

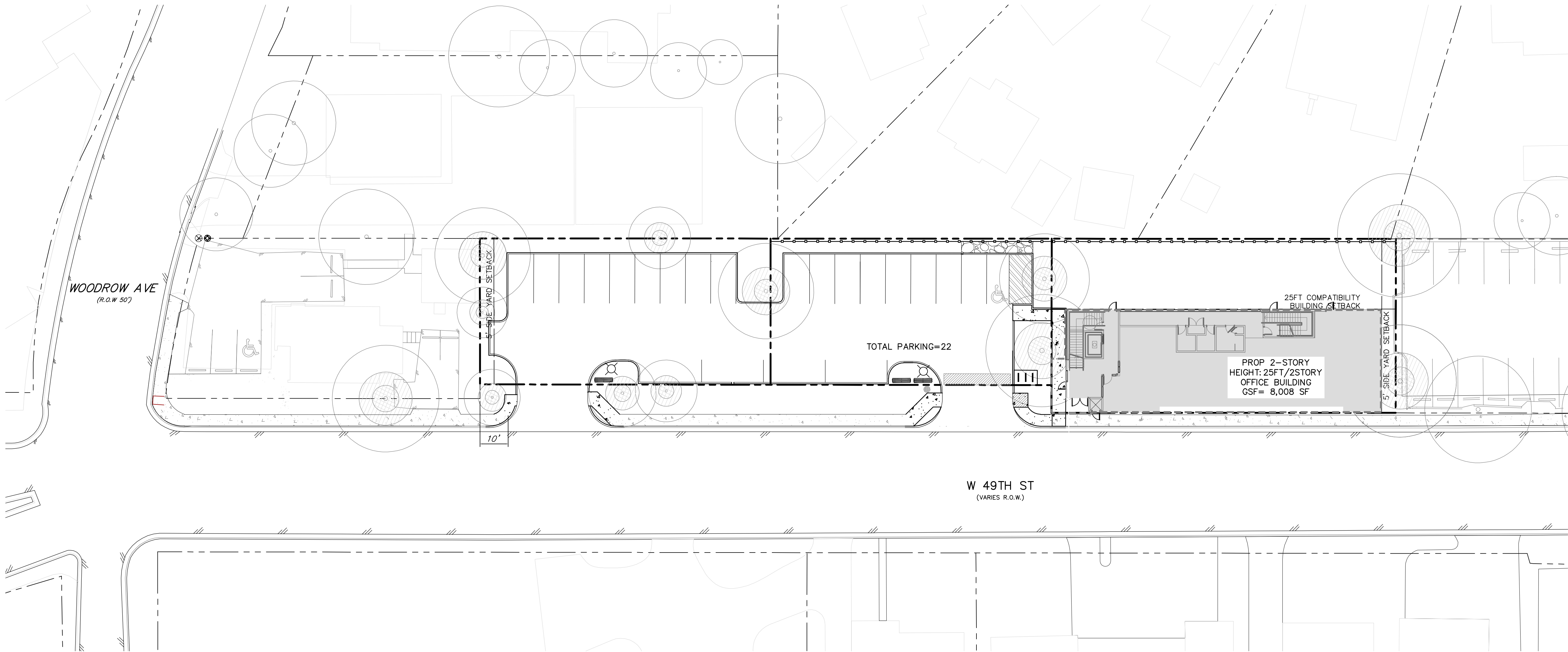
SITE INFORMATION TABLE				
Gross Site Area (GSA)	18,171	SF	0.417	Acres
Existing Land Use	Residential			
Proposed Land Use	Office			
Zoning	LO-MU-NP			
Minimum Site Area	5,750	SF	0.132	Acres
Gross Floor Area	See Building Summary Table			
Building Coverage	4,186	SF	23.0%	GSA
Impervious Cover (See IC Table)	12,314	SF	67.77%	GSA
Floor-To-Area Ratio	0.44			
Building Height	25			
Foundation Types	See Building Summary Table			

FLOOR-TO-AREA RATIO (FAR) SUMMARY TABLE					
	0 -15%	15 -25%	25 -35%	Over 35%	Total
Site Area (Ac)	0.417	0	0	0	0.417
Allowable FAR	0.70	0.00	0.00	0.00	
Allowable GSF	12,720	-	-	-	12,720
Proposed GSF	8,008	-	-	-	8,008
Proposed FAR	0.44	-	-	-	0.44

IMPERVIOUS COVER SUMMARY TABLE				
Gross Site Area (GSA)	18,171	SF	0.417	AC
Allowable IC	0.292	AC	70%	GSA
	Existing to Remain	Ex to be Removed	Proposed Addition	Proposed Net
Building Footprint (SF and % GSA)	-	4,304	3,913	3,913
	0.00%	23.69%	21.54%	21.54%
Parking & Driveway (SF)	-	1,811	8,107	8,107
Sidewalk & Others (SF)	-	755	294	294
Total (SF)	-	(6,870)	12,314	12,314
Total (AC)	-	(0.158)	0.283	0.283
Total (% GSA)	0.00%	-37.81%	67.77%	67.77%

PARKING SUMMARY TABLE			
Land Use	Quantity [SF]	Parking Ratio	Required Spaces
Office	8,008	275	29.12
Total	8,008		
Total Parking Required			29.12
Urban Core Parking Reduction (20%) PER 25-6-417 (G)			5.82
Shower Facility Parking Reduction (10%) per 25-6-478(D)			2.91
Street Parking per 25-6-478 (E)			10.00
Total Reductions			18.74
Maximum 50% Reduction with Shower Facilities			14.56
Total Parking Required (Baseline Less Total Reductions or 50% Reduction Whichever is Smaller)			14.56
ADA Accessible Parking			1
Standard Parking			17
Standard Parallel Parking			4
Compact Parking (<30% total)			0
Total Parking Provided			22
Total Bike Parking Provided (5 or 5% total)			5

BUILDING SUMMARY TABLE									
Building No.	Use	SF per Use	# Stories	Height	FFE	Sprinkler System	Foundation Type	Gross Floor Area	
								SF	% of GSA
1	Office	8,008	2	25	666.0	NFPA 13	Slab on Grade	8,008	44.1%
TOTAL								8,008	44.1%



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

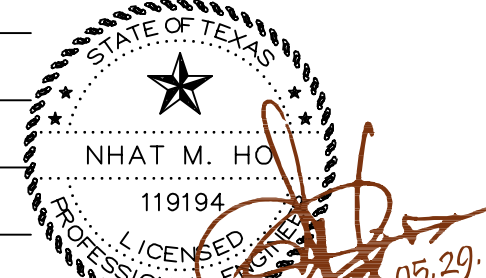
W 49TH STREET OFFICE
1306, 1304 & 1210 W. 49TH ST., AUSTIN, TX 78756

MARKETING EXHIBIT



CIVILITUDE
ENGINEERS & PLANNERS
1210 ROSEWOOD AVE., AUSTIN, TX 78702 FIRM REG # F12469
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SCALE: 1"=20'
JOB NO: A281
DGN BY: NMH
DWN BY: EAK
RVW BY: FSK



SITE PLAN APPROVAL SHEET 7 OF 17
FILE NUMBER: SP-2017-0339C APPLICATION DATE: 09/07/2017
APPROVED BY COMMISSION ON UNDER SECTION 112 ON
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER CLARISSA E. DAVIS
PROJECT EXPIRATION DATE (ORD #970905-A) DWP2 DDZ

Director, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: ZONING: LO-MU-NP
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a Building permit is not required), must also be approved prior to the Project Expiration Date.

SHEET NO. 7 OF 17