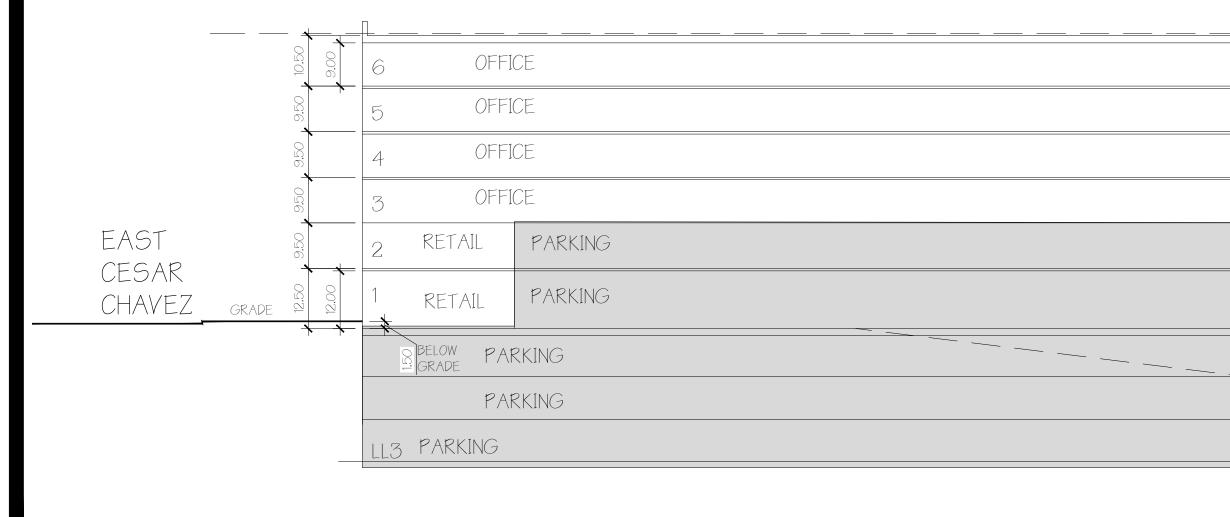
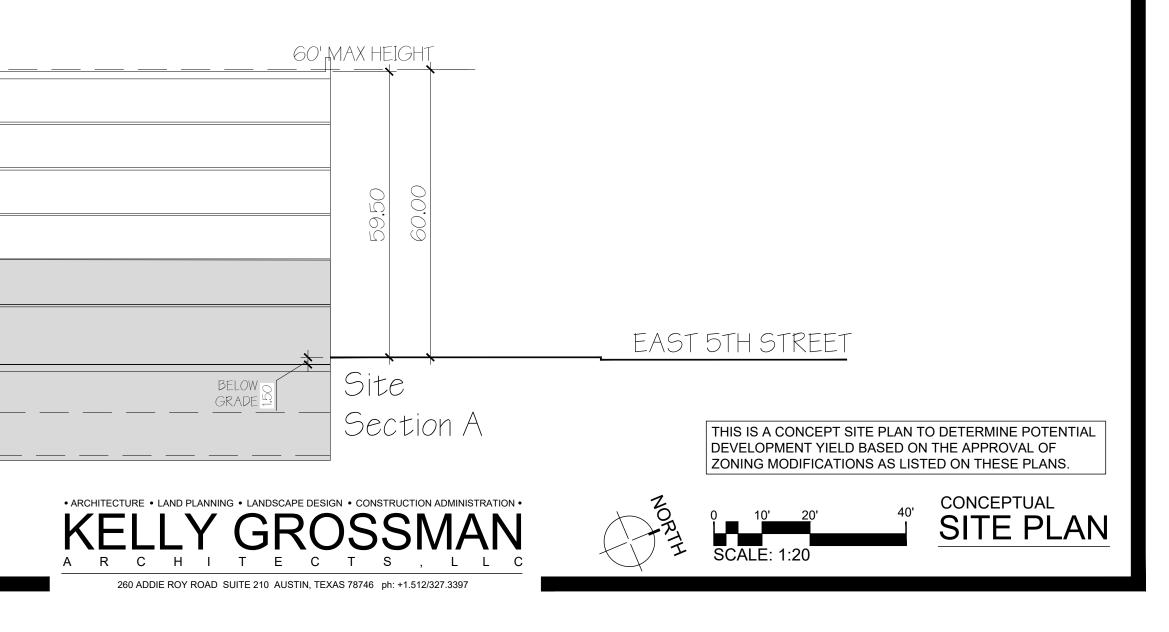


