

NOTES:
 ALL TREE WELLS, AT BACK OF CURB, MUST HAVE 18 LINEAR FEET OF THE WATERPROOF BARRIER - GEOTEXTILE BENTONITE CLAY LINER, AT 48" DEPTH, REFERENCE 7/L.07, COA DETAIL 4829-7C.
 ALL TREE WELLS MUST HAVE 24 LINEAR FEET OF DEEP ROOT BARRIER, AT MINIMUM OF 24" DEPTH. FOR TREE WELLS WHERE UTILITIES ARE WITHIN 6', A 48" DEPTH ROOT BARRIER IS REQUIRED, REFERENCE 7/L.07, COA DETAIL 4829-7C.
 ALL TREE WELLS MUST HAVE A DRAIN AT BOTTOM THAT CONNECTS INTO THE STORM DRAIN SYSTEM, REFERENCE 7/L.07, COA DETAIL 4829-7C.
 THE DEVELOPMENT WILL IMPLEMENT THE SECOND STREET TREE LIGHTING STANDARD.

NOTE:
 IF ESTABLISHING VEGETATION AT ANY STAGE OF A DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT waterconservation@austintexas.gov or call: (512) 974-2199.

GREAT STREETS NOTES:
 ALL STREET FURNISHINGS ARE TO BE CITY OF AUSTIN GREAT STREET FURNISHINGS.
 ALL TREE WELLS ARE TO HAVE A POWER SOURCE / ELECTRICAL OUTLET IN ORDER TO PROVIDE FOR ACCENT / SEASONAL LIGHTING ALONG STREET TREES.

GREAT STREETS SITE FURNISHINGS AND ELEMENTS:

TRASH RECEPTACLE:
 - TR-12 Forweather Site Furnishings w/side opening - 35 gallon liner
 - "diverted" color with top clear coat
 - Reference Detail 3/L.08 for typical installation

BENCHES:
 - Landscape Forms - Plintheat Bench - 60" length with center arm in silver and top slate
 - Silver Finish RAL #9/0530 with top clear coat #49/0530
 - Reference Detail 4/L.07 for typical installation

CHAIRS:
 - Landscape Forms - Plintheat Bench - 24" length with center arm in silver and top slate
 - Silver Finish RAL #9/0530 with top clear coat #49/0530
 - Reference Detail 4/L.07 for typical installation

BIKE RACKS:
 - Type I Class III - Inverted U shaped bike rack - galvanized
 - Refer to COA Standard Detail 7/05-1
 - Reference Detail 3/L.07 for typical installation

PAVER GRATE:
 - Refer to COA Standard Detail 4875-1
 - Reference Detail 6/L.07 for typical installation

LIGHT POLES BASES:
 - 18" Diameter bolt circle foundations at corner poles with traffic signal
 - 11" Diameter bolt circle foundation for mid-black poles and corner poles without traffic signal

PAVERS:
 - PAVESTONE, Holland Stone, "Arctique Sovereign", concrete pavers, installed in running bond pattern, perpendicular to the curb
 - Reference Detail 5/L.08 for typical installation

DUPLEX OUTLET:
 - Pedestal Outlet, Arlington Industries, Inc. 19.5" low-profile enclosure with built-in-cover; GCPHD / 77020

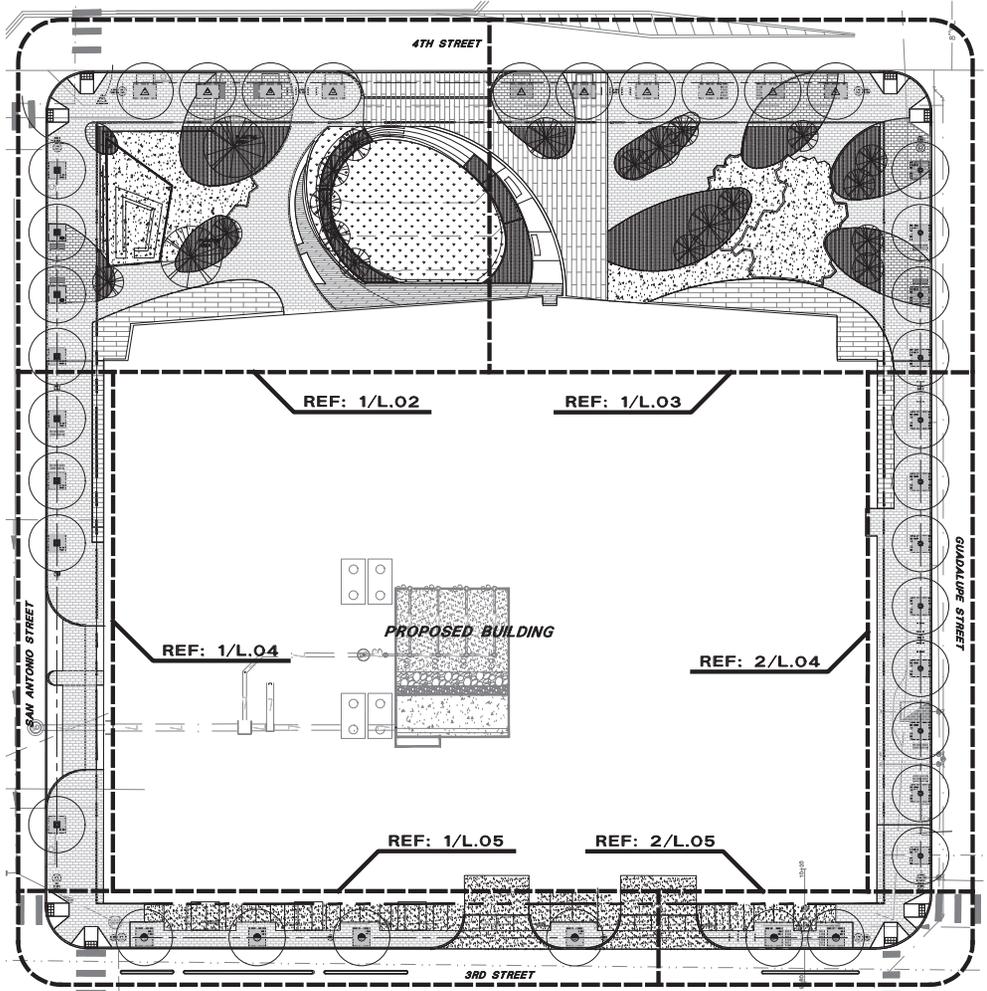
WATERPROOF BARRIERS / GEOTEXTILE-BENTONITE CLAY LINER:
 - Reference Detail 7/L.07

ROOT BARRIER:
 - Deeproot Green Infrastructure, LLC
 - LB 24-2
 - Reference Detail 7/L.07

IF ESTABLISHING VEGETATION DURING ANY STAGE OF A DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT waterconservation@austintexas.gov OR CALL: (512) 974-2199.

THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC 26-2-884

ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY 6 INCH WHEEL CURBS, WHEEL STOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7, (LDC 25-2-104(A), ECM 2.4.7(A))



1 OVERALL PLAN
 PLAN

TREE LEGEND:			
SYMBOL	QTY (BY)	TOTAL	SPECIES & SIZE
	4	12	BIGTOOTH MAPLE Acer grandidentatum 5" CALIPER, 14' HEIGHT; 6' SPREAD MIN.
	1	8	RED OAK Quercus bicolor 5" CALIPER, 14' HEIGHT; 6' SPREAD MIN.
	10	10	CEDAR ELM Ulmus crassifolia 5" CALIPER, 14' HEIGHT; 6' SPREAD MIN.
	1	6	DRAKE ELM Ulmus parviflorus 5" CALIPER, 14' HEIGHT; 6' SPREAD MIN.
			STREETYARD TREE
			EXISTING TREE TO BE REMOVED

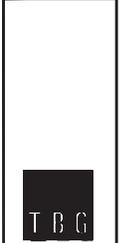
*"SY" SYMBOL REPRESENTS STREET YARD TREES
 ALL PROPOSED TREES HAVE BEEN COUNTED TOWARDS BUFFER (B), STREETYARD (SY) OR REPLACEMENT (R) REQUIREMENTS. REFERENCE LANDSCAPE CALCULATION TABLES ON SHEET L-7.

SITE PLAN APPROVAL SHEET 33 OF 51
 FILE NUMBER: SP-2018-_____ APPLICATION DATE: _____
 APPROVED BY COMMISSIONER ON _____ UNDER SECTION _____ OF
 CHAPTER _____ OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (05-5-41, LDC) _____ CASE NUMBER _____

LANDSCAPE CERTIFICATION BLOCK
 I CERTIFY THAT ALL INFORMATION IS TRUE AND ACCURATE AND THAT THE REQUIREMENTS OF SECTION 25C, ARTICLE 9 OF THE LDC HAVE BEEN MET.
 DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
 RELEASED FOR GENERAL COMPLIANCE _____ ZONING _____
 REV. 1 _____ CORRECTION 1 _____
 REV. 2 _____ CORRECTION 2 _____
 REV. 3 _____ CORRECTION 3 _____
 FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION OF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

Elliott Doerle, ASLA DATE _____

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

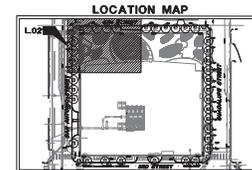
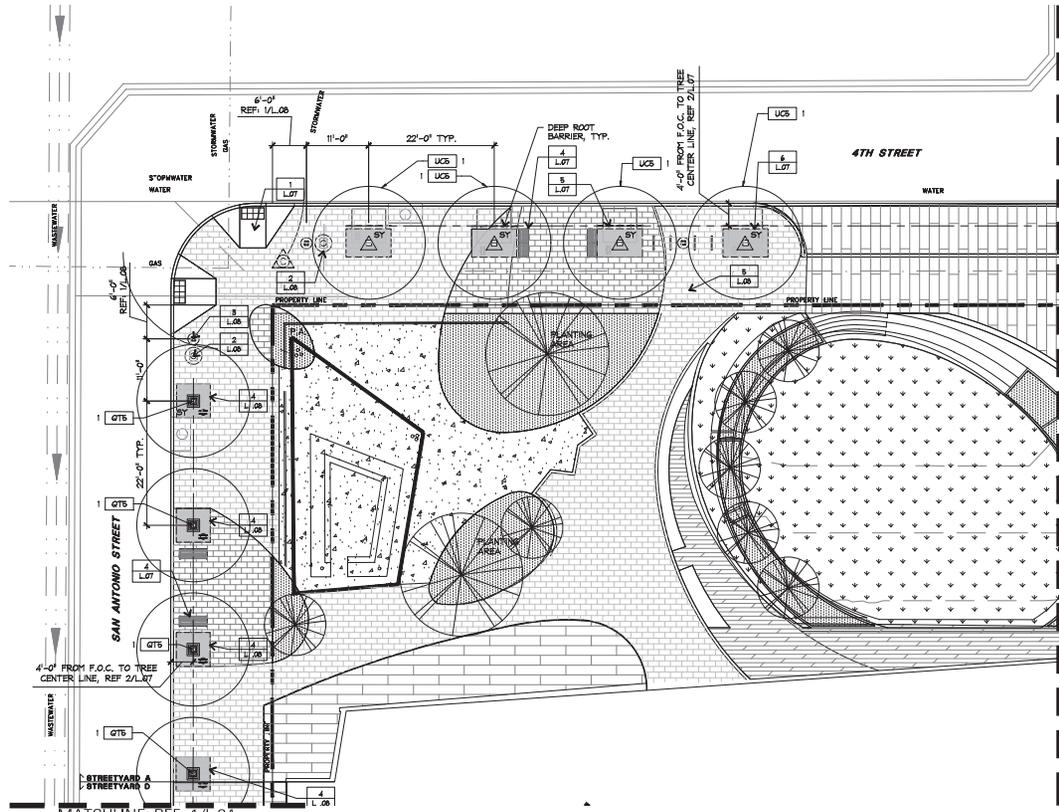


