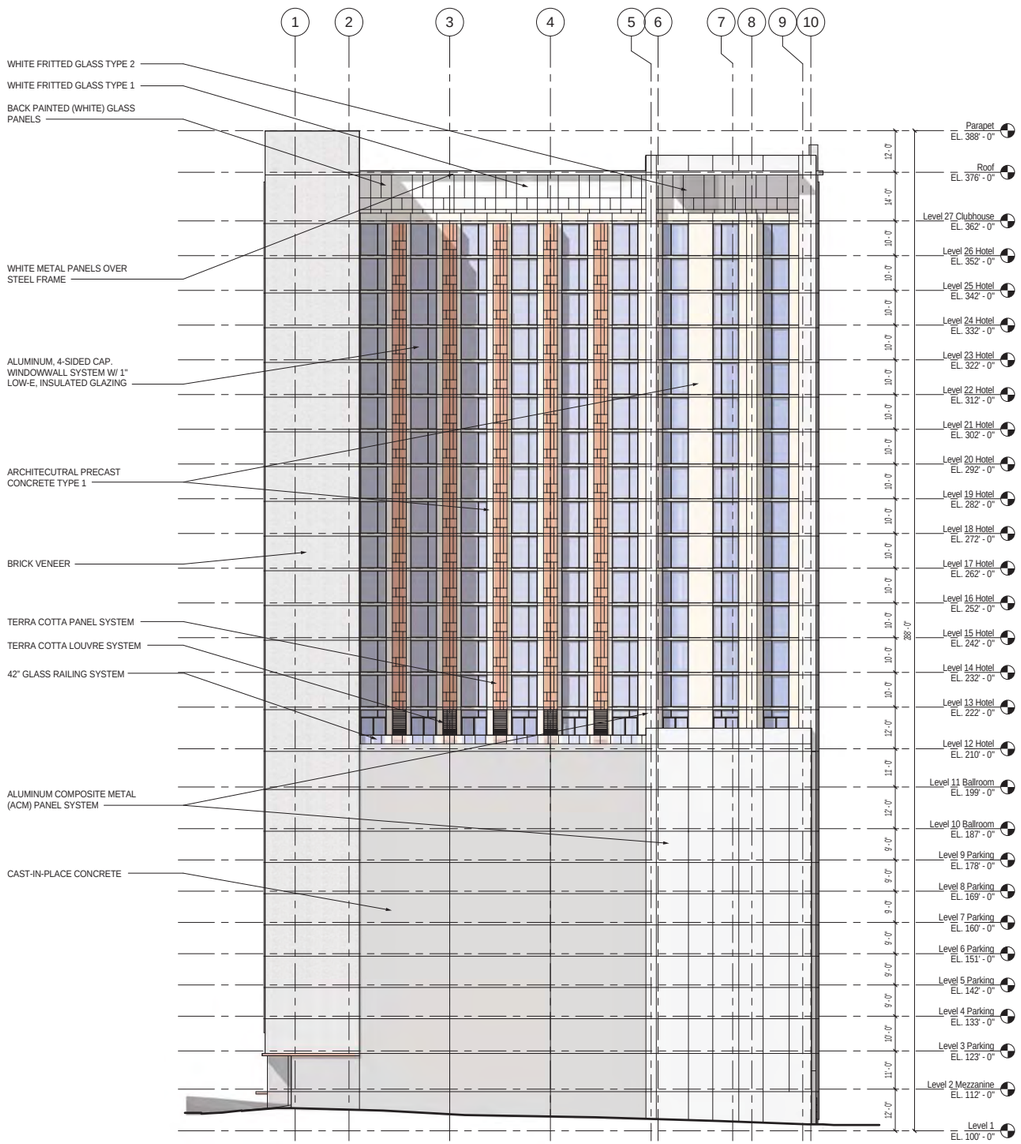

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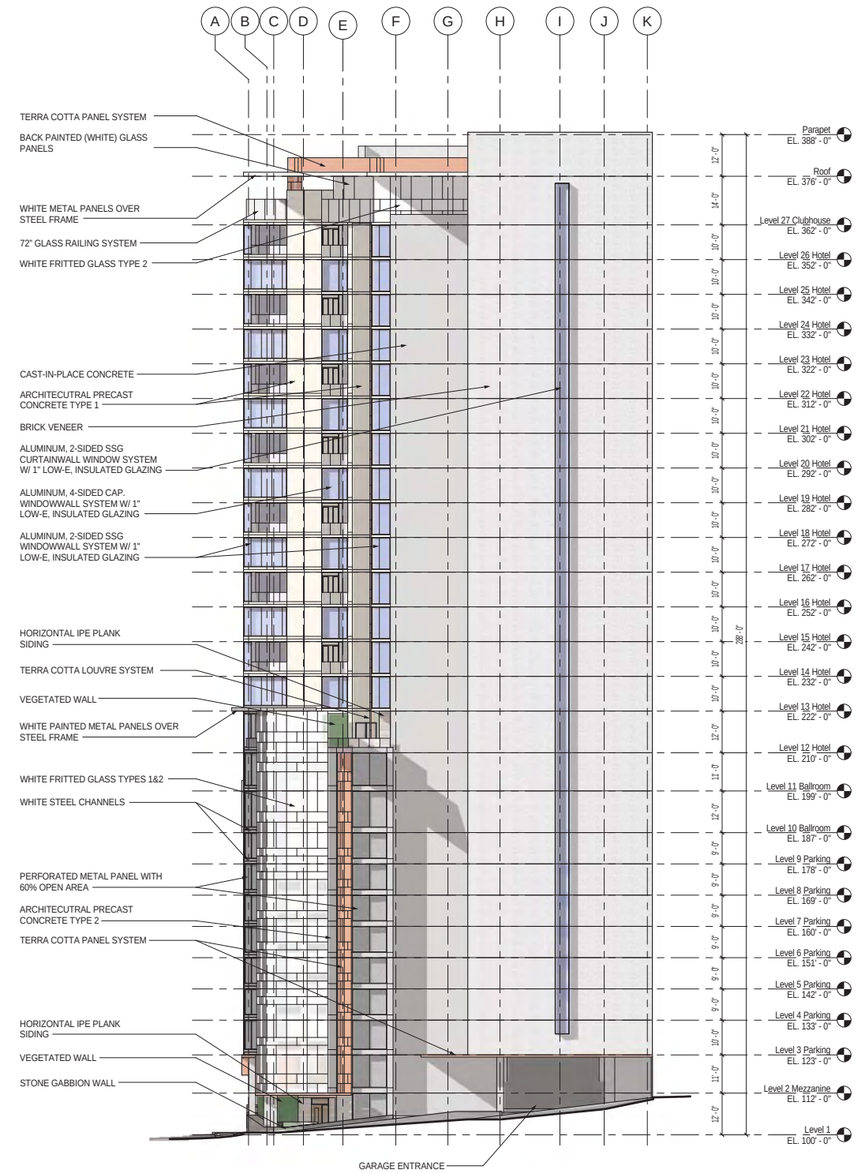

01 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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02 BUILDING SECTIONS THROUGH CIRCULATION
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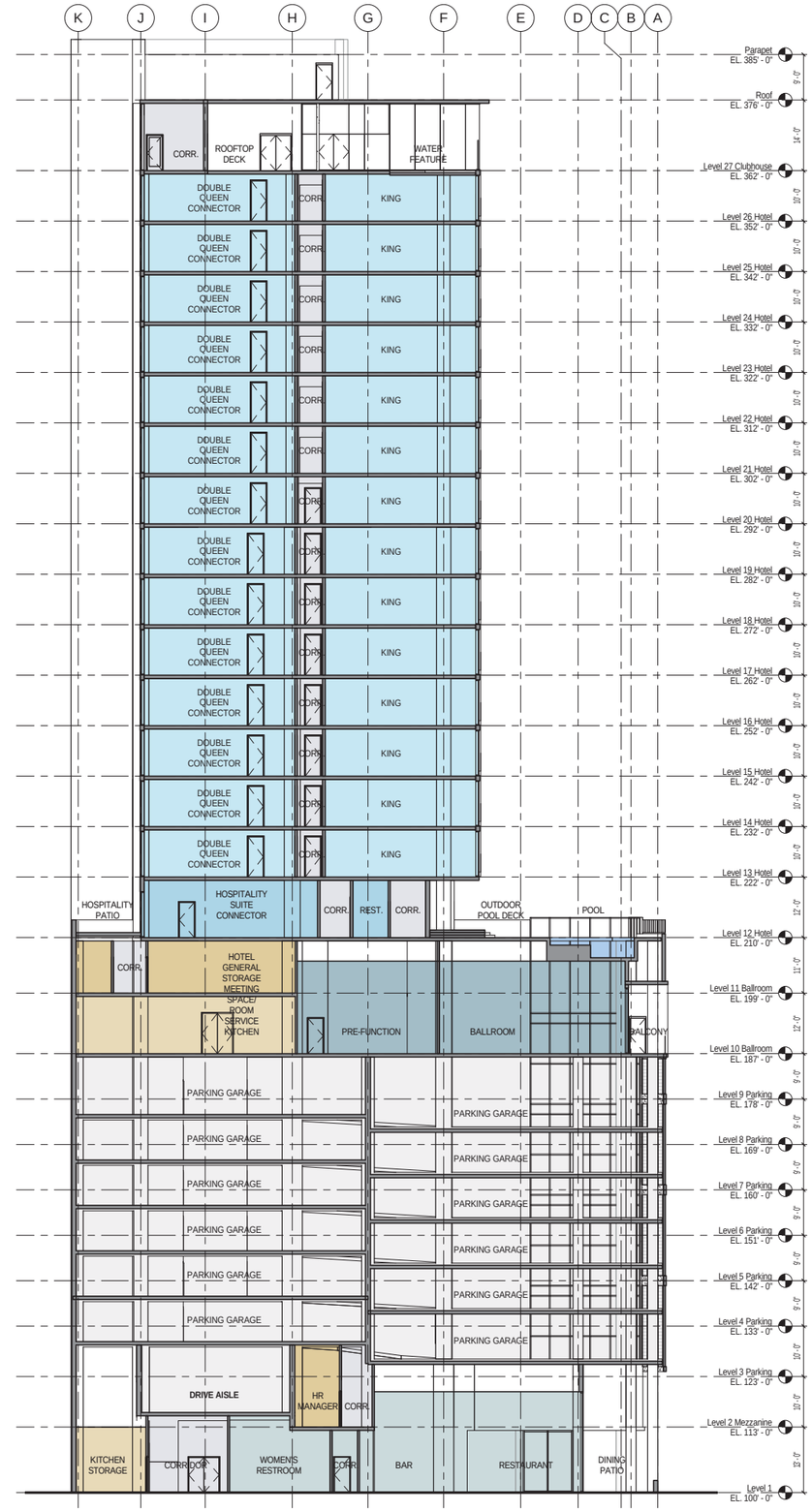

01 BUILDING SECTION - SOUTH
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AERIAL VIEW

NORTHEAST VIEW

SOUTHEAST VIEW

SOUTHWEST VIEW

NORTHWEST VIEW

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ROOF DECK VIEW

AMENITY DECK VIEW

MAIN ENTRY VIEW

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GLASS HOUSE VIEW

AMENITY POOL VIEW

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AUSTIN ENERGY GREEN BUILDING
Letter of Intent

This Letter of Intent demonstrates the intent of the project owner or an athorized repesentative to complete the necessary requirements to achieve an Austin Energy Green Building (AEGB) minimum **TWO** Star Rating for a development / project that requires this rating.

Project Name **Waterloo**

Project Address: **1201 Red River, Austin, Texas, 78701**

This Letter of Intent must be included with the Administrative Site Plan application for all projects requiring an AEGB Rating. Signing this Letter demonstrates knowledge of this requirement and the process necessary to achieve an AEGB Rating. For best results, meet with an AEGB representative early in the design process. To achieve an AEGB Rating:

I. Submit a **Participation Request** or **Completed "Project Team" and "Project Information" Tabs** within the **AEGB Rating Packet** to an AEGB representative prior to or within Schematic Design Phase.

II. Submit a completed and signed **AEGB Conditional Approval** with the Building Permit application. AEGB will issue a Conditional Approval upon satisfactory review of the project's construction documents, including plans, specifications, mechanical plans, Manual J calculation (applicable for multi-family and single family projects), and the AEGB Rating Packet.

III. Schedule AEGB inspections (separate from City of Austin inspections) of the project with the AEGB representative
   a) After interior mechanical equipment has been installed and prior to installation of insulation.
   b) At substantial completion of construction.

IV. Submit a completed and signed **AEGB Final Approval** to receive the Certificate of Occupancy for this project. AEGB will issue a Final Approval upon substantial completion of the project and satisfactory fulfillment of the AEGB Rating, as described in Section 7 of the Building Criteria Manual.

This Letter of Intent is entered into by the parties, acting through their duly authorized representatives, effective as of the later of two signature dates entered below:

PARTICIPANT:

Name: Jim Wittliff

Signature: [illegible]

Title: President, Land Answers, Inc.

Phone Number: 512-416-6611

Date: 2/27/15

AUSTIN ENERGY GREEN BUILDING:

Name: Liana Kallivoka

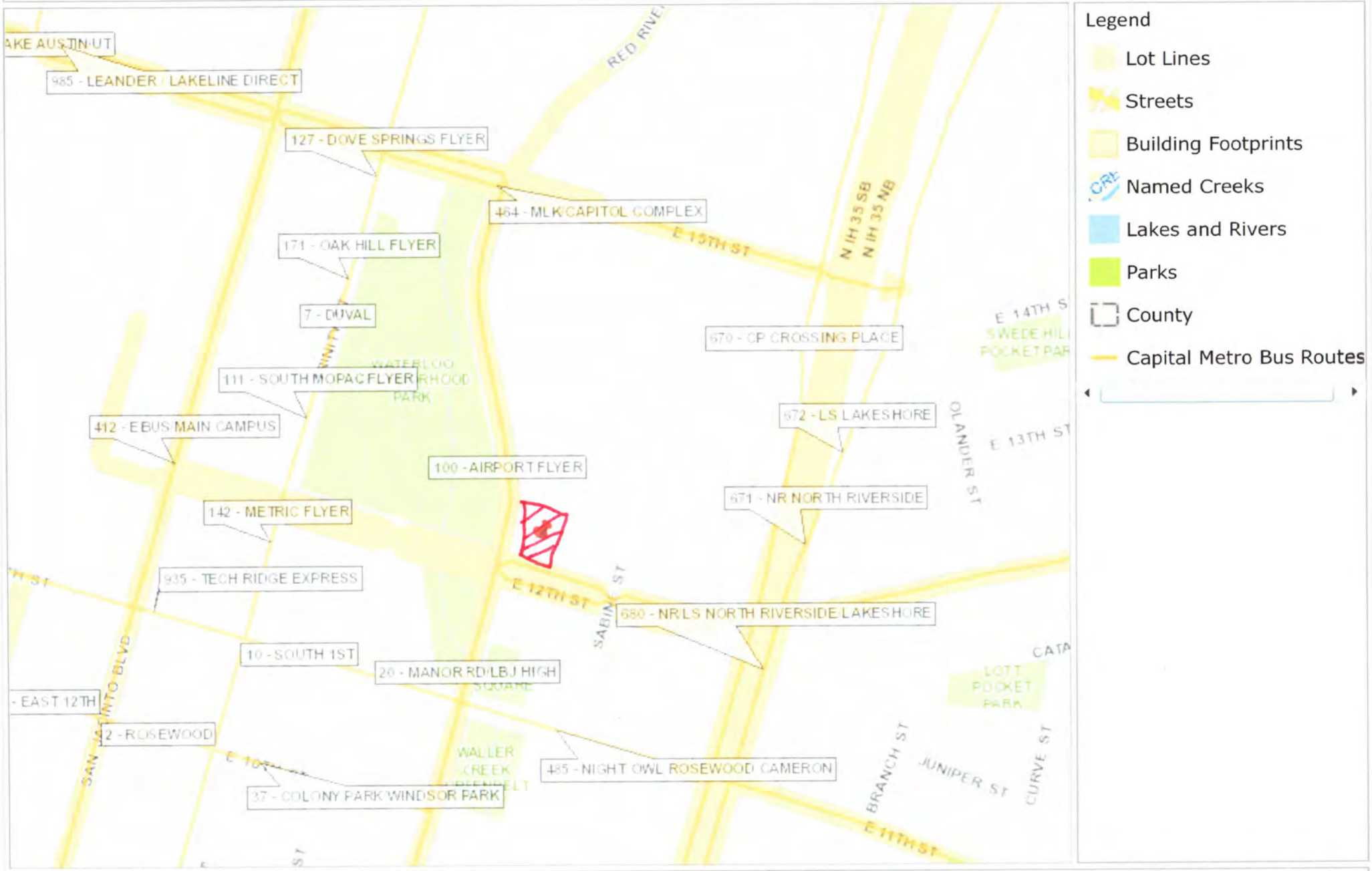
Signature: [illegible]

Title: Project Manager

Phone Number: (512) 482-5406

Date: 3.2.2015

CITY OF AUSTIN DEVELOPMENT WEB MAP



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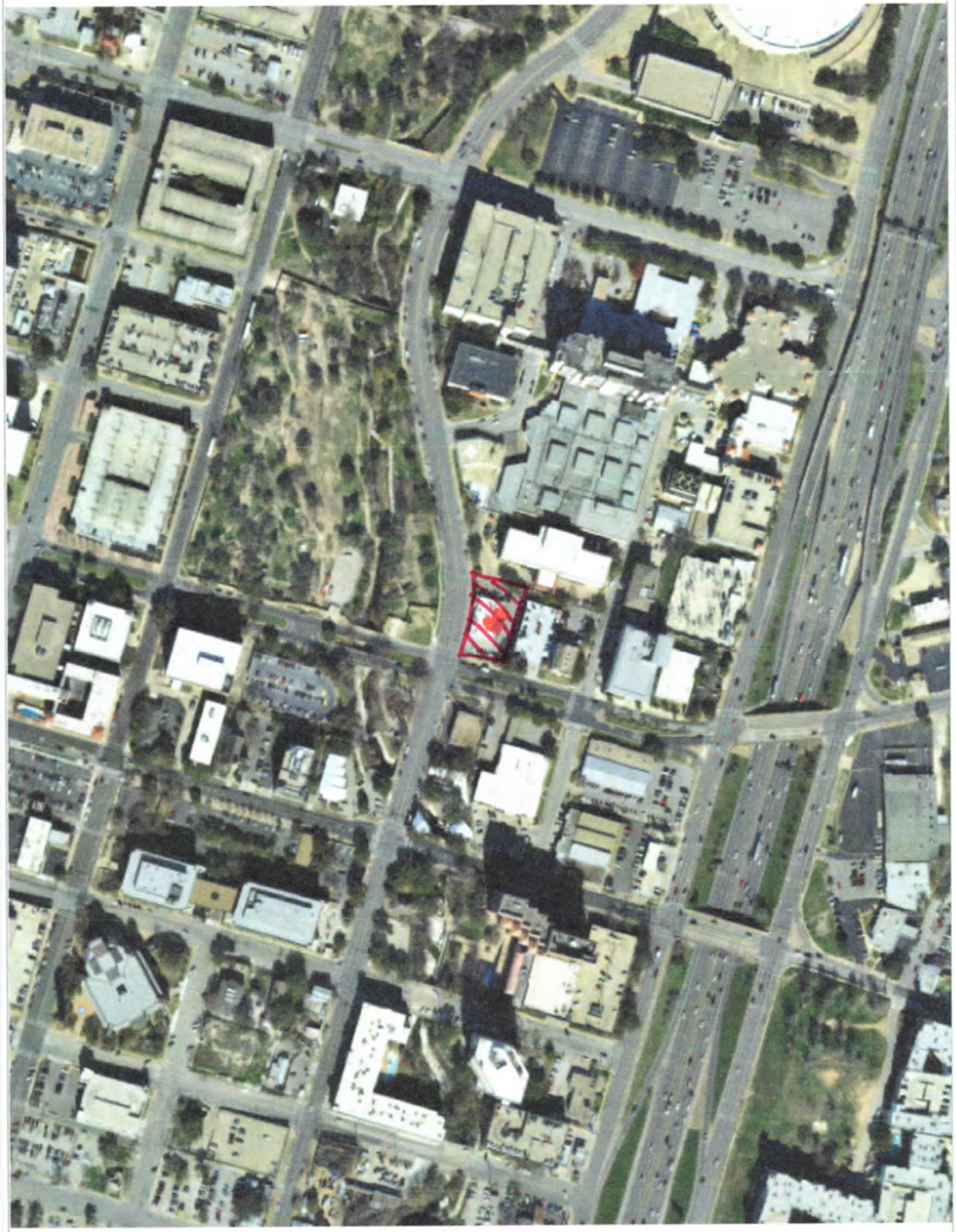
CITY OF AUSTIN DEVELOPMENT WEB MAP



Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County

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SITE PLAN FOR
WATERLOO PARK TOWER
1201 RED RIVER STREET
AUSTIN, TEXAS 78701

SITE INFORMATION

LEGAL DESCRIPTION:

0.4520 ACRES or (19689 SQ. FT.) OUT OF THE SAMUEL GOCHER SURVEY, ABSTRACT NO. 316 IN TRAVIS COUNTY, TEXAS BEING ALL OF LOT 1, THE WEST 43 FEET OF LOT 2 AND THE ABANDONED PORTION RECORDED IN VOLUME 5388, PAGE 1230 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS ALL CONVEYED IN DEED TO ALAN WOOD NALLE IN DOCUMENT NUMBER 2005012146 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

OWNER:

ALLAN WOODS NALLE
54 SUNDOWN PKWY.
AUSTIN, TEXAS 78746
(512) 327-3565

ENGINEER:

REYNALDO CEDILLOS, P.E.
CEDILLOS & COMPANY
P.O. BOX 50362
AUSTIN, TEXAS 78763
(512) 306-1322

NOTES:

1. BEARING BASIS FOR THIS SURVEY IS TEXAS STATE PLANE COORDINATES (NAD83), CENTRAL TEXAS ZONE (4203).

2. THIS PROJECT IS LOCATED WITHIN THE WALLER CREEK WATERSHED, WHICH IS CLASSIFIED BY THE CITY OF AUSTIN AS URBAN. THE SITE IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

3. A PORTION OF THIS SITE IS WITHIN A DESIGNATED FLOOD ZONE "AE" AS SHOWN ON THE FEDERAL INSURANCE RATE MAP NO. 4845340465H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

4. ALL UNDERGROUND UTILITIES SHOWN HEREON ARE SCALED PER AUSTIN UTILITY MAPS.

5. THIS TRACT IS ZONED "CBD" (CENTRAL BUSINESS DISTRICT) BY THE CITY OF AUSTIN. ZONING REQUIREMENTS ARE AS FOLLOWS:

MINIMUM LOT SIZE	N/A		
MINIMUM LOT WIDTH	N/A	MINIMUM SETBACKS	N/A
MAXIMUM BUILDING COVERAGE	100%		
MAXIMUM IMPERVIOUS COVER	100%		
MAXIMUM FLOOR AREA RATIO	8:1		
INTERIOR SIDE YARD	N/A		
REAR YARD	N/A		

6. THESE PLANS ARE COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8, OF THE CITY OF AUSTIN DEVELOPMENT CODE.

7. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE DESIGN ENGINEER.

8. A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.

9. ALL RETAINING WALLS GREATER THAN FOUR-FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND REQUIRE A SEPARATE BUILDING PERMIT PER THE INTERNATIONAL BUILDING CODE.

10. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION ISREVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

11. AN ELEVATION CERTIFICATE WILL BE REQUIRED PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY (CONTACT KATINA BOHRER 512-974-3558).

12. A FEE-IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR 256 HOTEL ROOMS PER ORDINANCE 20160128-086.

SIX WEEKS TRAFFIC CONTROL NOTE:

THE OWNER/ REPRESENTATIVE HAS ELECTED TO DEFER THE TEMPORARY TRAFFIC CONTROL PLAN REVIEW UNTIL AFTER THE COMPLETION OF THE DEVELOPMENTAL REVIEW PROCESS AND FULLY UNDERSTANDS THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/ REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.

THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:

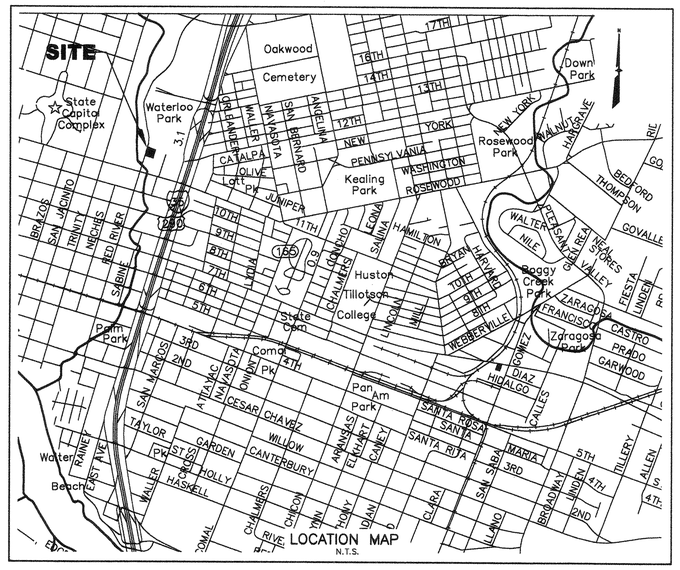
-PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.

-NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.

-PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.

PRE-CONSTRUCTION MEETING NOTE:

CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN - SITE AND SUBDIVISION DIVISION TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE-CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE ROW OR PUBLIC EASEMENTS. PLEASE GO TO http://austintexas.gov/page/commercial-site-and-subdivision-inspections FOR A LIST OF SUBMITTAL REQUIREMENTS, FEE CALCULATIONS AND TO ARRANGE PAYMENT OF INSPECTION FEES.



