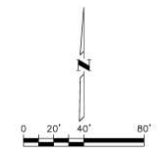


Statehouse Development



LEGEND

--- BOUNDARY / RIGHT OF WAY
 --- EASEMENT / SETBACK
 --- LIMITS OF CONSTRUCTION / DISTURBANCE
 --- BUILDING FACE
 [Blue Box] AREA OF PROPOSED CONSTRUCTION
 [Green Box] AREA TO REMAIN
 - - - - ZONING BOUNDARY LINE

NOT AUTHORIZED FOR

WWW.BIGBROOK.COM
TEXAS REG. NO. F-11201

512.669.5560

STATEHOUSE EXPANSION

SI

SITE PLAN APPROVAL Sheet 37 of 37
 FILE NUMBER 2-2025-C APPLICATION DATE TBD
 APPROVED BY COMMISSION ON UNDER SECTION OF
 CHAPTER OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (25-5-81, LDC) CASE MANAGER C.BARTON-HOLMES

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 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.



SITE PLAN APPROVAL Sheet of 37
 FILE NUMBER SP-2018- APPLICATION DATE T.B.D.
 APPROVED BY COMMISSION ON UNDER SECTION OF
 CHAPTER OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE [§5-5-B], LOC CASE MANAGER C. BASTON/KOUMES

Director, Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: ZONING
 Rev. 1 Correction 1
 Rev. 2 Correction 2
 Rev. 3 Correction 3

This 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 (if a building permit is not required), must also be approved prior to the Project Expiration Date.

Project Summary

- 9.4 acres
- Redevelopment of buildings fronting South Congress
- Existing:
 - 287 units Multifamily
 - 900 sq.ft. Retail/Commercial
- Proposed:
 - 246 units Multifamily
 - 19,000 sq.ft. Retail/Commercial
 - 79,000 sq.ft. Office
- Reduction in Multifamily units
- Consistent with NCCD



STATE HOUSE_south congress ave

dwg.