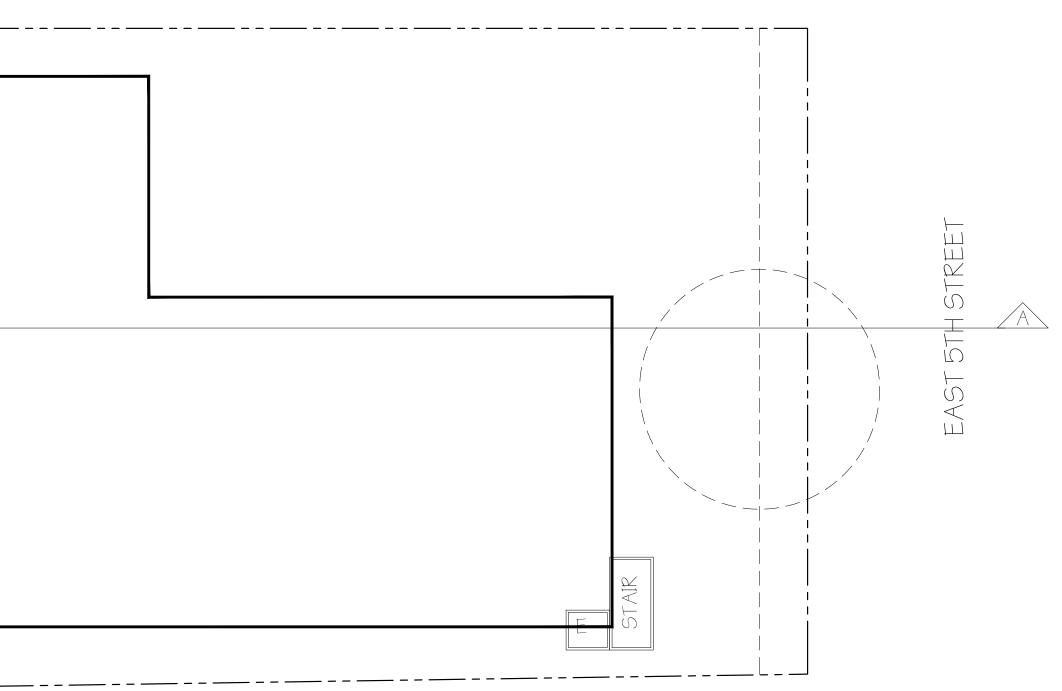
60' HEIGHT LIMIT 4822 EAST CESAR CHAVEZ AUSTIN, TX



OFFICE		
OFFICE 43000 SF		

PARKING	RAMP	UNDER DECK	





3rd LEVEL

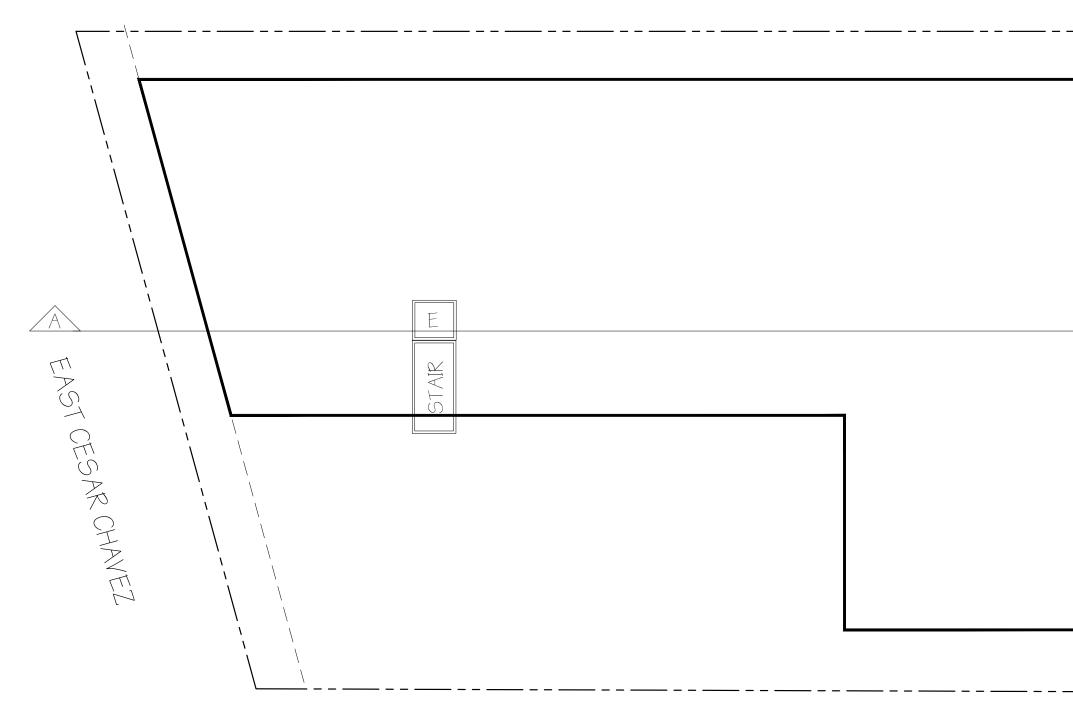
GROSS SQU	GROSS SQUARE FOOTAGE				
LEVEL	TYPE	SF	Total SF		
1	RETAIL	6191	6,191		
2	RETAIL	6191	6,191		
3	OFFICE		43,000		
4	OFFICE		43,000		
5	OFFICE		43,000		
6	OFFICE		43,000		
TOTAL	0		184,382		