COA GRID: J-22
MAPSCO PAGE: 585X

LAND STATUS DETERMINATION
CASE #C8i-2012-0150

SUBMITTAL DATE: FEBRUARY 29, 2016

Cedillos & Company
Civil/Environmental Consulting Engineers
TEXAS FIRM REGISTRATION NO. F-9159
P.O. BOX 50362 - Austin, Texas - 78763
(512) 306-1322 (Phone)

NOTE:
A PRE-CONSTRUCTION MEETING WITH THE CITY OF AUSTIN ENVIRONMENTAL INSPECTOR CANNOT TAKE PLACE UNTIL THE WALLER CREEK TUNNEL IS OPERATIONAL AND PROVIDING THE PRESCRIBED FLOODPLAIN REDUCTION BENEFITS (CONTACT KATINA BOHRER 512-974-3558)

REVISIONS / CORRECTIONS

NO.	SHEETS	DESCRIPTION	NET CHANGE IN IMPERVIOUS COVER	TOTAL IMPERVIOUS COVER	PERCENT OF IMPERVIOUS COVER FOR THE ENTIRE SITE	APPROVED BY	DATE

DRAWING INDEX

1 COVER SHEET
2 EXISTING CONDITIONS
3 GENERAL CONSTRUCTION NOTES
4 DEMOLITION PLAN
5 OVERALL SITE PLAN
6 EXISTING AND PROPOSED DRAINAGE CONDITIONS
7 GRADING PLAN
8 UTILITY PLAN
9 EROSION/SEDIMENTATION CONTROL AND TREE PROTECTION PLAN
10 DETAILS
11 DETAILS
12 LANDSCAPE 1 OF 1 - GREAT STREETS LANDSCAPE PLAN
13 ARCHITECTURAL 1 OF 6 - SITE PLAN - GROUND LEVEL
14 ARCHITECTURAL 2 OF 6 - FLOOR PLAN - GARAGE LEVEL 1
15 ARCHITECTURAL 3 OF 6 - FLOOR PLAN - GARAGE LEVELS 2-6
16 ARCHITECTURAL 4 OF 6 - FLOOR PLAN - GARAGE LEVEL 7
17 ARCHITECTURAL 5 OF 6 - ELEVATIONS WEST & SOUTH
18 ARCHITECTURAL 6 OF 6 - ELEVATIONS EAST & NORTH

SUBMITTED FOR APPROVAL:

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

STATE OF TEXAS — REYNALDO CEDILLOS — 47371 — LICENSED PROFESSIONAL ENGINEER

8/21/17
REYNALDO CEDILLOS, P.E. #47371

REVIEWED BY:

DEVELOPMENT SERVICES DEPARTMENT — DATE

DEVELOPMENT PERMIT NUMBER

INDUSTRIAL WASTE — DATE

AUSTIN WATER — DATE

FIRE DEPARTMENT — DATE

BUILDING AREA (GROSS):	282,318 SF
BUILDING TYPE:	1A (HIGH RISE - 33 LEVELS)
FIRE FLOW DEMAND PER IFC:	
FIRE FLOW W/SPRINKLER:	1,500 GPM
AVAILABLE FIRE FLOW:	7,193 GPM
STATIC PRESSURE:	85 PSI
PRESSURE ZONE:	CENTRAL

BUILDING TO HAVE SPRINKLER SYSTEM

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

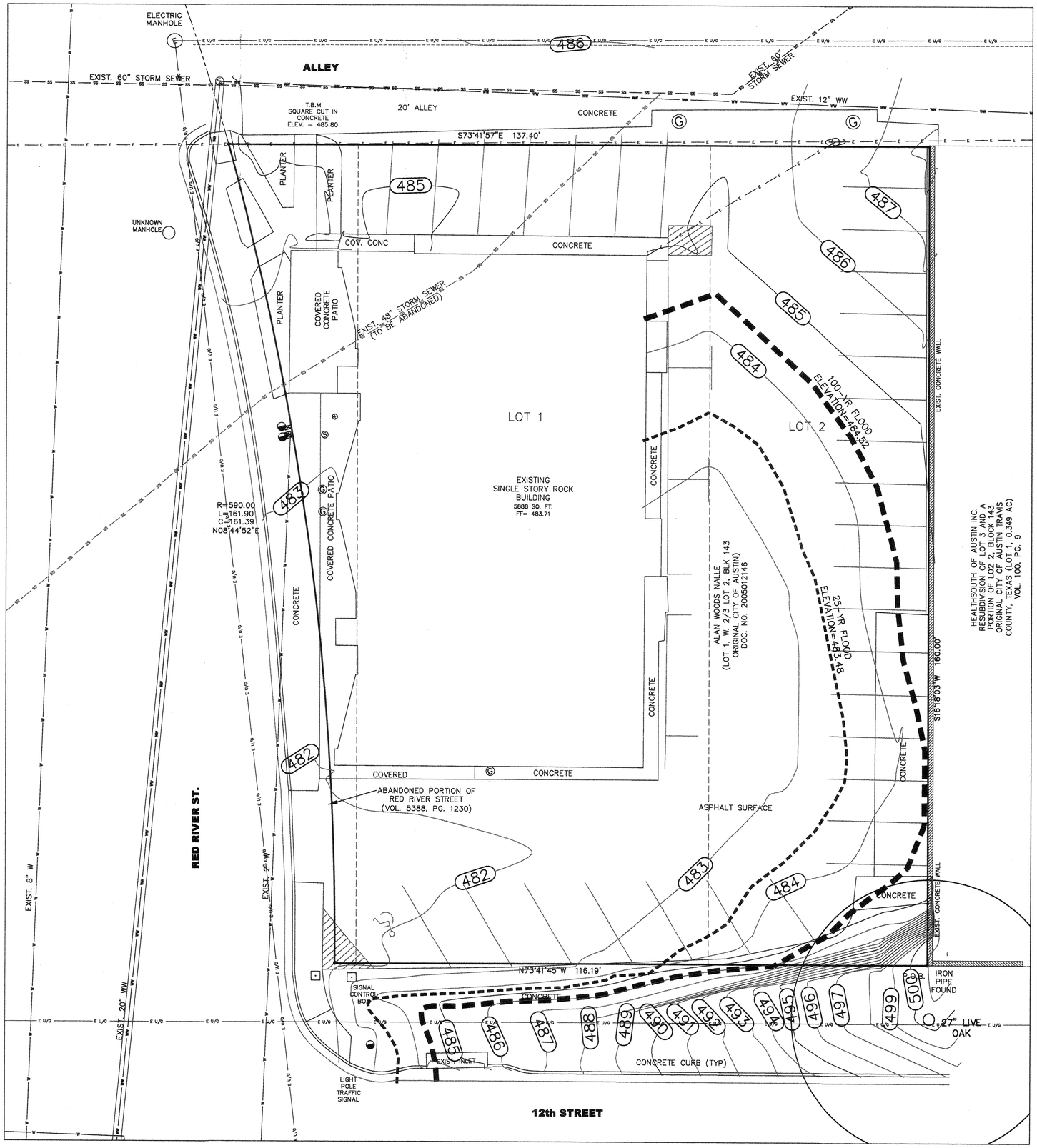
SITE PLAN APPROVAL — Sheet 1 of 18

FILE NUMBER: SP-2016-0106C APPLICATION DATE: FEB. 29, 2016
APPROVED BY COMMISSION ON: _____
under Section 112 of Chapter 25-5 of the Austin City Code.
EXPIRATION DATE (25-5-81,LDC): _____
CASE MANAGER: DONNA GALATI
ZONING: CBD - CENTRAL BUILDING DISTRICT
PROJECT EXPIRATION DATE: _____ DWPZ _____ DDZ _____
(ORD.#970905-A):

DIRECTOR, DEVELOPMENT SERVICES 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 fo 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.

SP-2016-0106C



SITE LEGEND

- BOUNDARY LINE
- EASEMENT BOUNDARY
- XXX EXISTING CONTOURS
- EXIST. STORM SEWER MANHOLE
- EXIST. WASTEWATER MANHOLE
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. WOODEN FENCE
- PROP. HANDICAP SPACE
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PROPOSED 6' FENCE
- ACCESSIBILITY ROUTE

0 5' 10' 20'
1"=10'

FLOOD PLAIN NOTE

FLOOD PLAIN WILL BE REMOVED FROM SITE UPON CONSTRUCTION OF WALLER CREEK TUNNEL.

CONTRACTOR WARNING

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS INDICATED ON THESE PLANS IS BASED PARTIALLY ON RECORDS OF THE CITY OF AUSTIN. WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD TO VERIFY LOCATIONS OF WATER, WASTEWATER AND STORM SEWER LINES. THE INFORMATION IS NOT SPECIFICALLY ACCURATE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATIONS AS REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE LOCATION OF PROPOSED UTILITIES AS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADJUST THE PROPOSED UTILITIES AS REQUIRED TO ALLOW THE DESIGN TO BE CONSTRUCTED.

SITE PLAN APPROVAL

Sheet 2 of 18

FILE NUMBER: SP-2016-0106C APPLICATION DATE: FEB. 29, 2016

APPROVED BY COMMISSION ON: _____

under Section 112 of Chapter 25-5 of the Austin City Code.

EXPIRATION DATE (25-5-81,LDC): _____

CASE MANAGER: DONNA GALATI

ZONING: CBD – CENTRAL BUILDING DISTRICT

PROJECT EXPIRATION DATE: _____ DWPZ _____ DDZ _____
(ORD.#970905-A):

_____
DIRECTOR, DEVELOPMENT SERVICES 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 fo 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.

SP-2016-0106C

DATE:	BY:	DESCRIPTION	REVISION

STATE OF TEXAS LICENSED PROFESSIONAL ENGINEER R. MICHAEL CEDILLOS 47371

Cedillos & Company
Civil/Environmental Consulting Engineers
TBPE FIRM REGISTRATION NO. F-9159
P.O. BOX 90203 AUSTIN, TEXAS 78709
(512) 306-1323 (Phone)

SITE DEVELOPMENT PLANS
WATERLOO PARK TOWER HOTEL
1201 RED RIVER STREET
AUSTIN, TEXAS 78701

EXISTING CONDITIONS

DATE:	
PROJECT:	WATERLOO TOWER
DRAWING'S NAME:	
DESIGN: RC	CHECKED: RC
DRAWN: STAFF	APPROVED: RC
SHEET: 2 OF 18	

CITY OF AUSTIN
GENERAL NOTES

FIRE DEPARTMENT:

1. THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER" DRIVING SURFACE.

2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR-INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FOUR-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE TO SIX FOOT SETBACKS FROM THE CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT AND THE FOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.

3. TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATIVE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.

4. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.

5. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.

6. FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE MARSHALL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.

7. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE.

GENERAL CONSTRUCTION NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

2. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

3. CONTRACTOR SHALL CALL THE ONE CALL CENTER (800-344-8377) FOR THE UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.

4. CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS AND TRANSPORTATION DEPARTMENT (PWTD) AT 974-7161 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.

5. FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.

6. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.

7. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION, AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMITY WITH THE APPROVED PLANS.

8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED ON DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.

9. UPON THE COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION RELEASE BY THE CITY, THE DESIN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.

10. PURSUANT TO 15-12-131 OF THE CITY CODE, THE CONTRACTOR MAY NOT BLOCK, DIRECT, IMPEDE, OR REROUTE PEDESTRIAN AND VEHICULAR TRAFFIC, NOR PLACE A BARRICADE OR OTHER TRAFFIC CONTROL DEVICE IN A RIGHT-OF-WAY, WITHOUT FIRST OBTAINING A TEMPORARY USE OF RIGHT-OF-WAY PERMIT FROM THE DEPARTMENT OF PUBLIC WORK AND TRANSPORTATION.

11. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS THAT ARE REQUIRED TO COMPLY WITH SECTIONS 14-11-161 THROUGH 14-11-196 OF THE CITY CODE REGARDING EXCAVATION IN PUBLIC RIGHT-OF-WAY.

ECM 3.5.4
MITIGATIVE MEASURES

D. SPECIAL CONSTRUCTION TECHNIQUES.

IN CONJUNCTION WITH REMEDIAL CARE, MITIGATION FOR TREES REMOVED MAY INCLUDE SPECIAL CONSTRUCTION TECHNIQUES NOT NORMALLY REQUIRED IN STANDARD SPECIFICATIONS. SOME OF THESE TECHNIQUES INCLUDE THE FOLLOWING:

PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.

IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH FOUR (4) INCHES OF ORGANIC MULCH OR GRAVEL TO MINIMIZE SOIL COMPACTION.

PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.

WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER.

SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

APPENDIX P-6
REMEDIAL TREE CARE NOTES
AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS

TREES WILL BE AERATED AND PROVIDED NUTRIENTS PRIOR TO ANY CONSTRUCTION ACTIVITY.
AS A CONDITION OF FINAL ACCEPTANCE OF THE SITE, AND IN CONFORMANCE WITH ECM SECTION 3.5.4 - ALL PRESERVED TREES WITHIN THE LIMITS OF CONSTRUCTION WILL BE AERATED AND PROVIDED WITH SUPPLEMENTAL NUTRIENTS PER THE FOLLOWING GUIDELINES. MACRO AND MICRONUTRIENTS ARE REQUIRED, HUMATE/NUTRIENT SOLUTIONS WITH MYCORRHIZAE COMPONENTS ARE HIGHLY RECOMMENDED. THESE SOLUTIONS ARE COMMONLY UTILIZED TO PROVIDE REMEDIATION FOR TREES AFFECTED BY CONSTRUCTION. MATERIALS AND METHODS ARE TO BE APPROVED BY THE CITY ARBORIST (974-1876) PRIOR TO APPLICATION. THE OWNER OR GENERAL CONTRACTOR SHALL SELECT A FERTILIZATION CONTRACTOR AND INSURE COORDINATION WITH THE CITY ARBORIST (PH. 974-1876).

TREATMENT IS TO COMMENCE PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES AND AGAIN AFTER THE COMPLETION OF ALL CONSTRUCTION. AREAS TO BE TREATED INCLUDE THE ENTIRE CRITICAL ROOT ZONE OF TREES AS DEPICTED ON THE CITY APPROVED PLANS. TREES ARE TO BE AERATED BY WATER INJECTED INTO THE SOIL (UNDER PRESSURE VIA A SOIL PROBE AT 50-125 PSI) OR BY OTHER METHOD AS APPROVED BY WPDR. THE PROPOSED NUTRIENT MIX SPECIFICATIONS NEED TO BE PROVIDED TO AND APPROVED BY THE CITY ARBORIST PRIOR TO APPLICATION (FAX # 974-3010). APPLICANTS MAY ALSO SPECIFY SOIL INJECTION OF DOGGETT X-L INJECTO 32-7-7 OR EQUIVALENT AT RECOMMENDED RATES. CONSTRUCTION WHICH WILL BE COMPLETED IN LESS THAN 90 DAYS SHOULD USE MATERIALS AT ½ RECOMMENDED RATES. ALTERNATIVE ORGANIC FERTILIZER MATERIALS ARE ACCEPTABLE WHEN APPROVED BY THE CITY ARBORIST. WITHIN 7 DAYS AFTER FERTILIZATION IS PERFORMED, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF THE WORK PERFORMED TO THE CITY ARBORIST, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPT. P.O. BOX 1088, AUSTIN, TX 78767.

APPENDIX P-1 - EROSION CONTROL NOTES

1. The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation).

2. The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan. The COA ESC Plan shall be consulted and used as the basis for a TPDES required SWPPP. If a SWPPP is required, it shall be available for review by the City of Austin Environmental Inspector at all times during construction, including at the Pre-Construction meeting. The checklist below contains the basic elements that shall be reviewed for permit approval by COA EV Plan Reviewers as well as COA EV Inspectors.

3. The Placement of tree/natural area protective fencing shall be in accordance with the City of Austin standard Notes for Tree and Natural Area Protection and the approved Grading/Tree and Natural Area Plan.

4. A pre-construction conference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls and tree/natural area protection measures and prior to beginning any site preparation work. The owner or owner's representative shall notify the Planning and Development Review Department, 974-2278, at least three days prior to the meeting date. COA approved ESC Plan and TPDES SWPPP (if required) should be reviewed by COA EV Inspector at this time.

5. Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the reviewing Engineer, Environmental Specialist or City Aborist as appropriate. Major revisions must be approved by the Planning and Development Review Department. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies.

6. The contractor is required to provide a certified inspector with either a Certified Professional in Erosion and Sediment Control (CPESC), Certified Erosion, Sediment and Stormwater-Inspector (CESSWI) or Certified Inspector of Sedimentation and Erosion Controls (CISEC) certification to inspect the controls and fences at weekly intervals and after significant rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.

7. Prior to final acceptance by the City, haul roads and waterway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.

8. All work must stop if a void in the rock substrate is discovered which is; one square foot in total area; blows air from within the substrate and/or consistently receives water during any rain event. At this time it is the responsibility of the Project Manager to immediately contact a City of Austin Environmental Inspector for further investigation.

9. Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted below.

   A. All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil [see Standard Specification Item No. 601S.3(A)]. Do not add topsoil within the critical root zone of existing trees. The topsoil shall be composed of 4 parts of soil mixed with 1 part compost, by volume. The compost shall meet the definition of compost as defined by TxDOT

Specification Item 161. The soil shall be locally available native soil that meets the following specifications:

Shall be free of trash, weeds, deleterious materials, rocks, and debris.

- 100% shall pass through a 1.5-inch (38-mm) screen.
- Soil to be a loamy material that meets the requirements of the table below in accordance with the USDA textural triangle. Soil known locally as "red death" is not an allowable soil. Textural composition shall meet the following criteria:

Textural Class	Minimum	Maximum
Clay	5%	50%
Silt	10%	50%
Sand	15%	67%

- An owner/engineer may propose use of onsite salvaged topsoil which does not meet the soil texture class required above by providing a soil analysis and a written statement from a qualified professional in soils, landscape architecture, or agronomy indicating the onsite topsoil will provide an equivalent growth media and specifying what, if any, soil amendments are required.
- Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material.

Topsoil salvaged from the existing site may often be used, but it should meet the same standards as set forth in these standards.

The vegetative stabilization of areas disturbed by construction shall be as follows:

TEMPORARY VEGETATIVE STABILIZATION:

1. From September 15 to March 1, seeding shall be with cool season cover crops (Wheat at 0.5 pounds per 1000 SF, Oats at 0.5 pounds per 1000 SF, Cereal Rye Grain at 0.5 pounds per 1000 SF) with a total rate of 1.5 pounds per 1000 SF. Cool season cover crops are not permanent erosion control.

2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pounds per 1000 SF.

   A. Fertilizer shall be water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.

   B. Hydromulch shall comply with Table1, below.

   C. Temporary erosion control shall be acceptable when the grass has grown at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.

   D. When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 1: Hydromulching for Temporary Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
100% or any blend of wood, cellulose, straw, and/or cotton plant material (except no mulch shall exceed 30% paper)	70% or greater Wood/Straw 30% or less Paper or Natural Fibers	0-3 months	Moderate slopes; from flat to 3:1	1500 to 2000 lbs per acre

PERMANENT VEGETATIVE STABILIZATION:

1. From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crops exist where permanent vegetative stabilization is desired, the grasses shall be mowed to a height of less than one-half (1/2) inch and the area shall be re-seeded in accordance with 2. below.

2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 SF with a purity of 95% with 85% germination. Bermuda grass is a warm season grass and is considered permanent erosion control.

   A. Fertilizer shall be a water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.

   B. Hydromulch shall comply with Table 2, below.

   C. The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at daily intervals (minimum) during the first two months. Rainfall occurrences of ½ inch or more shall postpone the watering schedule for one week.

   D. Permanent erosion control shall be acceptable when the grass has grown at least 1½ inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.

   E. When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 2: Hydromulching for Permanent Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber Matrix (BFM)	80% Organic defibrated fibers 10% Tackifier	6 months	On slopes up to 2:1 and erosive soil conditions	2500 to 4000 lbs per acre (see manufacturers recommendations)
Fiber Reinforced Matrix (FRM)	65% Organic defibrated fibers 25% Reinforcing Fibers or less 10% Tackifier	Up to 12 months	On slopes up to 1:1 and erosive soil conditions	3000 to 4500 lbs per acre (see manufacturers recommendations)

10. Developer Information:

Owner______________________________ Phone #__________

Address______________________________

Owner's representative responsible for plan alterations:

______________________________ Phone #__________

Person or firm responsible for erosion/sedimentation control maintenance:

______________________________ Phone #__________

Person or firm responsible for tree/natural area protection Maintenance:

______________________________ Phone #__________

11. The contractor shall not dispose of surplus excavated material from the site without notifying the Planning and Development Review Department at 974-2278 at least 48 hours prior with the location and a copy of the permit issued to receive the material.

AUSTIN WATER UTILITY
GENERAL CONSTRUCTION NOTES
APRIL 3, 2013

AUSTIN WATER UTILITY GENERAL CONSTRUCTION NOTES - APRIL 3, 2013

1. THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIAL AND METHODS USED TO DO THIS WORK.

2. CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM DEVELOPMENT SERVICES DEPARTMENT, RIGHT OF WAY MANAGEMENT DIVISION BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY.

3. AT LEAST 48 HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY DEVELOPMENT SERVICES DEPARTMENT INSPECTION OR WATER AND WASTEWATER UTILITY TAPS INSPECTION AT THE NUMBER INDICATED ON THE PLANS BY THE AWU PLAN REVIEWER.

4. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS. THE CITY OF AUSTIN WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT R.O.W./EASEMENT LINES.

5. NO OTHER UTILITY SERVICE/APPURTENANCES SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES.

6. THE CITY SPECIFICATION ITEM 509S WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.

7. ALL MATERIALS TESTS, INCLUDING SOIL DENSITY TESTS AND DETAILED SOIL ANALYSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1804S.04.

8. PRESSURE TAPS SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3(24). THE CONTRACTOR SHALL PERFORM EXCAVATION ETC., AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. WHEN CONTRACTORS MAKE THE TAP A CITY INSPECTOR MUST BE PRESENT AND 2 WORKING DAYS (MIN.) NOTICE MUST BE GIVEN. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED, UNLESS, IT HAS BEEN DEMONSTRATED THAT A MORE ACCEPTABLE CONNECTION WOULD INVOLVE CONSIDERABLE HARDSHIP TO THE UTILITY SYSTEM. ALL TAPS SHALL BE MADE BY USE OF AN APPROVED FULL CIRCLE-GASKETED CAST IRON OR DUCTILE IRON TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED UNDER ALL TAP SLEEVES PRIOR TO MAKING THE PRESSURE TAP AND THE USE OF PRECAST BLOCKS MAY BE USED TO HOLD THE TAP IN ITS CORRECT POSITION PRIOR TO BLOCKING. THE BLOCKING BEHIND AND UNDER THE TAP SHALL HAVE A MINIMUM OF 24 HOURS CURING TIME BEFORE THE VALVE CAN BE RE-OPENED FOR SERVICE FROM THAT TAP.

9. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3 (22).

10. ALL BRANCH CONNECTIONS SHALL HAVE THE VALVE BOLTED TO THE MAIN BY METHODS OF FLANGE OR SWIVEL TEES. FOSTER ADAPTERS MAY BE USED IN LIEU OF FLANGE OR SWIVEL TEES WHEN CALLED OUT ON THE PLANS BY THE DESIGN ENGINEER.

11. A). FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 511S.4 B). FIRE HYDRANTS SHALL BE PAINTED FLYNT ALUMINUM OR EQUAL.

12. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 510.3 (27)-(29). FORCE MAIN PRESSURE TESTING SHALL BE CONDUCTED AND FALL UNDER THE SPECIFICATIONS AS WATER LINES (PRESSURE PIPE) OR AT THE PRESSURES SHOWN ON THE APPROVED PLANS.

13. ALL MATERIAL USED ON THIS PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING. ANY MATERIAL NOT LISTED HAS TO GO THROUGH THE REVIEW OF THE STANDARDS COMMITTEE FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL WILL BE GIVEN ANY CONSIDERATION.

14. WHEN WATER SERVICES ARE DAMAGED AND THE SERVICE MATERIAL IS PE, THE LINE SHALL BE REPAIRED ONLY BY HEAT FUSION WELD OR REPLACED THE FULL LENGTH WITH TYPE K COPPER MATERIAL. ANY TIME PB IS DAMAGED OR TAMPERED WITH IN ANY WAY, THE SERVICE LINE SHALL BE REPLACED FULL LENGTH WITH TYPE K COPPER MATERIAL. NOTE: FULL LENGTH IS FROM CORPORATION STOP TO METER.

15. WHEN AN EXISTING WATERLINE SHUT OUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY THE AUSTIN WATER UTILITY DISPATCH AND THE AFFECTED CUSTOMERS A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE.

16. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE AUSTIN WATER UTILITY AT 972--0000 AT A MINIMUM OF 72 HOURS PRIOR TO RELOCATING ANY DOMESTIC OR FIRE DEMAND WATER METERS. THE CONTRACTOR SHALL CAREFULLY REMOVE ALL METERS AND METERS BOXES THAT ARE INDICATED TO BE RELOCATED OR SALVAGED. THE CONTRACTOR SHALL INSTALL THE REMOVED METER OR CITY PROVIDED METER AT THE NEW LOCATION INDICATED ON THE CONSTRUCTION PLANS.

17. ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATERTIGHT AND BEAR THE WORDING AND INSIGNIA FOR THE CITY OF AUSTIN.

18. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES PRIOR TO STARTING ONSITE UTILITY WORK.

19. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

20. REVIEW BY THE AUSTIN WATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION.

21. ALL WATER AND WASTEWATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE SEPARATION DISTANCES INDICATED IN CHAPTER 290 - DRINKING WATER STANDARDS, AND CHAPTER 217 - DESIGN CRITERIA FOR SEWERAGE SYSTEMS, OF TECH RULES.

22. CONTRACTOR'S PERSONNEL THAT PERFORM BUTT FUSION AND ELECTROFUSION ON OR TO HDPE PIPE AND FITTINGS MUST HAVE CURRENT QUALIFICATION TRAINING CERTIFICATE ISSUED BY MCELROY OR COMPARABLE TRAINING PROGRAM.

23. SHOP DRAWINGS SHALL BE SUBMITTED FOR AWU APPROVAL FOR LARGE DIAMETER PRE-CAST MANHOLES, JUNCTION BOXES, WET WELLS, AND SIMILAR STRUCTURES. THE SHOP DRAWINGS SHALL INCLUDE FLOWLINE ELEVATIONS OF ALL INCOMING AND OUTGOING PIPES, ELEVATION OF TRANSITION FROM LARGE DIAMETER SECTIONS TO 48" ID SECTION, TOP OF MANHOLE ELEVATION, SURROUNDING GROUND ELEVATION, AS WELL AS SPECIAL CONSTRUCTION CONSIDERATIONS THAT ARE SPECIFIED IN THE CONTRACT DRAWINGS.

24. VALVE STEM EXTENSIONS SHALL CONSIST OF A SINGLE PIECE OF IRON ROD OF THE REQUIRED LENGTH WITH A SOCKET ON ONE END AND NUT ON THE OTHER.

25. ASBESTOS CONCRETE PIPE (AC PIPE) HAS BEEN INSTALLED IN THE PAST AS PART OF AUSTIN WATER UTILITY'S WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS. AUSTIN WATER UTILITY'S INFRASTRUCTURE INCLUDES AC PIPE THAT IS CURRENTLY IN SERVICE AS WELL AS AC PIPE THAT HAS BEEN ABANDONED AND IS NO LONGER IN SERVICE. RECORD INFORMATION MAY NOT BE COMPLETE FOR THE PROJECT. CONTRACTORS AND SUBCONTRACTORS MUST BE ALERT TO THE POSSIBLE PRESENCE OF AC PIPE WITHIN THE LIMITS OF THE PROJECT AND BE KNOWLEDGEABLE OF HOW TO IDENTIFY IT. DISTURBANCE, REMOVAL OR CUTTING OF ASBESTOS CONTAINING PIPE IS TO BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE 25, SECTION 15, ARTICLE 4477-3A AND 29 CFR 1926.1101. CONTACT THE CITY OF AUSTIN ASBESTOS MANAGER AT 512-974-7154 THIRTY (30) DAYS PRIOR TO THE PLANNED DISTURBANCE OF THE AC PIPE. ONLY STATE LICENSED PERSONNEL ARE PERMITTED TO DISTURB, REMOVE, TRANSPORT AND DISPOSE OF AC PIPE.

CITY OF AUSTIN
STANDARD NOTES FOR TREE & NATURAL AREA PROTECTION

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.

2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.

3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.

4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.

5. PROTECTIVE FENCES SHALL SURROUND THE TREE OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIPLINE), OR, FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:

   (A) SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OR EQUIPMENT OR MATERIALS.

   (B) ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6" CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST.

   (C) WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMT.

   (D) OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.

6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:

   (A) WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEHIND THE AREA IN QUESTION.

   (B) WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIPLINE, ERECT THE FENCE AT THE OUTER LIMITS OT THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE).

   (C) WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING.

   (D) WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT PHONE #974-1876 TO DISCUSS ALTERNATIVES.

NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.

DEVELOPER INFORMATION:

OWNER: ALLAN WOODS NALLE
54 SUNDOWN PKWY.
AUSTIN, TEXAS 78746
(512) 327-3565

OWNERS REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:

REYNALDO CEDILLOS, P.E.
CEDILLOS & COMPANY
P.O. BOX 50362
AUSTIN, TEXAS 78763
(512) 306-1322

FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:

CONTRACTOR

FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:

CONTRACTOR

THE CONTRACTOR STAGING AREA WILL BE CONTAINED WITHIN THE LIMITS OF THE SITE AS INDICATED ON THE EROSION CONTROL PLAN.

7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.

8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.

9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED IN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.

10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.

11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.

12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).

13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARD FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).

14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

AUSTIN ENERGY NOTES

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICES TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGATATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF CENTER LINE OF THE PROPOSED OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION OF THIS PROJECT.

