

UNIT	'A'	'B'	'C'	'D'
LIVING AREA	1,415 s.f.	1,415 s.f.	1,415 s.f.	1,415 s.f.
CARPORT	235 s.f.	235 s.f.	235 s.f.	235 s.f.
PATIO	120 s.f.	120 s.f.	120 s.f.	120 s.f.
#BEDROOMS	3	3	3	3
OPEN SPACE	540 s.f.	540 s.f.	540 s.f.	540 s.f.
PARKING	2	2	2	2

PARKING REQUIRED 2/UNIT + .5 EACH ADDITIONAL BEDROOM = 10
 *20% REDUCTION PER UC = 2 (10 x 20%)
 PARKING PROVIDED *10 - 2 = 8 PER UC

GROSS SITE AREA 8,253 s.f.
 IMPERVIOUS COVER ALLOWED 3,301 s.f. (40%)
 IMPERVIOUS COVER PROPOSED 4,576 s.f. (55.45%)
 PROPOSED BLDG. COVERAGE 2,652 s.f. (32.13%)
 PROPOSED GROSS FLOOR AREA 5,660 s.f.
 F.A.R. 0.6858:1

OPEN SPACE REQUIRED .05x8,353 = 418 s.f. PROVIDED = 2,160 s.f.

NOTE: NO OPPOSING DRIVEWAYS CURRENTLY EXIST.

NOTE: BUILDINGS LOCATED LESS THAN 10 FEET APART WILL REQUIRE ENHANCED CONSTRUCTION FEATURES IN ACCORDANCE WITH THE IRC.

NOTE: ROLL-OUT TRASH RECEPTACLES ARE PLANNED.

NOTE: MINIMUM VERTICAL CLEARANCE IS 14'. NO VERTICAL CLEARANCE ISSUES EXIST.

NOTE: EXTERIOR MIRROR GLASS AND GLARE PRODUCING GLASS SURFACE BUILDING MATERIALS ARE PROHIBITED.

B. Fully Shielded and Full Cut-off Light Fixtures Required

The following outdoor lighting applications shall be illuminated by fixtures that are both fully-shielded and full cut-off: (See Figure 42.)



Figure 42: Examples of fully-shielded light fixtures

1. Public street and pedestrian lighting;
2. Parking lots;
3. Pathways;
4. Recreational areas;
5. Billboards;
6. Product display area lighting; and
7. Building overhangs and open canopies.

NOTE: ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.

NOTE: ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

NOTE: EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT. (SECTION 25-2-585)

NOTE: SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

NOTE: ALL SITE LIGHTING IS TO BE LOCATED ON THE BUILDING, AND COMPLIANCE WITH SUBCHAPTER E2.5, WILL BE REVIEWED DURING BUILDING REVIEW.