STATE HOUSE_south congress ave



south congress ave

dwg



raised steel planter

expanded curb w/
ornamental grasses,
shrubs & groundcover

8"x8" cement
tile paving

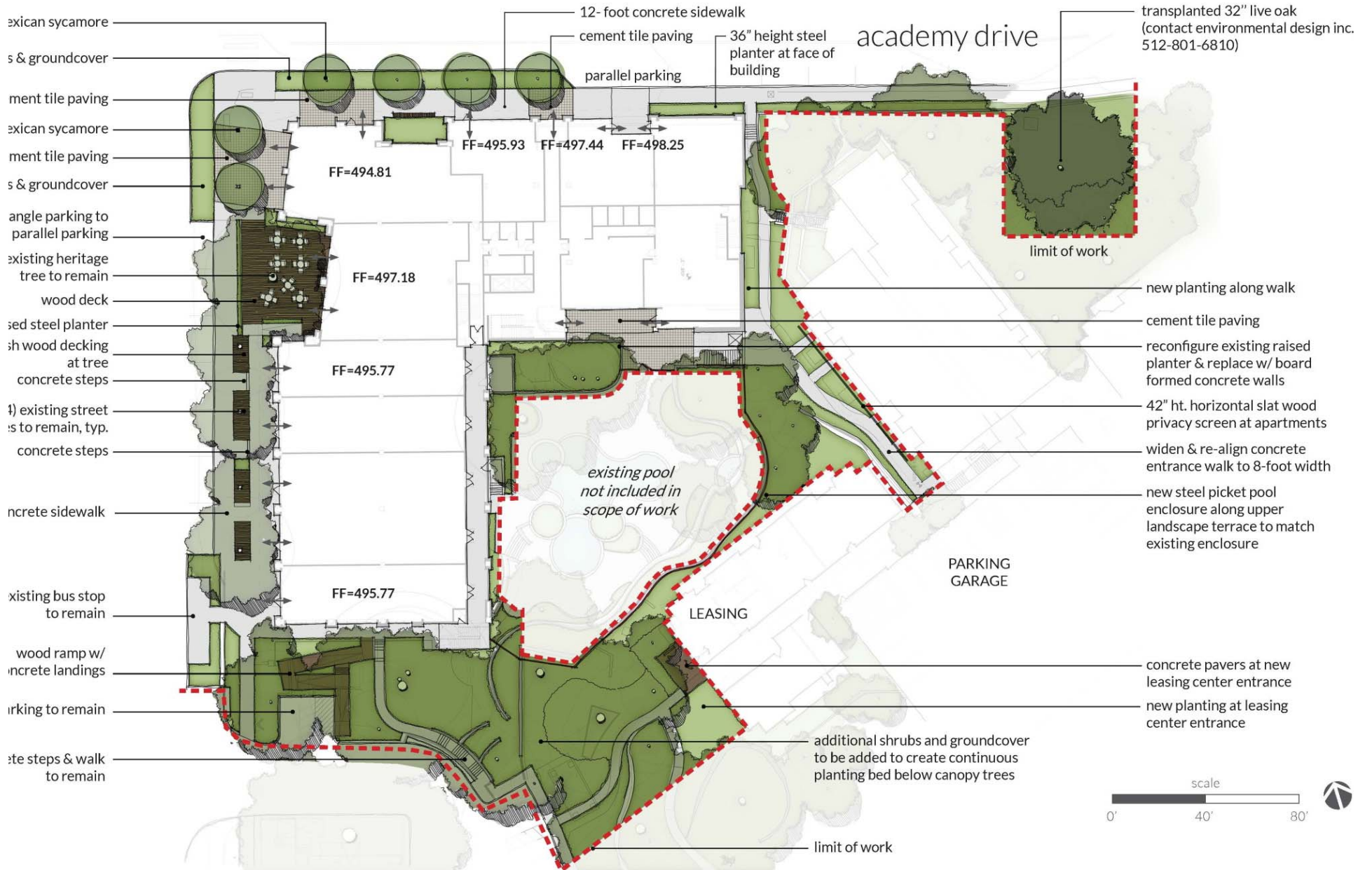
12'-width
concrete walk

specimen
ornamental
tree

wood bench
w/ steel frame

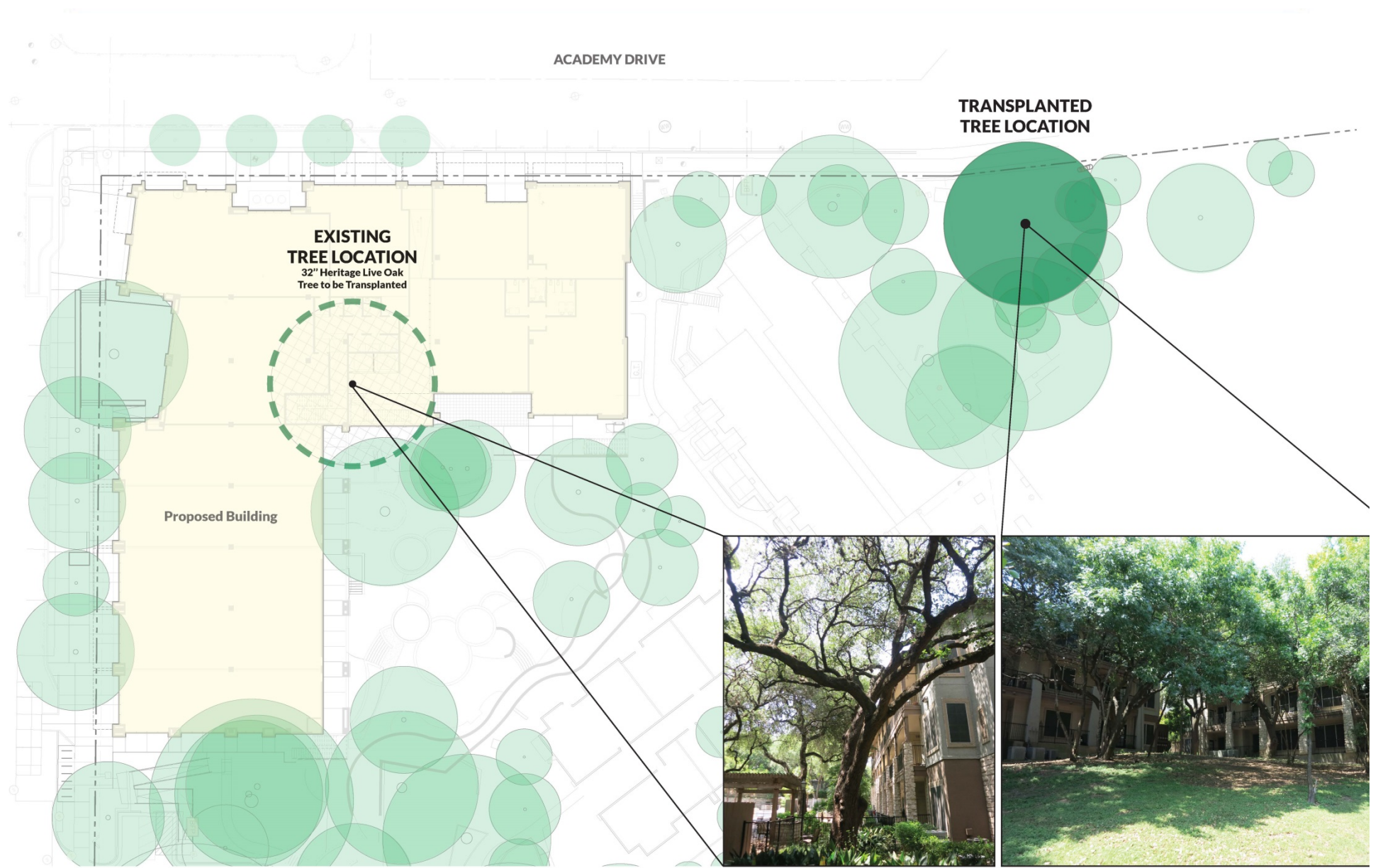
4" caliper
mexican sycamore

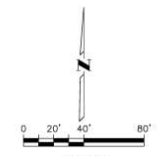
8"x8" ce
tile pavi



Heritage Tree Relocation

- **32 inch Live Oak Heritage Tree**
- **Relocated from South Congress to Academy**
- **Environmental Design, Inc. (EDI)**
 - **Tree relocation projects:**
 - **911 Memorial – New York**
 - **Wynn Resort – Las Vegas**
 - **UT Dell Medical Center – Austin**





LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- LIMITS OF CONSTRUCTION / DISTURBANCE BUILDING FACE
- LDC
- AREA OF PROPOSED CONSTRUCTION
- AREA TO REMAIN
- ZONING BOUNDARY LINE

STATEHOUSE EXPANSION
 NOT AUTHORIZED FOR
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 TEXAS REG. NO. F-11201
 M
 512.669.5560
 SI

SITE PLAN APPROVAL Sheet 32 of 37
 FILE NUMBER 22-308-C APPLICATION DATE TBD
 APPROVED BY COMMISSION ON LINDER SECTION OF
 CHAPTER OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (25-5-81, LDC) CASE MANAGER C.BARTON/HOLMES

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 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.