4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

APPPENDIX P-4
SEQUENCE OF CONSTRUCTION

1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION AND INITIATE TREE MITIGATION MEASURES.

2. THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR MUST CONTACT THE WATERSHED PROTECTION DEPARTMENT, ENVIRONMENTAL INSPECTION, AT 512-974-2278, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON-SITE PRECONSTRUCTION MEETING.

3. THE ENVIRONMENTAL PROJECT MANAGER, AND/OR SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY, AND THE GENERAL CONTRACTOR WILL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.

4. ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIT OUTLET AND AN EMERGENCY SPILLWAY MEETING THE REQUIREMENTS OF THE DRAINAGE CRITERIA MANUAL AND/OR THE ENVIRONMENTAL CRITERIA MANUAL, AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S).

5. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.

6. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.

7. IN THE BARTON SPRINGS ZONE, THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR WILL SCHEDULE A MID-CONSTRUCTION CONFERENCE TO COORDINATE CHANGES IN THE CONSTRUCTION SCHEDULE AND EVALUATE EFFECTIVENESS OF THE EROSION CONTROL PLAN AFTER POSSIBLE CONSTRUCTION ALTERATIONS TO THE SITE. PARTICIPANTS SHALL INCLUDE THE CITY INSPECTOR, PROJECT ENGINEER, GENERAL CONTRACTOR AND ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR. THE ANTICIPATED COMPLETION DATE AND FINAL CONSTRUCTION SEQUENCE AND INSPECTION SCHEDULE WILL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR.

8. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO/CONCURRENTLY WITH REVEGETATION OF SITE.

9. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.

10. UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.

11. UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT THE REQUIRED LANDSCAPING IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.

12. AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY INSPECTOR, REMOVE THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND COMPLETE ANY NECESSARY FINAL REVEGETATION RESULTING FROM REMOVAL OF THE CONTROLS. CONDUCT ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OR CONTROLS.

SITE PLAN APPROVAL

Sheet 3 of 18

FILE NUMBER: SP-2016-0106C APPLICATION DATE: FEB. 29, 2016

APPROVED BY COMMISSION ON: ______________

under Section 112 of Chapter 25-5 of the Austin City Code.

EXPIRATION DATE (25-5-81,LDC): ______________

CASE MANAGER: DONNA GALATI

ZONING: CBD - CENTRAL BUILDING DISTRICT

PROJECT EXPIRATION DATE: __________ DWPZ __________ DDZ __________
(ORD.#970905-A):

____
DIRECTOR, DEVELOPMENT SERVICES 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 fo 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.

SP-2016-0106C

REVISION	DESCRIPTION	BY:	DATE:

Cedillos & Company
Civil/Environmental Consulting Engineers
TEXAS FIRM REGISTRATION NO. F-9159
P.O. BOX 50362 - Austin, Texas - 78763
(512) 306-1322 (Phone)

SITE DEVELOPMENT PLANS
WATERLOO PARK TOWER HOTEL
1201 RED RIVER STREET
AUSTIN, TEXAS 78701

GENERAL CONSTRUCTION NOTES

DATE:

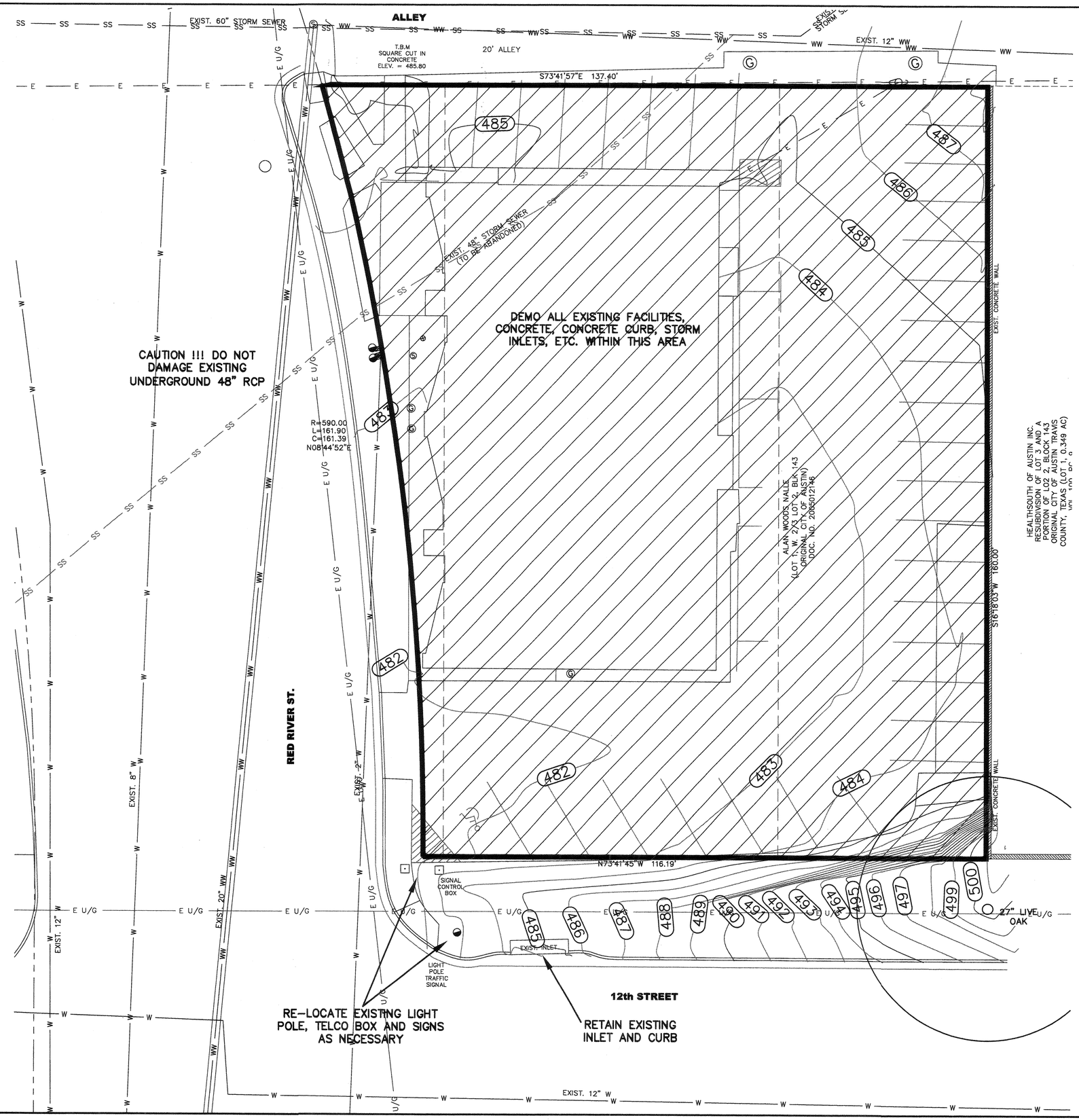
PROJECT: WATERLOO TOWER

DRAWING'S NAME:

DESIGN: RC | CHECKED: RC

DRAWN: STAFF | APPROVED: RC

SHEET: 3 OF 18



SITE LEGEND

- BOUNDARY LINE
- EASEMENT BOUNDARY
- 815 EXISTING CONTOURS
- EXIST. STORM SEWER MANHOLE
- EXIST. WASTEWATER MANHOLE
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. WOODEN FENCE
- PROP. HANDICAP SPACE
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PROPOSED 6' FENCE
- ACCESSIBILITY ROUTE

0 5' 10' 20'
1"=10'

NOTES:
1. BOUNDARY AND EXISTING FACILITIES INFORMATION TAKEN FROM SURVEY OF SITE CREATED BY CRICHTON AND ASSOC. SURVEYING AND PROVIDED BY THE OWNER.

2. REMOVAL OF EXISTING NATURAL GAS METERS AND CORRESPONDING REMEDIATION TO BE ACCOMPLISHED PRIOR TO REMAINING SITE DEMOLITION.

3. ALL MATERIALS REMOVED FROM SITE TO BE DISPOSED OF IN A MANNER APPROVED BY THE ENVIRONMENTAL INSPECTOR.

4. DAMAGE TO STRUCTURES AND ITEMS TO REMAIN SHALL BE CONSTRUCTED AND/OR REPLACED AT CONTRACTOR'S EXPENSE.

5. CONTRACTOR SHALL NOTE THAT THERE ARE EXISTING UTILITIES ON THE SITE THAT MAY OR MAY NOT BE ACTIVE. COORDINATION WITH ALL UTILITY PROVIDERS SHALL BE PERFORMED PRIOR TO THE START OF WORK.

6. FOR SIDEWALK CLOSURES AND AS NEEDED USE COA DETAIL 804S-1, 4 OF 9. FOR DRIVEWAY AND SIDEWALK ALONG E. 12th STREET USE COA DETAIL 804S-1, 1 OF 9.

7. A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.

PROPOSED AREA TO BE DEMOLISHED PRIOR TO CONSTRUCTION

PROPOSED AREA TO BE RETAINED

CONTRACTOR WARNING

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS INDICATED ON THESE PLANS IS BASED PARTIALLY ON RECORDS OF THE CITY OF AUSTIN. WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD TO VERIFY LOCATIONS OF WATER, WASTEWATER AND STORM SEWER LINES. THE INFORMATION IS NOT SPECIFICALLY ACCURATE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATIONS AS REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE LOCATION OF PROPOSED UTILITIES AS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADJUST THE PROPOSED UTILITIES AS REQUIRED TO ALLOW THE DESIGN TO BE CONSTRUCTED.

SITE PLAN APPROVAL

Sheet 4 of 18

FILE NUMBER: SP-2016-0106C APPLICATION DATE: FEB. 29, 2016

APPROVED BY COMMISSION ON: _____

under Section 112 of Chapter 25-5 of the Austin City Code.

EXPIRATION DATE (25-5-81,LDC): _____

CASE MANAGER: DONNA GALATI

ZONING: CBD – CENTRAL BUILDING DISTRICT

PROJECT EXPIRATION DATE: _____ DWPZ _____ DDZ _____
(ORD.#970905-A):

DIRECTOR, DEVELOPMENT SERVICES 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 fo 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.

SP-2016-0106C

REVISION	DESCRIPTION	BY:	DATE:

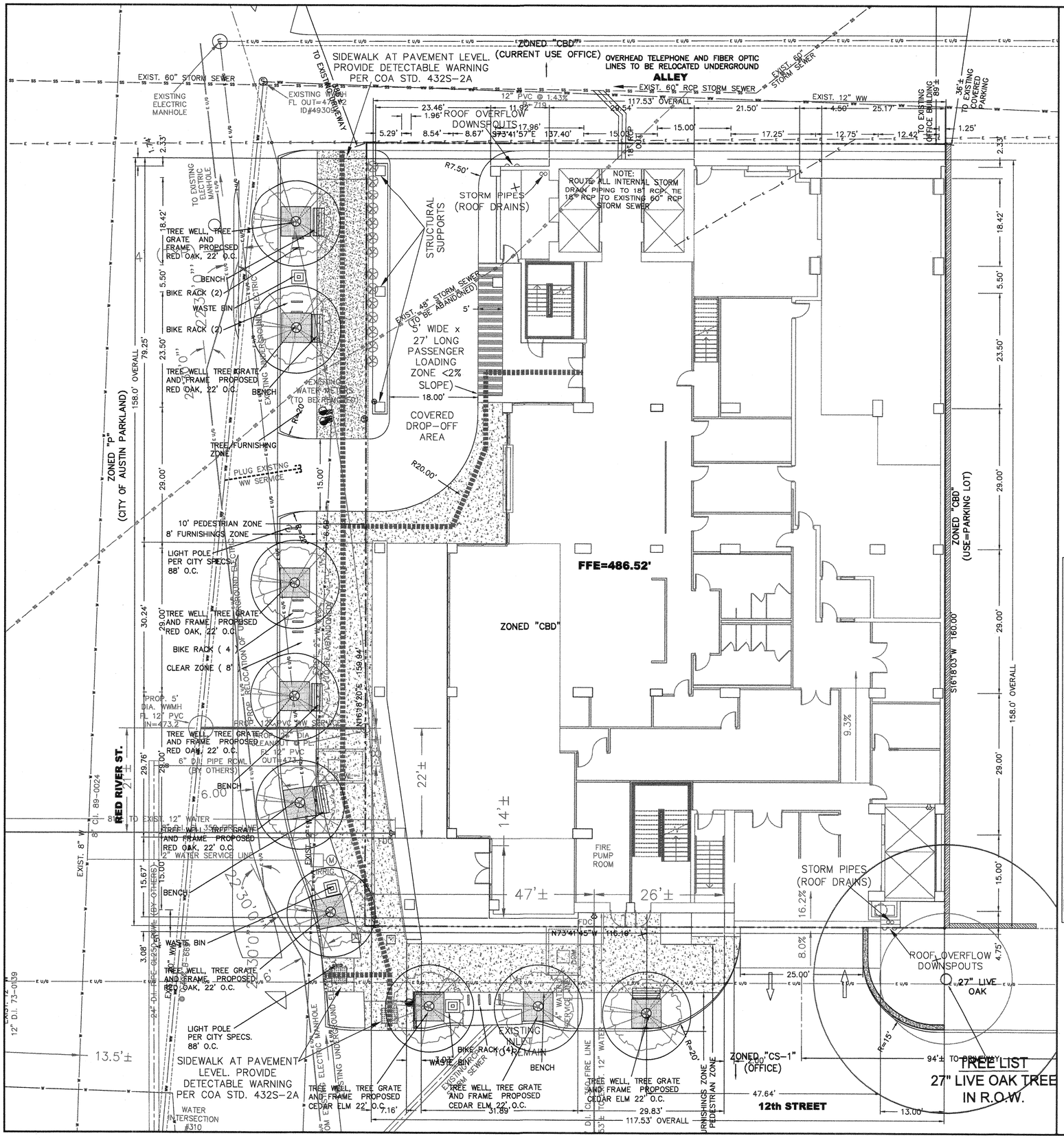
STATE OF TEXAS
ROBERT CEDILLOS JR.
47371
LICENSED
PROFESSIONAL ENGINEER
2/21/17

Cedillos & Company
Civil/Environmental Consulting Engineers
TEXAS FIRM REGISTRATION NO. F-1199
P.O. BOX 50382 – Austin, Texas – 78763
(512) 306-1322 (Phone)

SITE DEVELOPMENT PLANS
WATERLOO PARK TOWER HOTEL
1201 RED RIVER STREET
AUSTIN, TEXAS 78701

DEMOLITION PLAN

DATE:	
PROJECT:	WATERLOO TOWER
DRAWING'S NAME:	
DESIGN: RC	CHECKED: RC
DRAWN: STAFF	APPROVED: RC
SHEET: 4 OF 18	



SITE NOTES:

1. (RESERVED)

2. (RESERVED)

3. COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUB-CHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.

4. A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.

5. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED.

6. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. ACCESSIBLE PARKING MUST HAVE A CROSS- SLOPE NO GREATER THAN 1:50

7. 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 GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

8. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".

9. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.

10. FIRE LANES SHALL BE PAINTED RED AND LABELED "FIRE LANE" "NO PARKING ZONE"

11. YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS FOR REFUSE COLLECTION (SECTION 25-2-1066)

12. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

13. --- (OMITTED) ---

14. EACH COMPACT PARKING SPACE/AISLE SHALL BE SIGNED "SMALL CAR ONLY."

15. COMPLIANCE WITH GREEN BUILDING STANDARDS OF ONE STAR IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.

16. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.

17. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.

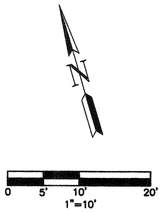
18. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).

19. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

20. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.

21. 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 SECTION 2.5.2.E.

22. SURFACE MATERIAL FOR ALL PARKING AND CIRCULATION SURFACES WILL BE CONCRETE.



SITE LEGEND

- BOUNDARY LINE
- EASEMENT BOUNDARY
- 915 EXISTING CONTOURS
- EXIST. STORM SEWER MANHOLE
- EXIST. WASTEWATER MANHOLE
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. WOODEN FENCE
- PROP. HANDICAP SPACE
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PROPOSED 6' FENCE
- ACCESSIBILITY ROUTE

CONTRACTOR WARNING

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS INDICATED ON THESE PLANS IS BASED PARTIALLY ON RECORDS OF THE CITY OF AUSTIN. WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD TO VERIFY LOCATIONS OF WATER, WASTEWATER AND STORM SEWER LINES. THE INFORMATION IS NOT SPECIFICALLY ACCURATE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATIONS AS REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE LOCATION OF PROPOSED UTILITIES AS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADJUST THE PROPOSED UTILITIES AS REQUIRED TO ALLOW THE DESIGN TO BE CONSTRUCTED.

FLOOD PLAIN NOTE

FLOOD PLAIN WILL BE REMOVED FROM SITE UPON CONSTRUCTION OF WALLER CREEK TUNNEL.

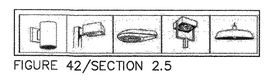


FIGURE 42/SECTION 2.5

TOTAL BUILDING HEIGHT IS 33 STORIES @ 371.2 FEET.
MAXIMUM ELEVATION IS 854.7 FEET ABOVE SEA LEVEL.

BUILDING SUMMARY

Floor Level	Assumed Floor Elevation	Floor to Floor	Parking Count	Hotel Rooms Area	Hotel Rooms	Condo Units	Common Area	Restaurant / Bar	Ballroom / Meeting	Circulation Area	Vertical Circulation	Parking Area	Gross Building Area
T.O. Parapet	854.69	0	-	-	-	-	-	-	-	-	-	-	-
Roof	848.69	6	-	-	-	-	1,367	-	-	297	0	-	1,664
Level 33 Roof Deck Mezz.	842.69	17	-	-	-	-	-	2,500	-	1154	479	-	3,654
Level 32 Roof Deck	825.69	14.5	-	-	-	-	456	3,746	-	2,894	479	-	7,098
Level 31 Condos	811.19	19.67	-	8,830	0	4	891	-	-	2,054	479	-	11,775
Level 30 Condos	791.52	14.0	-	9,118	0	8	891	-	-	2,054	479	-	12,063
Level 29 Condos	777.52	12.0	-	8,830	0	8	891	-	-	2,054	479	-	11,775
Level 28 Condos	765.52	12.0	-	9,118	0	8	891	-	-	2,054	479	-	12,063
Level 27 Hotel	753.52	15.0	-	8,830	17	0	891	-	-	2,054	479	-	11,775
Level 26 Hotel	738.52	10.0	-	9,118	17	0	891	-	-	2,054	479	-	12,063
Level 25 Hotel	728.52	10.0	-	8,830	17	0	891	-	-	2,054	479	-	11,775
Level 24 Hotel	718.52	10.0	-	9,118	17	0	891	-	-	2,054	479	-	12,063
Level 23 Hotel	708.52	10.0	-	8,830	17	0	891	-	-	2,054	479	-	11,775
Level 22 Hotel	698.52	10.0	-	9,118	19	0	891	-	-	2,054	479	-	12,063
Level 21 Hotel	688.52	10.0	-	8,830	18	0	891	-	-	2,054	479	-	11,775
Level 20 Hotel	678.52	10.0	-	9,118	19	0	891	-	-	2,054	479	-	12,063
Level 19 Hotel	668.52	10.0	-	8,830	18	0	891	-	-	2,054	479	-	11,775
Level 18 Hotel	658.52	10.0	-	9,118	19	0	891	-	-	2,054	479	-	12,063
Level 17 Hotel	648.52	10.0	-	8,830	18	0	891	-	-	2,054	479	-	11,775
Level 16 Hotel	638.52	10.0	-	9,118	19	0	891	-	-	2,054	479	-	12,063
Level 15 Hotel	628.52	10.0	-	8,830	18	0	891	-	-	2,054	479	-	11,775
Level 14 Hotel	618.52	10.0	-	9,118	19	0	891	-	-	2,054	479	-	12,063
Level 13 Amenity Deck	608.52	12.0	-	4,107	4	0	4,319	-	-	2,564	479	-	10,990
Level 12 Ballroom Mezzanine	596.52	11.0	-	-	0	0	5,641	-	-	2,856	479	-	8,497
Level 11 Ballroom	585.52	12.0	-	-	0	0	7,711	-	6,119	3,270	479	-	17,100
Level 10 Parking	573.52	9.0	11	-	-	-	-	-	-	-	479	13,456	-
Level 9 Parking	564.52	9.0	42	-	-	-	-	-	-	-	479	17,635	-
Level 8 Parking	555.52	9.0	42	-	-	-	-	-	-	-	479	17,635	-
Level 7 Parking	546.52	9.0	42	-	-	-	-	-	-	-	479	17,635	-
Level 6 Parking	537.52	9.0	42	-	-	-	-	-	-	-	479	17,635	-
Level 5 Parking	528.52	9.0	42	-	-	-	-	-	-	-	479	17,635	-
Level 4 Parking	519.52	9.0	42	-	-	-	-	-	-	-	479	17,635	-
Level 3 Parking	509.52	10.0	37	-	-	-	-	-	-	-	479	17,319	-
Level 2 Mezzanine	499.52	10.0	-	-	-	-	3,462	-	-	2,453	479	-	5,915
Level 1 Floor Plan	486.52	13.0	-	-	-	-	5,514	5,233	-	1,636	479	-	12,862
TOTALS		371.2	300	165,639	256	28	43,141	11,479	6,119	52,645	15,328	136,585	282,320
	max elev:	854.7 ft.										FAR:	15.00

EXISTING IMPERVIOUS COVER	
BUILDING	6,737 SQ. FT.
PAVING	11,021 SQ. FT.
SIDEWALK	1,065 SQ. FT.
TOTAL	18,823 SQ. FT.
LOT AREA = 18,823 SQ. FT.	
EXISTING IMPERVIOUS COVER = 100%	

PROPOSED IMPERVIOUS COVER	
BUILDING	18,823 SQ. FT.
TOTAL	18,823 SQ. FT.
LOT AREA = 18,823 SQ. FT.	
PROPOSED IMPERVIOUS COVER = 100%	

SITE PLAN APPROVAL

Sheet 5 of 18

FILE NUMBER: SP-2016-0106C APPLICATION DATE: FEB. 29, 2016

APPROVED BY COMMISSION ON: _____

under Section 112 of Chapter 25-5 of the Austin City Code.

EXPIRATION DATE (25-5-81,LDC): _____

CASE MANAGER: DONNA GALATI

ZONING: CBD - CENTRAL BUILDING DISTRICT

PROJECT EXPIRATION DATE: _____ DWPZ _____ DDZ _____
(ORD.#970905-A):

_____
DIRECTOR, DEVELOPMENT SERVICES 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 fo 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.

SP-2016-0106C

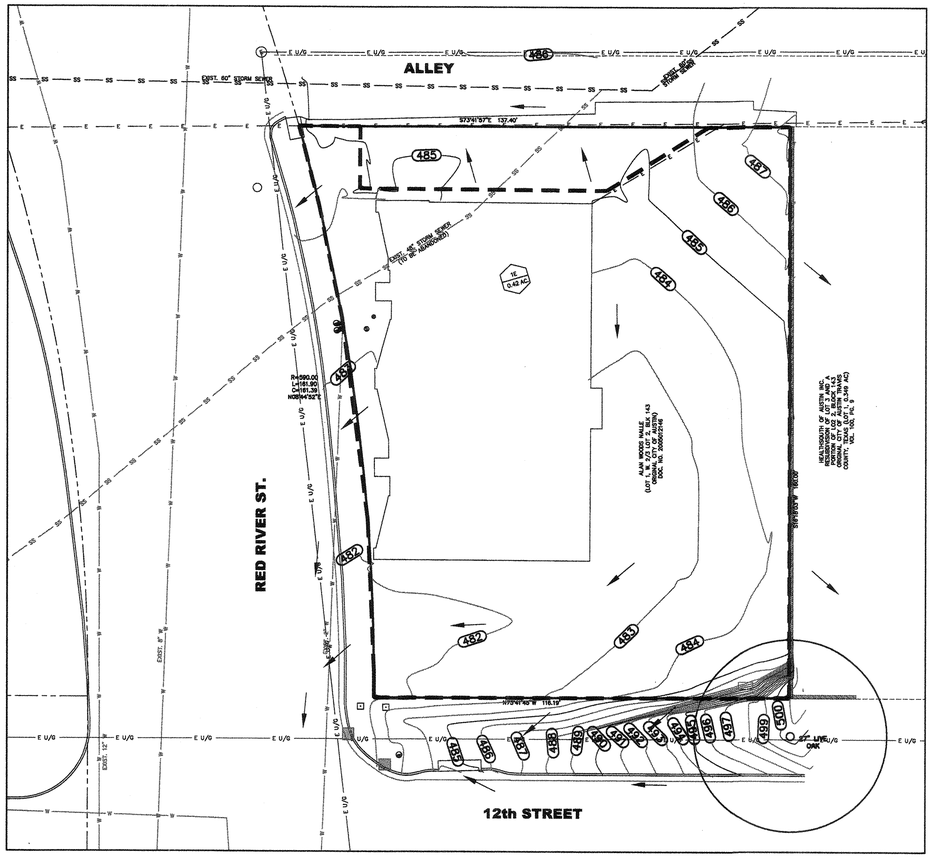
REVISION	DESCRIPTION	BY:	DATE:

Cedillos & Company
Civil/Environmental Consulting Engineers
TBPE FIRM REGISTRATION NO. F-3199
P.O. BOX 50052 AUSTIN, TEXAS 78763
(512) 306-1323 (Phone)

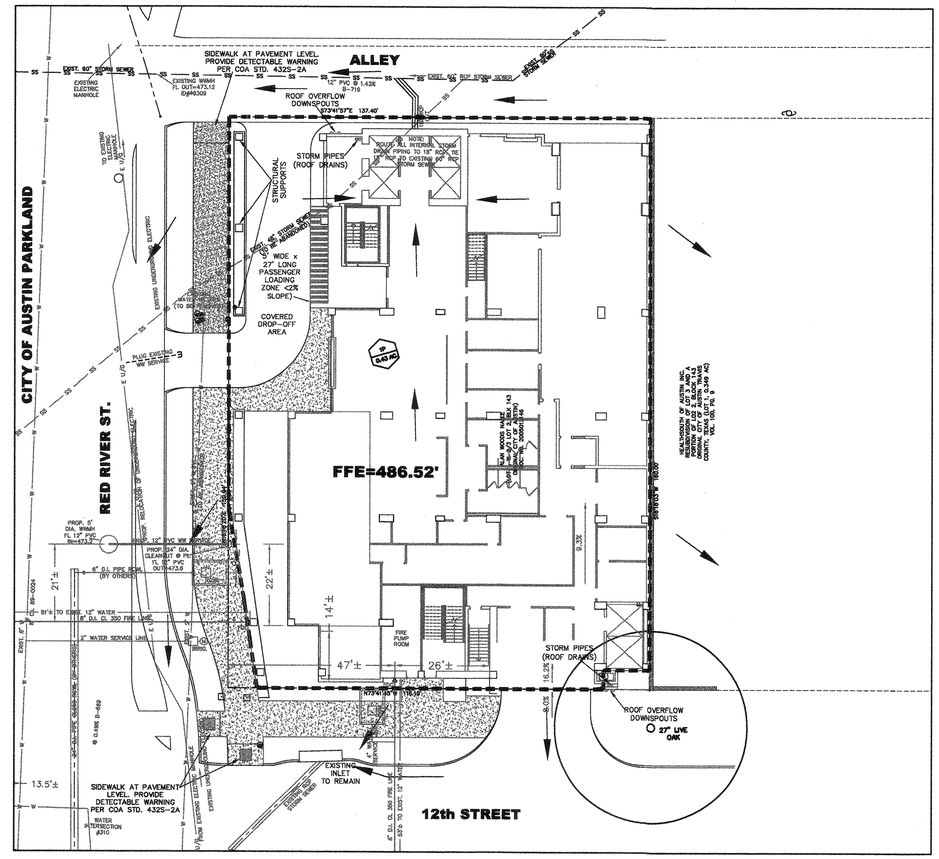
SITE DEVELOPMENT PLANS
WATERLOO PARK TOWER HOTEL
1201 RED RIVER STREET
AUSTIN, TEXAS 78701

OVERALL SITE PLAN

DATE:	
PROJECT:	WATERLOO TOWER
DRAWING'S NAME:	
DESIGN: RC	CHECKED: RC
DRAWN: STAFF	APPROVED: RC
SHEET: 5 OF 18	



EXISTING DRAINAGE CONDITIONS
SCALE 1"=20'



PROPOSED DRAINAGE CONDITIONS
SCALE 1"=20'

EXISTING CONDITIONS

	C	I (in/hr)	A (acres)	Q (cfs)
2-YEAR	0.743	7.04	0.42	2.2
25-YEAR	0.873	10.54	0.42	3.9
100-YEAR	0.963	12.68	0.42	5.1

PROPOSED CONDITIONS

	C	I (in/hr)	A (acres)	Q (cfs)
2-YEAR	0.667	6.55	0.43	1.9
25-YEAR	0.860	9.92	0.43	3.7
100-YEAR	0.950	11.97	0.43	4.9

0 10' 20' 40'
1"=20'

SITE LEGEND

- BOUNDARY LINE
- EASEMENT BOUNDARY
- 515 EXISTING CONTOURS
- EXIST. STORM SEWER MANHOLE
- EXIST. WASTEWATER MANHOLE
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. WOODEN FENCE
- PROP. HANDICAP SPACE
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PROPOSED 6' FENCE
- ACCESSIBILITY ROUTE

DRAINAGE LEGEND

- DRAINAGE DIRECTION
- EXIST. CHANNEL/PIPE
- CONTOURS
- 800 INDEX CONTOURS
- PROP. CONTOUR
- PROPOSED DRAINAGE BOUNDARY
- EXISTING DRAINAGE BOUNDARY
- DRAINAGE AREA – EXISTING
- DRAINAGE AREA – PROPOSED
- PROPOSED FLOW
- EXISTING FLOW

CONTRACTOR WARNING

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SITE PLAN APPROVAL Sheet 6 of 18

FILE NUMBER: SP-2016-0106C APPLICATION DATE: FEB. 29, 2016
APPROVED BY COMMISSION ON: _____
under Section 112 of Chapter 25-5 of the Austin City Code.
EXPIRATION DATE (25-5-81,LDC): _____
CASE MANAGER: DONNA GALATI
ZONING: CBD – CENTRAL BUILDING DISTRICT
PROJECT EXPIRATION DATE: _____ DWPZ _____ DDZ _____
(ORD.#970905-A):

DIRECTOR, DEVELOPMENT SERVICES 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 fo 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.

