

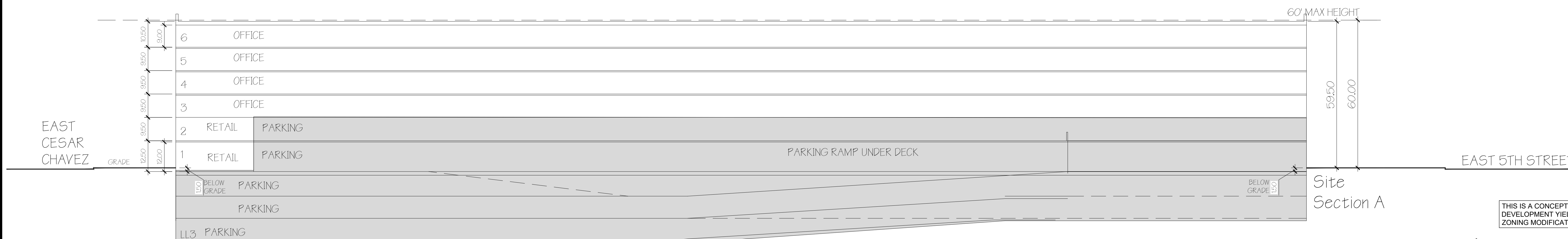
60' HEIGHT LIMIT
4822 EAST CESAR CHAVEZ
 AUSTIN, TX

GROSS SQUARE FOOTAGE			
LEVEL	TYPE	SF	Total SF
1	RETAIL	6191	6,191
2	RETAIL	6191	6,191
3	OFFICE		43,000
4	OFFICE		43,000
5	OFFICE		43,000
6	OFFICE		43,000
TOTAL	0		184,382

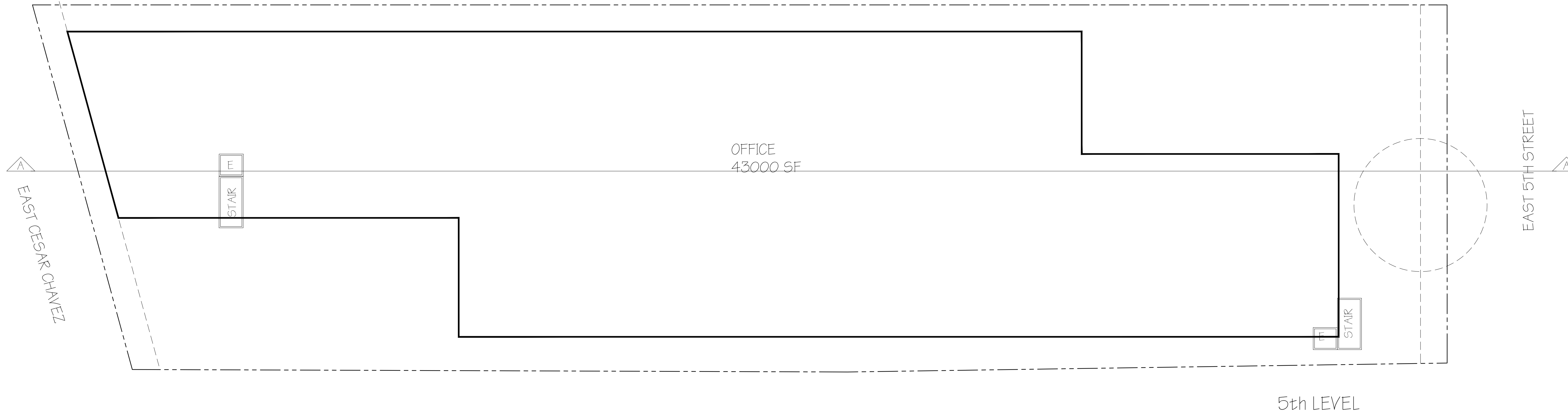
PARKING REQUIRED			
TYPE	QUANTITY	RATIO	PARKING
RETAIL/OFF	184,382	1/275 SF	670
			0
TOTAL	184382		670

Parking Provided	
SECOND FLOOR	114
SURFACE	20
GARAGE L1	115
GARAGE B1	151
GARAGE B2	151
GARAGE B3	120
TOTAL	671

PRESENT ZONING: CS-CO-NP
 IN THE AIRPORT OVERLAY OUTER ZONE
 10' FRONT AND SIDE STREET SETBACK
 0' SIDE AND REAR SETBACK
 60' BUILDING HEIGHT LIMIT BY ZONING. ANY HEIGHT INCREASE NEEDS COA APPROVAL



THIS IS A CONCEPT SITE PLAN TO DETERMINE POTENTIAL DEVELOPMENT YIELD BASED ON THE APPROVAL OF ZONING MODIFICATIONS AS LISTED ON THESE PLANS.