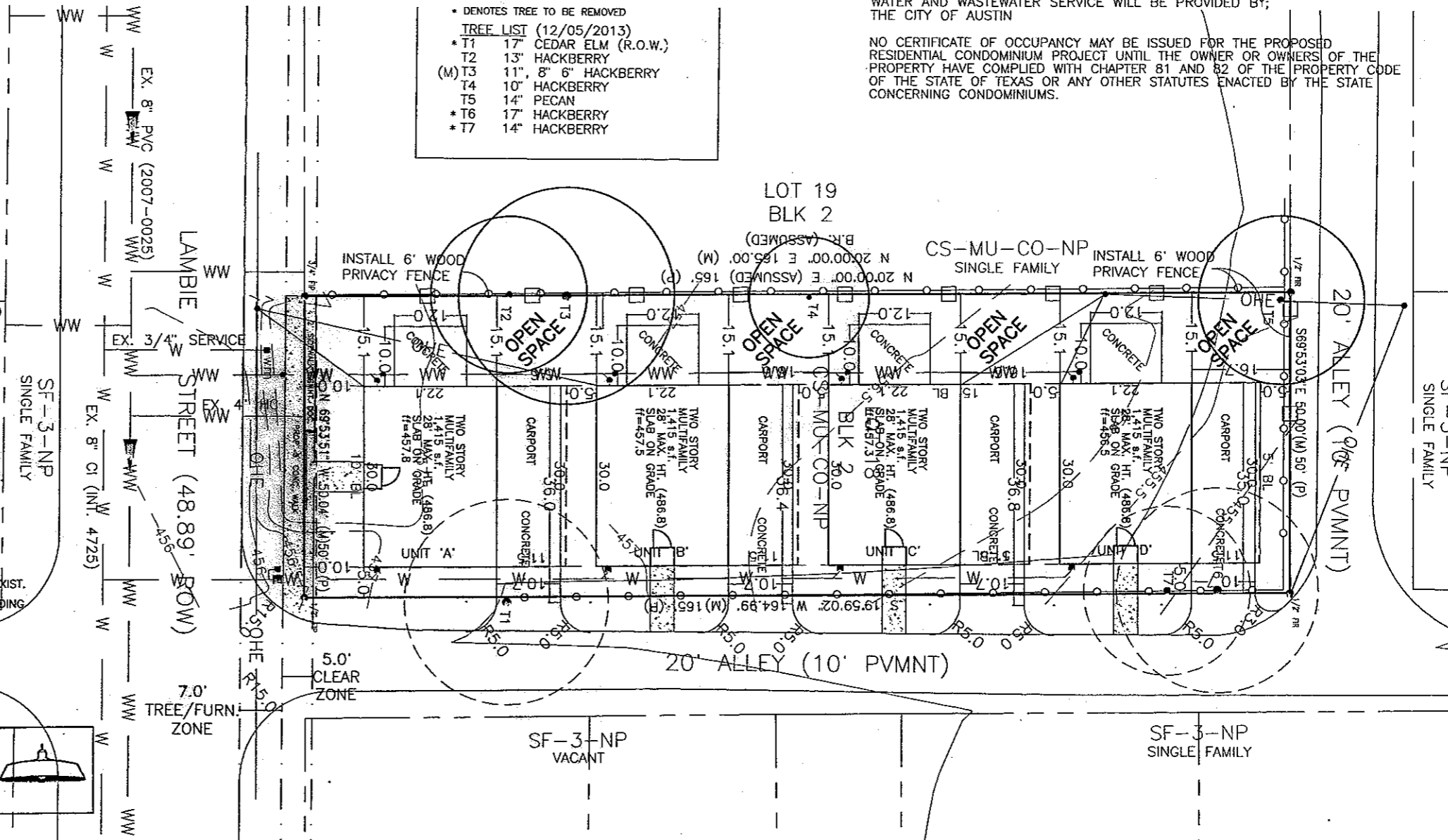
NOTE: EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED 'SMALL CAR ONLY'.

* DENOTES TREE TO BE REMOVED

TREE LIST (12/05/2013)	
* T1	17" CEDAR ELM (R.O.W.)
T2	13" HACKBERRY
(M) T3	11", 8" 6" HACKBERRY
T4	10" HACKBERRY
T5	14" PECAN
* T6	17" HACKBERRY
* T7	14" HACKBERRY

WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN

NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.



SCALE: 1"=10'

AREA FOR CITY USE ONLY

SITE PLAN RELEASE Sheet _____ of _____

FILE NUMBER: _____ EXPIRATION DATE: _____

DATE OF RELEASE: _____

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

The seal appearing on this document was authorized by:

Kurt H. Prossner, P.E.
 Texas Reg. No. 58191



Revision No. - Date of Revision - Revision Description - Approved By

1106 LAMBIE STREET
 SITE PLAN/DIMENSION CONTROL PLAN

SHEET
 5
 OF 10

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 Prossner and Associates, Inc.
 Consulting Engineers
 TYPE BMM-1-1508
 13377 Dard Springs Rd. Suite 104
 Austin, Texas 78759
 Phone (512) 816-3240
 Fax (512) 916-2431