SP-2016-0106C

REVISION	DESCRIPTION	BY:	DATE:

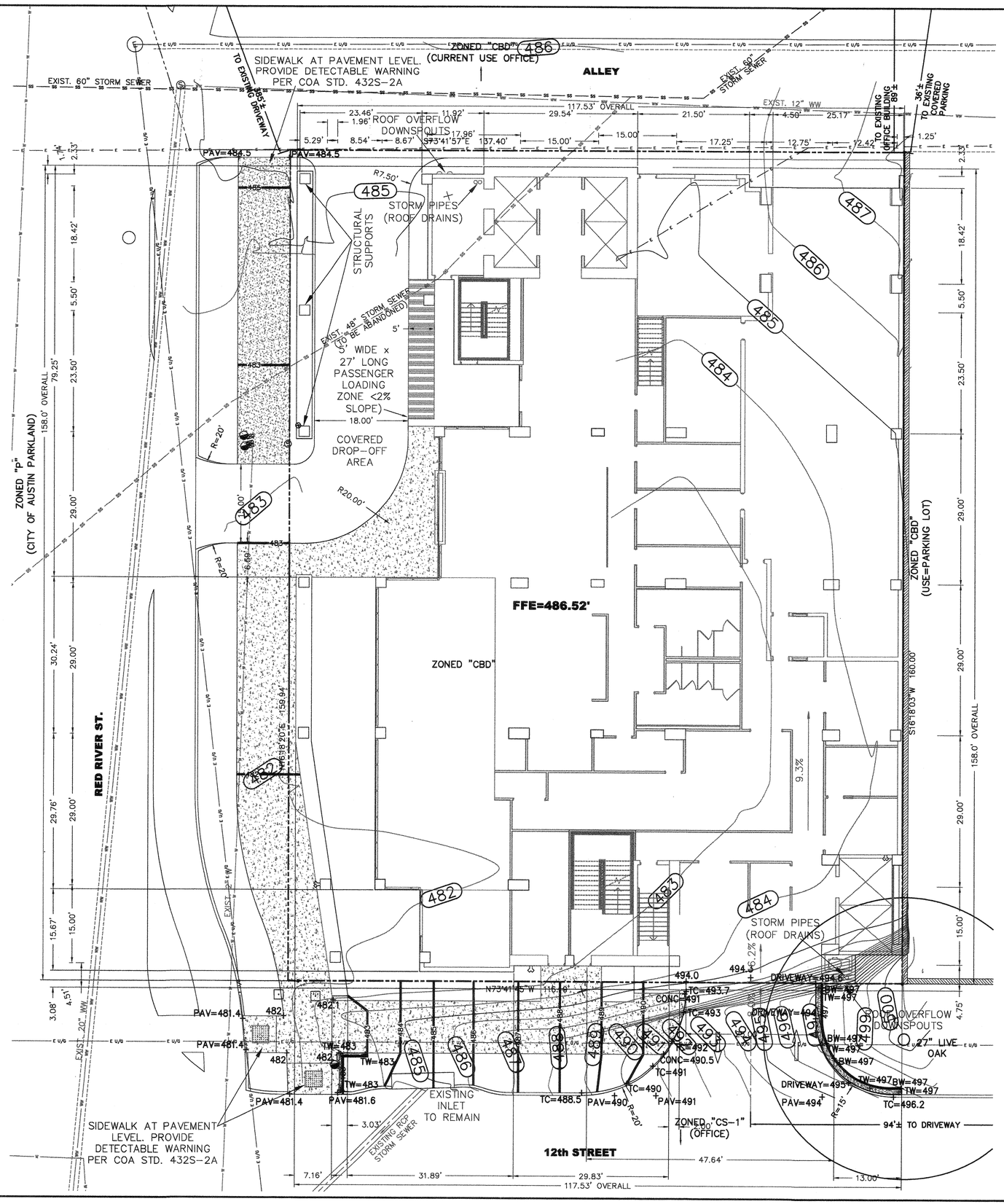
STATE OF TEXAS 47371 RICHARD CEDILLOS LICENSED PROFESSIONAL ENGINEER 2/21/17

Cedillos & Company
Civil/Environmental Consulting Engineers
TBPE FIRM REGISTRATION NO. F-9159
P.O. BOX 1088 Austin, Texas 78703
(512) 306-1322 (Phone)

SITE DEVELOPMENT PLANS
WATERLOO PARK TOWER HOTEL
1201 RED RIVER STREET
AUSTIN, TEXAS 78701

EXISTING AND PROPOSED DRAINAGE CONDITIONS

DATE:
PROJECT: WATERLOO TOWER
DRAWING'S NAME:
DESIGN: RC | CHECKED: RC
DRAWN: STAFF | APPROVED: RC
SHEET: 6 OF 18



NOTE:
FINAL GRADING ALONG RED RIVER ST. DEPENDS ON THE FINAL STREET WIDENING AND RE-ALIGNMENT PLANS BY THE CITY OF AUSTIN.

SITE LEGEND

- BOUNDARY LINE
- EASEMENT BOUNDARY
- EXISTING CONTOURS
- EXIST. STORM SEWER MANHOLE
- EXIST. WASTEWATER MANHOLE
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. WOODEN FENCE
- PROP. HANDICAP SPACE
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PROPOSED 6' FENCE
- ACCESSIBILITY ROUTE

0 5' 10' 20'
1"=10'

(XXX) EXISTING CONTOUR
XXX PROPOSED CONTOUR
+ ELEV PROPOSED SPOT ELEVATION

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SITE PLAN APPROVAL Sheet 7 of 18

FILE NUMBER: SP-2016-0106C APPLICATION DATE: FEB. 29, 2016
APPROVED BY COMMISSION ON: _____
under Section 112 of Chapter 25-5 of the Austin City Code.
EXPIRATION DATE (25-5-81,LDC): _____
CASE MANAGER: DONNA GALATI
ZONING: CBD – CENTRAL BUILDING DISTRICT
PROJECT EXPIRATION DATE: _____ DWPZ _____ DDZ _____
(ORD.#970905-A):

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: _____ Zoning: _____
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SP-2016-0106C

DATE:	BY:	DESCRIPTION	REVISION

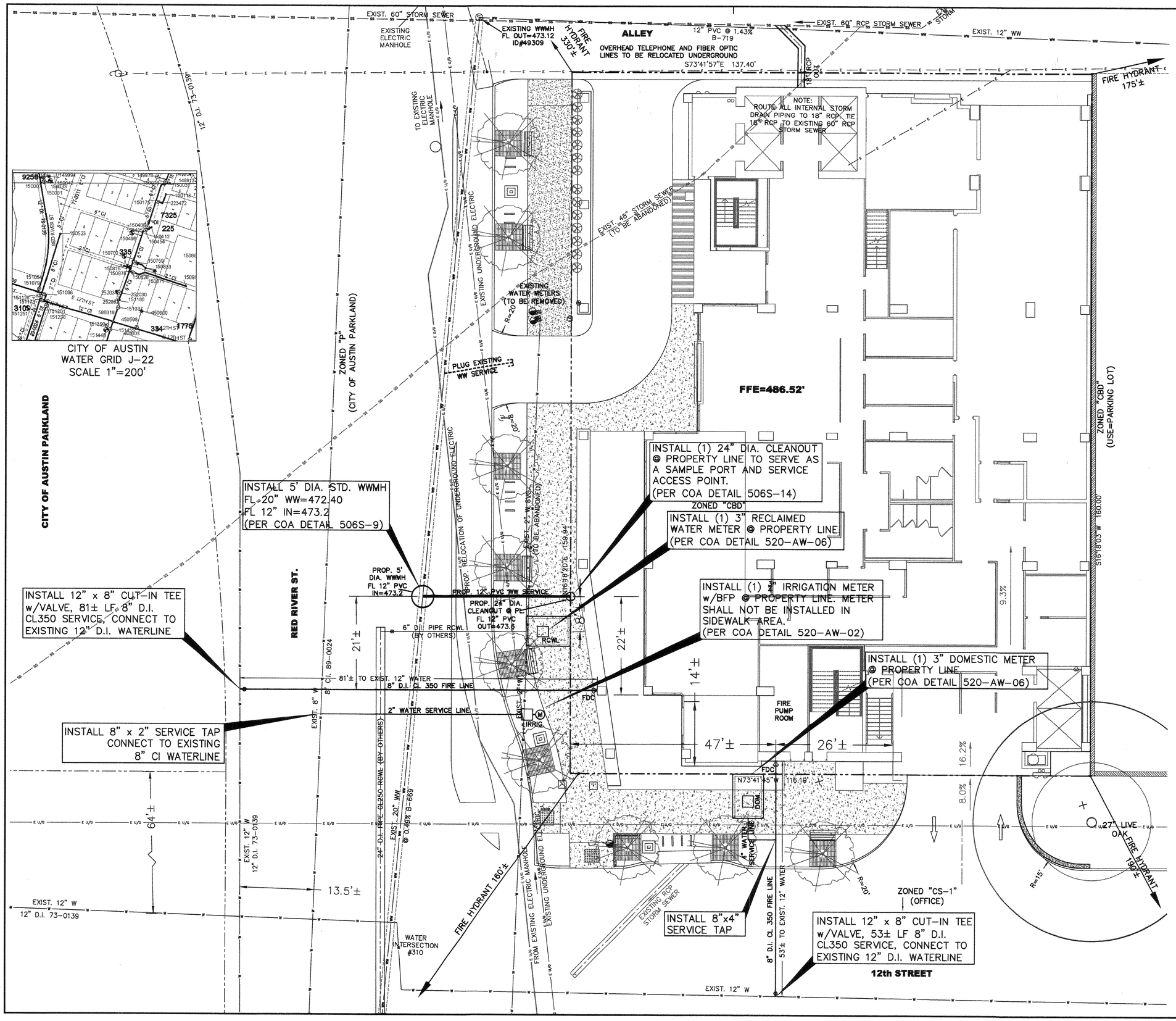
STATE OF TEXAS REGISTERED RENALDO CEDILLOS 47371 LICENSED PROFESSIONAL ENGINEER

Cedillos & Company
Civil/Environmental Consulting Engineers
TEXAS FIRM REGISTRATION No. F-9129
P.O. Box 90952 Austin, Texas 78709
(512) 306-1322 (Phone)

SITE DEVELOPMENT PLANS
WATERLOO PARK TOWER HOTEL
1201 RED RIVER STREET
AUSTIN, TEXAS 78701

GRADING PLAN

DATE:	
PROJECT:	WATERLOO TOWER
DRAWING'S NAME:	
DESIGN: RC	CHECKED: RC
DRAWN: STAFF	APPROVED: RC
SHEET: 7 OF 18	



SITE LEGEND

- BOUNDARY LINE
- EASEMENT BOUNDARY
- EXISTING CONTOURS
- EXIST. STORM SEWER MANHOLE
- EXIST. WASTEWATER MANHOLE
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. WOODEN FENCE
- PROP. HANDICAP SPACE
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PROPOSED 6' FENCE
- ACCESSIBILITY ROUTE

BUILDING AREA (GROSS):	282,318 SF
BUILDING TYPE:	1A (HIGH RISE - 33 LEVELS)
FIRE FLOW DEMAND PER IFC:	
FIRE FLOW W/SPRINKLER:	1,500 GPM
AVAILABLE FIRE FLOW:	7,193 GPM
STATIC PRESSURE:	85 PSI
PRESSURE ZONE:	CENTRAL

BUILDING TO HAVE SPRINKLER SYSTEM

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SITE PLAN APPROVAL

Sheet 8 of 18

FILE NUMBER: SP-2016-0106C APPLICATION DATE: FEB. 29, 2016

APPROVED BY COMMISSION ON: _____

under Section 112 of Chapter 25-5 of the Austin City Code.

EXPIRATION DATE (25-5-81,LDC): _____

CASE MANAGER: DONNA GALATI

ZONING: CBD – CENTRAL BUILDING DISTRICT

PROJECT EXPIRATION DATE: _____ DWPZ _____ DDZ _____
(ORD.#970905-A):

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: _____ Zoning: _____

Rev. 1 _____ Correction 1 _____

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SP-2016-0106C

DATE:	BY:	REVISION	DESCRIPTION

STATE OF TEXAS — REGISTERED PROFESSIONAL ENGINEER — RICHARD CEDILLOS — 47371 — LICENSED — 03-09-17

Cedillos & Company
Civil/Environmental Consulting Engineers
TBPE FIRM REGISTRATION NO. F-9159
P.O. BOX 1088 Leander, Texas 78653
(512) 306-1322 (Phone)

SITE DEVELOPMENT PLANS
WATERLOO PARK TOWER HOTEL
1201 RED RIVER STREET
AUSTIN, TEXAS 78701

UTILITY PLAN

DATE:

PROJECT: WATERLOO TOWER

DRAWING'S NAME:

DESIGN: RC	CHECKED: RC
DRAWN: STAFF	APPROVED: RC

SHEET: 8 OF 18

NOTES:
1. SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM FIGURE 1.4.2.G.4 SHOWING J-HOOKS..

2. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.

3. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.

4. TREES WILL BE FERTILIZED PRIOR TO ANY CONSTRUCTION ACTIVITY. MATERIALS AND METHODS ARE TO BE APPROVED BY THE CITY ARBORIST (974-1876) PRIOR TO APPLICATION.

5. THE GENERAL CONTRACTOR SHALL SELECT A FERTILIZATION CONTRACTOR AND ENSURE COORDINATION WITH THE CITY ARBORIST. WITHIN 7 DAYS AFTER FERTILIZATION IS PERFORMED, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF THE WORK PERFORMED TO THE CITY ARBORIST, WATERSHED PROTECTION, P.O. BOX 1088, AUSTIN, TEXAS 78767.

6. ALL CLASS 1 TREES WITHIN (OR ADJACENT TO) THE LIMITS OF CONSTRUCTION WHICH ARE INDICATED TO BE PRESERVED (ON THE PLANS) WILL BE FERTILIZED PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES AND AGAIN AFTER THE COMPLETION OF ALL CONSTRUCTION. AREAS TO BE FERTILIZED INCLUDE THE ENTIRE CRITICAL ROOT ZONE OF A TREE AS DEPICTED ON THE CITY APPROVED PLANS. TREES ARE TO BE FERTILIZED VIA SOIL INJECTION METHOD (MINIMUM 100 PSI), USING DOGGETT X-L INJECTO 32-7-7 OR EQUIVALENT AT RECOMMENDED RATES. CONSTRUCTION THAT WILL BE COMPLETED IN LESS THAN 90 DAYS SHOULD USE MATERIAL AT 1/2 RECOMMENDED RATES. ALTERNATIVE ORGANIC FERTILIZER MATERIALS ARE ACCEPTABLE WHEN APPROVED BY THE CITY ARBORIST.

7. SPECIAL CONSTRUCTION TECHNIQUES

PRIOR TO EXCAVATION WITHIN TREE DRIP LINES, OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.

IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING, AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH FOUR (4) INCHES OF ORGANIC MULCH TO BE PRODUCED ON SITE, TO MINIMIZE SOIL COMPACTION.

PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.

WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY AS NECESSARY DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

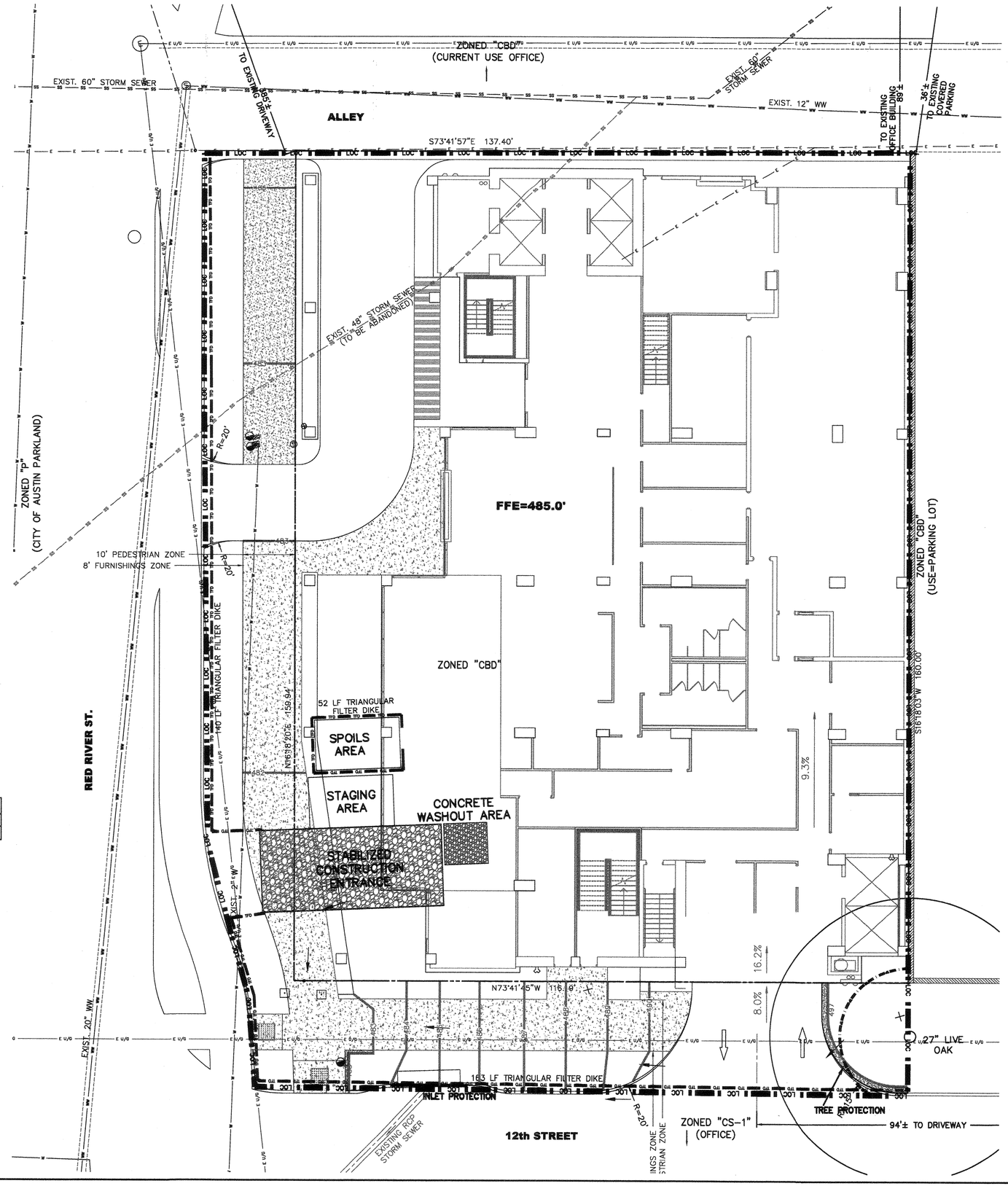
WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

8. IF THE DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. (ECM 1.4.4.B.3, SECTION 5.1).

ESC SUMMARY

LOC	SCE	TRIANGULAR FILTER DIKE	INLET PROT.	RE-VEG.
24,170 SF	1	355 LF	10 LF	10 SY

NOTE:
THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.



SITE LEGEND

- BOUNDARY LINE
- EASEMENT BOUNDARY
- 918 EXISTING CONTOURS
- EXIST. STORM SEWER MANHOLE
- EXIST. WASTEWATER MANHOLE
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. WOODEN FENCE
- PROP. HANDICAP SPACE
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PROPOSED 6' FENCE
- ACCESSIBILITY ROUTE

0 5' 10' 20'
1"=10'

E & S LEGEND

- DRAINAGE DIRECTION
- EXIST. CHANNEL/PIPE
- CONTOURS
- 800 INDEX CONTOURS
- PROP. GRADING
- TRIANGULAR FILTER DIKE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED (R)

CONTRACTOR WARNING

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS INDICATED ON THESE PLANS IS BASED PARTIALLY ON RECORDS OF THE CITY OF AUSTIN. WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD TO VERIFY LOCATIONS OF WATER, WASTEWATER AND STORM SEWER LINES. THE INFORMATION IS NOT SPECIFICALLY ACCURATE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATIONS AS REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE LOCATION OF PROPOSED UTILITIES AS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADJUST THE PROPOSED UTILITIES AS REQUIRED TO ALLOW THE DESIGN TO BE CONSTRUCTED.

SITE PLAN APPROVAL Sheet 9 of 18

FILE NUMBER: SP-2016-0106C APPLICATION DATE: FEB. 29, 2016
APPROVED BY COMMISSION ON: _____
under Section 112 of Chapter 25-5 of the Austin City Code.
EXPIRATION DATE (25-5-81,LDC): _____
CASE MANAGER: DONNA GALATI
ZONING: CBD – CENTRAL BUSINESS DISTRICT
PROJECT EXPIRATION DATE: _____ DWPZ _____ DDZ _____
(ORD.#970905-A):

DIRECTOR, DEVELOPMENT SERVICES 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 fo 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.

SP-2016-0106C

REVISION	DESCRIPTION	BY:	DATE:

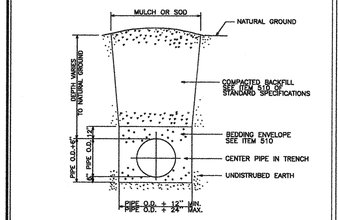
STATE OF TEXAS
RICHARD CEDILLOS
47371
LICENSED
PROFESSIONAL ENGINEER
3/31/17

Cedillos & Company
Civil/Environmental Consulting Engineers
TEXAS FIRM REGISTRATION NO. F-9159
P.O. BOX 1088 – AUSTIN, TEXAS 78767
(512) 306-1325 (Phone)

SITE DEVELOPMENT PLANS
WATERLOO PARK TOWER HOTEL
1201 RED RIVER STREET
AUSTIN, TEXAS 78701

EROSION/SEDIMENTATION CONTROL AND TREE PROTECTION PLAN

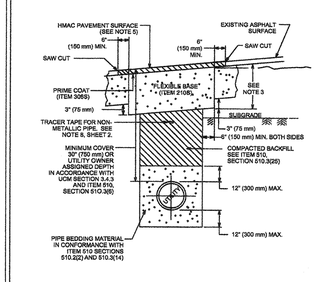
DATE:
PROJECT: WATERLOO TOWER
DRAWING'S NAME:
DESIGN: RC CHECKED: RC
DRAWN: STAFF APPROVED: RC
SHEET: 9 OF 18



TYPICAL TRENCH
WITH UNFINISHED SURFACE

NTS

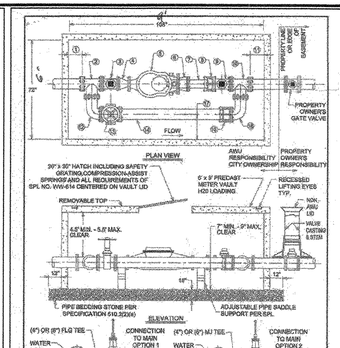
TRENCH REPAIR IN ASPHALTIC SURFACE OVER FLEXIBLE BASE
(UCM SECTION 5.8.0)



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	FLEXIBLE BASE WITH ASPHALT SURFACE TRENCH REPAIR--EXISTING PAVEMENT	
RECORD COPY SIGNED BY KERI JUAREZ 01/04/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 1100S-2 1 OF 2

NOTES:
1. THIS EXISTING PAVING SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE, A MINIMUM OF 12" (300 mm) WIDER THAN UNDISTURBED SIDES OF THE TRENCH AND SYMMETRICAL ABOUT THE CENTER LINE OF THE EXCAVATION.
2. IF EXCAVATION AREA IS OPEN FOR TEMPORARY PUBLIC USE, THE SURFACE SHALL BE MAINTAINED LEVEL WITH ADJACENT RIDING SURFACE WITH COLD MIX AC OR TEMPORARY HMAC. TEMPORARY MIX SHALL BE PLACED OVER FLEXIBLE BASE.
3. ROAD BASE SHALL BE REPLACED IN KIND WITH BASE THICKNESS EQUAL TO EXISTING BASE THICKNESS PLUS 2" (70 mm), BUT IN NO CASE LESS THAN 12" (300 mm).
4. DAMAGED PAVEMENT OUTSIDE THE TRENCH CUT SHALL BE REMOVED AND REPLACED WITH A BASE THICKNESS OF 10" (250 mm) OR A THICKNESS MATCHING EXISTING, WHICHEVER IS GREATER.
5. REPLACEMENT AC SURFACE LAYER SHALL BE OF THE TYPE AND THICKNESS BASED ON FUNCTIONAL CLASSIFICATION:
a) MIN. 2" (50 mm) HMAC TYPE "D" FOR TRENCH REPAIR IN LOCAL/RESIDENTIAL STREETS;
b) MIN. 3" (75 mm) HMAC TYPE "C" FOR TRENCH REPAIR IN COLLECTOR/ARTERIAL STREETS.
SEE ITEM 3405, SECTION 3405.4.
6. CLASS "J" PC CONCRETE (ITEM 4035) OR CONTROLLED LOW STRENGTH MATERIAL (CLSM) MAY BE SUBSTITUTED IN THESE REPAIRS FOR THE FLEXIBLE BASE AND COMPACTED BACKFILL. PC CONCRETE GREATER THAN 2 X SACK MIX WILL NOT BE ALLOWED.
7. TACK COAT ALL EXPOSED EDGES AND SURFACES (SPEC ITEM 3072).
8. AS PER CITY OF AUSTIN STANDARD SPECIFICATION 510, SECTION 510.2(6)(d), FOR ALL NON-METALLIC PIPE, DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND A MINIMUM OF 12" (300 mm) BELOW THE SUBGRADE, OR A MINIMUM OF 18" (450 mm) BELOW FINISHED GRADE ON AREAS OUTSIDE THE LIMITS OF PAVEMENT, SHALL BE PLACED INDUCTIVE TRACER TAPE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE TAPE SHALL BE ENCASED IN A PROTECTIVE, INERT, PLASTIC JACKET AND COLOR CODED IN ACCORDANCE WITH APWA UNIFORM COLOR CODE.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	FLEXIBLE BASE WITH ASPHALT SURFACE TRENCH REPAIR--EXISTING PAVEMENT	
RECORD COPY SIGNED BY KERI JUAREZ 01/04/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 1100S-2 2 OF 2