THE REPUBLIC
 308 GUADALUPE
 AUSTIN, TRAVIS COUNTY, TEXAS 78701

PROJECT:
 SHEET TITLE:
 OVERALL REFERENCE PLAN

SHEET
L.01
 33 OF 51
 SP-2018-0167C

2:\TBD\The Republic\GIS\447\USE Permits\Drawings\447-167-01.dwg



TREE LEGEND:

SYMBOL	QTY (BY)	TOTAL	SPECIES & SIZE
	4	12	BIGTOOTH MAPLE <i>Acer grandidentatum</i> 5" CALIPER, 14' HEIGHT; 8' SPREAD MIN.
	1	8	RED OAK <i>Quercus texanorum</i> 5" CALIPER, 14' HEIGHT; 8' SPREAD MIN.
	10	10	CEDAR ELM <i>Ulmus crassifolia</i> 5" CALIPER, 14' HEIGHT; 6' SPREAD MIN.
	1	6	DRAKE ELM <i>Ulmus parviflorus</i> 5" CALIPER, 14' HEIGHT; 6' SPREAD MIN.
			STREETYARD TREE
			EXISTING TREE TO BE REMOVED

*"SY" SYMBOL REPRESENTS STREET YARD TREES
ALL PROPOSED TREES HAVE BEEN COUNTED TOWARDS BUFFER (B), STREETYARD (SY) OR REPLACEMENT (R) REQUIREMENTS. REFERENCE LANDSCAPE CALCULATION TABLES ON SHEET L-7.

1 STREETYARD A ENLARGEMENT
PLAN



LANDSCAPE CERTIFICATION BLOCK
I CERTIFY THAT ALL INFORMATION IS TRUE AND ACCURATE AND THAT THE REQUIREMENTS OF SECTION 22C, ARTICLE 9 OF THE LOC HAVE BEEN MET.
Elliott Doerle
ELLIOTT DOERLE, ASLA DATE

SITE PLAN APPROVAL SHEET 34 OF 51
FILE NUMBER: SP-2018-____ APPLICATION DATE: ____
APPROVED BY COMMISSIONER ON _____ UNDER SECTION ____ OF
CHAPTER ____ OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (03-31-41, LOC) _____ CASE MANAGER _____

DIRECTOR DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE _____ ZONING _____
REV 1 _____ CONNECTION 1 _____
REV 2 _____ CONNECTION 2 _____
REV 3 _____ CONNECTION 3 _____
FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION OF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

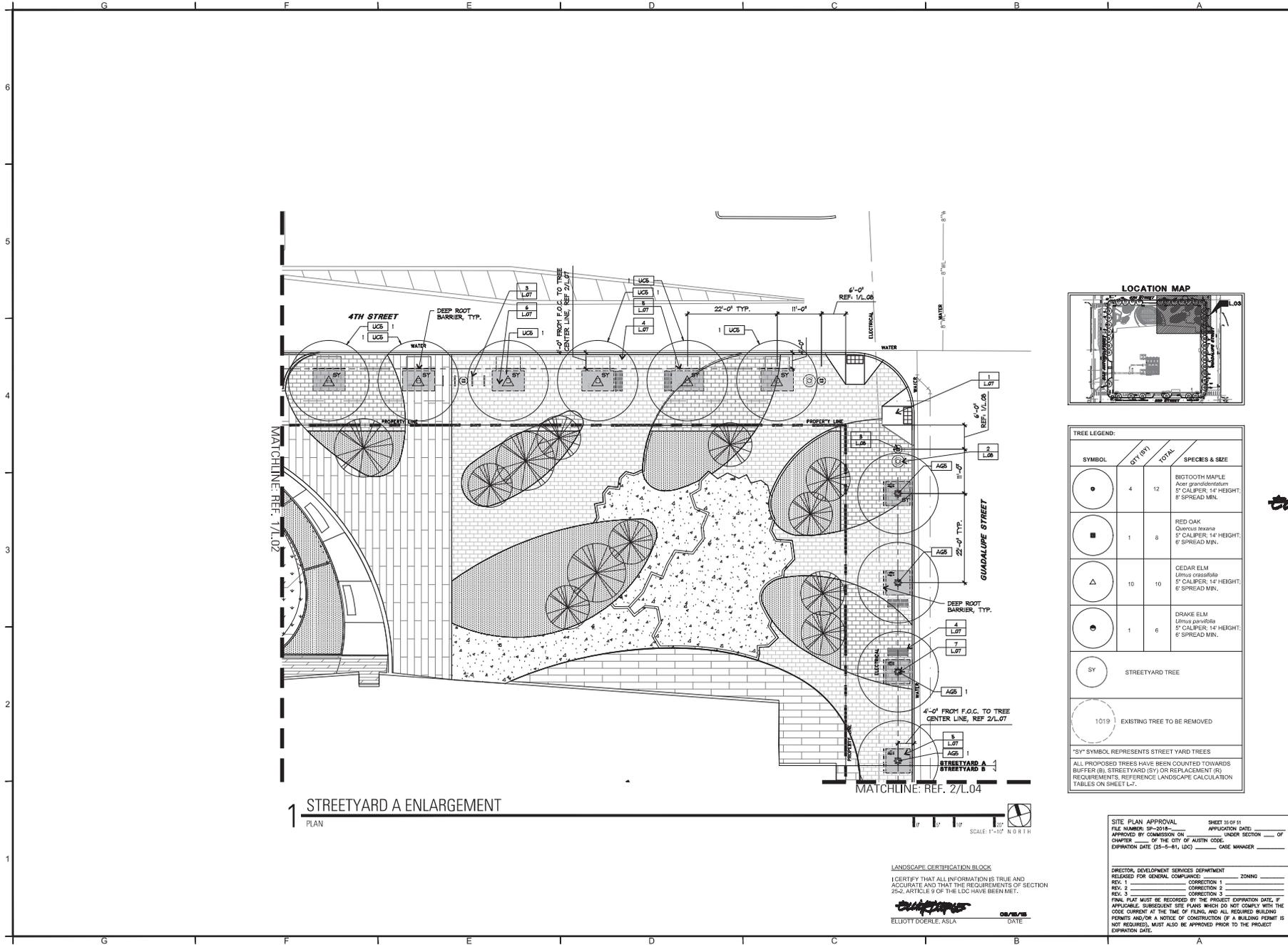
NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

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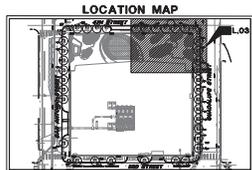
THE REPUBLIC
 308 GUADALUPE
 AUSTIN, TRAVIS COUNTY, TEXAS 78701

PROJECT: _____
 SHEET TITLE: **PLAN ENLARGEMENT**
 SHEET **L.02**
 34 OF 51
 SP-2018-0167C

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1 STREETYARD A ENLARGEMENT
PLAN



TREE LEGEND:

SYMBOL	QTY (SY)	TOTAL	SPECIES & SIZE
	4	12	BIGTOOTH MAPLE <i>Acer grandidentatum</i> 5" CALIPER, 14' HEIGHT; 8' SPREAD MIN.
	1	8	RED OAK <i>Quercus texanorum</i> 5" CALIPER, 14' HEIGHT; 8' SPREAD MIN.
	10	10	CEDAR ELM <i>Ulmus crassifolia</i> 5" CALIPER, 14' HEIGHT; 6' SPREAD MIN.
	1	6	DRAKE ELM <i>Ulmus parviflorus</i> 5" CALIPER, 14' HEIGHT; 6' SPREAD MIN.
			STREETYARD TREE
			1019 EXISTING TREE TO BE REMOVED

SY SYMBOL REPRESENTS STREET YARD TREES

ALL PROPOSED TREES HAVE BEEN COUNTED TOWARDS BUFFER (B), STREETYARD (SY) OR REPLACEMENT (R) REQUIREMENTS. REFERENCE LANDSCAPE CALCULATION TABLES ON SHEET L-7.

SITE PLAN APPROVAL SHEET 33 OF 51
 FILE NUMBER: SP-2018-____ APPLICATION DATE: ____
 APPROVED BY COMMISSIONER ON _____ UNDER SECTION ____ OF
 CHAPTER ____ OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (03-04-01, UO) _____ CASE MANAGER _____

DIRECTOR DEVELOPMENT SERVICES DEPARTMENT
 RELEASED FOR GENERAL COMPLIANCE _____ ZONING _____
 REV 1 _____ CONNECTION 1 _____
 REV 2 _____ CONNECTION 2 _____
 REV 3 _____ CONNECTION 3 _____

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION OF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

LANDSCAPE CERTIFICATION BLOCK
 I CERTIFY THAT ALL INFORMATION IS TRUE AND ACCURATE AND THAT THE REQUIREMENTS OF SECTION 22C, ARTICLE 6.9 OF THE LOC HAVE BEEN MET.