PARKING REQUIRED

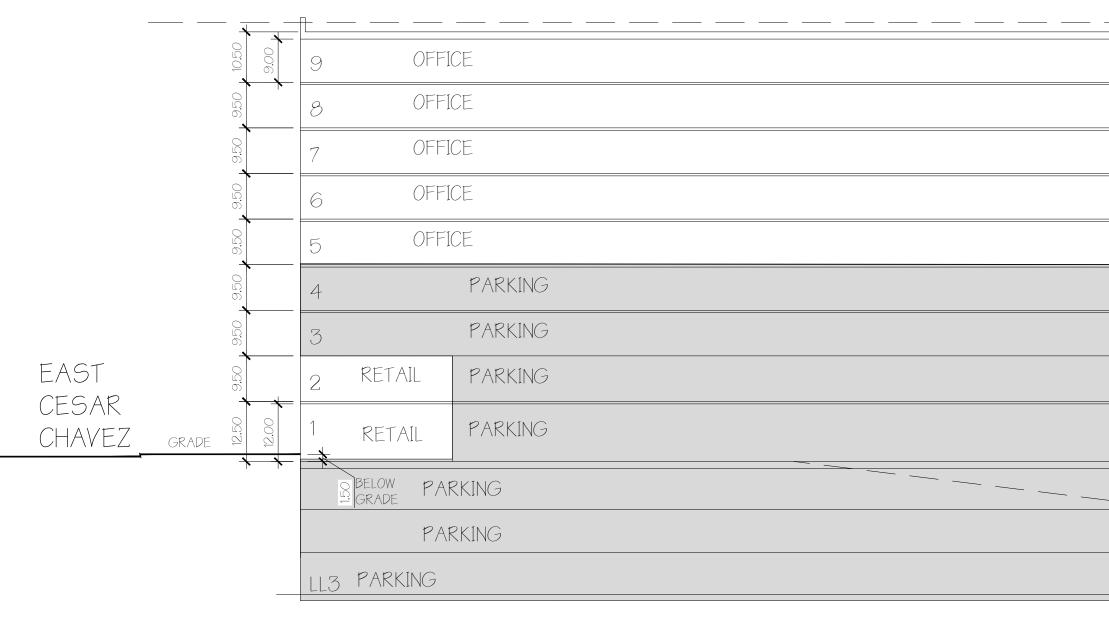
TYPE	QUANTITY	RATIO	PARKIN	
RETAIL/OFF	184,382	1/275 SF	670	
			0	
			0	
TOTAL	184382		670	