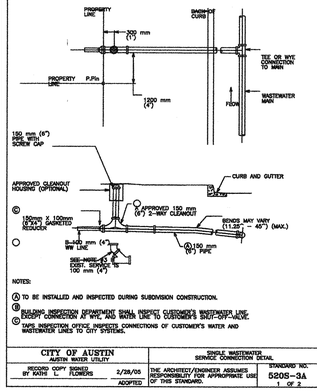
CITY OF AUSTIN AUSTIN WATER UTILITY	3", 4" AND 6" COMPOUND & TURBINE METER INSTALLATIONS	
Kathi L. Flowers 11/19/2015 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-06 1 OF 2

LARGE METER INSTALLATIONS

DIMENSIONS IN INCHES		3" MANUAL	3" DOMESTIC	4" TURBINE	4" COMPOUND	6" TURBINE	6" COMPOUND
No.	METER LINE	3" SYSTEM	3" SYSTEM	4" SYSTEM	4" SYSTEM	6" SYSTEM	6" SYSTEM
1	CLEARANCE FROM VALVE WALL TO TEE	8"	8"	12"	12"	8"	8"
2	FLANGED TEE	13"	13"	13"	13"	16"	16"
3	CDA GATE VALVE SQUARE NUT	9"	6"	9"	3"	10 1/2"	10 1/2"
4	3" x 4" FLANGED REDUCER (3" METER ONLY)	7"	7"	--	--	--	--
5	METER	17"	19"	20"	23"	24"	27"
6	3" X 4" FLANGED REDUCER (3" METER ONLY)	7"	7"	--	--	--	--
7/8	(7) FLANGED X PLAIN END CI PIPE + (8) RESTRAINED FLANGE COUPLING ADAPTER (ROCKWELL) OR (7) FLANGE X DI PIPE + (8) DISMANTLING JOINT (DJ)	17"	19"	20"	17"	19"	16"
9	CDA GATE VALVE SQUARE NUT	9"	9"	9"	9"	10 1/2"	10 1/2"
10	FLANGED TEE	13"	13"	13"	13"	16"	16"
11	CLEARANCE FROM INSIDE WALL TO TEE	8"	8"	12"	12"	8"	8"
	TOTAL (INCHES)	108.0"	108.0"	108.0"	108.0"	108.0"	108.0"
	BYPASS LINE						
1	CLEARANCE FROM INSIDE WALL TO TEE	8"	6"	12"	12"	6"	6"
2	1/2 TEE	5 1/2"	6 1/2"	8 1/2"	8 1/2"	6"	9"
12	FLANGED 90° ELBOW	5 1/2"	6 1/2"	8 1/2"	6 1/2"	3"	9"
13	BYPASS GATE VALVE WITH HAND WHEEL	9"	6"	9"	9"	10 1/2"	10 1/2"
14/15	(14) FLANGED X PLAIN END DI PIPE + (15) RESTRAINED FLANGE COUPLING ADAPTER (SPICER) OR (14) FLANGE X CI PIPE + (15) DISMANTLING JOINT (DJ)	57"	51"	49"	49"	55 1/2"	55 1/2"
16	FLANGED 90° ELBOW	5 1/2"	6 1/2"	8 1/2"	6 1/2"	6"	9"
17	1/2 TEE	5 1/2"	6 1/2"	8 1/2"	6 1/2"	6"	9"
18	CLEARANCE FROM VALVE WALL TO TEE	8"	8"	12"	12"	8"	6"
	TOTAL (INCHES)	108.0"	108.0"	108.0"	108.0"	108.0"	108.0"
17	CLEARANCE FROM INSIDE WALL TO CENTER OF BYPASS LINE	23"	23"	23"	23"	20"	20"

NOTES:
1. METER VAULT MUST BE PLACED AT THE PROPERTY LINE WITHIN PUBLIC RIGHT-OF-WAY OR WITHIN A DEDICATED WATER METER EASEMENT. METER SHALL NOT BE PLACED IN THE PATH OF VEHICULAR TRAFFIC INCLUDING DRIVEWAYS, DRIVEWAYS AND PARKING LOTS. METERS MAY NOT BE PLACED IN DRIVEWAYS OR PARKING LOTS. METERS MUST BE PLACED SO THAT THEY WILL BE ACCESSIBLE TO METER READERS AND SHALL NOT BE EXCLUDED WITHIN PROPERTY FENCES.
2. ALL PIPE AND FITTINGS FROM MAIN TO CUSTOMER VALVE SHALL BE REPAINTABLE NON-SHRINK GROUT MUST BE PLACED UNDER METER VAULT WALL AND BE FILLED WITH NON-SHRINK GROUT PER SPL NO. WW-704.

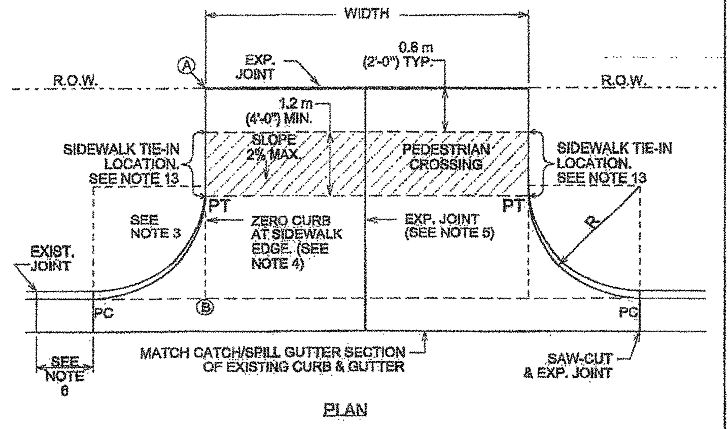
CITY OF AUSTIN AUSTIN WATER UTILITY	3", 4" AND 6" COMPOUND & TURBINE METER INSTALLATIONS	
Kathi L. Flowers 11/19/2015 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-06 2 OF 2



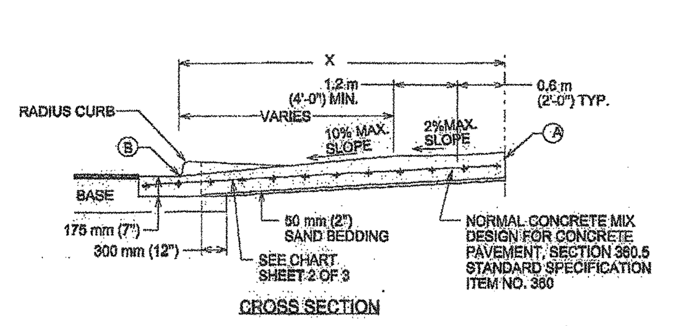
NOTES:
① TO BE INSTALLED AND INSPECTED DURING SUBDIVISION CONSTRUCTION.
② BUILDING INSPECTION DEPARTMENT SHALL VERIFY CLEARANCE BETWEEN LOW POINT OF BUILDING FOUNDATION AND THE TOP OF THE SANITARY SEWER CLEANOUT.
③ TAPS INSPECTION OFFICE INSPECTS CONNECTIONS OF CUSTOMER'S WATER AND WASTEWATER LINES TO CITY SYSTEMS.

CITY OF AUSTIN AUSTIN WATER UTILITY	SINGLE WASTEWATER SERVICE CONNECTION DETAIL	
RECORD COPY SIGNED BY KATHI L. FLOWERS 2/28/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-3A 1 OF 2

1. DURING SUBDIVISION CONSTRUCTION, UTILITY CONTRACTOR INSTALLS WASTEWATER CLEANOUT AT THE PROPERTY LINE WITHIN PUBLIC RIGHT-OF-WAY OR WITHIN A DEDICATED WATER METER EASEMENT. WASTEWATER CLEANOUT SHALL BE PLACED IN THE PATH OF VEHICULAR TRAFFIC INCLUDING DRIVEWAYS, DRIVEWAYS AND PARKING LOTS. WASTEWATER CLEANOUT SHALL NOT BE PLACED IN DRIVEWAYS OR PARKING LOTS. WASTEWATER CLEANOUT SHALL BE ACCESSIBLE TO METER READERS AND SHALL NOT BE EXCLUDED WITHIN PROPERTY FENCES. WASTEWATER CLEANOUT SHALL BE INSPECTED BY CITY OF AUSTIN CONSTRUCTION INSPECTOR IN ACCORDANCE WITH UCM SECTION 1.5.2(A).
2. CUSTOMER REMOVES LEAK-TIGHT CLEANOUT COVER AND INSTALLS WASTEWATER SERVICE LINE. CUSTOMER SHALL USE SCHEDULE 40 PVC PIPE (ASTM D-1785-Grade 1, D-2665 OR D-2949) AND FITTINGS (ASTM D-2665 OR D-2949) FOR SERVICE LINE. CUSTOMER SHALL INSTALL A SINGLE WYE FITTING (ASTM D-2665 OR D-2949) AT THE PROPERTY LINE. CUSTOMER SHALL INSTALL A 45° BEND (MAXIMUM) WITHIN 1 FOOT (305 mm) OF THE PROPERTY LINE. CUSTOMER SHALL INSTALL A CLEANOUT WITH A 45° BEND (MAXIMUM) TO THE SURFACE (SEE DETAIL). CUSTOMER SHALL INSTALL A CLEANOUT AT THE END OF THE SERVICE LINE (MAXIMUM 75 FEET (23 m)). CUSTOMER SHALL INSTALL CLEANOUTS AT INTERVALS NOT EXCEEDING 75 FEET (23 m) IN ACCORDANCE WITH UCM SECTION 1.5.2(A). CUSTOMER SHALL INSTALL CLEANOUTS AT THE PROPERTY LINE AND AT THE END OF THE SERVICE LINE (MAXIMUM 75 FEET (23 m)) IN ACCORDANCE WITH UCM SECTION 1.5.2(A

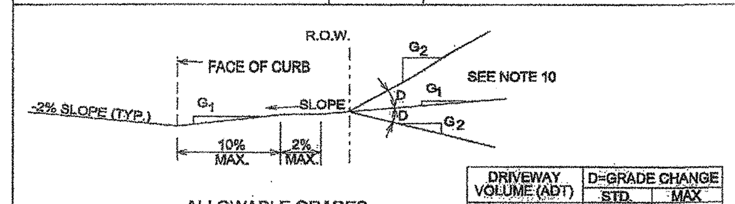


NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT (A) ABOVE POINT (B) IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (¼" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/24/16 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS

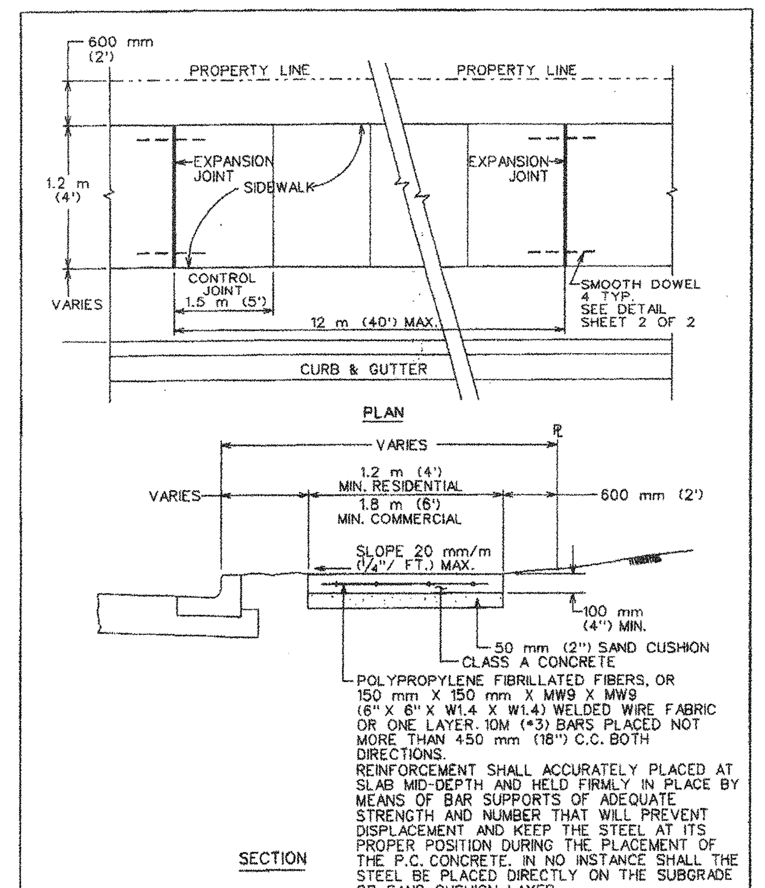


ALLOWABLE GRADES

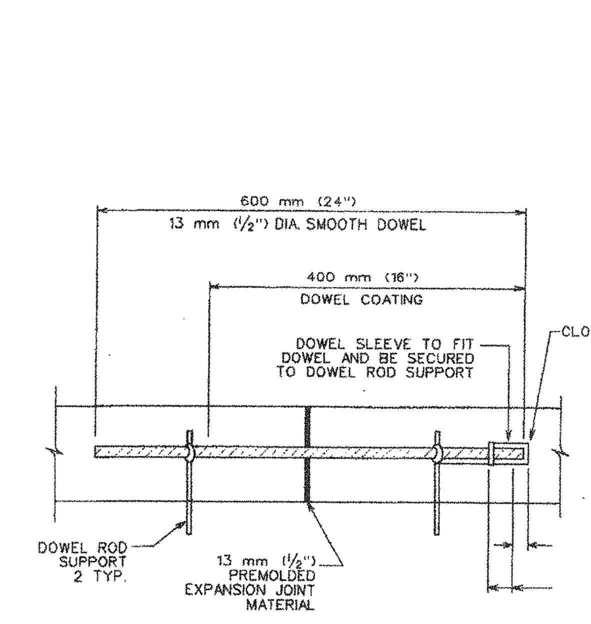
DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE STD.	MAX
>1500	0%	3%
500-1500	3%	6%
<500	6%	15%

NOTES:
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET); WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2 IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

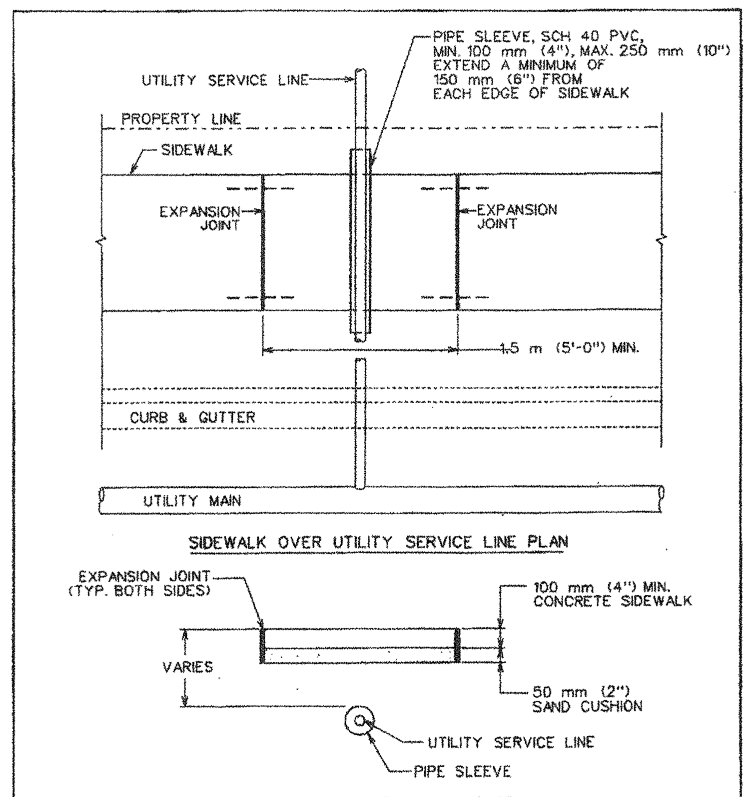
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/24/16 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3

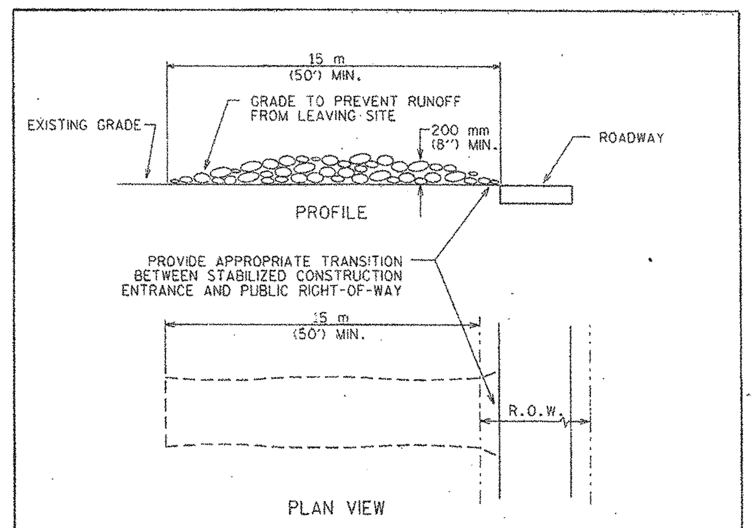


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3



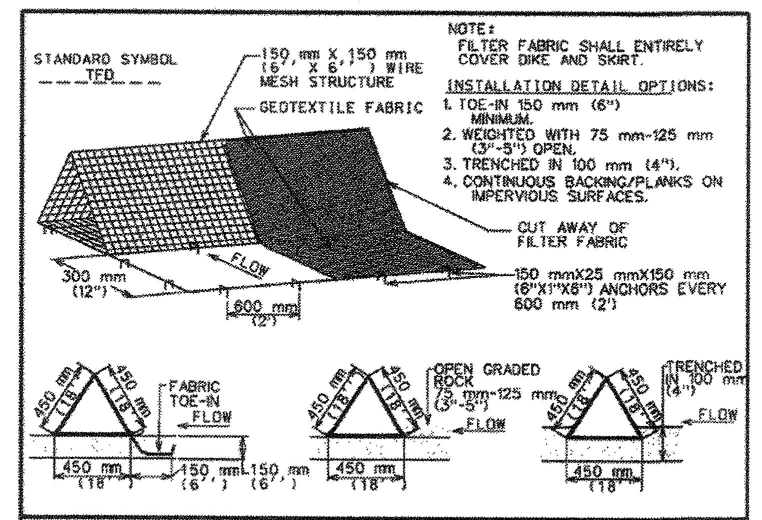
NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3



NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1

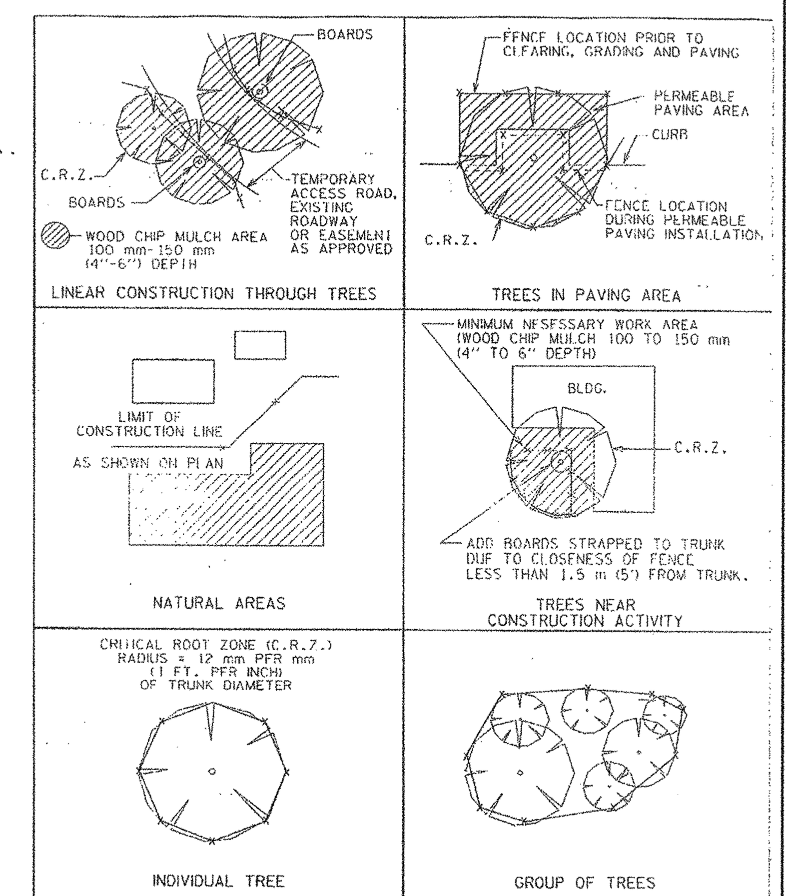


NOTE:
FILTER FABRIC SHALL ENTIRELY COVER DIKE AND SKIRT.

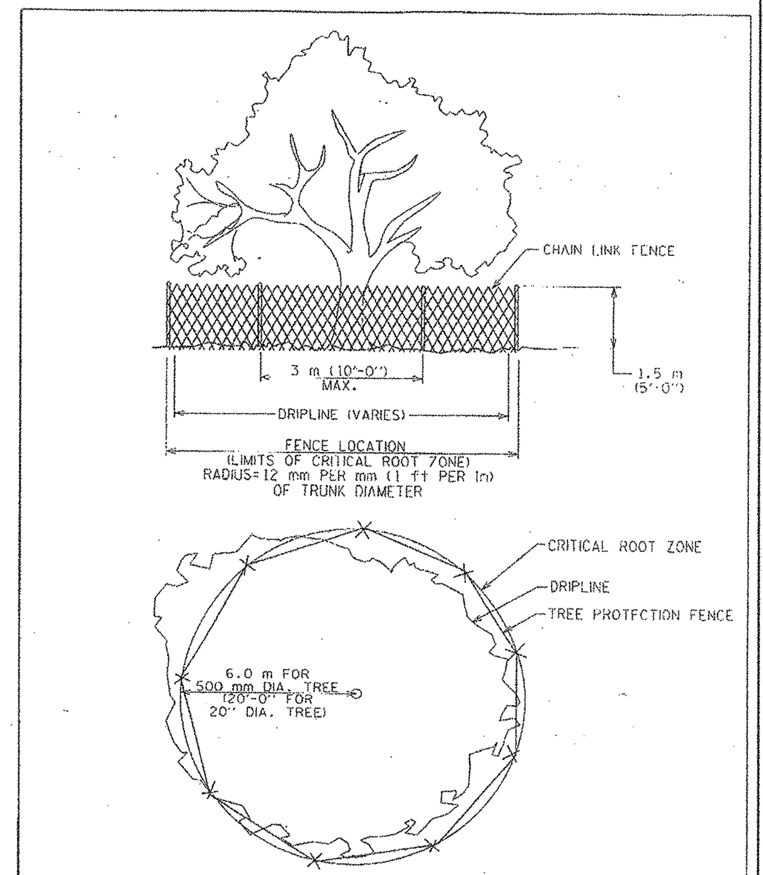
INSTALLATION DETAIL OPTIONS:
1. TOE-IN 150 mm (6") MINIMUM.
2. WEIGHTED WITH 75 mm-125 mm (3"-5") OPEN.
3. TRENCHED IN 100 mm (4").
4. CONTINUOUS BACKING/PLANKS ON IMPERVIOUS SURFACES.

GENERAL NOTES
1. DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
2. THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS WRAPPING OF GEOTEXTILE. THE SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE.
3. THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF 75-125 mm (3-5") OPEN GRADED ROCK OR TOED-IN 150 mm (6") WITH MECHANICALLY COMPACTED MATERIAL. OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED IN 100 mm (4").
4. DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 150 mm (6") WIRE STAPLES ON 600 mm (2') CENTERS ON BOTH EDGES AND SKIRT, OR STAKE USING 10M (⅜") DIAMETER RE-BAR WITH TEE ENDS.
5. FILTER MATERIAL SHALL BE LAPPED OVER ENDS 150 mm (6") TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOAT RINGS.
6. THE DIKE STRUCTURE SHALL BE MW40-150 mmX150 mm (6 GA. 6"X6") WIRE MESH, 450 mm (18") ON A SIDE.
7. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6") AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
9. AFTER THE DEVELOPMENT SITE IS COMPLETLY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN GENERAL NOTE 8 ABOVE.