 ELLIOTT DOERLE ASLA DATE _____

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

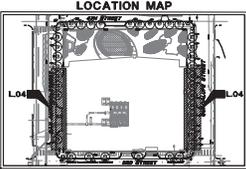
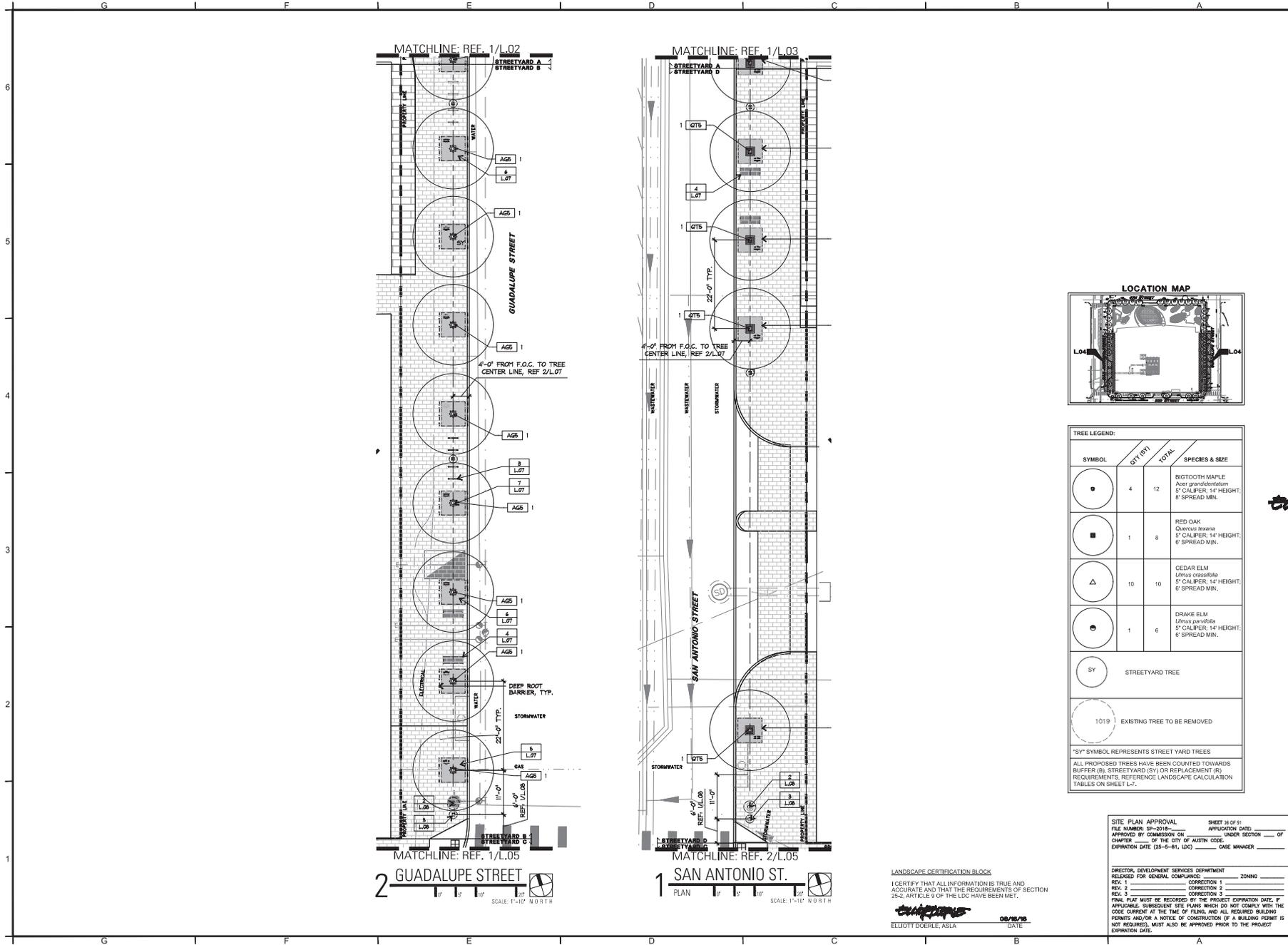
FOR PERMITTING ONLY. NOT FOR CONSTRUCTION

06/15/2018

PROJECT: THE REPUBLIC
308 GUADALUPE
AUSTIN, TRAVIS COUNTY, TEXAS 78701

SHEET TITLE: PLAN ENLARGEMENT

SHEET
L.03
35 OF 51
SP-2018-0167C



TREE LEGEND:

SYMBOL	QTY (BY)	TOTAL	SPECIES & SIZE
	4	12	BIGTOOTH MAPLE <i>Acer grandidentatum</i> 5" CALIPER, 14' HEIGHT; 8' SPREAD MIN.
	1	8	RED OAK <i>Quercus texanorum</i> 5" CALIPER, 14' HEIGHT; 8' SPREAD MIN.
	10	10	CEDAR ELM <i>Ulmus crassifolia</i> 5" CALIPER, 14' HEIGHT; 8' SPREAD MIN.
	1	6	DRAKE ELM <i>Ulmus parviflorus</i> 5" CALIPER, 14' HEIGHT; 8' SPREAD MIN.
			STREETYARD TREE
			EXISTING TREE TO BE REMOVED

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SITE PLAN APPROVAL SHEET 38 OF 51
 FILE NUMBER: SP-2018-_____ APPLICATION DATE: _____
 APPROVED BY COMMISSIONER ON _____ UNDER SECTION _____ OF
 CHAPTER _____ OF THE CITY OF AUSTIN CODE. CASE NUMBER _____
 EXPIRATION DATE (05-5-41, LDC) _____

LANDSCAPE CERTIFICATION BLOCK
 I CERTIFY THAT ALL INFORMATION IS TRUE AND ACCURATE AND THAT THE REQUIREMENTS OF SECTION 25-2, ARTICLE 9 OF THE LDC HAVE BEEN MET.

ELLIOTT DOERLE, ASLA
 DATE: 08/16/18

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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NOT AUTHORIZED FOR
 CONSTRUCTION PRIOR TO
 FORMAL CITY APPROVAL

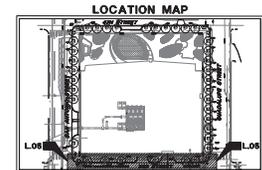
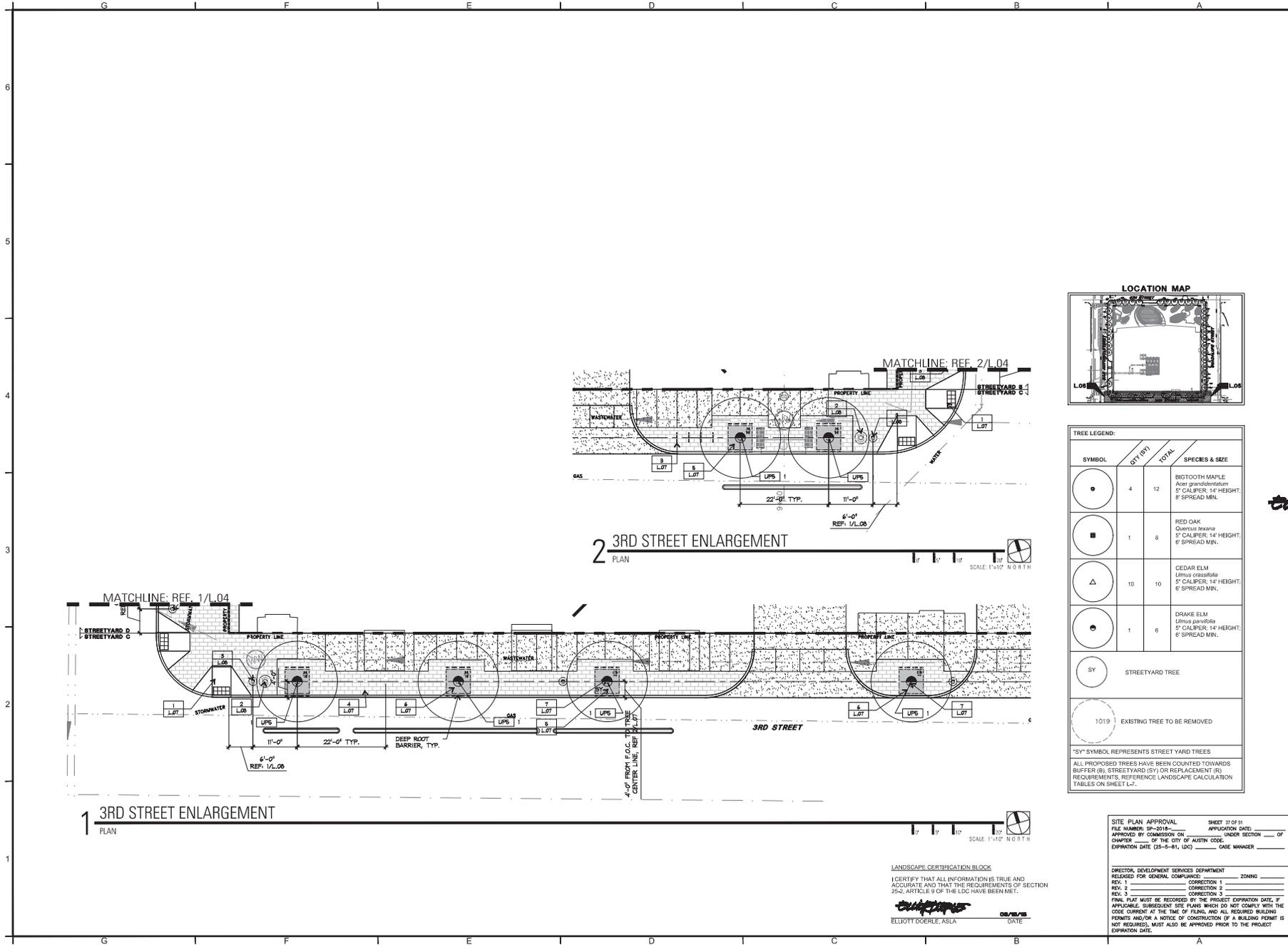


THE REPUBLIC
 308 GUADALUPE
 AUSTIN, TRAVIS COUNTY, TEXAS 78701

PROJECT: _____
 SHEET TITLE: PLM ENLARGEMENT

SHEET
L.04
 36 OF 51
 SP-2018-0167C

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TREE LEGEND:

SYMBOL	QTY (BY)	TOTAL	SPECIES & SIZE
	4	12	BIGTOOTH MAPLE <i>Acer grandidentatum</i> 5" CALIPER, 14' HEIGHT; 6' SPREAD MIN.
	1	8	RED OAK <i>Quercus texanorum</i> 5" CALIPER, 14' HEIGHT; 6' SPREAD MIN.
	10	10	CEDAR ELM <i>Ulmus crassifolia</i> 5" CALIPER, 14' HEIGHT; 6' SPREAD MIN.
	1	6	DRAKE ELM <i>Ulmus parviflorus</i> 5" CALIPER, 14' HEIGHT; 6' SPREAD MIN.
SY	STREETYARD TREE		
	1019 EXISTING TREE TO BE REMOVED		

SY SYMBOL REPRESENTS STREET YARD TREES
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SITE PLAN APPROVAL SHEET 37 OF 51
 FILE NUMBER: SP-2018-_____ APPLICATION DATE: _____
 APPROVED BY COMMISSIONER ON _____ UNDER SECTION _____ OF
 CHAPTER _____ OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (05-5-41, LDC) _____ CASE MANAGER _____

LANDSCAPE CERTIFICATION BLOCK
 I CERTIFY THAT ALL INFORMATION IS TRUE AND ACCURATE AND THAT THE REQUIREMENTS OF SECTION 22C, ARTICLE 6.9 OF THE LDC HAVE BEEN MET.
 ELLIOTT DOERLE, ASLA DATE _____

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
 RELEASED FOR GENERAL COMPLIANCE _____ ZONING _____
 REV. 1 _____ CONNECTION 1 _____
 REV. 2 _____ CONNECTION 2 _____
 REV. 3 _____ CONNECTION 3 _____
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NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