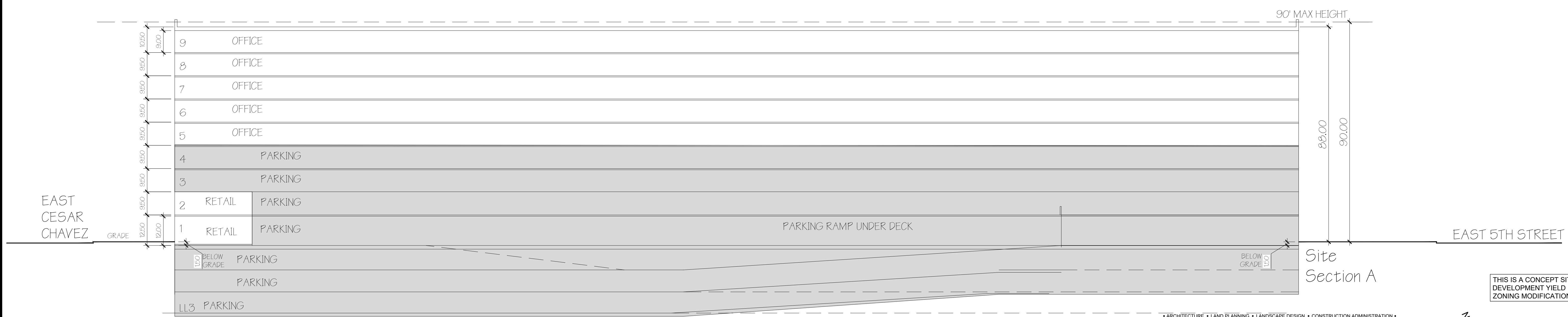
90' HEIGHT LIMIT
4822 EAST CESAR CHAVEZ
 AUSTIN, TX

GROSS SQUARE FOOTAGE			
LEVEL	TYPE	SF	Total SF
1	RETAIL	6191	6,191
2	RETAIL	6191	6,191
3	PARKING		0
4	PARKING		0
5	OFFICE		43,000
6	OFFICE		43,000
7	OFFICE		43,000
8	OFFICE		43,000
9	OFFICE		43,000
TOTAL	0		227,382

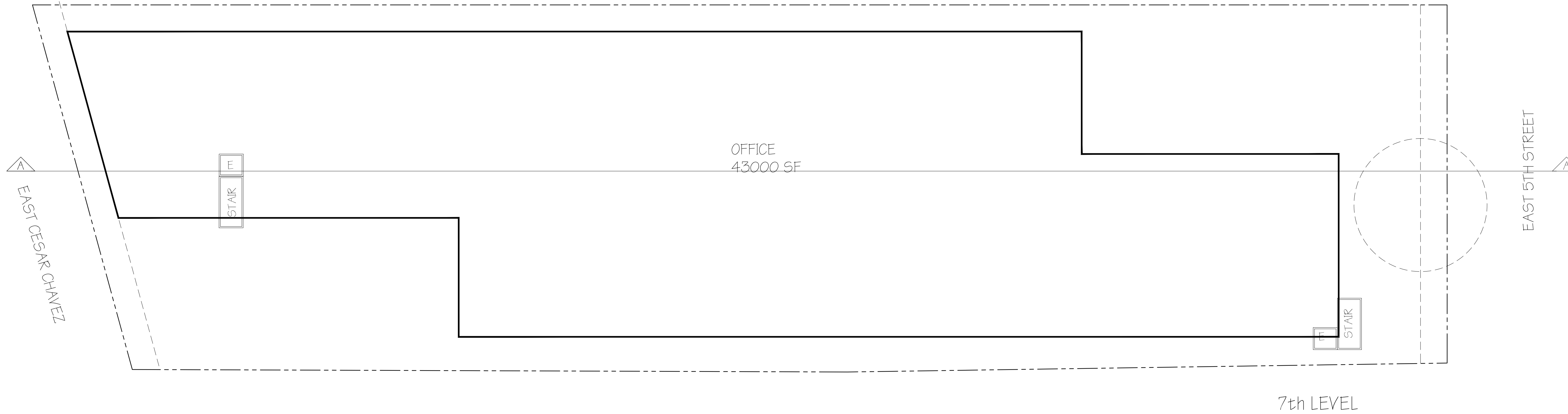
PARKING REQUIRED			
TYPE	QUANTITY	RATIO	PARKING
RETAIL/OFF	227,382	1/275 SF	827
			0
			0
TOTAL	227382		827