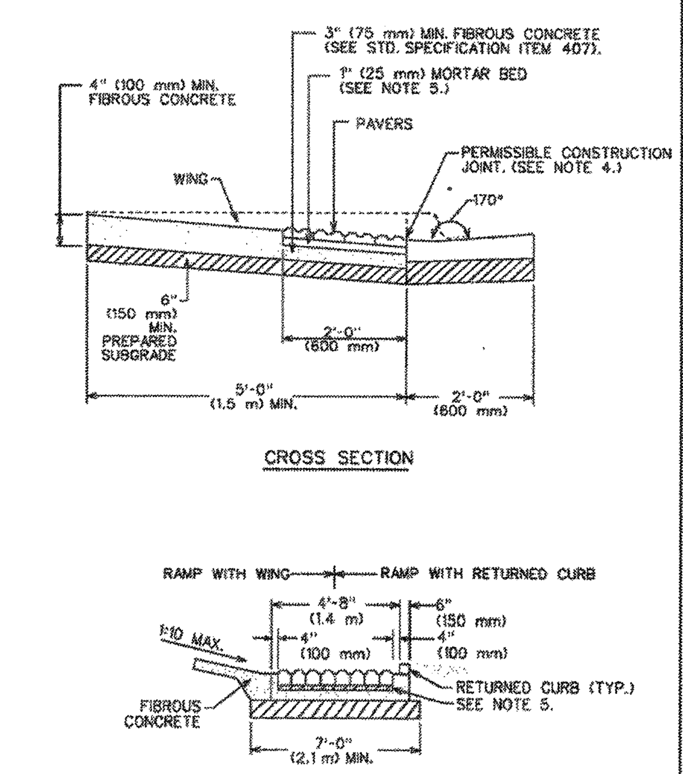
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TRIANGULAR SEDIMENT FILTER DIKE	
RECORD COPY SIGNED BY J. PATRICK MURPHY 3/27/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 628S



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1



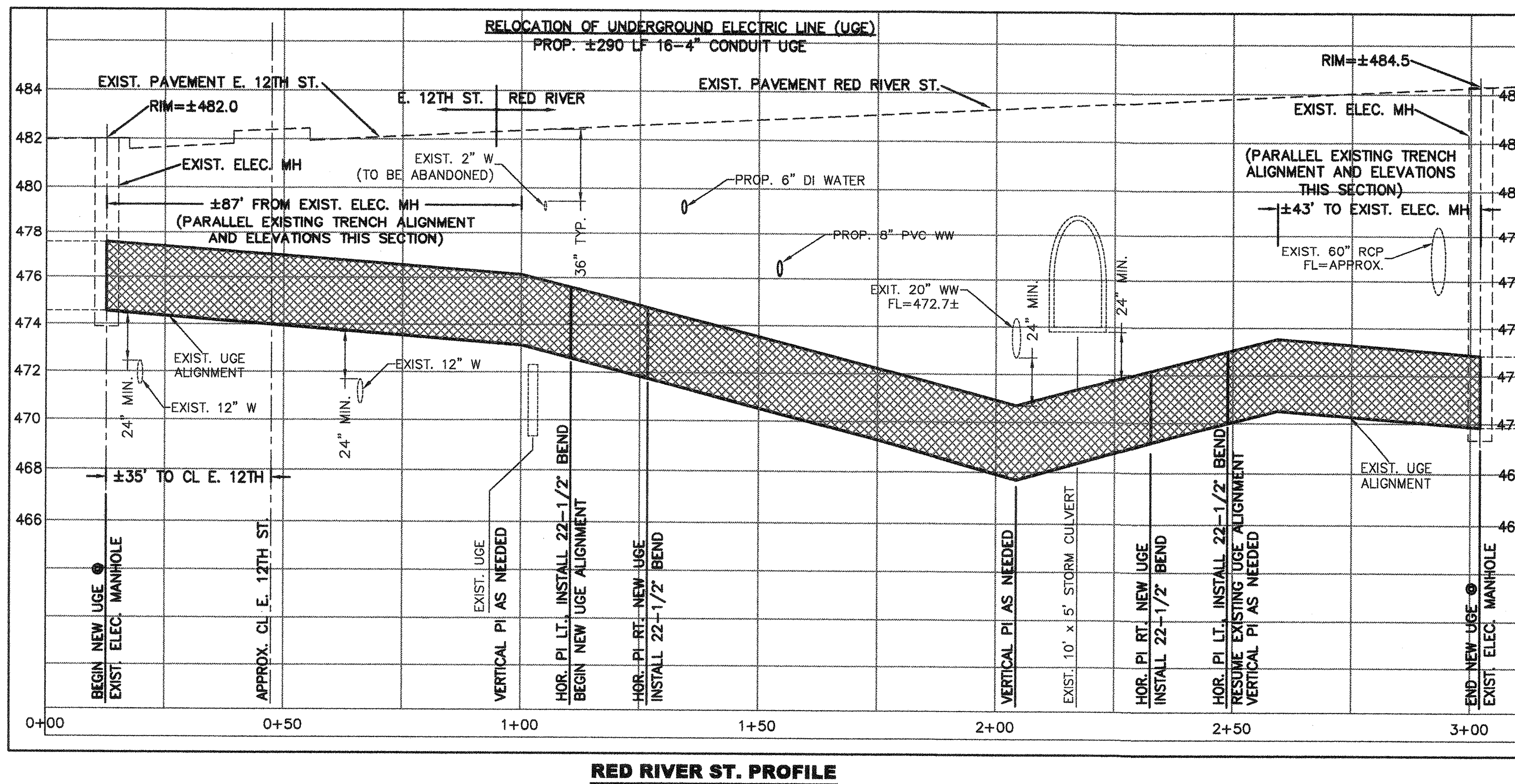
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A - CHAIN LINK	
11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)	
RECORD COPY SIGNED BY BILL GARDNER 06/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 1 OF 2

GENERAL NOTES:
1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION ON CITY PROPERTY AND EASEMENT AREAS ONLY.
2. PAVERS ARE REQUIRED FOR ALL CURB RAMP INSTALLATIONS.
3. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9" (23 mm), A NOMINAL HEIGHT OF 0.2" (5 mm) AND A NOMINAL CENTER TO CENTER SPACING OF 2.35" (60 mm) AND SHALL CONSTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT (Re: ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. PAVER PATTERN SHALL BE BASKET WEAVE UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASIS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO ¼" (6 mm) JOINT SIZE. GAPS LARGER THAN ¼" (6 mm) MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 403S.3.5, MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH RETURNED CURB MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASMENTS)	
RECORD COPY SIGNED BY BILL GARDNER 06/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 2 OF 2



RED RIVER ST. PROFILE
SCALE APPROX. 1"=20' HOR., 1"=4' VERT.

SITE PLAN APPROVAL Sheet 11 of 18

FILE NUMBER: SP-2016-0106C APPLICATION DATE: FEB. 29, 2016
APPROVED BY COMMISSION ON: ____
under Section 112 of Chapter 25-5 of the Austin City Code.
EXPIRATION DATE (25-5-81,LDC): ____
CASE MANAGER: DONNA GALATI
ZONING: CBD - CENTRAL BUILDING DISTRICT
PROJECT EXPIRATION DATE: ____ DWPZ ____ DDZ ____
(ORD.#970905-A):

DIRECTOR, DEVELOPMENT SERVICES 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 fo 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.

SP-2016-0106C

REVISION	DESCRIPTION	BY:	DATE:

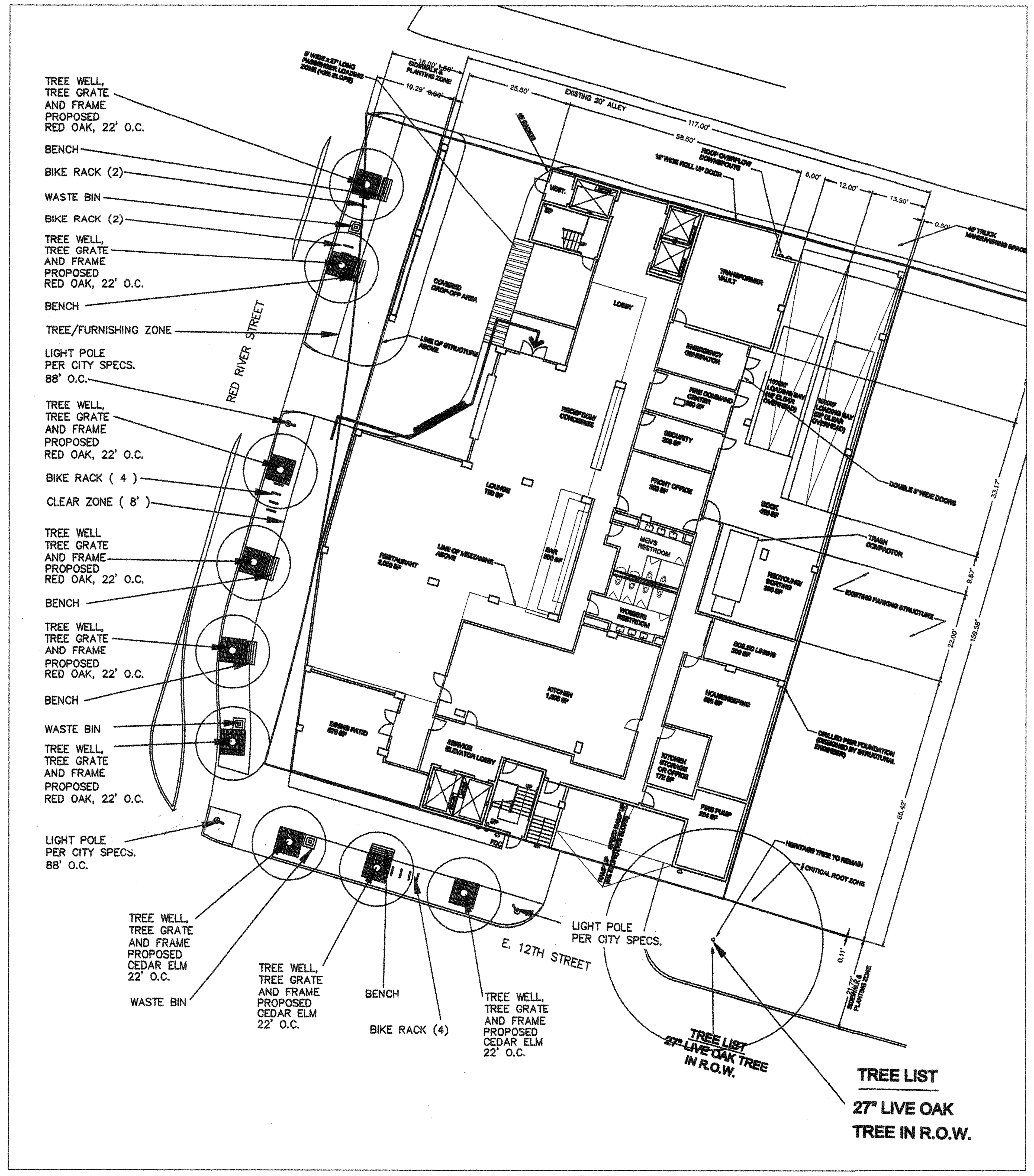
STATE OF TEXAS — REYNALDO CEDILLOS — 47371 — LICENSED PROFESSIONAL ENGINEER

Cedillos & Company
Civil/Environmental Consulting Engineers
TEXAS FIRM REGISTRATION NO. F-9159
P.O. BOX 50362 – Austin, Texas – 78763
(512) 306-1322 (Phone)

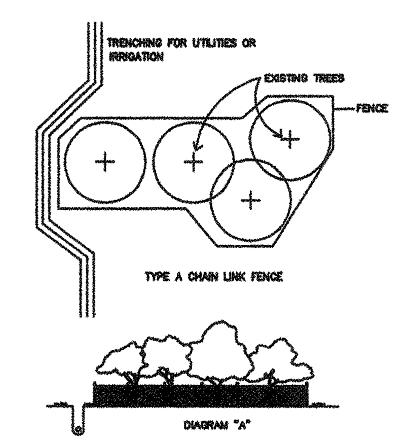
SITE DEVELOPMENT PLANS
WATERLOO PARK TOWER HOTEL
1201 RED RIVER STREET
AUSTIN, TEXAS 78701

GENERAL DETAILS

DATE:
PROJECT: WATERLOO TOWER
DRAWING'S NAME:
DESIGN: RC
CHECKED: RC
DRAWN: STAFF
APPROVED: RC
SHEET: 11 OF 18



SCALE: 1" - 20'



CITY OF AUSTIN STANDARD NOTES
FOR TREE ANDNATURAL AREA PROTECTION

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.

2. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.

3. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT).

4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES .

5. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTER OF TREES, WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE), FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:

A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;

B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;

C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;

D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.

6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:

A. WHERE THERE IS TO BE A GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;

B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED ROOT DAMAGE);

B. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;

C. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974-1876 TO DISCUSS ALTERNATIVES.

SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTETD.

7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.

8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.

9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.

10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.

11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PREMITTED ON THE ROOT FLARE OF ANY TREE.

12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).

13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THEINDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).

14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

NEW COMMERCIAL AND MULTI-FAMILY LANDSCAPE IRRIGATION

1. A NEW COMMERCIAL AND MULTI-FAMILY IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED SO THAT:

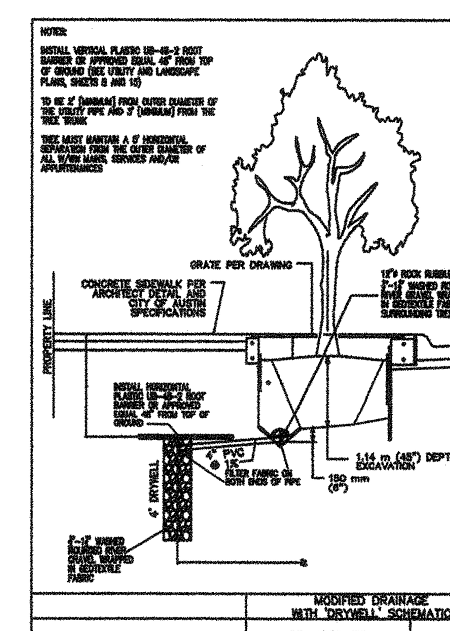
a. THERE IS NOT DIRECT OVERSPRAY ONTO NON-IRRIGATED AREAS;
b. THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN SIX (6) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS);
c. ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES;
d. THE IRRIGATION SYSTEM HAS A MASTER VALVE;
e. CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;
f. SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;
g. THE IRRIGATION SYSTEM HAS A CITY-APPROVED WEATHER BASED CONTROLLER;
h. AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATAICALLY AFTER NOT MORE THAN A ONE-HALF INCH (1/2") RAINFALL;
i. ZONE VALVES AND CIRCUITS ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS;
j. AN IRRIGATION EMMISSION DEVICE (SUCH AS SPRAY, ROTOR, OR DRIP EMITTER) DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE; AND
k. NO COMPONENT OF THE IRRIGATION SYSTEM DEVIATES FROM THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT.

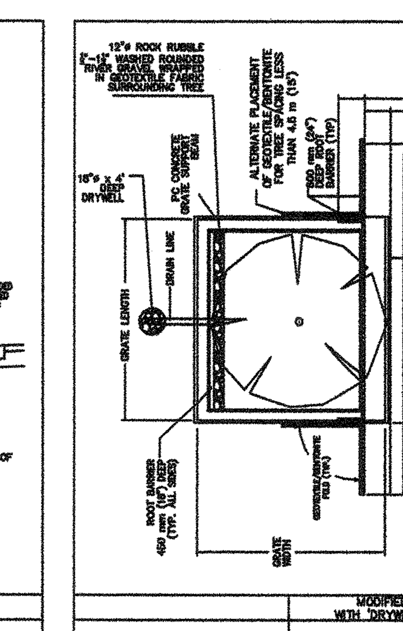
2. THE MAXIMUM SPACING BETWEEN SPRAY OR ROTARY SPRINKLER HEADS MUST NOT EXCEED THE RADIUS OF THROW OF THE HEAD UNLESS MANUFACTURER OF THE SPRINKLER HEAD SPECIFICALLY RECOMMENDS A GREATER SPACING. THE RADIUS OF THROW IS DETERMINED BY REFERENCE TO THE MANUFACTURER'S SPECIFICATIONS FOR A SPECIFIC NOZZLE AT A SPECIFIC OPERATING PRESURE.

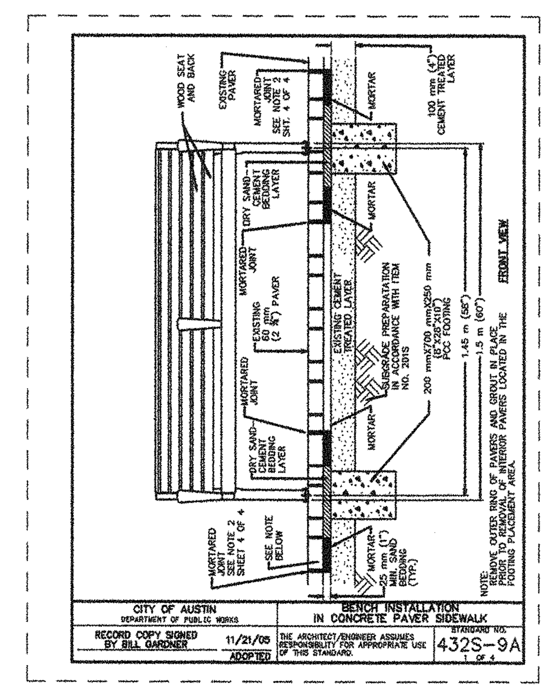
3. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN AND WATER BUDGET TO THE CITY AT THE TIME THE FINAL PLUMBING INSPECTION IS PERFORMED. THE WATER BUDGET SHALL INCLUDE: (1) A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE; AND (2) THE LOCATION OF THE EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.

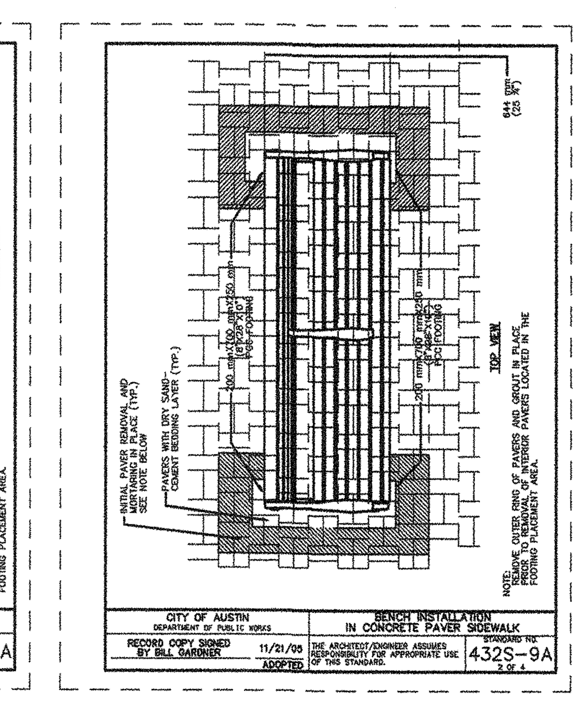
4. THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY THE AUSTIN WATER UTILITY DEPARTMENT CERTIFYING COMPLIANCE WITH SUBSECTION (I) WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY.

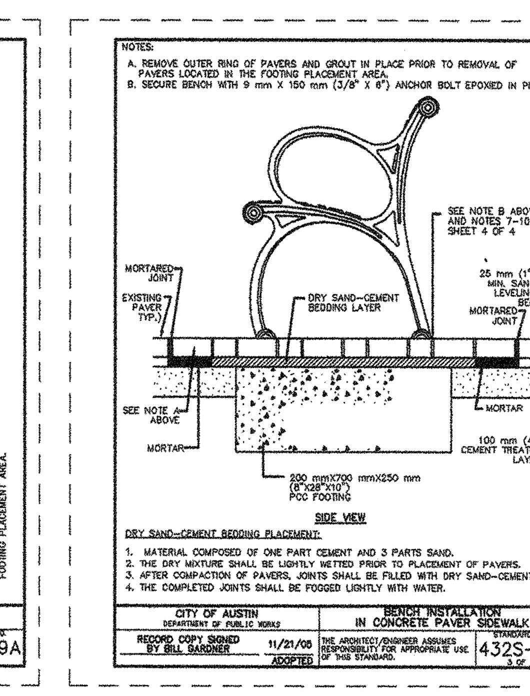
5. IRRIGATION SHALL COMPLY WITH CITY CODE CHAPTER 6-4, ART. 2, DIVISION 2, REGARDING THE CITY'S WATER CONSERVATION RESTRICTIONS.

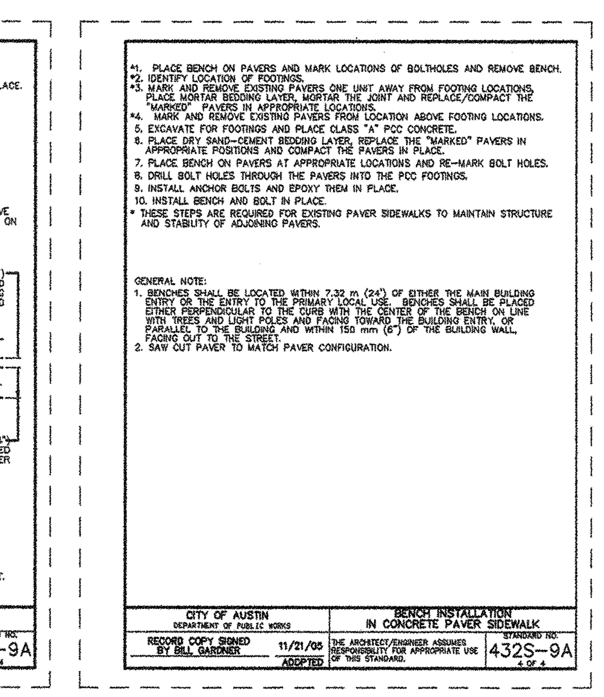


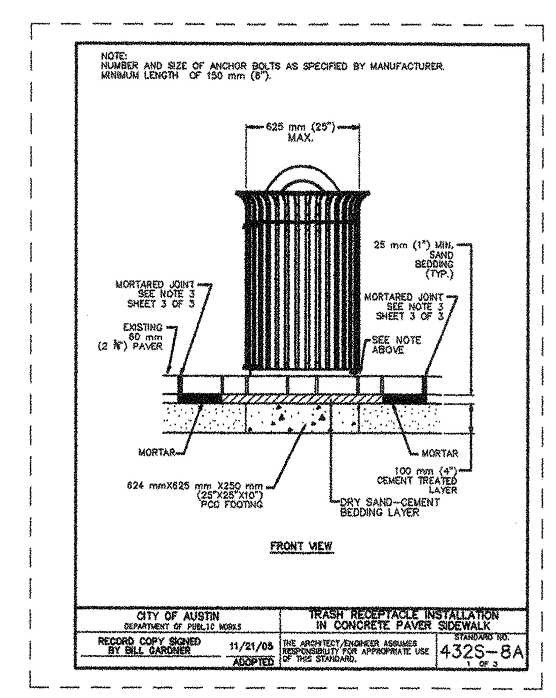


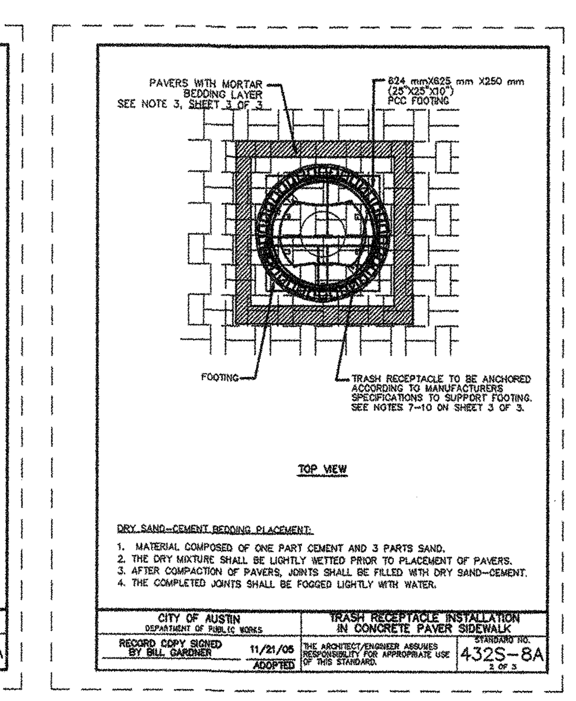


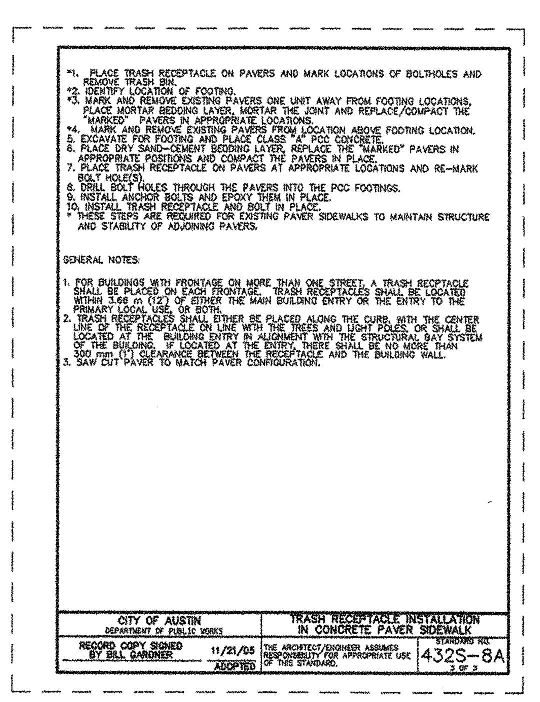












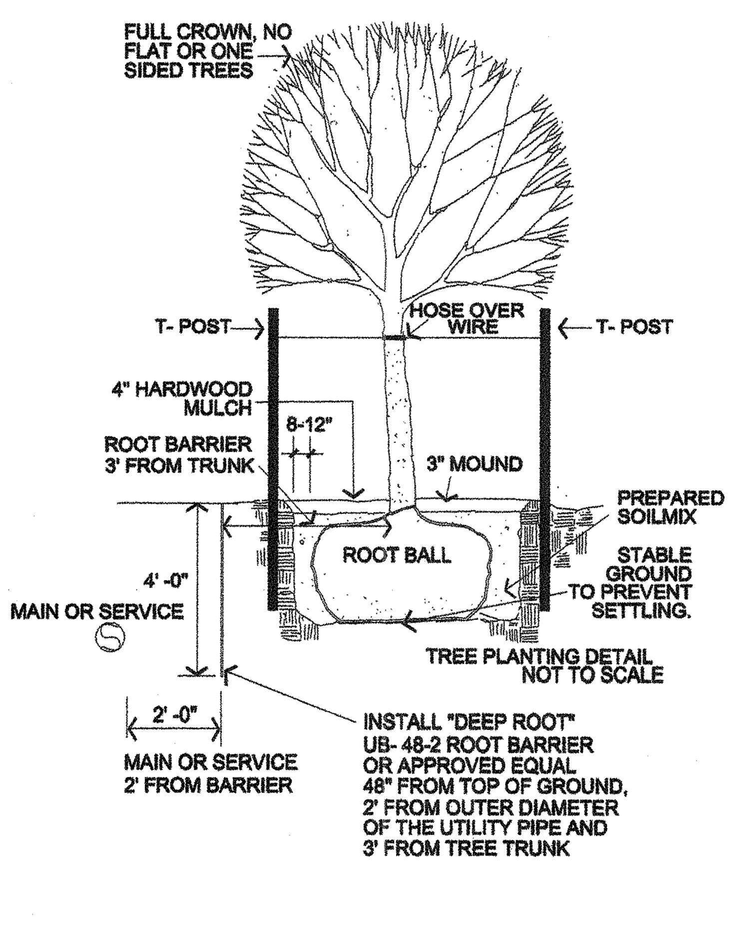
PLANT LIST

STREET TREES - RED RIVER STREET

KEY	#	TREE / CALIPER IN. / HT.
○	5	5" CAL. RED OAK, 14' HT., MIN.

STREET TREES - 12TH STREET

KEY	#	TREE / CALIPER IN. / HT.
○	3	5" CAL. CEDAR ELM, 14' HT., MIN.



LANDSCAPE NOTES

1. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQURIED. 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."

2. IRRIGATION SHALL BE BY AUTOMATIC SYSTEM WITH SHRUB AND TURF AREAS ON SEPARATE VALVE SECTIONS TO MEET C.O.A. GUIDELINES.

3. ALL LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED AND REPLACED AS NECESSARY BY THE OWNER IN ACCORDANCE WITH LDC SECTION 25-2-984.

4. ALL MECHANICAL EQUIPMENT, STORAGE AREAS, DETENTION AND REFUSE COLLECTION AREAS SHALL BE SCREENED BY PLANT MATERIAL OR A SIX (6') FOOT PRIVACY FENCE.

5. SHRUB AND TREE BEDS SHALL BE COVERED WITH A ORGANIC BARK MULCH TO A DEPTH OF THREE (3") INCHES.

6. ALL PLANTING AREAS FOR REQUIRED LANDSCAPING SHALL CONTAIN A MINIMUM OF EIGHT (8') FEET OF SOIL AREA.

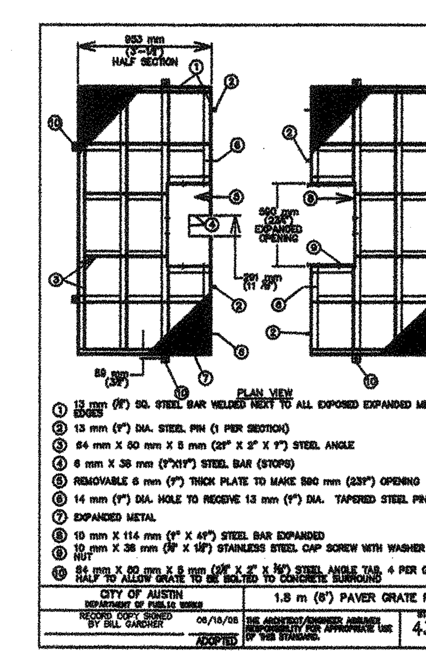
7. ALL DISTURBED AREAS SHALL BE REVEGETATED TO MEET CITY OF AUSTIN STANDARDS.