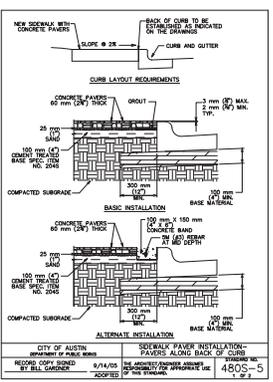


THE REPUBLIC
308 GUADALUPE
AUSTIN, TRAVIS COUNTY, TEXAS 78701

PROJECT: PLAN ENLARGEMENT

SHEET L.05
37 OF 51
SP-2018-0167C

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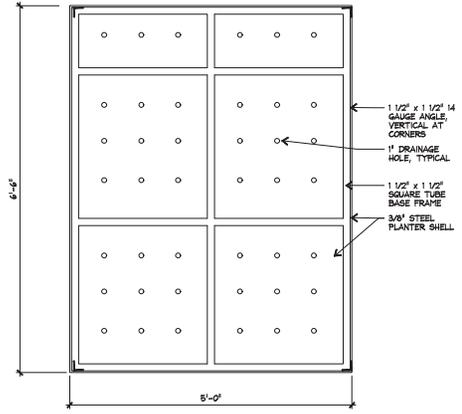


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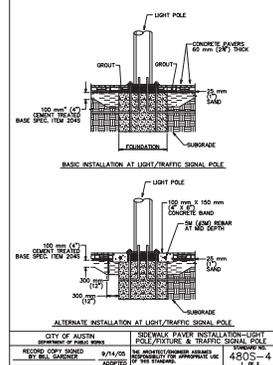
1. THE CONCRETE PAVERS SHALL MEET THE REQUIREMENTS OF STANDARD SPECIFICATION ITEM NO. 680, CONCRETE PAVEMENT UNITS FOR SIDEWALKS.
2. THE GROUT AND SAND SHALL MEET THE REQUIREMENTS OF SECTION 4805-5, "GROUT AND SAND" OF STANDARD SPECIFICATION ITEM NO. 680, CONCRETE PAVEMENT UNITS FOR SIDEWALKS.
3. THE FIRST TWO ROWS OF CONCRETE PAVERS ADJACENT TO THE BACK OF CURB SHALL BE SET IN A 2" THICK GROUT LAYER.
4. ALL AN ALTERNATE TO SETTING THE FIRST TWO ROWS OF CONCRETE PAVERS IN A GROUT LAYER, THE GROUT LAYER SHALL BE 2" THICK AND SHALL BE CONSTRUCTED ALONG THE BACK OF CURB.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS RECORD COPY SHOWN BY BILL GARDNER	SEWALK PAVES INSTALLATION - PAVES ALONG BACK OF CURB APPROVED BY PUBLIC WORKS APPROVED BY BILL GARDNER	4805-5 1 of 2
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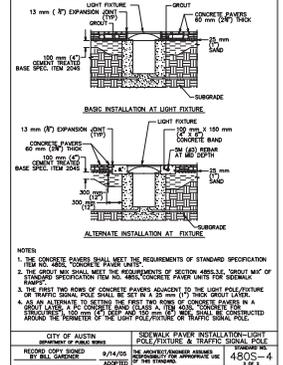
8 4805-5
PLAN
NOT TO SCALE



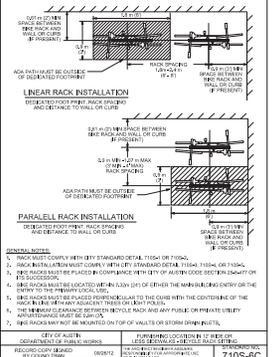
5 RAISED STREET TREE PLANTER
PLAN
SCALE: 1"=1'-0"



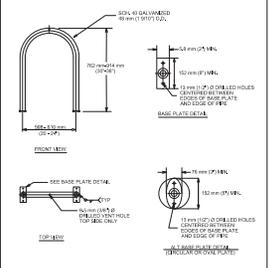
3 4805-4
NOT TO SCALE



3 4805-4
NOT TO SCALE



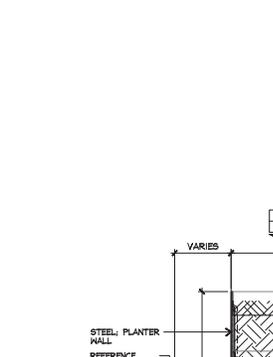
7 710S-6C
PLAN
NOT TO SCALE



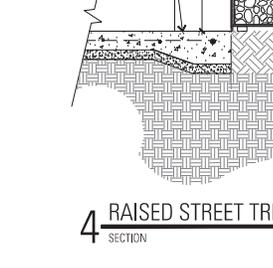
4 432S-8B
SECTION
SCALE: 1"=1'-0"



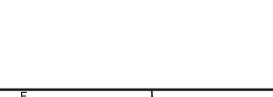
4 432S-8B
SECTION
SCALE: 1"=1'-0"



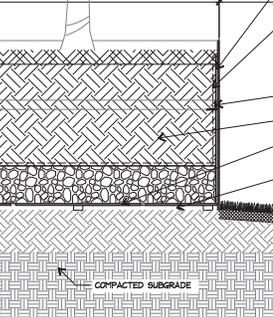
4 432S-8B
SECTION
SCALE: 1"=1'-0"



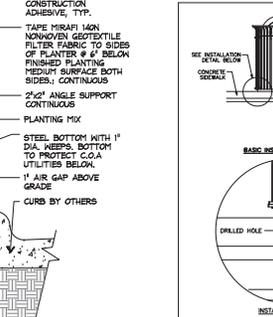
4 432S-8B
SECTION
SCALE: 1"=1'-0"



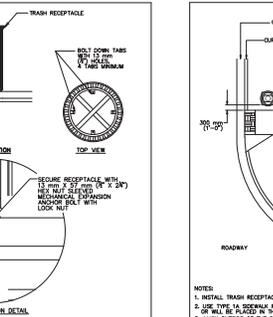
4 432S-8B
SECTION
SCALE: 1"=1'-0"



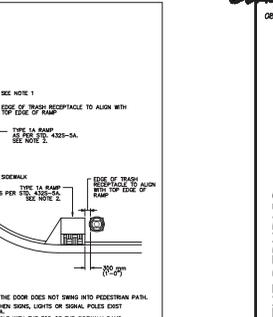
2 432S-8B
NOT TO SCALE



2 432S-8B
NOT TO SCALE



2 432S-8B
NOT TO SCALE



2 432S-8B
NOT TO SCALE

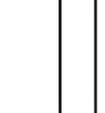


4 432S-8B
SECTION
SCALE: 1"=1'-0"

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL



FOR PERMITTING ONLY, NOT FOR CONSTRUCTION



06/15/2018

THE REPUBLIC
308 GUADALUPE
AUSTIN, TRAVIS COUNTY, TEXAS 78701

PROJECT: NETWORK DETAILS

SHEET
L.08
40 OF 51
SP-2018-0167C

LANDSCAPE CERTIFICATION BLOCK

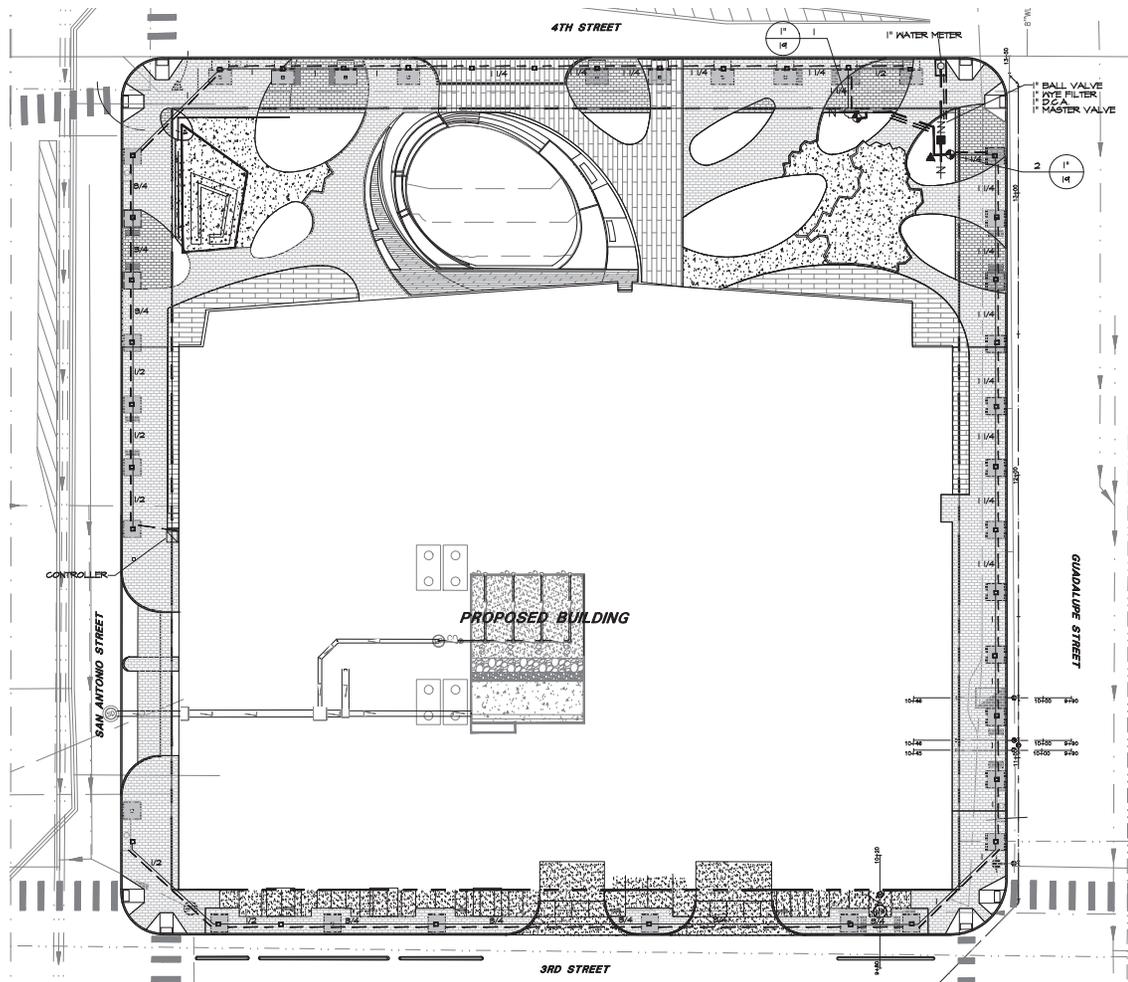
I CERTIFY THAT ALL INFORMATION IS TRUE AND ACCURATE AND THAT THE REQUIREMENTS OF SECTION 22C, ARTICLE 8.9 OF THE LOC HAVE BEEN MET.