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

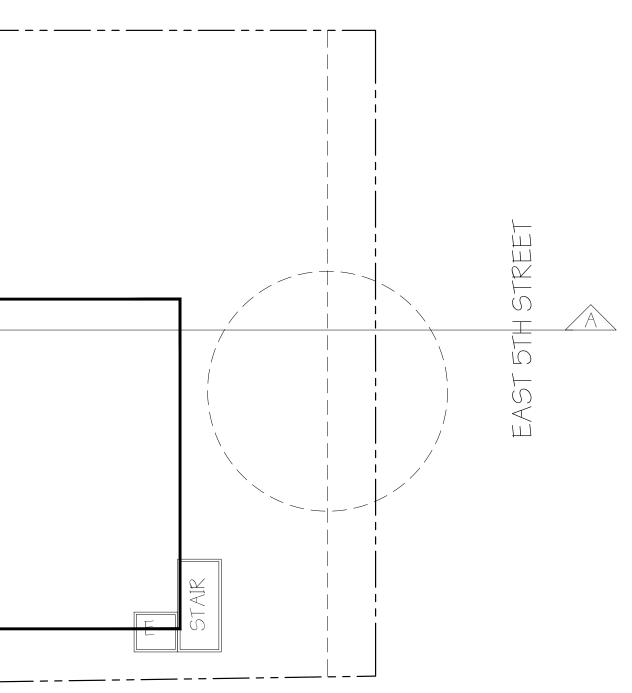
PRESENT ZONING: CS-CO-NP IN THE AIRPORT OVERLAY OUTER ZONE 10' FRONT AND SIDE STREET SETBACK 0' SIDE AND REAR SETBACK 60' BUILDING HEIGHT LIMIT BY ZONING, ANY HEIGHT INCREASE NEEDS COA APPROVAL



90' HEIGHT LIMIT 4822 EAST CESAR CHAVEZ AUSTIN, TX



OFFICE	
OFFICE 43000 SF	
PARKING RAMP UNDER DECK	
	<u>-</u> A R



5th LEVEL

GROSS SQU	ARE 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

ARKING REQUIR

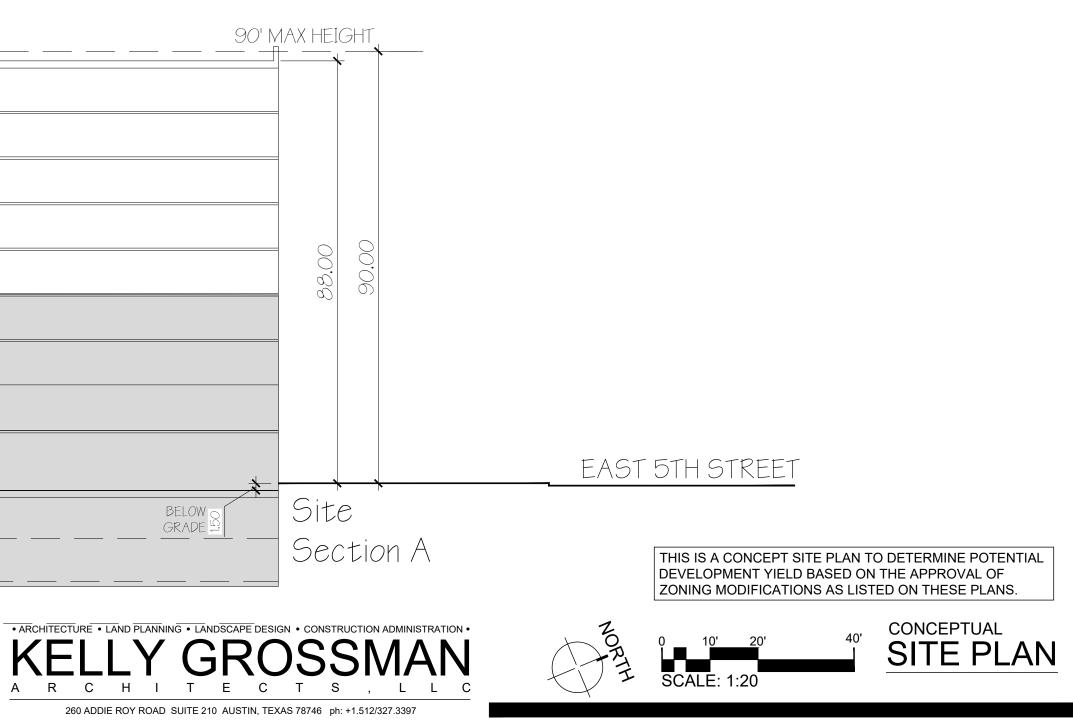
TYPE	QUANTITY	RATIO	PARKING	
RETAIL/OFF	227,382	1/275 SF	827	
			0	
			0	
TOTAL	227382		827	