Parking Provided	
FOURTH FLOOR	136
THIRD FLOOR	136
SECOND FLOOR	114
SURFACE	20
GARAGE L1	115
GARAGE B1	151
GARAGE B2	151
GARAGE B3	120
TOTAL	943

PRESENT ZONING: CS-CO-NP
 IN THE AIRPORT OVERLAY OUTER ZONE
 10' FRONT AND SIDE STREET SETBACK
 0' SIDE AND REAR SETBACK
 60' BUILDING HEIGHT LIMIT BY ZONING, ANY HEIGHT INCREASE NEEDS COA APPROVAL
 90' HEIGHT LIMIT NEEDED FOR THIS LAYOUT



THIS IS A CONCEPT SITE PLAN TO DETERMINE POTENTIAL DEVELOPMENT YIELD BASED ON THE APPROVAL OF ZONING MODIFICATIONS AS LISTED ON THESE PLANS.



120' HEIGHT LIMIT
4822 EAST CESAR CHAVEZ
AUSTIN, TX

7th LEVEL

GROSS SQUARE FOOTAGE			
LEVEL	TYPE	SF	Total SF
1	RETAIL	6191	6,191
2	RETAIL	6191	6,191
3	PARKING		0
4	PARKING		0
5	PARKING		0
6	PARKING		0
7	OFFICE		43,000
8	OFFICE		43,000
9	OFFICE		43,000
10	OFFICE		43,000
11	OFFICE		43,000
12	OFFICE		43,000
TOTAL	0		270,382

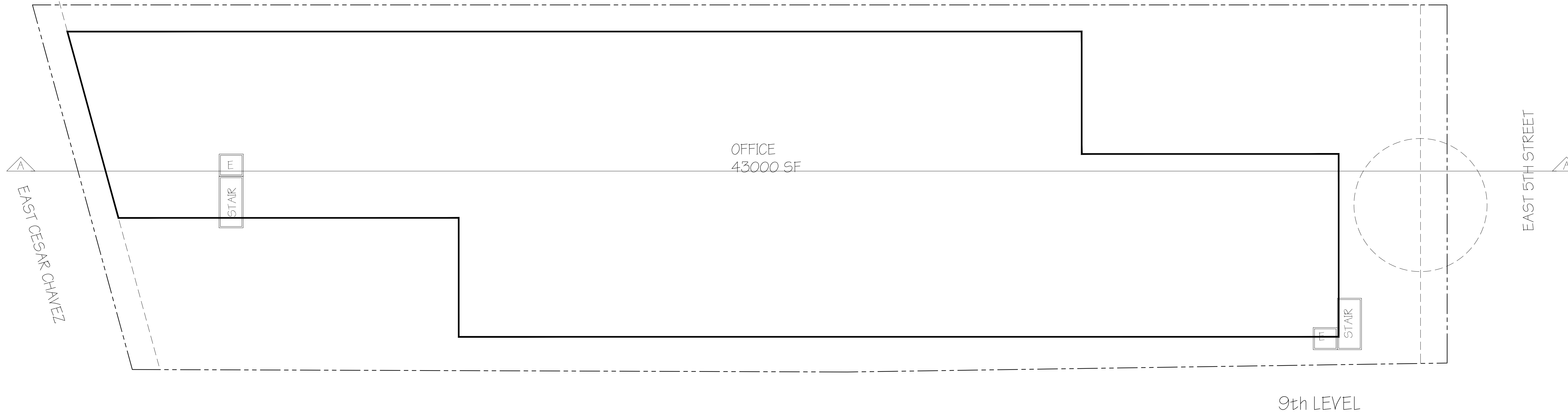
Parking Provided	
SIXTH FLOOR	136
FIFTH FLOOR	136
FOURTH FLOOR	136
THIRD FLOOR	136
SECOND FLOOR	114
SURFACE	20
GARAGE L1	115
GARAGE B1	151
GARAGE B2	120
TOTAL	1064