Elliott Doerle, ASLA
DATE: _____

SITE PLAN APPROVAL SHEET 40 OF 51
FILE NUMBER: SP-2018-_____
APPLICATION DATE: _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (05-0-41, LOC) _____ CASE NUMBER _____

DRIVEWAY DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE _____ ZONING _____
REV. 1 _____ CONNECTION 1 _____
REV. 2 _____ CONNECTION 2 _____
REV. 3 _____ CONNECTION 3 _____
FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPROVED SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION OF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

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1 IRRIGATION PLAN

PLAN

LEGEND

- HANTER PROS-06-NSI-PR350 SERIES POP UP SPRAY HEADS WITH HANTER MSBN-50H STREAM BUBBLER NOZZLES. (TWO PER TREE)
- ▲ HANTER ICV SERIES ELECTRIC REMOTE CONTROL VALVE
- ⊕ HANTER HQ-33-LRG-R QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
- ⊕ LASCO "VION" SERIES SGH 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
- ⊕ MILKING 350 SERIES D.C.A. INSTALLED PER CITY CODE, WITH SAME SIZE MILKING 350 SERIES BRONZE
- ⊕ BALL VALVE AND MILKING 700 SERIES BRONZE NYE FILTER WITH 20 MESH STAINLESS STEEL SCREEN
- ⊕ IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN
- ⊕ HANTER IC-800-M SERIES AUTOMATIC CONTROLLER WITH WPC WIRELESS RAIN / FREEZE SENSOR
- ⊕ LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
- MASTER ELECTRIC VALVE (SAME SIZE AS WATER METER)
- CLASS 200 PVC MAINLINE PIPE
- CLASS 200 (EXCEPT 1/2 INCH RISER) PVC LATERAL PIPE
- ONE 4" CLASS 200 SLEEVE PIPE UNLESS NOTED OTHERWISE
- TWO 4" CLASS 200 SLEEVE PIPE UNLESS NOTED OTHERWISE



James Pole
IRRIGATION CONSULTANTS

IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) (1-800-795) P.O. BOX 130971 TULSA, OK 74113-0971 WWW.TCEQ.STATE.TX.US

IRRIATION DESIGN, CONSULTING, AND LANDSCAPE WATER MANAGEMENT
TEXAS, L.L.C. 8450
100 N. LOCUST ST., SUITE B
DENTON, TEXAS 76201
PHONE: 840.249.2844
FAX: 840.282.2475
james@jamespoleirrigation.com

SITE PLAN APPROVAL SHEET 41 OF 51
FILE NUMBER: SP-2018-_____ APPLICATION DATE: _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (05-5-41, USD) _____ CASE MANAGER _____

DISTRICT DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE _____ ZONING _____
REV. 1 _____ CORRECTION 1 _____
REV. 2 _____ CORRECTION 2 _____
REV. 3 _____ CORRECTION 3 _____

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION OF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL



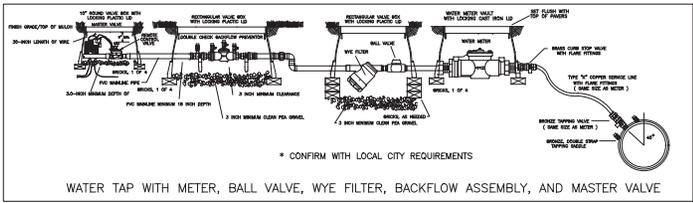
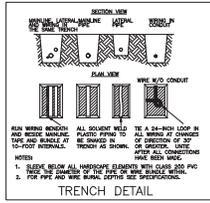
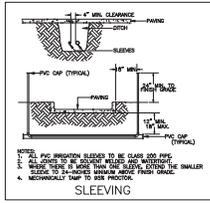
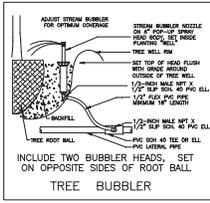
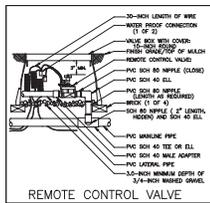
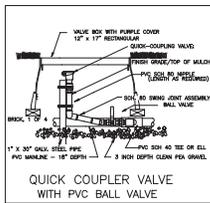
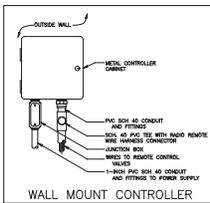
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THE REPUBLIC
308 GUADALUPE
AUSTIN, TRAVIS COUNTY, TEXAS 78701

PROJECT:
SHEET TITLE:
IRRIGATION PLAN

SHEET
LI.01
41 OF 51

SP-2018-0167C

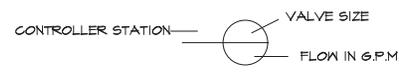


- ### INSTALLATION NOTES
- COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES, AND WILL SECURE ALL REQUIRED PERMITS. I.L.C. SHALL PAY ANY ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN AND SHALL BE ADDRESSED BEFORE ANY CONSTRUCTION BEGINS.
 - NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.
 - CONFIRM MINIMUM STATIC WATER PRESSURE OF 60 PSI AT THE HIGHEST ELEVATION OF THE SYSTEM LIMITS, AND MAXIMUM STATIC WATER PRESSURE OF 40 P.S.I. AT THE LOWEST ELEVATION OF THE SYSTEM LIMITS AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS OUTSIDE THE RANGE STATED ABOVE, DO NOT PROCEED UNTIL DIRECTED BY THE LANDSCAPE ARCHITECT.
 - LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES. NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN EXISTING TREE ROOT ZONES. WHEN HAND - TRENCHING WITHIN EXISTING TREE ROOT ZONES NO ROOTS LARGER THAN 1" DIAMETER SHALL BE CUT.
 - UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPED AREAS.
 - ELECTRIC POWER SHALL BE PROVIDED WITHIN FIVE FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. I.L.C. TO PROVIDE FINAL HARD-WIRE TO CONTROLLER.
 - 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE UF, APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". WIRE SPLICES SHALL INCLUDE DEPT CONNECTORS AS MANUFACTURED BY SH COMPANY. ALL FIELD SPLICES SHALL BE LOCATED IN A ROUND VALVE BOX OF SUFFICIENT SIZE TO ALLOW INSULATION.
 - VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3 INCHES OF CLEAN FEA GRAVEL LOCATED BELOW THE VALVE. USE 12" X 12" RECTANGULAR VALVE BOXES WITH PURPLE LID FOR QUICK COUPLING VALVES, AND 10" ROUND BOXES FOR ELECTRIC VALVES UNLESS NOTED OTHERWISE. USE 12" X 12" RECTANGULAR "POLY-GRETE" VALVE BOX WITH CAST IRON LIDS FOR WATER METER.
 - D.C.A. WITH UPSTREAM BALL VALVE AND WYE FILTER SHALL BE BOXED AND LOCATED ACCORDING TO LOCAL CODE.
 - USE RUPID SCH. 80 PVC SWING JOINT ASSEMBLIES TO CONNECT ALL QUICK COUPLERS.
 - PROVIDE ONE QUICK COUPLER KEY WITH SNIVEL HOSE ELL FOR EVERY SIX (6) G.C. VALVES. (MINIMUM ONE SET)
 - CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
 - THE PROPOSED LOCATIONS OF ALL ABOVE-GROUND EQUIPMENT INCLUDING BACKFLOW PREVENTORS, CONTROLLERS AND WEATHER SENSORS SHALL BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THESE ITEMS ARE INSTALLED.

- ### LEGEND
- HANTER PROS-06-NS-PRSSO SERIES POP UP SPRAY HEADS WITH HANTER MSB-SCH STREAM BUBBLER NOZZLES. (TWO PER TREE)
 - ▲ HANTER 10V SERIES ELECTRIC REMOTE CONTROL VALVE
 - ▲ HANTER HQ-SB-LC-R QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
 - ▲ LASGO "VION" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
 - ▲ WILKINS 350 SERIES D.C.A. INSTALLED PER CITY CODE WITH SAME SIZE WILKINS 350 SERIES BRONZE BALL VALVE AND WILKINS 78 SERIES BRONZE WYE FILTER WITH 20 MESH STAINLESS STEEL SCREEN
 - ▲ IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN
 - ▲ LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
 - MASTER ELECTRIC VALVE (SAME SIZE AS WATER METER)
 - CLASS 200 PVC MAINLINE PIPE
 - CLASS 200 (EXCEPT 1/2 INCH HOBS) PVC LATERAL PIPE
 - ONE 4" CLASS 200 SLEEVE PIPE UNLESS NOTED OTHERWISE
 - TWO 4" CLASS 200 SLEEVE PIPES UNLESS NOTED OTHERWISE

USE 12" X 12" RECTANGULAR "POLY-GRETE" VALVE BOXES WITH CAST IRON LIDS FOR WATER METER

- ### APPENDIX O - LANDSCAPE / IRRIGATION NOTES
- SITE DEVELOPMENT PERMIT - IRRIGATION NOTES
- AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH TCEQ CHAPTER 844, AS WELL AS THE FOLLOWING REQUIREMENTS:
- THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION:
 - THE SYSTEM MUST PROVIDE A MOISTURE LEVEL ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS;
 - THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN TEN (10) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS) ;
 - CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;
 - SERVICABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;
 - A MASTER VALVE INSTALLED ON THE DISCHARGE SIDE OF THE BACKFLOW PREVENTER;
 - ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES;
 - AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER MORE THAN A ONE-HALF (1/2) RAINFALL; AND
 - NEWLY PLANTED TREES SHALL HAVE PERMANENT IRRIGATION CONSISTING OF DRIP OR BUBBLERS.
 - THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN TO THE CITY AT THE TIME THE FINAL IRRIGATION INSPECTION IS PERFORMED:
 - UNLESS FISCAL SECURITY IS PROVIDED TO THE CITY FOR THE INSTALLATION OF THE SYSTEM, IT MUST BE OPERATIONAL AT THE TIME OF THE FINAL LANDSCAPE INSPECTION.
 - THE IRRIGATION INSTALLER SHALL ALSO PROVIDE EXHIBITS TO BE PERMANENTLY INSTALLED INSIDE OR ATTACHED TO THE IRRIGATION CONTROLLER, INCLUDING:
 - A LAMINATED COPY OF THE WATER BUDGET CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE, AND A ZONE MAP WITH THE ISOLATION VALVE LOCATION.
 - THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY AUSTIN WATER CERTIFYING COMPLIANCE WITH SUBSECTION 1. WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY.