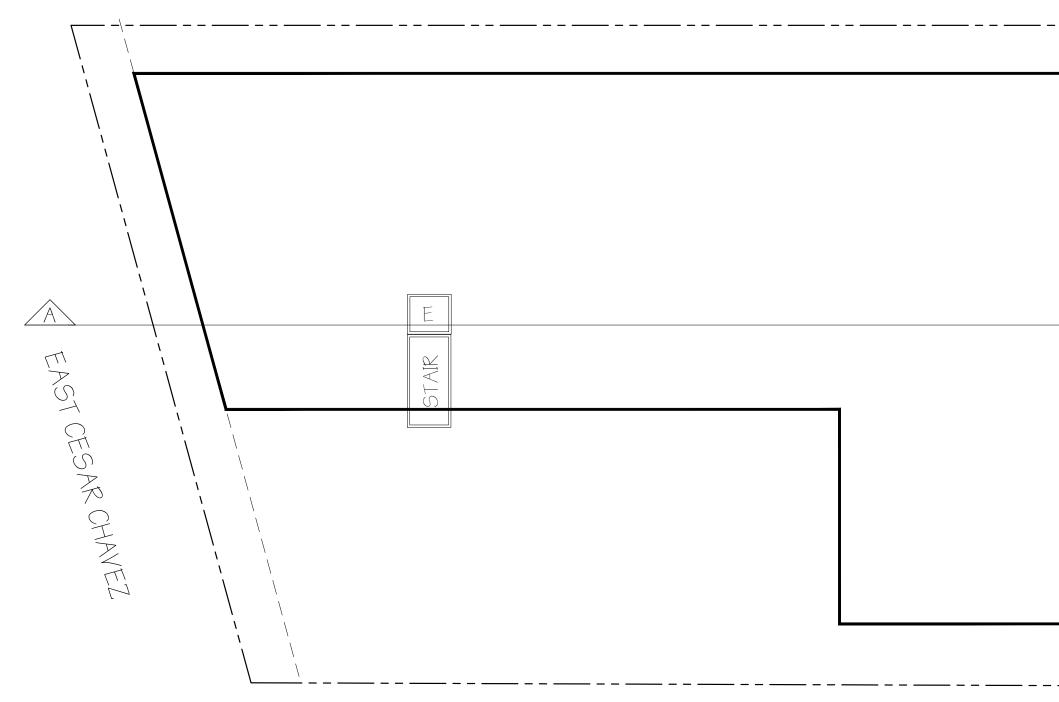
Parking Provided	
FOURTH FLOOR	136
THIRD FLOOR	136
SECOND FLOOR	114
SURFACE	20
GARAGE L1	115
GARAGE B1	151
GARAGE B2	151
GARAGE B3	120
TOTAL	943

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

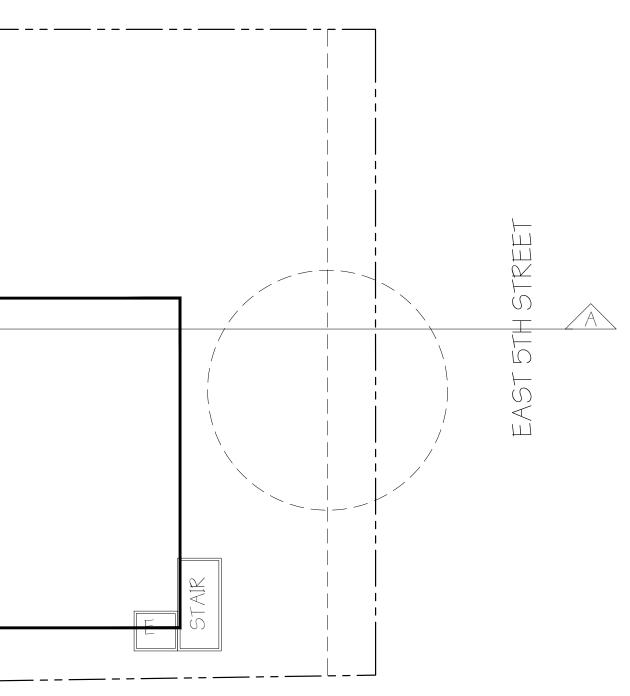




4

		OFFICE 43000 SF	
EAST CESAR CHAVEZ		43000 SF	
4822 EAST CE	HT LIMIT <u>SAR CHAVEZ</u> IN, TX		
	12 OFFICE 11 OFFICE 10 OFFICE 9 OFFICE 8 OFFICE 7 OFFICE 6 PARKING 5 PARKING		
EACT C	4 PARKING 3 PARKING		
EAST CESAR CHAVEZ GRADE 21 21	2 RETAIL PARKING 1 RETAIL PARKING	PARKING RAMP UNDER DECK	
	BELOW PARKING GRADE PARKING PARKING		