PARKING REQUIRED			
TYPE	QUANTITY	RATIO	PARKING
RETAIL/OFF	270,382	1/275 SF	983
			0
			0
TOTAL	270382		983

PRESENT ZONING: CS-CO-NP
 IN THE AIRPORT OVERLAY OUTER ZONE
 10' FRONT AND SIDE STREET SETBACK
 0' SIDE AND REAR SETBACK
 60' BUILDING HEIGHT LIMIT BY ZONING, ANY HEIGHT INCREASE NEEDS COA APPROVAL
 120' HEIGHT LIMIT NEEDED FOR THIS LAYOUT



THIS IS A CONCEPT SITE PLAN TO DETERMINE POTENTIAL DEVELOPMENT YIELD BASED ON THE APPROVAL OF ZONING MODIFICATIONS AS LISTED ON THESE PLANS.



160' HEIGHT LIMIT
4822 EAST CESAR CHAVEZ
 AUSTIN, TX

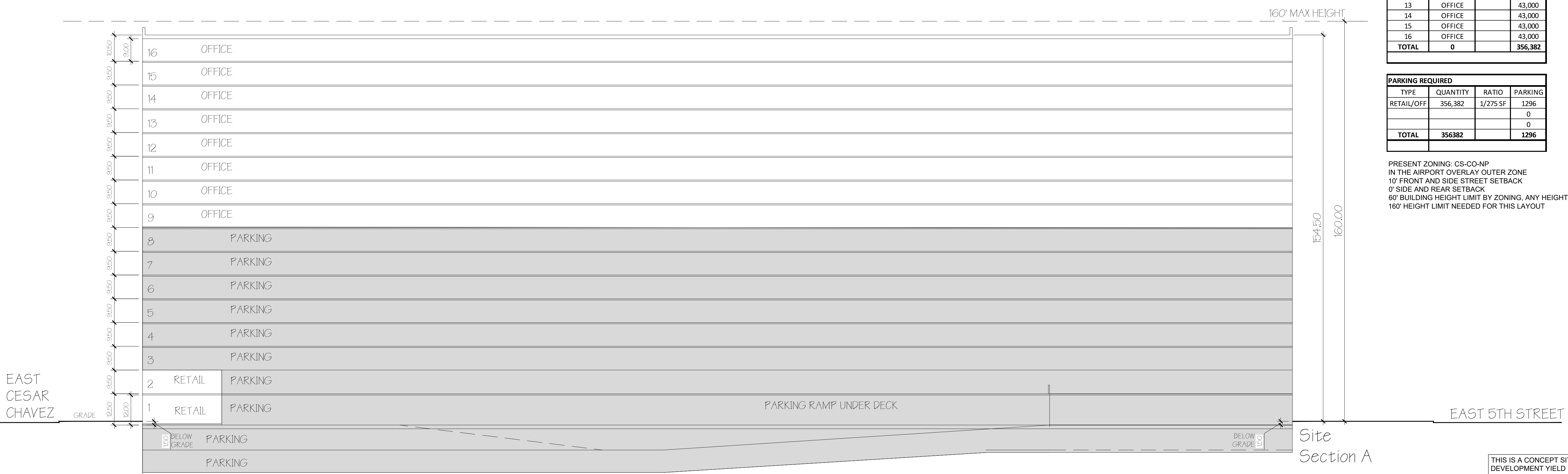
9th LEVEL

GROSS SQUARE FOOTAGE			
LEVEL	TYPE	SF	Total SF
1	RETAIL	6191	6,191
2	RETAIL	6191	6,191
3	PARKING		0
4	PARKING		0
5	PARKING		0
6	PARKING		0
7	PARKING		0
8	PARKING		0
9	OFFICE	43,000	43,000
10	OFFICE	43,000	43,000
11	OFFICE	43,000	43,000
12	OFFICE	43,000	43,000
13	OFFICE	43,000	43,000
14	OFFICE	43,000	43,000
15	OFFICE	43,000	43,000
16	OFFICE	43,000	43,000
TOTAL	0		356,382