James Pole
IRRIGATION CONSULTANTS

IRRIGATION DESIGN, CONSULTING, AND LANDSCAPE WATER MANAGEMENT

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james.pole@irrigation.com james.jones@irrigation.com

SITE PLAN APPROVAL SHEET 42 OF 51

FILE NUMBER: SP-2018- APPLICATION DATE: UNDER SECTION OF CHAPTER OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (05-31-41, USD) CASE MANAGER

DISTRICT DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: ZONING

REV. 1 CONNECTION 1

REV. 2 CONNECTION 2

REV. 3 CONNECTION 3

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION OF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

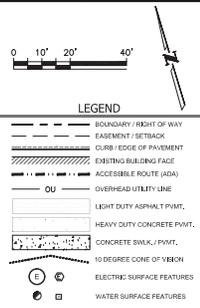
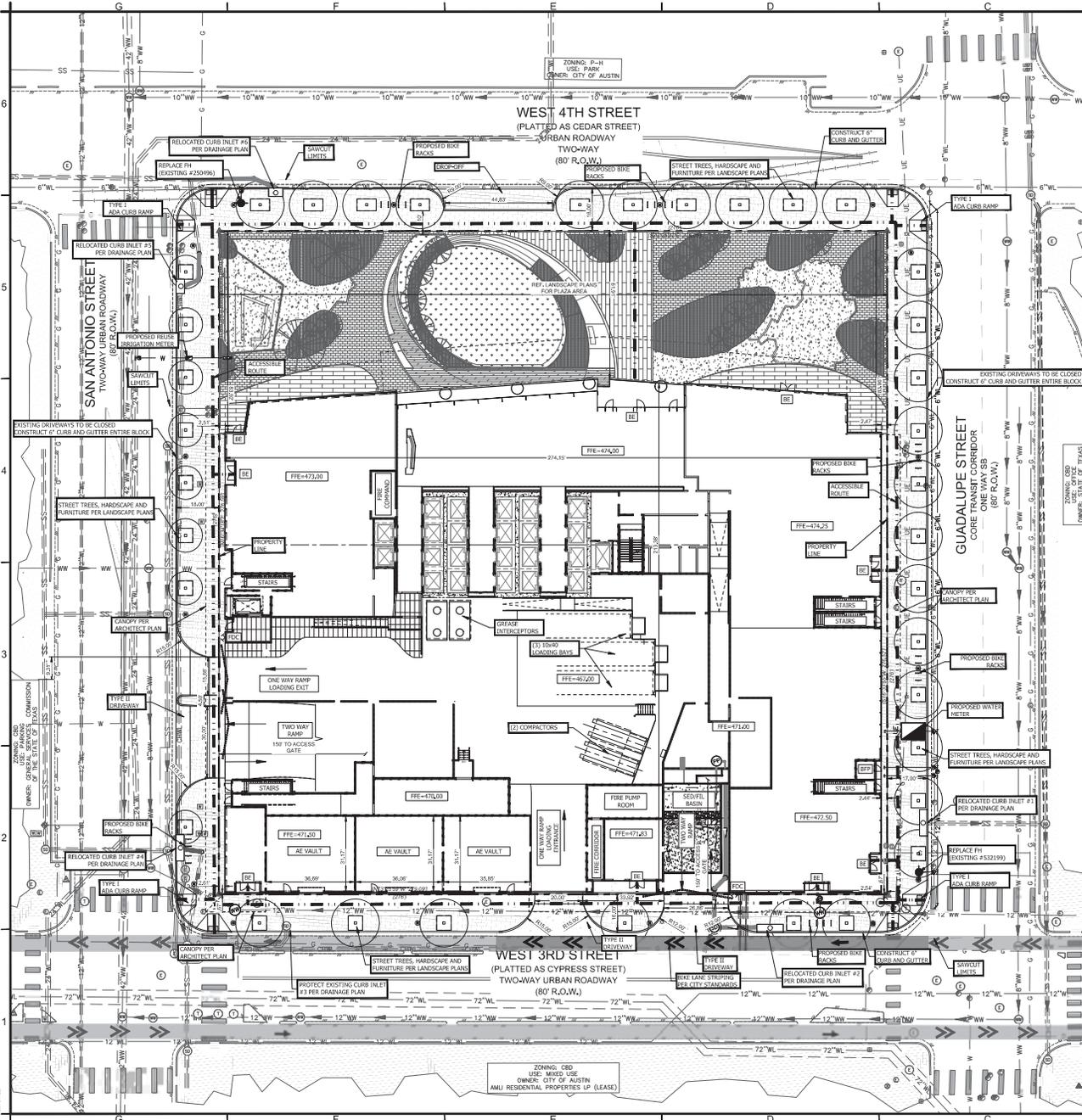
NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL



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THE REPUBLIC OF TEXAS
308 GUADALUPE
AUSTIN, TRAVIS COUNTY, TEXAS 78701

PROJECT: SHEET: LI.02
SHEET TITLE: IRRIGATION NOTES AND DETAILS
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SP-2018-0167C



- NOTES:**
1. A FENCE IS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED.
 2. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL FORM SIDEWALKS AND WALKWAY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN 2% AND RUNNING SLOPE ARE NO GREATER THAN 5%. IF ANY BARRIER AREAS, CONTRACTOR SHALL CONTACT ENGINEER FOR SOLUTION.
 4. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOLS OF ACCESSIBILITY AND BE "REVERSE" OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGN MUST BE LOCATED BY MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBLSCURED BY A VEHICLE PARKED IN THE SPACE. SEE 110.1 AND 90.2.
 5. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN.
 6. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCED CONSTRUCTION DETAIL SHEETS FOR ADDITIONAL INFORMATION.
 7. EACH CONTRACT PARKING SPACE SHALL BE BOUND "SMALL CAR ONLY".
 8. REFERENCE "SITE PLAN NOTES" ON GENERAL NOTES SHEET(S) FOR ADDITIONAL NOTES.
 9. NONE OF THE ON-STREET SPACES ARE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBER OF THE PUBLIC. THE DEVELOPER MUST BE AWARE THAT THEY CAN LOAN ON-STREET SPACES AT THEIR OWN RISK. THE SPACES MAY BE REMOVED AT ANY TIME FOR ANY REASON AND THE CITY OF AUSTIN WILL NOT RELOCATE OR PROVIDE ON-STREET PARKING, IN ADDITION IF THE ADJACENT STREET APPLIES FOR AND RECEIVES RESIDENTIAL PARKING, THE PARKING FOR THE DEVELOPER WILL NOT COUNT AS RESIDENTIAL PARKING AND THE RESIDENTS WILL NOT RECEIVE RESIDENTIAL PARKING PERMIT.
 10. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2010 ADA ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
 11. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS OTHERWISE NOTED.
 12. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 5%.
 13. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 5%.
 14. SCREENING FOR SOIL WASTE COLLECTION AND CHARGING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING BATTERIES.
 15. ALL BUILDINGS CONSTRUCTED ON THIS SITE ARE REQUIRED TO COMPLY WITH GREEN BUILDING STANDARDS OF ONE STAR.

PARKING DATA

USE	RATIO	SF LIMITS	PARKING REQUIRED
RETAIL	1 SPACE PER 275 SF	16200	59
OFFICE	1 SPACE PER 275 SF	601200	2177
TOTAL PARKING REQ. WITHOUT REDUCTION			2237
CRD REDUCTION (10%)			224
TOTAL PARKING REQUIRED			2013
PARKING PROVIDED			1916
ACCESSIBLE PARKING SPACES PROVIDED (20% OF REQUIRED)			33
BICYCLE PARKING PROVIDED			187

SITE DATA TABLE

ZONING	CRD	EXISTING USE	PARKING LOT COVERAGE
ZONING: CRD	CRD	EXISTING INFORMATION	94%/72,564 SF
SITE LAND USE	MIXED USE	EXISTING INFORMATION	
SITE AREA	1,779 AC.	COVERAGE:	
ALLOWABLE:	PROPOSED:		
BUILDING HEIGHT:	NA	BUILDING HEIGHT:	708'-0"
# OF STORES:	NA	# OF STORES:	46 + ROOF
FLOOR:	8.1	FLOOR:	11.80
BUILDING COVERAGE:	NA	BUILDING COVERAGE:	76,163,769 SF
IMPERVIOUS COVERAGE:	100%	IMPERVIOUS COVERAGE:	87,266,370 SF
OPEN SPACE/COURTYARD:		OPEN SPACE/COURTYARD:	24,241,802 SF
FOUNDATION TYPE:		FOUNDATION TYPE:	DRILLED STRAIGHT SHAFT PILES

USAGE TABLE

USE	AREA (SF)
PARKING	748,956
RETAIL	19,200
OFFICE/CLUBBY	901,260
	1,670,467

ALL EXTERIOR LIGHTING SHALL BE SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY (LOOK-NOT-HAVE). ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER 12.5 AND SHALL BE PROVIDED BY THE BUILDING OWNER. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 22.02.



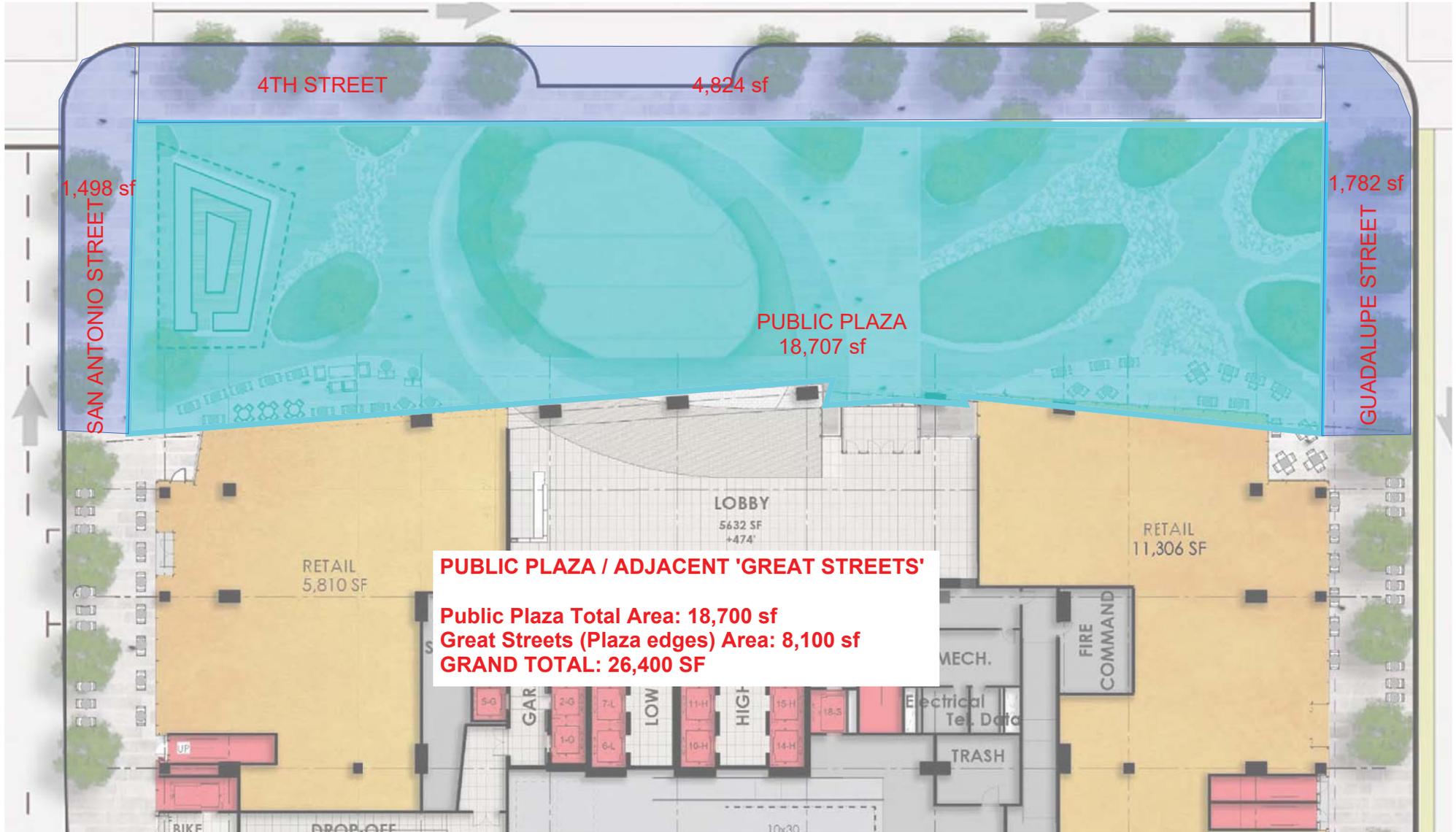
SITE PLAN APPROVAL

FILE NUMBER: 202018401075 APPLICATION DATE: _____ OF _____
 APPROVED BY COMMISSIONER OR _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE: (25-61, 102), CASE NUMBER: _____