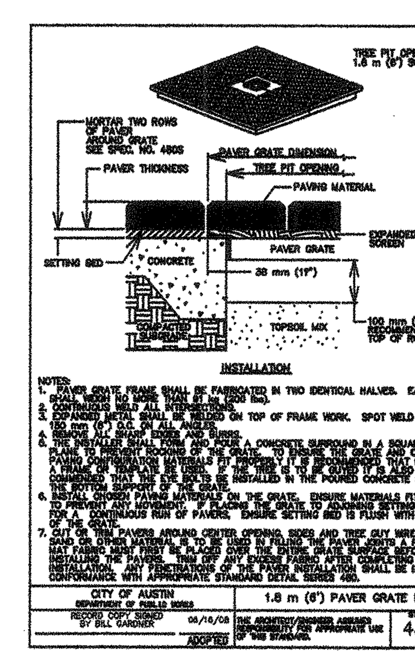
8. THIS PLAN IS FOR SUBMITTAL TO THE CITY OF AUSTIN TO COMPLY WITH CHAP. 25-2, ART. 9, DIV. 1 OF THE LAND DEV. CODE AND IS NOT INTENDED TO BE A CONTRACTOR'S BID DOCUMENT OR LANDSCAPE WORKING DRAWINGS.

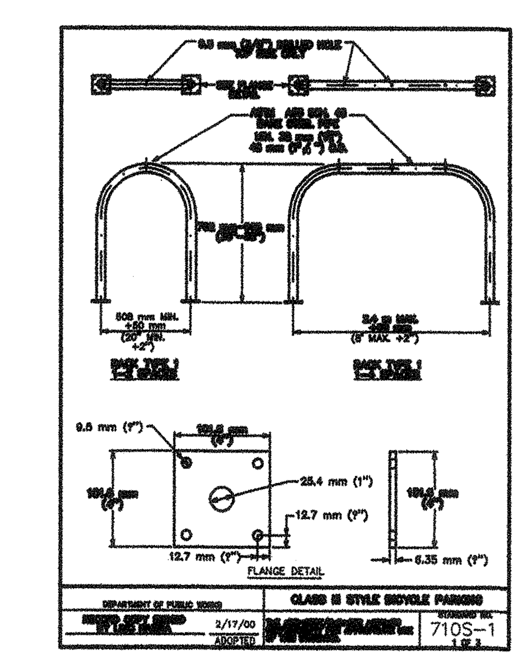
9. IF ESTABLISHING VEGETATION DURING ANY STAGE OF A DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT WATERUSECOMPVAR@AUSTINTEXAS.GOV OR CALL 512-974-2199.

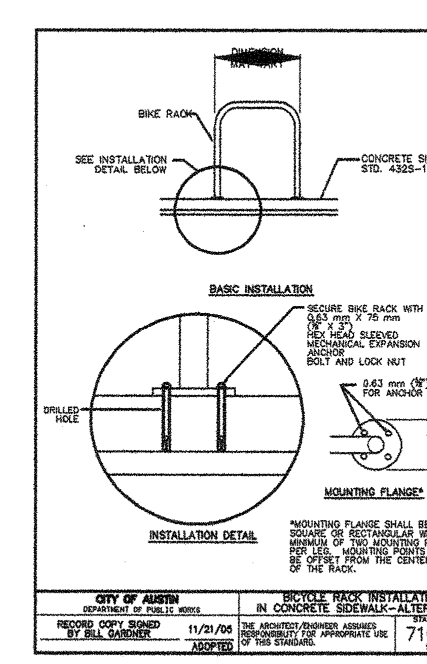
10. ANY CHANGES IN PLANT SPECIES, QUANTITY OR LOCATION OF PLANT MATERIAL MAY RESULT IN NON-ACCEPTANCE OF THIS PROJECT BY THE CITY INSPECTORS.

11. NO SITE FURNISHINGS (BENCHES, BIKE RACKS ETC.) SHALL BE PLACED OVER THE UNDERGROUND ELECTRIC.









APPENDIX F
ARBORIST'S OVERALL TREE CALCULATIONS

TOTAL NUMBER OF APPENDIX F CALIPER INCHES ON SITE = 0"
TOTAL NUMBER OF APPENDIX F CALIPER INCHES REMOVED = 0"
TOTAL NUMBER OF APPENDIX F CALIPER INCHES SAVED = 0"
TOTAL NUMBER OF CALIPER INCHES REPLACED = 0"
TOTAL NEW OF CALIPER INCHES PROPOSED = 45"

TOTAL CALIPER INCHES INVASIVE TREES REMOVED = 0"
TOTAL CALIPER INCHES NON APPENDIX F TREES REMOVED = 0"

I, THOMAS D. BROWN, A REGISTERED LANDSCAPE ARCHITECT, CERTIFY THAT THESE PLANS MEET THE REQUIREMENTS OF CHAP. 25-2, ART. 9, DIV. 1 OF THE LAND DEVELOPMENT CODE.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ARCHITECT AND ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ARCHITECT AND ENGINEER.

NOTE: SITE FURNISHINGS ARE SHOWN TO MEET C.O.A. REQUIREMENTS, ALL LOCATIONS OF THESE FURNISHINGS SHALL BE APPROVED IN FIELD SO AS NOT TO CONFLICT WITH ELEC. UTILITIES AND OTHER UNSUITABLE ELEMENTS.

CONTRACTOR WARNING

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS INDICATED ON THESE PLANS IS BASED PARTIALLY ON RECORDS OF THE CITY OF AUSTIN. WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD TO VERIFY LOCATIONS OF WATER, WASTEWATER AND STORM SEWER LINES. THE INFORMATION IS NOT SPECIFICALLY ACCURATE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATIONS AS REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE LOCATION OF PROPOSED UTILITIES AS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADJUST THE PROPOSED UTILITIES AS REQUIRED TO ALLOW THE DESIGN TO BE CONSTRUCTED.

SITE PLAN APPROVAL Sheet 12 of 18

FILE NUMBER: SP-2016-0106C APPLICATION DATE: FEB. 29, 2016
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under Section 112 of Chapter 25-5 of the Austin City Code.
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(ORD.#970905-A):

______
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: ______ Zoning: ______
Rev. 1 ______ Correction 1 ______
Rev. 2 ______ Correction 2 ______
Rev. 3 ______ Correction 3 ______

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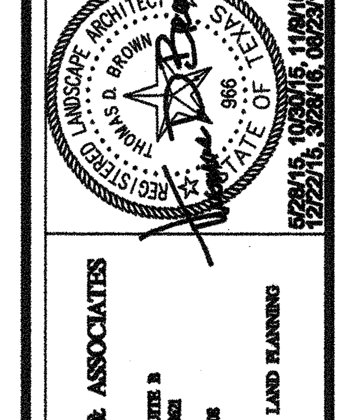
SP-2016-0106C

REVISION	DESCRIPTION	BY:	DATE:



5/28/15, 10/30/15, 11/9/15
12/22/15, 3/28/16, 06/23/16

THOMAS D. BROWN & ASSOCIATES
2 DEPOT SQUARE, SUITE B
ELGIN, TEXAS 78621
512-281-5289
METRO 512-285-0808
LANDSCAPE ARCHITECTURE / LAND PLANNING

WATERLOO TOWER
1201 RED RIVER STREET
AUSTIN, TEXAS 78701
GREAT STREETS LANDSCAPE PLAN

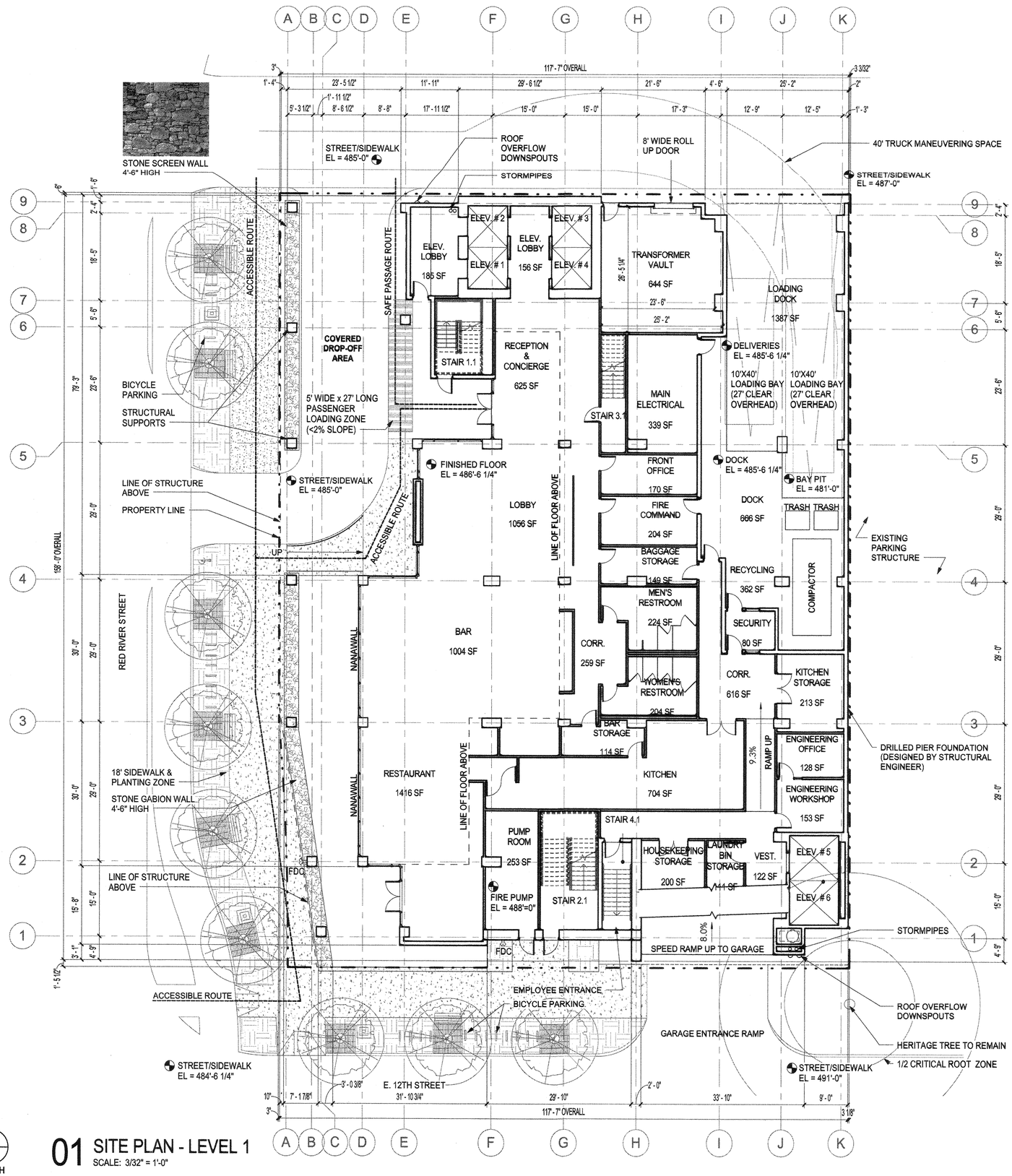
DATE:

PROJECT: WATERLOO TOWER

DRAWING'S NAME: LANDSCAPE PLAN

DESIGN:	CHECKED:
DRAWN:	APPROVED:

SHEET: 12 OF 18



01 SITE PLAN - LEVEL 1
SCALE: 3/32" = 1'-0"

SITE PLAN GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING AND SITE UTILITIES.
2. REFER TO LANDSCAPE DRAWINGS FOR PLANTSCAPE & SITE AMENITY FEATURE ELEMENTS.
3. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY."
4. SCREENING FOR COVERED DROP-OFF AREA SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
5. BICYCLE PARKING COMPLAINT WITH LDC APPENDIX A (REF. LANDSCAPE)
6. ALL PARKING SURFACES SHALL HAVE A SEALED CONCRETE FINISH.

SITE PLAN LEGEND

- ACCESSIBLE ROUTE
- PROPERTY LINE
- PLANTERS
- GABION WALL
- SIDEWALK

BUILDING DATA

Floor Level	Assumed Floor Elevation	Floor to Floor	Parking Count	Hotel Rooms Area	Hotel Rooms	Condo Units	Common Area	Restaurant / Bar	Ballroom / Meeting	Circulation Area	Vertical Circulation	Parking Area	Gross Building Area
T.O. Parapet	854.69	0											
Roof	848.69	6	-	-	-	-	1,367	-	-	297	0	-	1,664
Level 33 Roof Deck Mezz.	842.69	17	-	-	-	-	-	2,500	-	1154	479	-	3,654
Level 32 Roof Deck	825.69	14.5	-	-	-	-	456	3,746	-	2,894	479	-	7,096
Level 31 Condos	811.19	19.67	-	8,830	0	4	891	-	-	2,054	479	-	11,775
Level 30 Condos	791.52	14.0	-	9,118	0	8	891	-	-	2,054	479	-	12,063
Level 29 Condos	777.52	12.0	-	8,830	0	8	891	-	-	2,054	479	-	11,775
Level 28 Condos	765.52	12.0	-	9,118	0	8	891	-	-	2,054	479	-	12,063
Level 27 Hotel	753.52	15.0	-	8,830	17	0	891	-	-	2,054	479	-	11,775
Level 26 Hotel	738.52	10.0	-	9,118	17	0	891	-	-	2,054	479	-	12,063
Level 25 Hotel	728.52	10.0	-	8,830	17	0	891	-	-	2,054	479	-	11,775
Level 24 Hotel	718.52	10.0	-	9,118	17	0	891	-	-	2,054	479	-	12,063
Level 23 Hotel	708.52	10.0	-	8,830	17	0	891	-	-	2,054	479	-	11,775
Level 22 Hotel	698.52	10.0	-	9,118	19	0	891	-	-	2,054	479	-	12,063
Level 21 Hotel	688.52	10.0	-	8,830	18	0	891	-	-	2,054	479	-	11,775
Level 20 Hotel	678.52	10.0	-	9,118	19	0	891	-	-	2,054	479	-	12,063
Level 19 Hotel	668.52	10.0	-	8,830	18	0	891	-	-	2,054	479	-	11,775
Level 18 Hotel	658.52	10.0	-	9,118	19	0	891	-	-	2,054	479	-	12,063
Level 17 Hotel	648.52	10.0	-	8,830	18	0	891	-	-	2,054	479	-	11,775
Level 16 Hotel	638.52	10.0	-	9,118	19	0	891	-	-	2,054	479	-	12,063
Level 15 Hotel	628.52	10.0	-	8,830	18	0	891	-	-	2,054	479	-	11,775
Level 14 Hotel	618.52	10.0	-	9,118	19	0	891	-	-	2,054	479	-	12,063
Level 13 Amenity Deck	608.52	12.0	-	4,107	4	0	4,319	-	-	2,564	479	-	10,990
Level 12 Ballroom Mezzanine	596.52	11.0	-	-	0	0	5,641	-	-	2,856	479	-	8,497
Level 11 Ballroom	585.52	12.0	-	-	0	0	7,711	-	6,119	3,270	479	-	17,100
Level 10 Parking	573.52	9.0	11	-	-	-	-	-	-	-	479	13,456	-
Level 9 Parking	564.52	9.0	42	-	-	-	-	-	-	-	479	17,635	-
Level 8 Parking	555.52	9.0	42	-	-	-	-	-	-	-	479	17,635	-
Level 7 Parking	546.52	9.0	42	-	-	-	-	-	-	-	479	17,635	-
Level 6 Parking	537.52	9.0	42	-	-	-	-	-	-	-	479	17,635	-
Level 5 Parking	528.52	9.0	42	-	-	-	-	-	-	-	479	17,635	-
Level 4 Parking	519.52	9.0	42	-	-	-	-	-	-	-	479	17,635	-
Level 3 Parking	509.52	10.0	37	-	-	-	-	-	-	-	479	17,319	-
Level 2 Mezzanine	499.52	10.0	-	-	-	-	3,462	-	-	2,453	479	-	5,915
Level 1 Floor Plan	486.52	13.0	-	-	-	-	5,514	5,233	-	1,636	479	-	12,862
TOTALS		371.2	300	165,639	256	28	43,141	11,479	6,119	52,645	15,328	136,585	282,320
	max elev:	854.7 ft.										FAR:	15.00

TOTAL BUILDING HEIGHT IS 33 STORIES AT 371.2 FEET. MAXIMUM ELEVATION IS 854.7 FEET ABOVE SEA LEVEL.

SITE PLAN APPROVAL Sheet 13 of 18

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REGISTERED ARCHITECT ANDREW BOWDEN PAGE 18129 STATE OF TEXAS

09.27.2016

project
WATERLOO PARK HOTEL
1201 RED RIVER ST, AUSTIN, TX 78701

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title
SITE PLAN - GROUND LEVEL

project number 16022.100
date 09.27.2016
sheet 13 of 18

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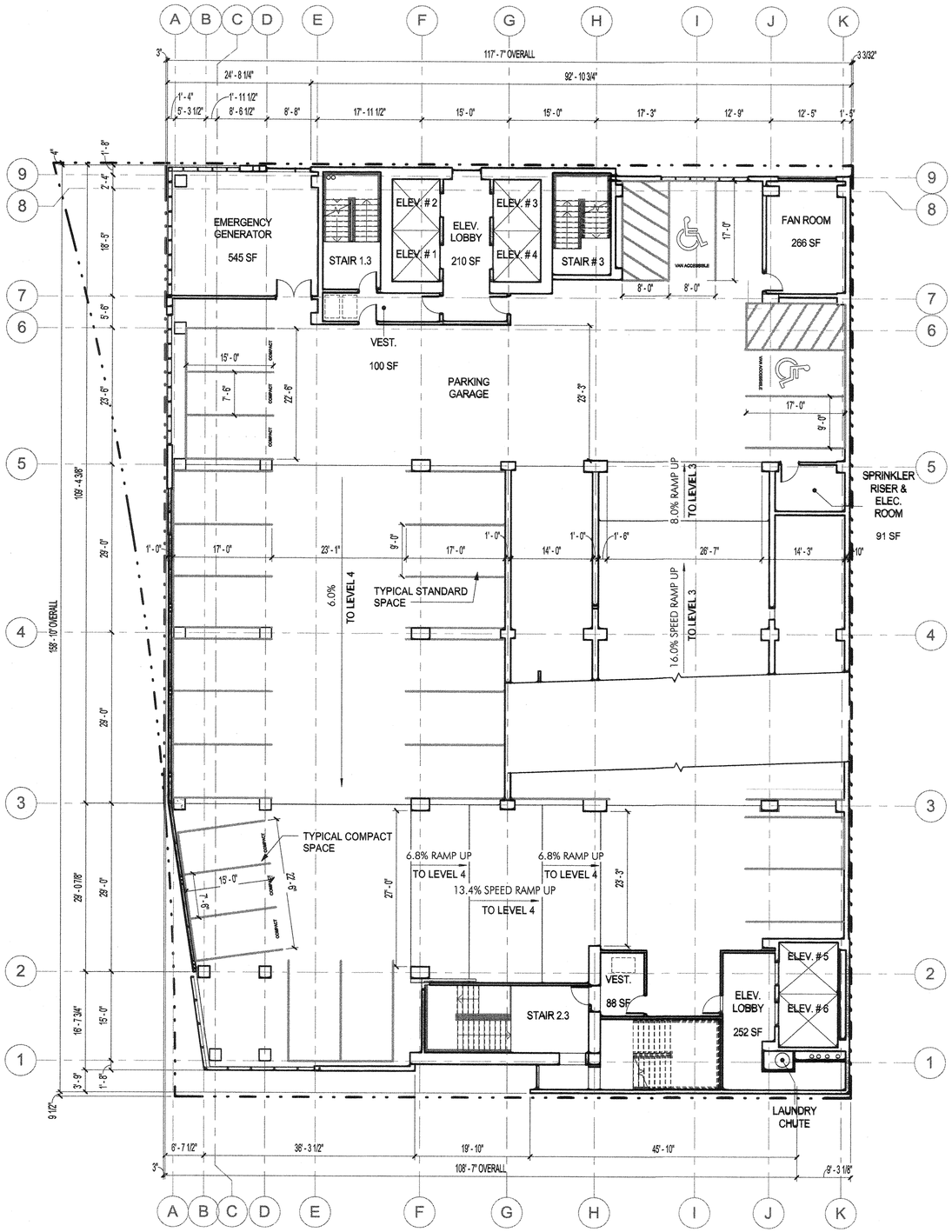

NORTH

01 GARAGE LEVEL 3

SCALE: 3/32" = 1'-0"

PARKING REQUIREMENTS

USE	AREA/ROOMS	RATIO	BASE REQUREMENT PER APPENDIX A	MINIMUM*	MAXIMUM**	PROVIDED
HOTEL	256 Rooms	1.1 Per Room	281.60 Spaces	0 Spaces	168.96 Spaces	
RESTAURANT >2,500 sf						
Non-Accessory within Hotel	8,129 GSF	1/75 GSF	108.39 Spaces	0 Spaces	65.03 Spaces	
COCKTAIL LOUNGE 2,500sf-10,000sf						
Non-Accessory within Hotel	3,350 GSF	1/50 GSF	67.00 Spaces	0 Spaces	40.20 Spaces	
CONDOMINIUM						
1 Bedroom	12 Units	1.5 Per Unit	18.00 Spaces	0 Spaces	10.80 Spaces	
2 Bedroom	12 Units	2.0 Per Unit	24.00 Spaces	0 Spaces	14.40 Spaces	
3 Bedroom	4 Units	2.5 Per Unit	10.00 Spaces	0 Spaces	6.00 Spaces	
TOTAL			**508.99 Spaces**	**0 Spaces**	**305.39 Spaces**	**300 Spaces**
ACCESSIBLE SPACES	(PER IBC TABLE 1106.1)			7 Spaces		7 Spaces
VAN ACCESSIBLE SPACES	(PER IBC 1106.5)			2 Spaces		2 Spaces
BICYCLE PARKING SPACES	(5% OF VEHICULAR SPACES, BASE REQUIREMENT)			25 Spaces		25 Spaces
LOADING SPACES	PER LDC 25-6-592, FOR HOTEL USES OF 150,001 sf - 300,000 sf, 1 (10'x30') AND 1 (10'x40') SPACES ARE REQUIRED					1 10x30 1 10x40

* PER LDC 25-6-591(B) THERE IS NO MINIMUM PARKING REQUIREMENT FOR CBD ZONED PROPERTY
** PER LDC 25-6-591 (B)(3) THE MAXIMUM PARKING FOR CBD ZONED PROPERTY IS 60% OF THE BASE REQUIREMENTS PER APPENDIX A

Parking Schedule

Type	Count
Level 3 Parking	
Standard	29
Compact	6
Accessible Van	2
	37
Level 4 Parking	
Standard	31
Compact	10
Accessible	1
	42
Level 5 Parking	
Standard	31
Compact	10
Accessible	1
	42
Level 6 Parking	
Standard	31
Compact	10
Accessible	1
	42
Level 7 Parking	
Standard	31
Compact	10
Accessible	1
	42
Level 8 Parking	
Standard	31
Compact	10
Accessible	1
	42
Level 9 Parking	
Standard	31
Compact	10
Accessible	1
	42
Level 10 Parking	
Standard	5
Compact	5
Accessible	1
	11
Grand total: 300	300

PARKING TABLE	COUNT	PERCENTAGE
Standard Spaces	220	73.33%
Compact Spaces	71	23.67%
Accessible Spaces	9	3.00%
Total Spaces	300	

BIKE PARKING	25 Total
LOADING AREA	1 10'X30' Space 1 10'X40' Space 2 Total

SITE PLAN APPROVAL Sheet 14 of 18

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09.27.2016

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title
FLOOR PLAN - GARAGE LEVEL 3

project number 16022.100

date 09.27.2016

sheet
14 of 18

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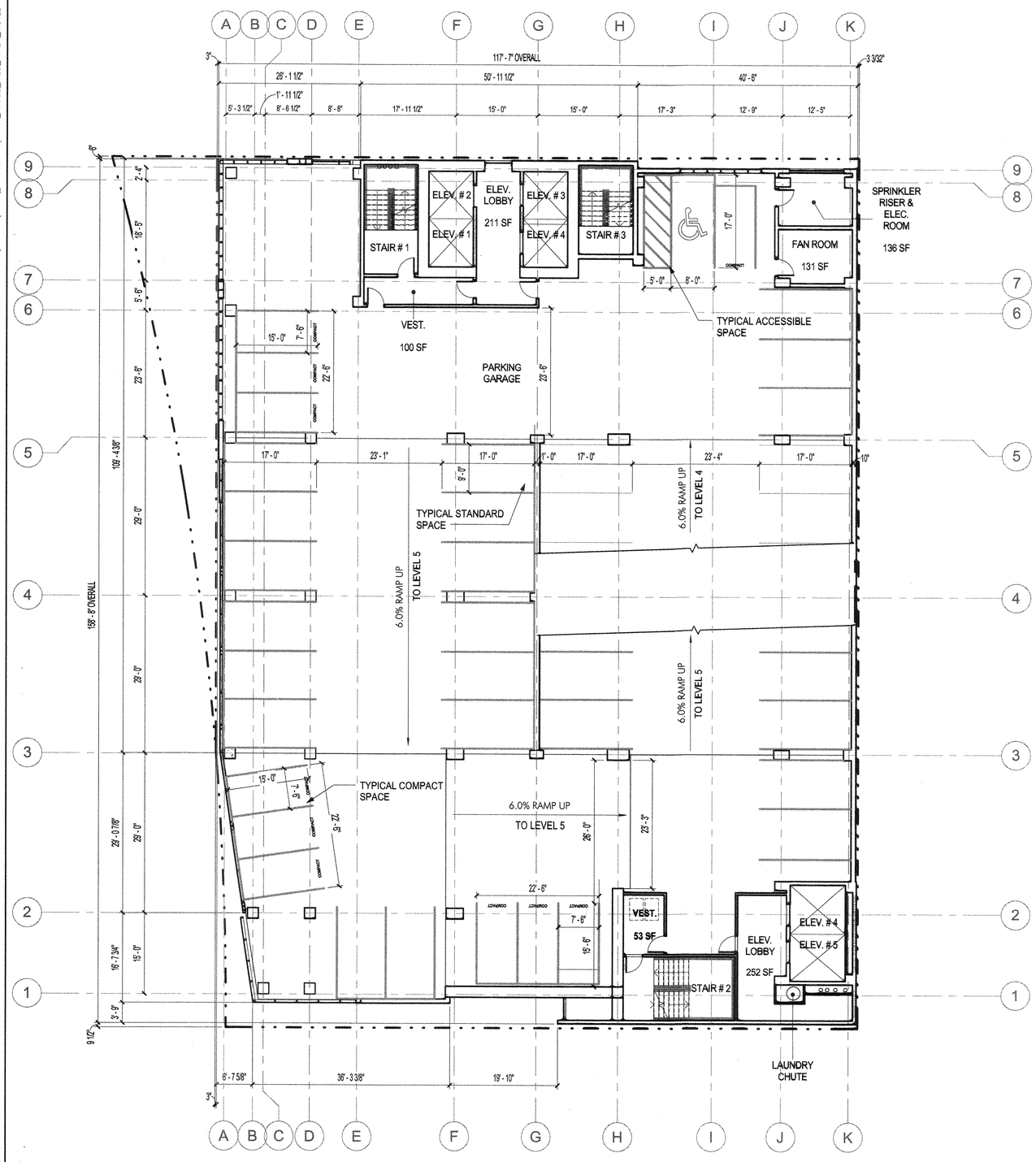

01 GARAGE LEVELS 4 - 8
SCALE: 3/32" = 1'-0"

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SITE PLAN APPROVAL Sheet 15 of 18