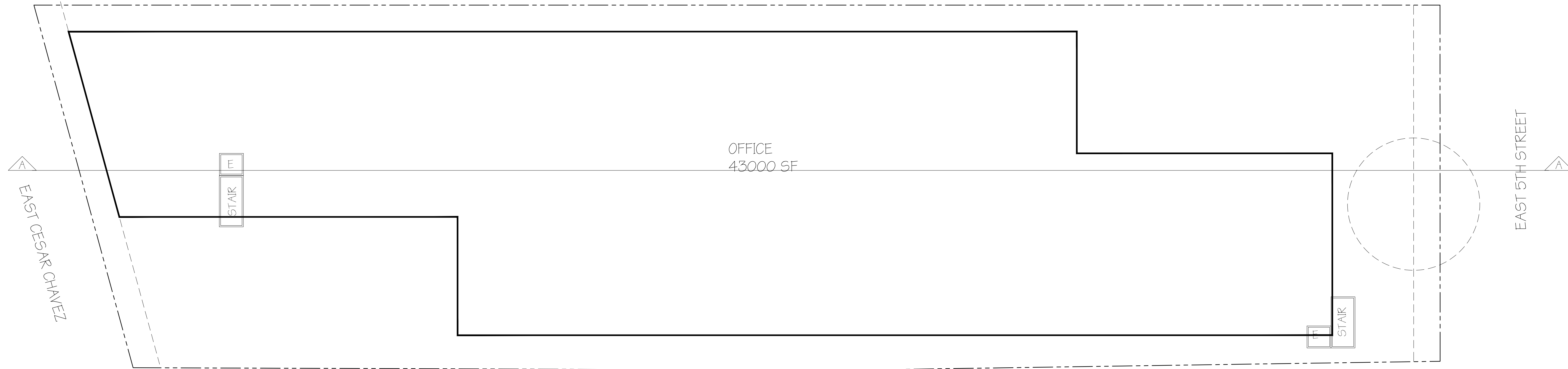
Parking Provided	
EIGHTH FLOOR	136
SEVENTH FLOOR	136
SIXTH FLOOR	136
FIFTH FLOOR	136
FOURTH FLOOR	136
THIRD FLOOR	136
SECOND FLOOR	114
SURFACE	20
GARAGE L1	115
GARAGE B1	151
GARAGE B2	120
TOTAL	1336

PARKING REQUIRED			
TYPE	QUANTITY	RATIO	PARKING
RETAIL/OFF	356,382	1/275 SF	1296
			0
TOTAL	356382		1296

PRESENT ZONING: CS-CO-NP
 IN THE AIRPORT OVERLAY OUTER ZONE
 10' FRONT AND SIDE STREET SETBACK
 0' SIDE AND REAR SETBACK
 60' BUILDING HEIGHT LIMIT BY ZONING. ANY HEIGHT INCREASE NEEDS COA APPROVAL
 160' HEIGHT LIMIT NEEDED FOR THIS LAYOUT



THIS IS A CONCEPT SITE PLAN TO DETERMINE POTENTIAL DEVELOPMENT YIELD BASED ON THE APPROVAL OF ZONING MODIFICATIONS AS LISTED ON THESE PLANS.