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
 REQUIRED FOR GENERAL COMPLIANCE: ZONING _____
 REV. 1 CORRECTION 1 _____
 REV. 2 CORRECTION 2 _____
 REV. 3 CORRECTION 3 _____

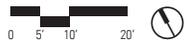
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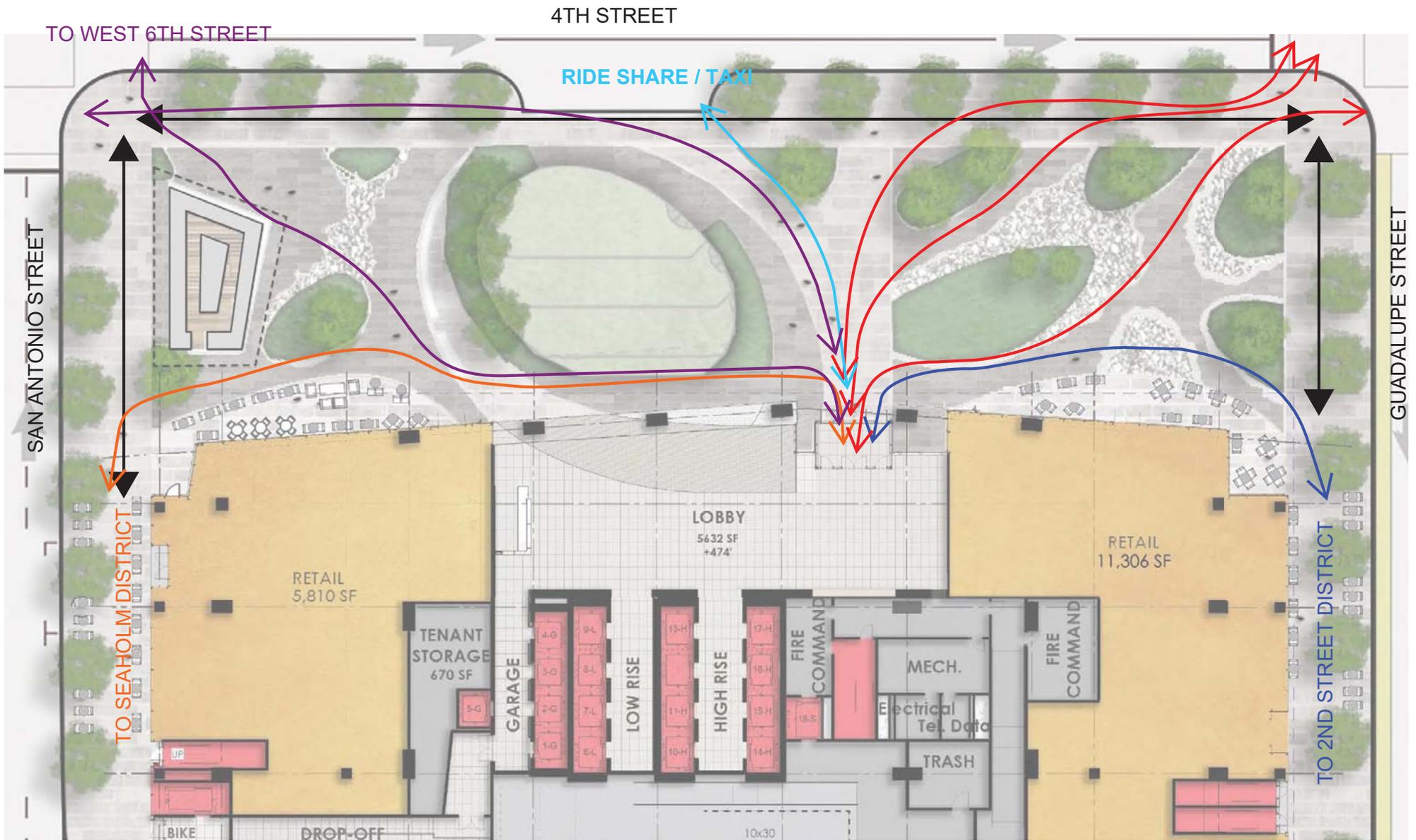
NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL
 WWW.BIGREDDOG.COM
BIGREDDOG
 ENGINEERING CONSULTING
 2001 SOUTH TEXAS STREET, SUITE 1000
 AUSTIN, TEXAS 78701
 512-669-5589
 THE REPUBLIC
 401 W. 4TH STREET
 AUSTIN, TRAVIS COUNTY, TEXAS 78701
 SITE PLAN
 SHEET TITLE:
SHEET CS100
 09 OF 51
 SP-2018-0167C

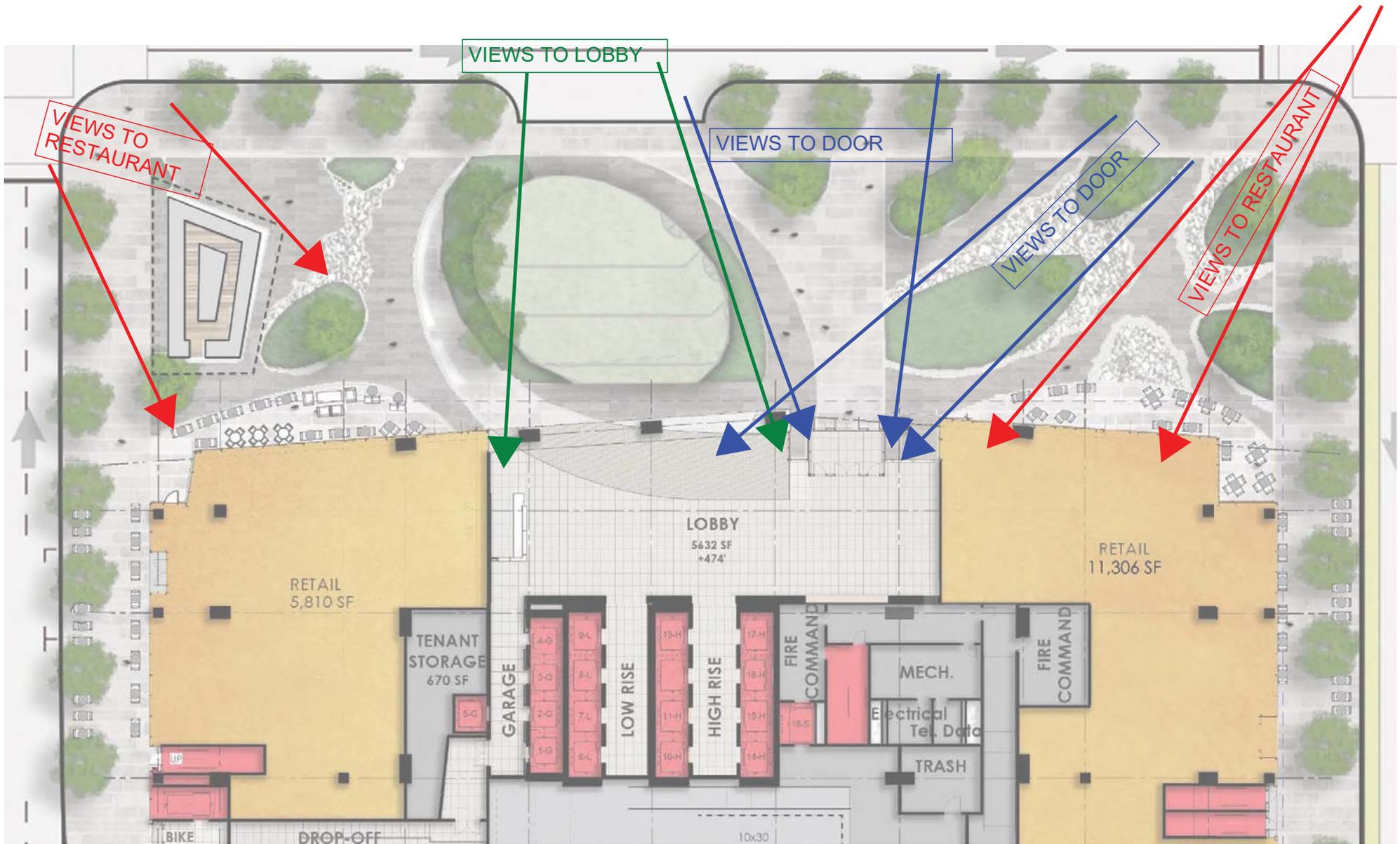


PUBLIC PLAZA / ADJACENT 'GREAT STREETS'
Public Plaza Total Area: 18,700 sf
Great Streets (Plaza edges) Area: 8,100 sf
GRAND TOTAL: 26,400 SF