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



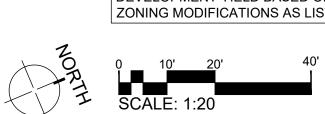
PARKING REQUIRED			
TYPE	QUANTITY	RATIO	PARKING
RETAIL/OFF	270,382	1/275 SF	983
			0
			0
TOTAL	270382		983



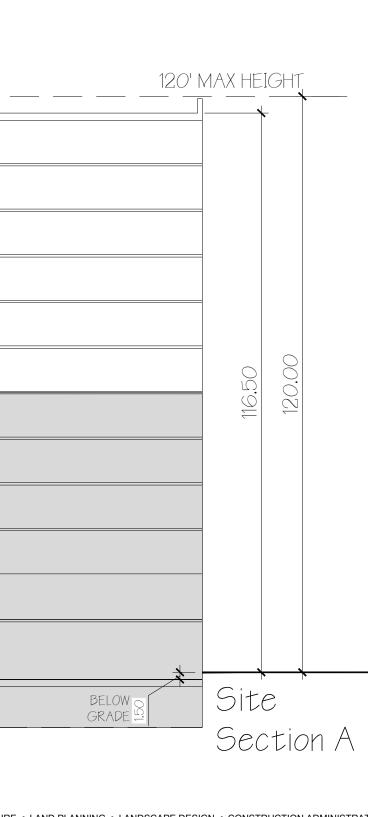
PRESENT ZONING: CS-CO-NP IN THE AIRPORT OVERLAY OUTER ZONE 10' FRONT AND SIDE STREET SETBACK

0' SIDE AND REAR SETBACK 60' BUILDING HEIGHT LIMIT BY ZONING, ANY HEIGHT INCREASE NEEDS COA APPROVAL 120' HEIGHT LIMIT NEEDED FOR THIS LAYOUT

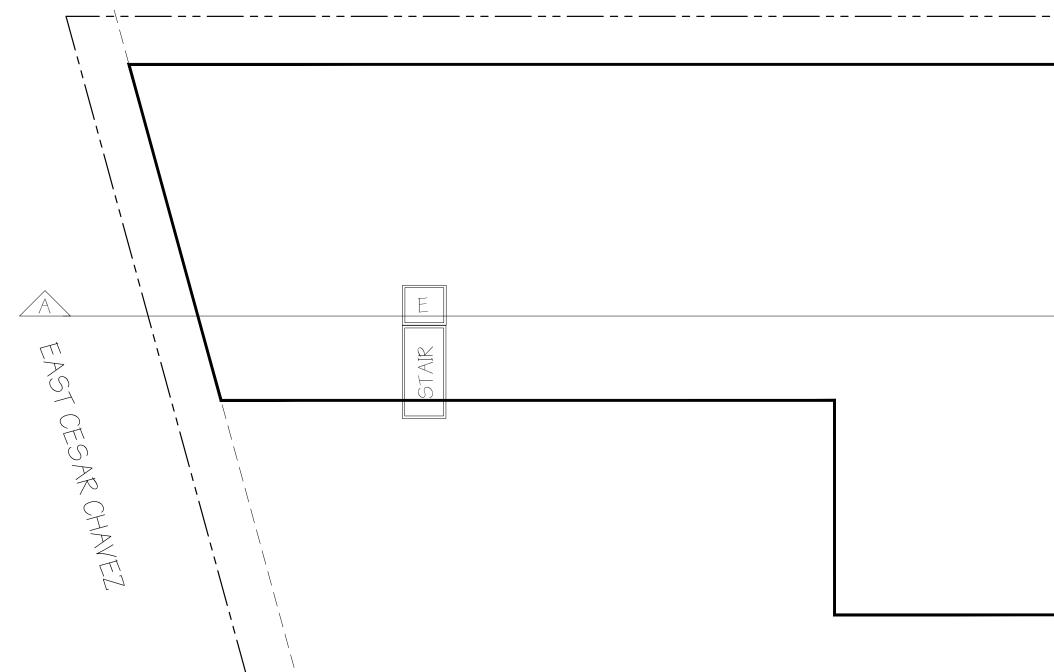




THIS IS A CONCEPT SITE PLAN TO DETERMINE POTENTIAL DEVELOPMENT YIELD BASED ON THE APPROVAL OF ZONING MODIFICATIONS AS LISTED ON THESE PLANS. CONCEPTUAL