10th LEVEL

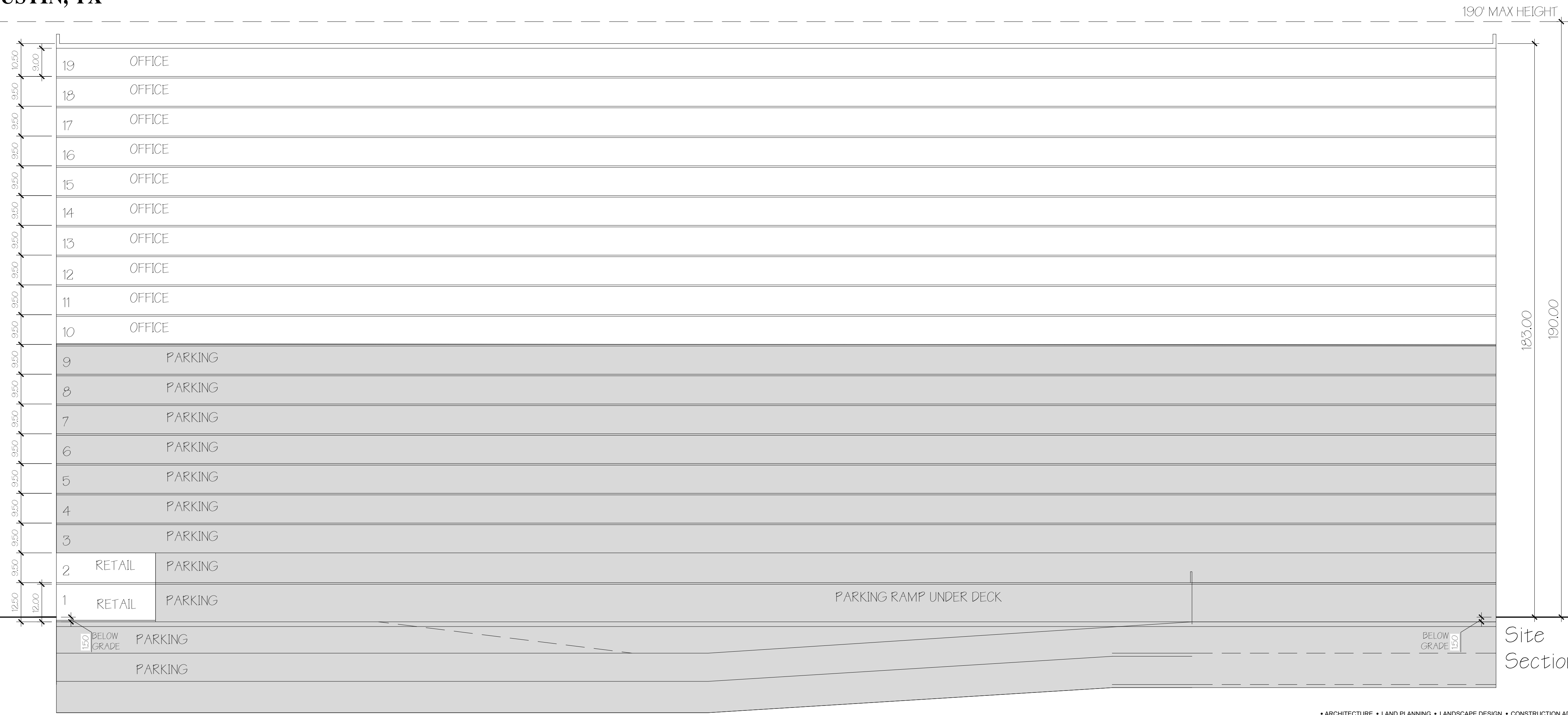
190' HEIGHT LIMIT
4822 EAST CESAR CHAVEZ
 AUSTIN, TX

GROSS SQUARE FOOTAGE			
LEVEL	TYPE	SF	Total SF
1	RETAIL	6191	6,191
2	RETAIL	6191	6,191
3	PARKING		0
4	PARKING		0
5	PARKING		0
6	PARKING		0
7	PARKING		0
8	PARKING		0
9	PARKING		0
10	OFFICE		43,000
11	OFFICE		43,000
12	OFFICE		43,000
13	OFFICE		43,000
14	OFFICE		43,000
15	OFFICE		43,000
16	OFFICE		43,000
17	OFFICE		43,000
18	OFFICE		43,000
19	OFFICE		43,000
TOTAL	0		442,382

Parking Provided	
NINTH FLOOR	136
EIGHTH FLOOR	136
SEVENTH FLOOR	136
SIXTH FLOOR	136
FIFTH FLOOR	136
FOURTH FLOOR	136
THIRD FLOOR	136
SECOND FLOOR	114
SURFACE	20
GARAGE L1	115
GARAGE B1	151
GARAGE B2	151
GARAGE B3	120
TOTAL	1623

PARKING REQUIRED			
TYPE	QUANTITY	RATIO	PARKING
RETAIL/OFF	442,382	1/275 SF	1609
			0
			0
TOTAL	442382		1609

PRESENT ZONING: CS-CO-NP
 IN THE AIRPORT OVERLAY OUTER ZONE
 10' FRONT AND SIDE STREET SETBACK
 0' SIDE AND REAR SETBACK
 60' BUILDING HEIGHT LIMIT BY ZONING. ANY HEIGHT INCREASE NEEDS COA APPROVAL
 190' HEIGHT LIMIT NEEDED FOR THIS LAYOUT



EAST CESAR CHAVEZ

EAST 5TH STREET

Site Section A