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FLOOR PLAN - GARAGE LEVELS 4 - 8

project number 16022.100

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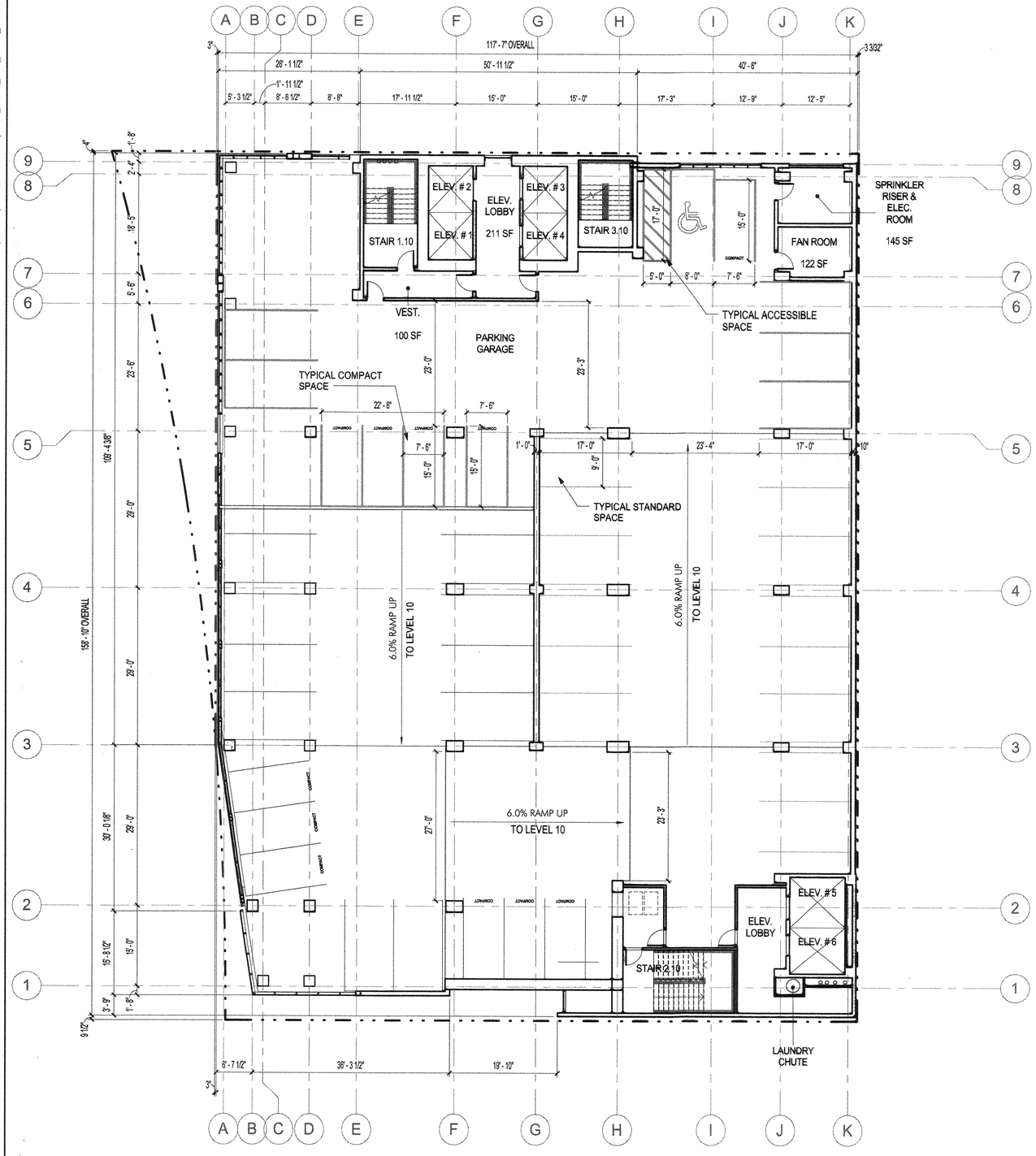
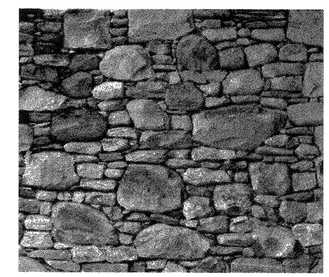
sheet

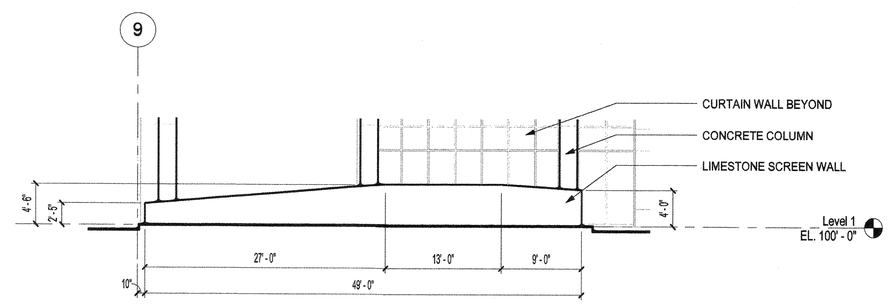
15 of 18



01 GARAGE LEVEL 10
SCALE: 3/32" = 1'-0"



LIMESTONE SCREEN HEIGHT VARIES FROM 2'-5" TO 4'-6". REFER TO ENLARGED ELEVATION BELOW



02 ENLARGED ELEVATION - STONE SCREEN WALL
SCALE: 1/8" = 1'-0"

SITE PLAN APPROVAL Sheet 16 of 18

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09.27.2016

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title
FLOOR PLAN - GARAGE LEVEL 10

project number 16022.100

date 09.27.2016

sheet
16 of 18

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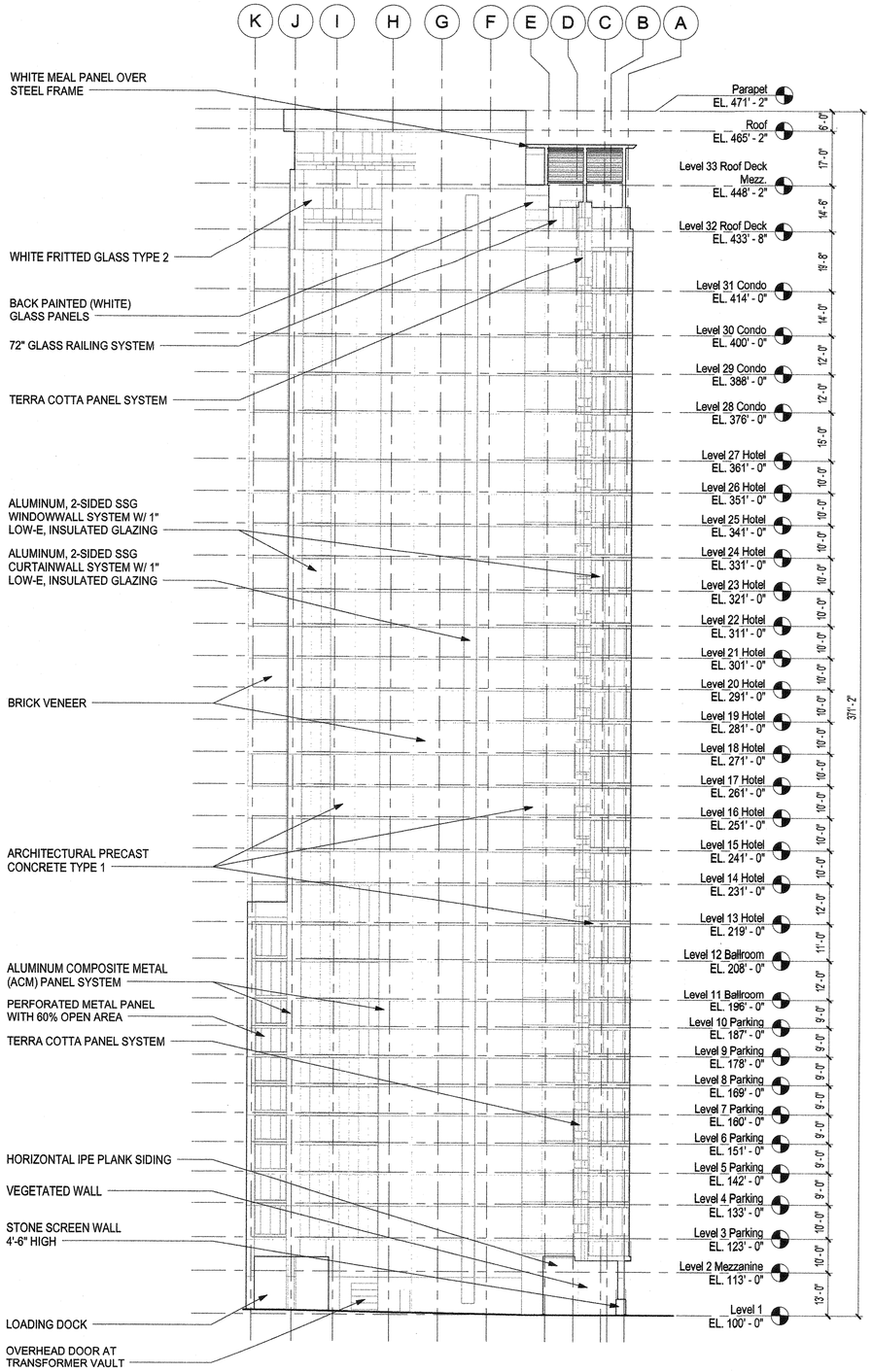
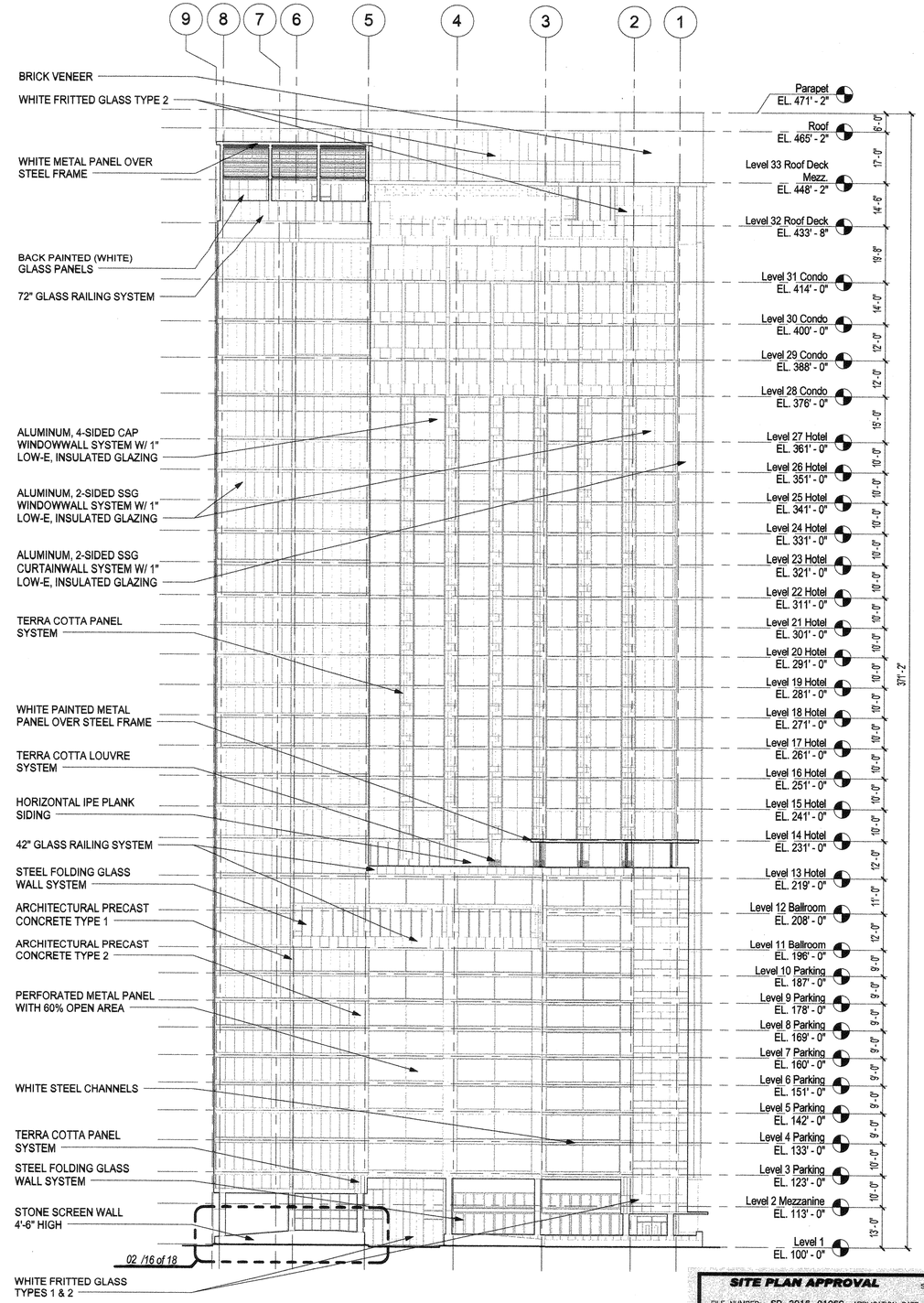


02 NORTH ELEVATION
SCALE: 3/64" = 1'-0"



01 WEST ELEVATION
SCALE: 3/64" = 1'-0"

COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED , AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW

SITE PLAN APPROVAL Sheet 17 of 18

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ELEVATIONS NORTH & WEST

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sheet
17 of 18

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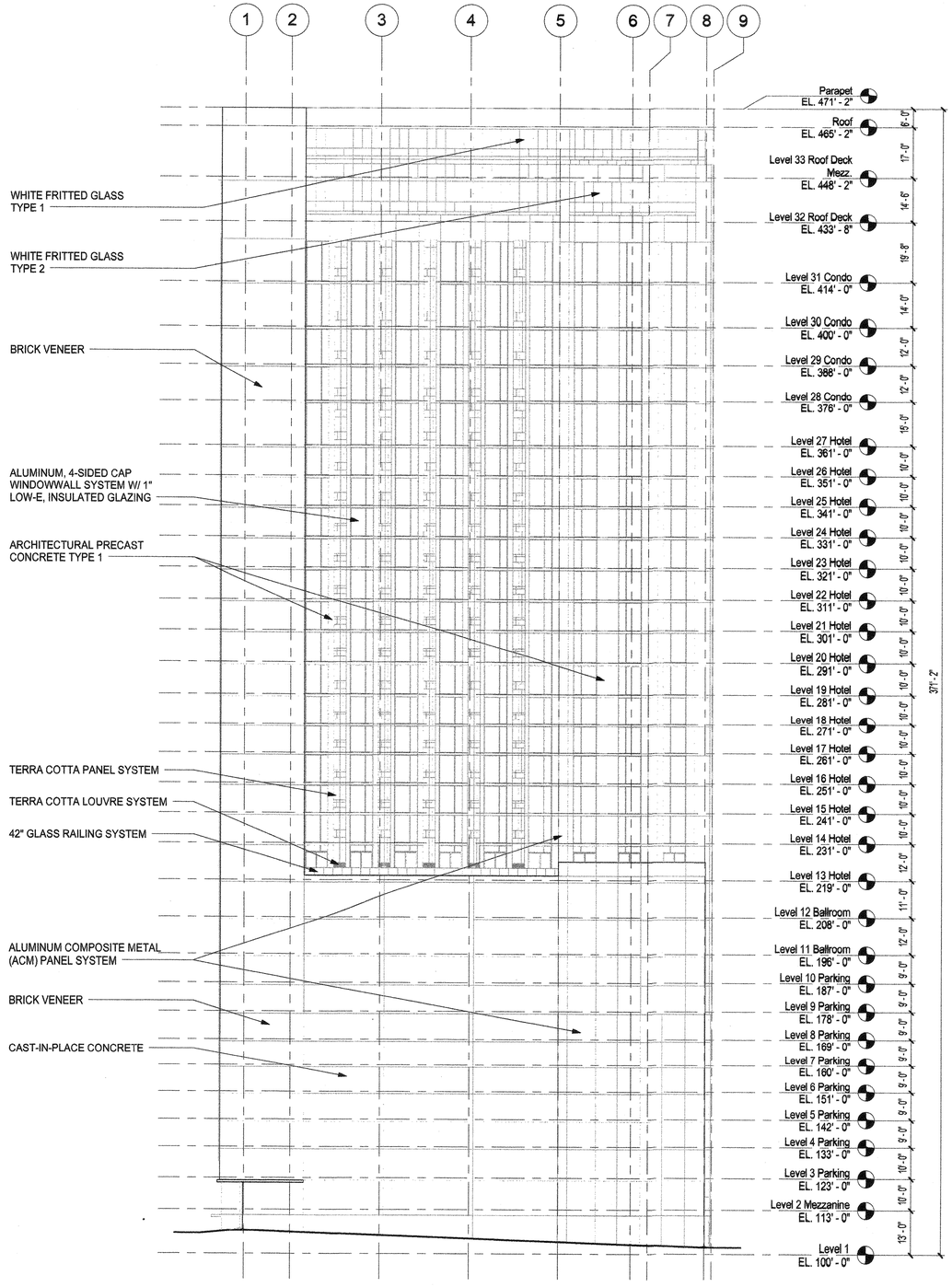
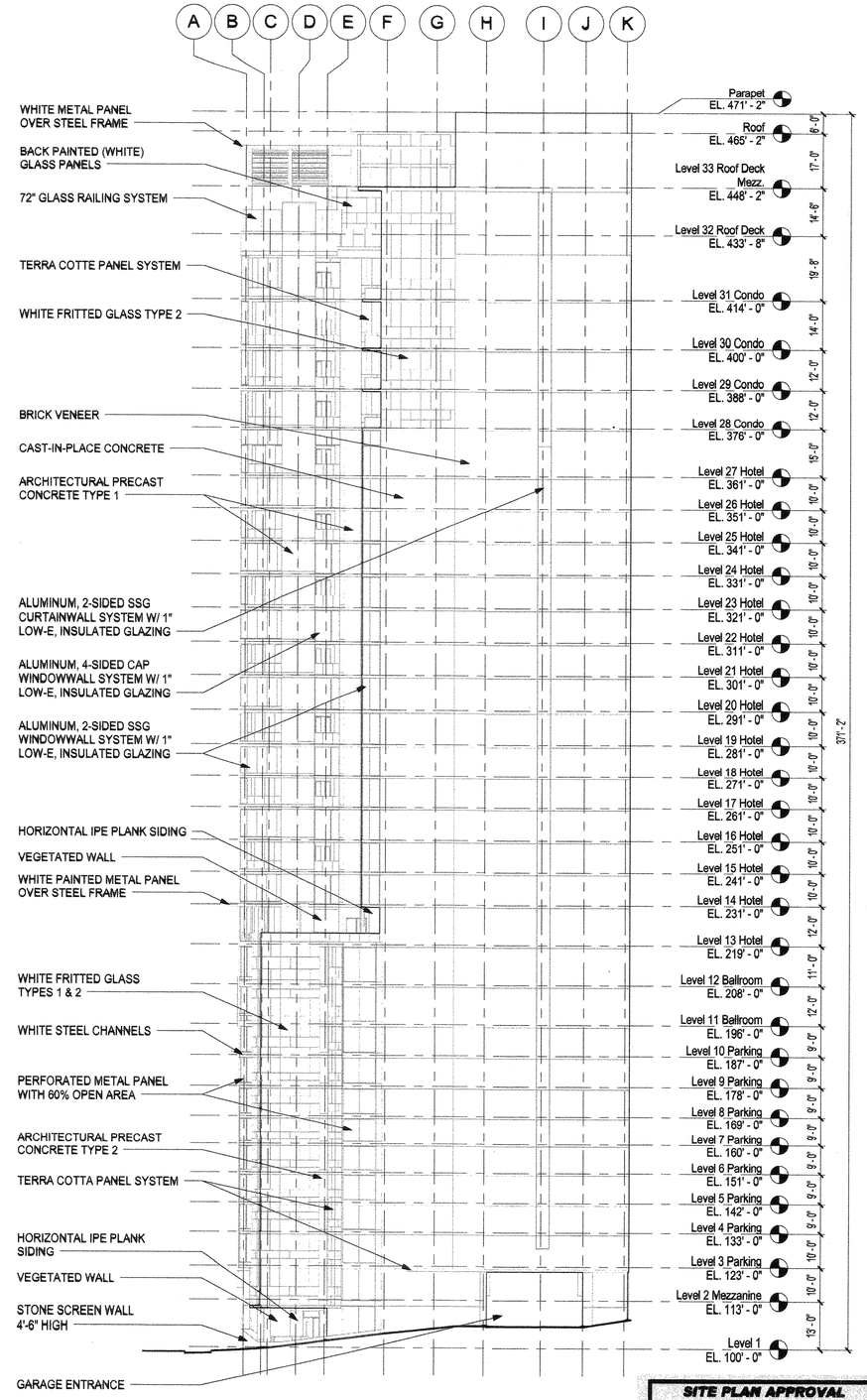


02 EAST ELEVATION
SCALE: 3/64" = 1'-0"



01 SOUTH ELEVATION
SCALE: 3/64" = 1'-0"

COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED , AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW

SITE PLAN APPROVAL Sheet 18 of 18

FILE NUMBER: SP-2016-0106C APPLICATION DATE: FEB. 29, 2016
APPROVED BY COMMISSION ON: _____
under Section 112 of Chapter 25-5 of the Austin City Code.
EXPIRATION DATE (25-5-81.LDC): _____
CASE MANAGER: DONNA GALATI
ZONING: CBD – CENTRAL BUSINESS DISTRICT
PROJECT EXPIRATION DATE: _____ DWPZ _____ DDZ _____
(ORD.#970905-A).

_____
DIRECTOR, DEVELOPMENT SERVICES 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 for 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.

SP-2016-0106C

BOKA Powell

architecture | interiors | planning | graphics
303 Colorado St., St. 2575 | Austin, Texas 78701
Tel 512.687.0699 | Fax 512.687.1097
www.bokapowell.com

REGISTERED ARCHITECT ANDREW BERRY 18123 STATE OF TEXAS

09.27.2016

project
WATERLOO PARK HOTEL
1201 RED RIVER ST, AUSTIN, TX 78701

NOT FOR CONSTRUCTION

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original issue
ISSUE FOR SITE PLAN APPROVAL 09.27.2016

revisions

title
ELEVATIONS SOUTH & EAST

project number 16022.100

date 09.27.2016

sheet
18 of 18

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2013 COMMERCIAL RATING SCORECARD PLANNER

PROJECT NAME Waterloo Tower Hotel

AEGB COMMERCIAL RATING STAR LEVELS	
1 Star	Basic Requirements
2 Stars	35 - 44 points
3 Stars	45 - 54 points
4 Stars	55 - 74 points
5 Stars	75 points or more

SUMMARY	
TOTAL "YES" POINTS	41
RATING ELIGIBILITY, BASED ON YES	2 Stars
TOTAL POINTS, INCLUDING "MAYBE"	79
RATING ELIGIBILITY, INCLUDING "MAYBE"	5 Stars

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
BASIC REQUIREMENTS						
1. Plans and Specifications	Req'd	YES				
2. Current Codes and Regulations	Req'd	YES				
3. Building Systems Commissioning	Req'd	YES				
4. Building Energy Performance	Req'd	YES				
5. Outdoor Water Use Reduction	Req'd	YES				
6. Indoor Water Use Reduction	Req'd	YES				
7. Low-Emitting Materials - Interior Paints and Coatings	Req'd	YES				
8. Storage and Collection of Recyclables	Req'd	YES				
9. Construction Waste Management	Req'd	YES				
INTEGRATED DESIGN						
1. Integrated Project Design	2		2			
INTEGRATED DESIGN SUBTOTALS		0	2	0		
SITE						
Site Selection						
Environmental Sensitivity	2	2				
Desired Development Area	2	2				
Density	2	2				
Diverse, Walkable Communities	1		1			
Brownfield Redevelopment	1			1		
Site Specific Design	1			1		
Transportation Alternatives						
Public Transportation	1-3	3				
Bicycle Use	1	1				
Parking Capacity	1			1		
Electric Vehicle Charging Station	1	1				
Protect or Restore Habitat	1			1		
Beneficial Open Space	1	1				
Access to Local and Regional Produce	1		1			
Heat Island Reduction	1	1				
Light Pollution Reduction	1	1				
Integrated Pest Management	1	1				
SITE SUBTOTALS		**15**	**2**	**4**		
ENERGY						
Building Energy Performance	1-16	7	3	6		
Renewables	1-4		2	2		
Additional Commissioning	1-3	1	2			
Advanced Energy Metering	1		1			
Demand Response	2			2		

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
Green Energy	2		2			
District Cooling	1		1			
ENERGY SUBTOTALS		**8**	**11**	**10**		
WATER						
Outdoor Water Use Reduction	1-3	3			Use of city reclaimed water for irrigation	
Building Water Use Reduction	1-6	4	2		Use of low flow fixteures and reclaimed water for toilet flushing	
Process Water Use Reduction	1-2	1	1		Cooling tower make-up to use reclaimed water	
Stormwater Management	1-2			2		
WATER SUBTOTALS		**8**	**3**	**2**		
INDOOR ENVIRONMENTAL QUALITY (IEQ)						
Indoor Chemical & Pollutant Sources	1		1			
Green Housekeeping	1	1				
Daylighting and Views						
Daylighting Design	1		1			
Daylighting Controls	1		1			
Views to the Outside	1		1			
Individual Controllability	1	1				
Low Emitting Materials						
Sealants and Adhesives	1-5	1				
Flooring System		1				
Composite Wood and Agrifiber Products			1			
Insulation		1				
Ceiling and Wall Systems			1			
Furniture						
Exterior Applied Products						
Moisture Protection	1	1				
Acoustic Quality	1		1			
Outdoor Pollutant Control	1		1			
Construction Indoor Air Quality	1	1				
IEQ SUBTOTALS		**7**	**8**	**0**		
MATERIALS AND RESOURCES						
Additional Construction Waste Management	1	1				
Building Materials Use Reduction	1-3			3		
Sustainably Sourced Material	1-6	1	3	2		
Certified Wood	1		1			
PVC and Phthalate Free	1		1			
MATERIALS AND RESOURCES SUBTOTALS		**2**	**5**	**5**		
EDUCATION AND EQUITY						
Educational Outreach	2		2			
Construction Worker Equity	1		1			
EDUCATION AND EQUITY SUBTOTALS		**0**	**3**	**0**		
INNOVATION						
Innovation #1	1	1				
Innovation #2	1		1			
Innovation #3	1		1			
Innovation #4	1		1			
Innovation #5	1		1			
INNOVATION SUBTOTALS		**1**	**4**	**0**		
GRAND TOTAL POINTS	**100**	**41**	**38**	**21**		

MEMORANDUM

Date:	3-21-2017
To:	Austin Design Commission
From:	Design Commission Planning & Urban Design Working Group
Subject:	Working Group Density Bonus Program review of Waterloo Park Tower for substantial compliance with the Urban Design Guidelines.
Meeting Date:	3-13-2017
Applicant:	Jim Wittliff
Architect:	Boka Powell

The project location is 1201 Red River. It was presented as a hotel project. There is no residential component. The existing zoning is CBD.

The applicant is seeking a density bonus to raise the FAR from 8:1 to 15:1 FAR. The lot area is 19,689 sq ft, and the total project area is 282,318 sf ft.

The applicant is not seeking additional height. The maximum height achievable under the density bonus program in this portion of downtown is 450 feet. The total building height proposed is 371'-0" or 33 floors.

The additional square footage made available by the FAR density bonus is 133,140 sq ft.

Per the Density Bonus Program ordinance, the applicant is required to provide streetscape improvements along all public street frontages consistent with the Great Streets Standards, and the applicant shall commit to a minimum of 2 star Green Building rating. The Mayor and City Council and the Planning & Development Review Director will determine appropriate bonus area in light of community benefits to be provided.

Positive attributes of the project:

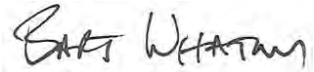
1. LEED Silver minimum sought in addition to 2 star Green Building.
2. Use of reclaimed water up to 2% of building costs, including potentially toilets.
3. Publicly accessible terrace.
4. Façade treatment works to integrate parking levels into overall massing.
5. Letter of intent to meet or exceed Green Building 2 star rating was attached but scorecard was not included.

Concerns/suggestions for the project:

1. This is a tight site with sloping grade on E 12th. Some portions of the 12th street façade being dedicated to vehicle access and stairs seems reasonable.

It is determined that the project, as presented, is in substantial compliance with the Urban Design Guidelines. The Working Group appreciates the opportunity to review and comment on this project.

Respectfully submitted,



Bart Whatley, Vice Chair of the Design Commission
Planning & Urban Design Working Group