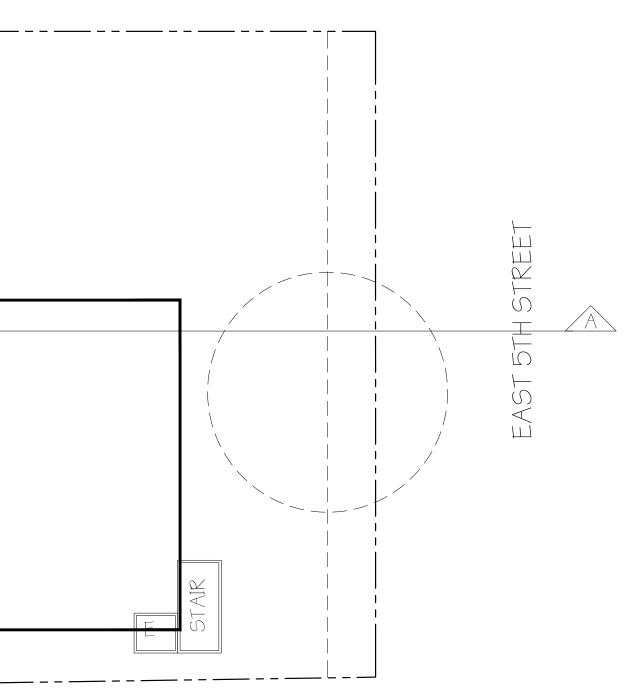


160' 4822

	OFFICE 43000 SF	
EAST CESAR CHAVEZ		
0' HEIGHT LIMIT 22 EAST CESAR CHAVEZ AUSTIN, TX		
OFFICE 16 OFFICE 15 OFFICE 14 OFFICE 13 OFFICE 12 OFFICE 11 OFFICE		
10 0FFICE 9 0FFICE 9 0FFICE 8 PARKING 7 PARKING 6 PARKING 5 PARKING		
EAST CESAR CHAVEZ GRADE RADE RETAIL CHAVEZ GRADE RETAIL CHAVEZ GRADE RETAIL CHAVEZ GRADE RETAIL CHAVEZ GRADE RETAIL CHAVEZ CONTRACTOR CHAVEZ CONTRACTOR CONTRA	PARKING RAMP UNDER DECK	
PARKING PARKING		



BELOW OF GRADE 1



9th LEVEL

160' MAX HEIGHT ____ __ __ __ __

154.50

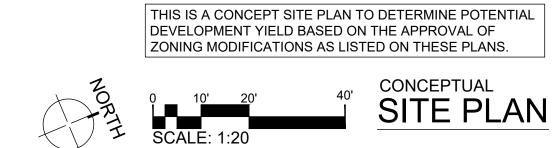
ROSS SQU	ARE FOOTAGE		
LEVEL	TYPE	SF	Total SF
1	RETAIL	6191	6,191
2	RETAIL	6191	6,191
3	PARKING		0
4	PARKING		0
5	PARKING		0
6	PARKING		0
7	PARKING		0
8	PARKING		0
9	OFFICE		43,000
10	OFFICE		43,000
11	OFFICE		43,000
12	OFFICE		43,000
13	OFFICE		43,000
14	OFFICE		43,000
15	OFFICE		43,000
16	OFFICE		43,000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