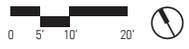
TBG THE REPUBLIC / PROPOSED PUBLIC PLAZA - DIMENSIONS

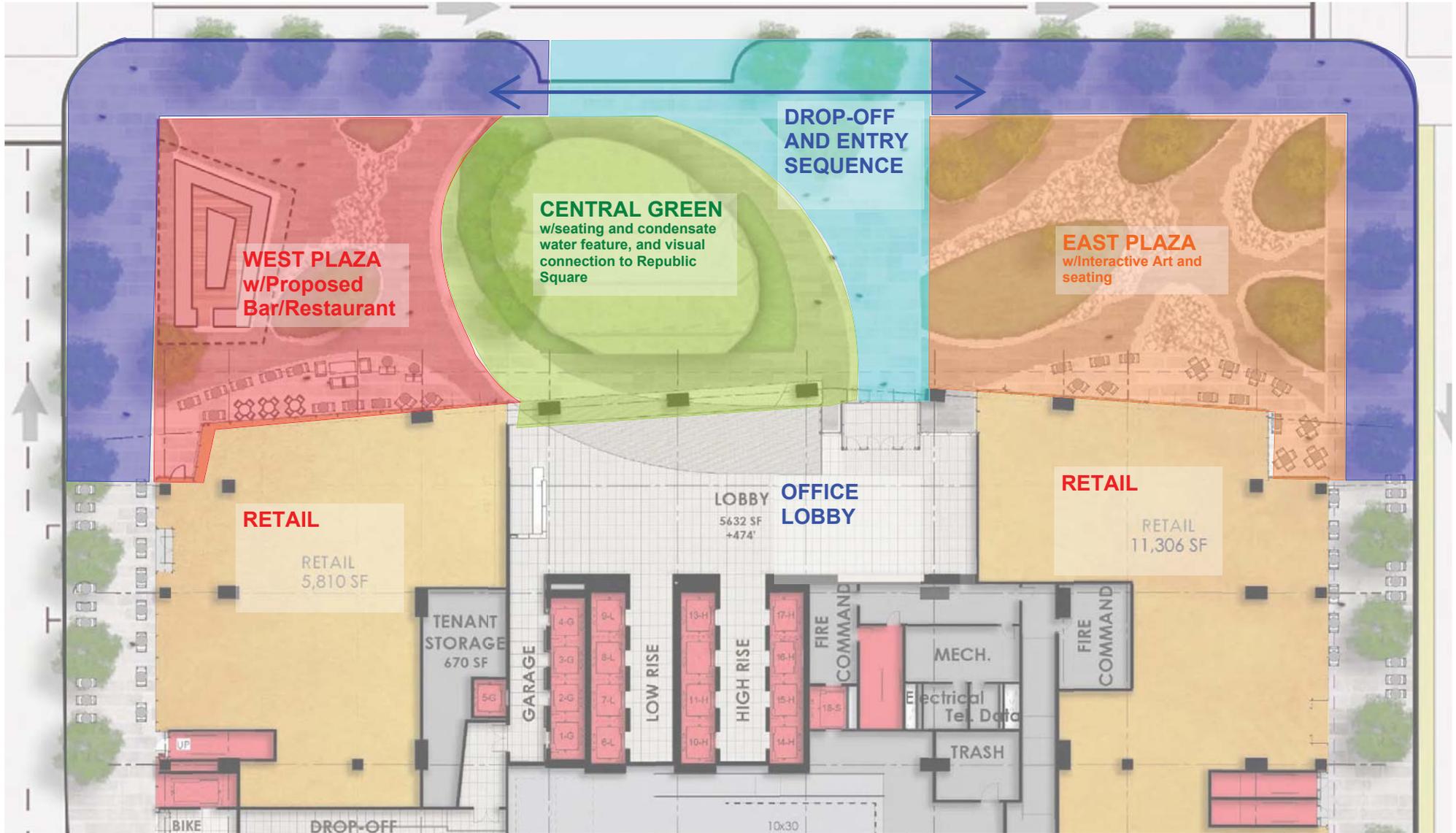


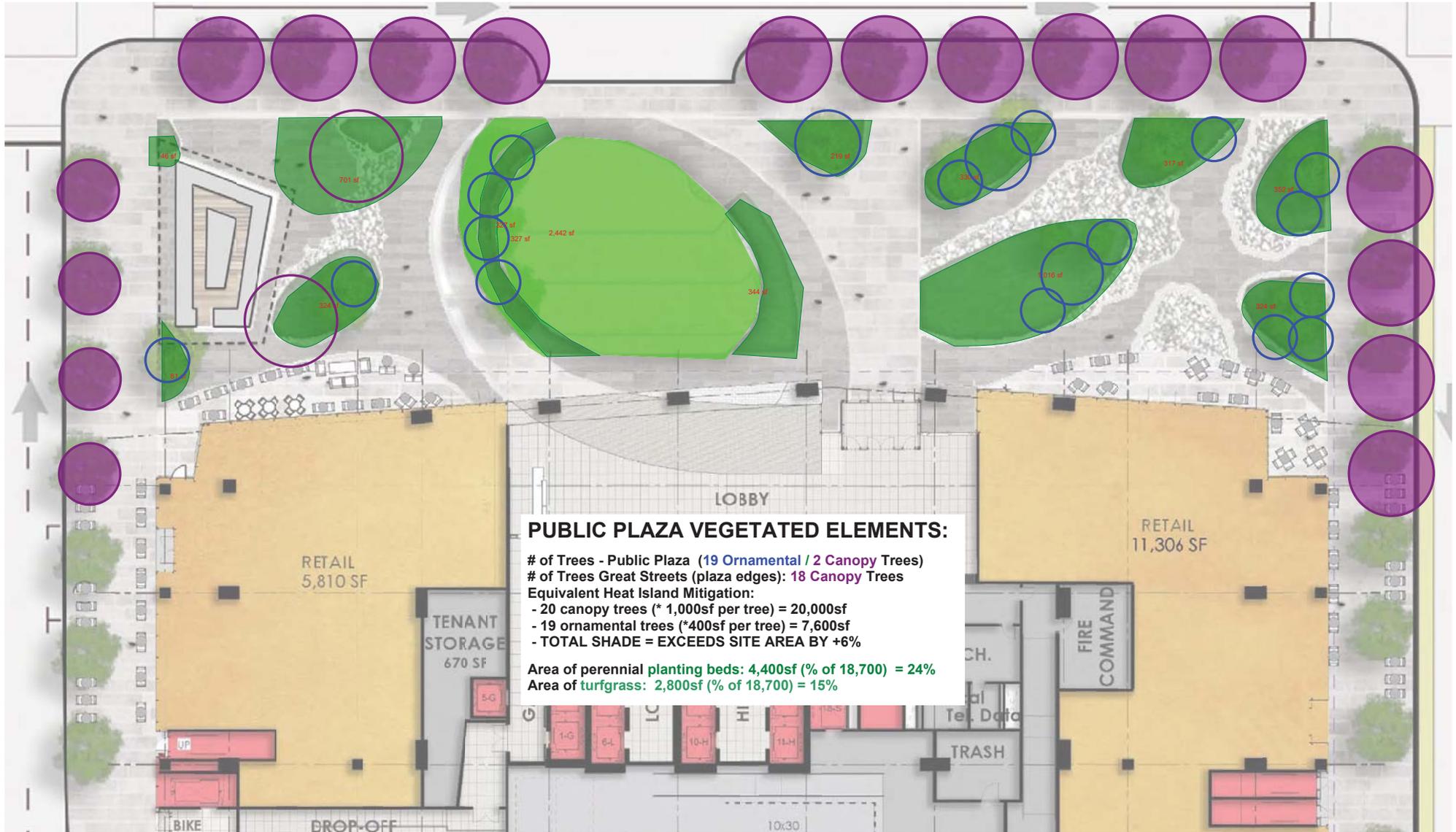




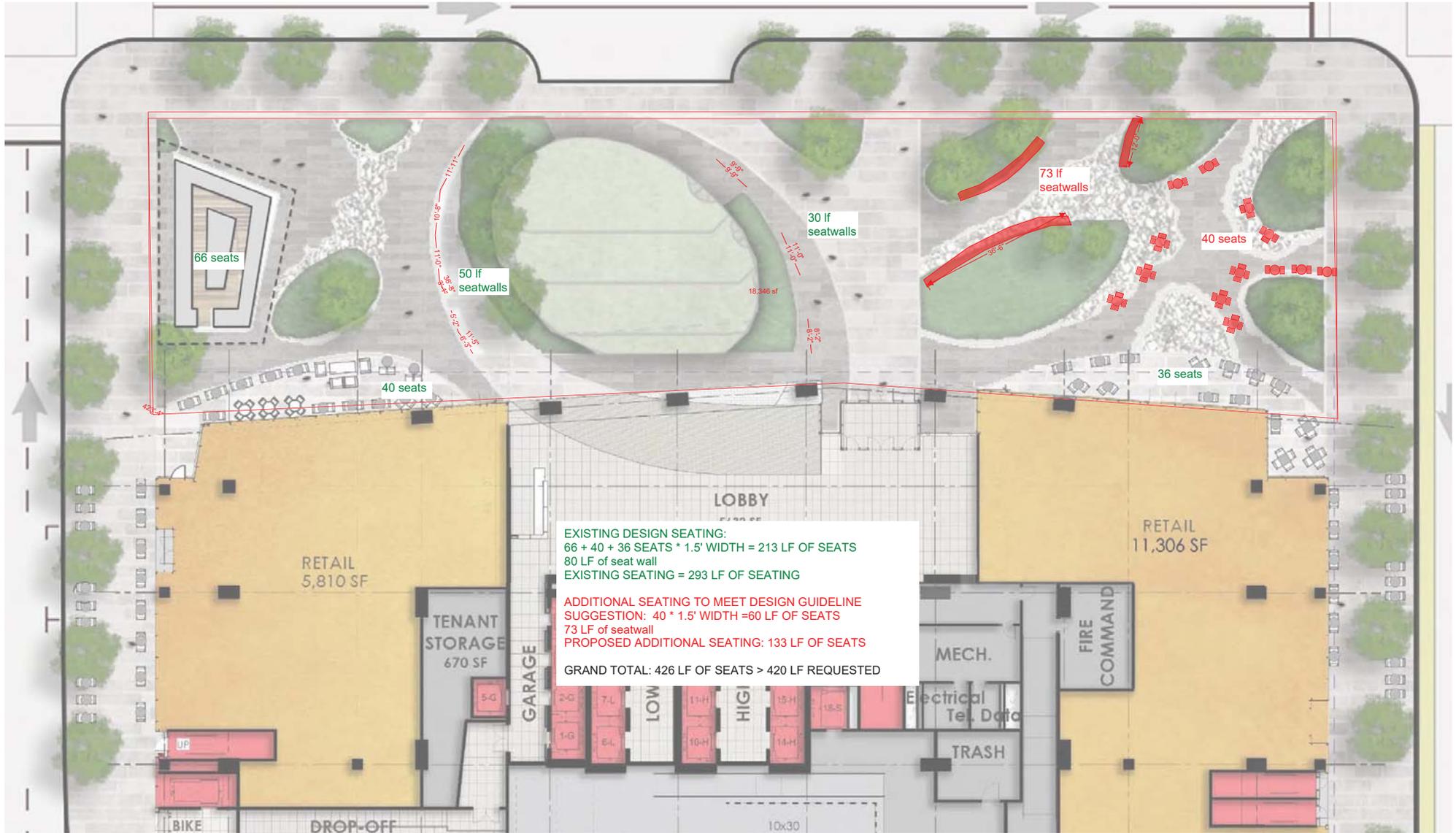
T B G THE REPUBLIC / PROPOSED PUBLIC PLAZA - VIEWS TO LEVEL 1 ARCHITECTURAL PROGRAM







TBG THE REPUBLIC / PROPOSED PUBLIC PLAZA - VEGETATION



T B G THE REPUBLIC / PROPOSED PUBLIC PLAZA - SEATING (PUBLIC PLAZA PERIMETER = 420 LF)