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

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

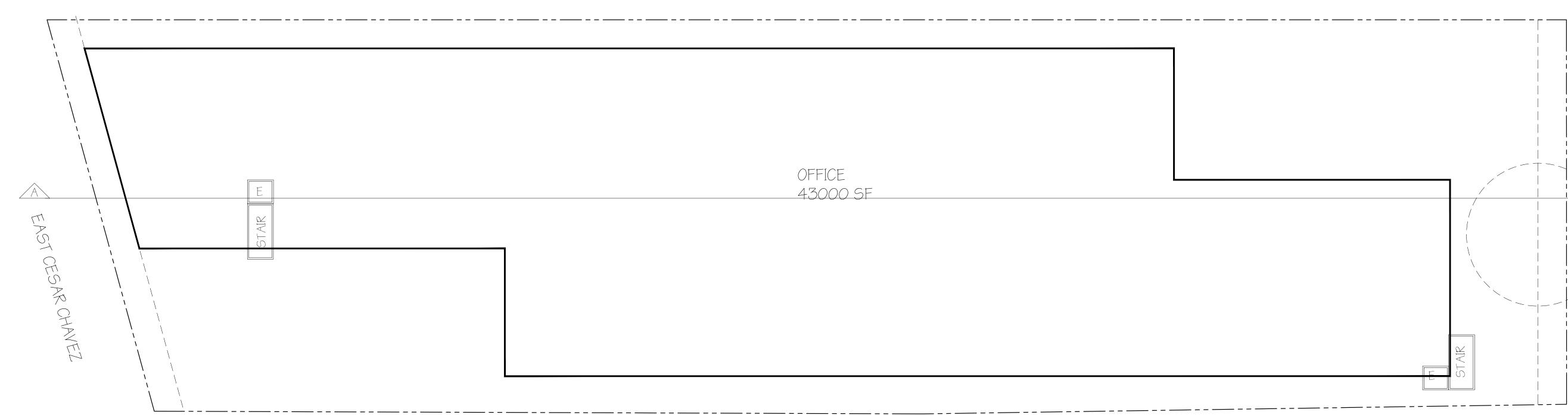
PRESENT ZONING: CS-CO-NP IN THE AIRPORT OVERLAY OUTER ZONE 10' FRONT AND SIDE STREET SETBACK 0' SIDE AND REAR SETBACK 60' BUILDING HEIGHT LIMIT BY ZONING, ANY HEIGHT INCREASE NEEDS COA APPROVAL 160' HEIGHT LIMIT NEEDED FOR THIS LAYOUT







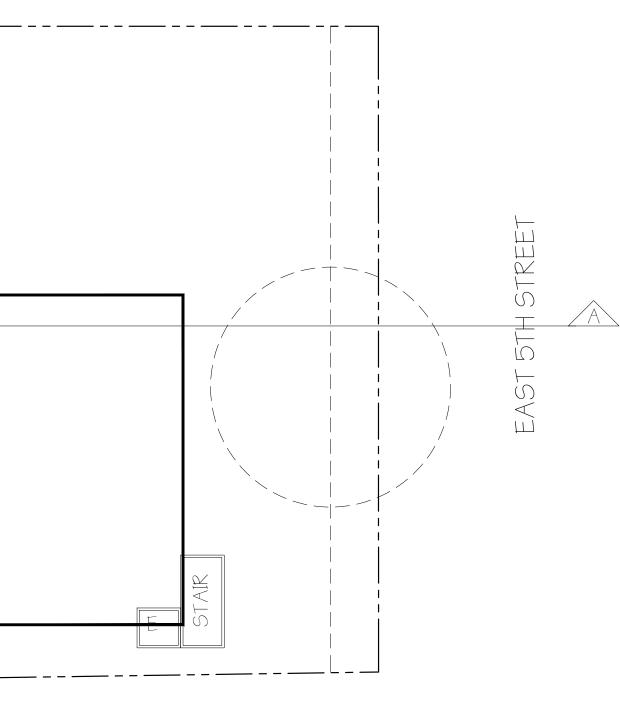
Site Section A



190' l 4822

EAST CESAR CHAV	E MYZS	OFFICE 43000-SF		
	IMIT ESAR CHAVEZ TIN, TX			
05.0 1050 1050 1050 1050 0050 1050 0050 1050 0050	0019OFFICE18OFFICE17OFFICE16OFFICE15OFFICE14OFFICE			
36 036 036 036 036	13OFFICE12OFFICE11OFFICE10OFFICE9PARKING8PARKING			
EAST CESAR	7 PARKING 6 PARKING 5 PARKING 4 PARKING 3 PARKING 2 RETAIL PARKING			
CESAR CHAVEZ GRADE	No. 1 RETAIL PARKING PARKING PARKING		PARKING RAMP UNDER DECK	CHITECTURE





10th LEVEL

