

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.
WOOD DECK	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 4,539 s.f. (55.00%)
 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.

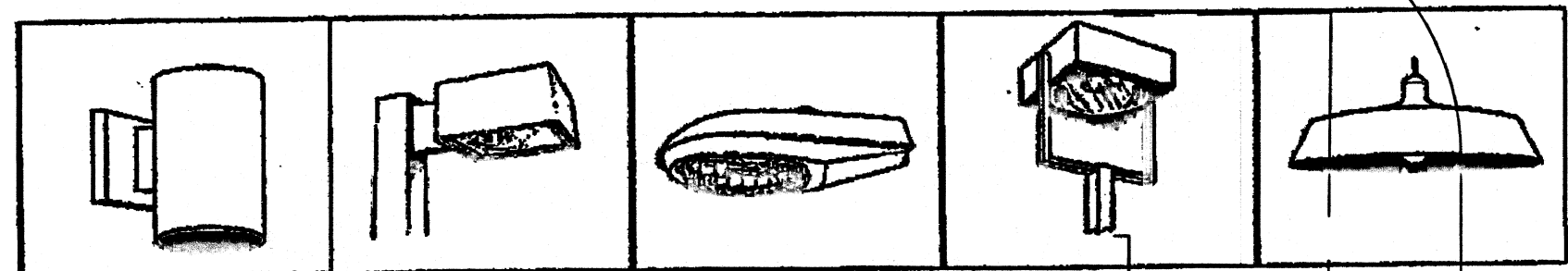
NOTE: BUILDINGS LOCATED LESS THAN 10 FEET APART WILL REQUIRE ENHANCED CONSTRUCTION FEATURES IN ACCORDANCE WITH THE IRC.

NOTE: ROLL-OUT TRASH RECEPTACLES ARE PLANNED.

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

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

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:



- Public street and pedestrian lighting;
- Parking lots;
- Pathways;
- Recreational areas;
- Billboards;
- Product display area lighting; and
- 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: 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)

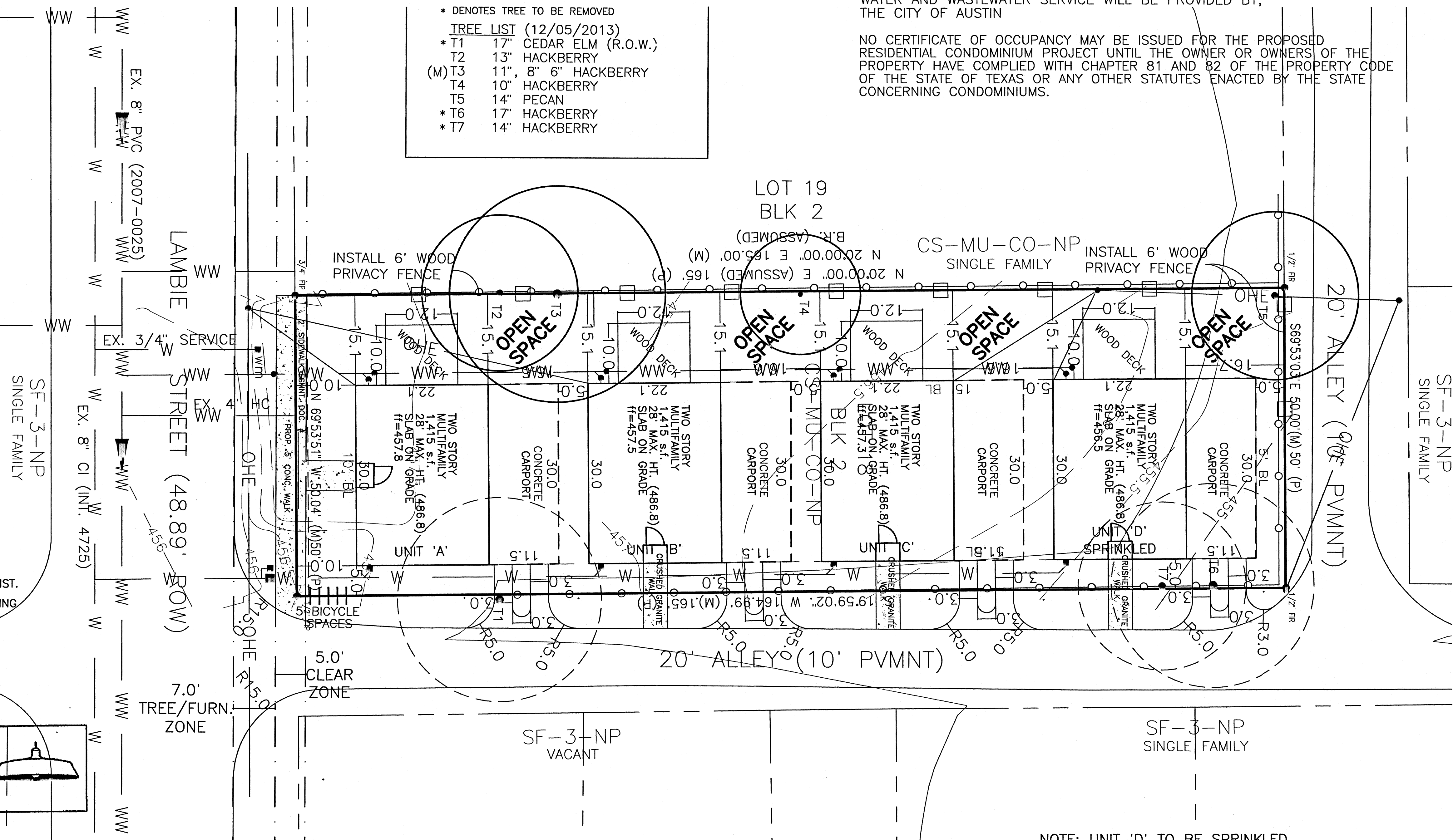
NOTE: SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

NOTE: 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

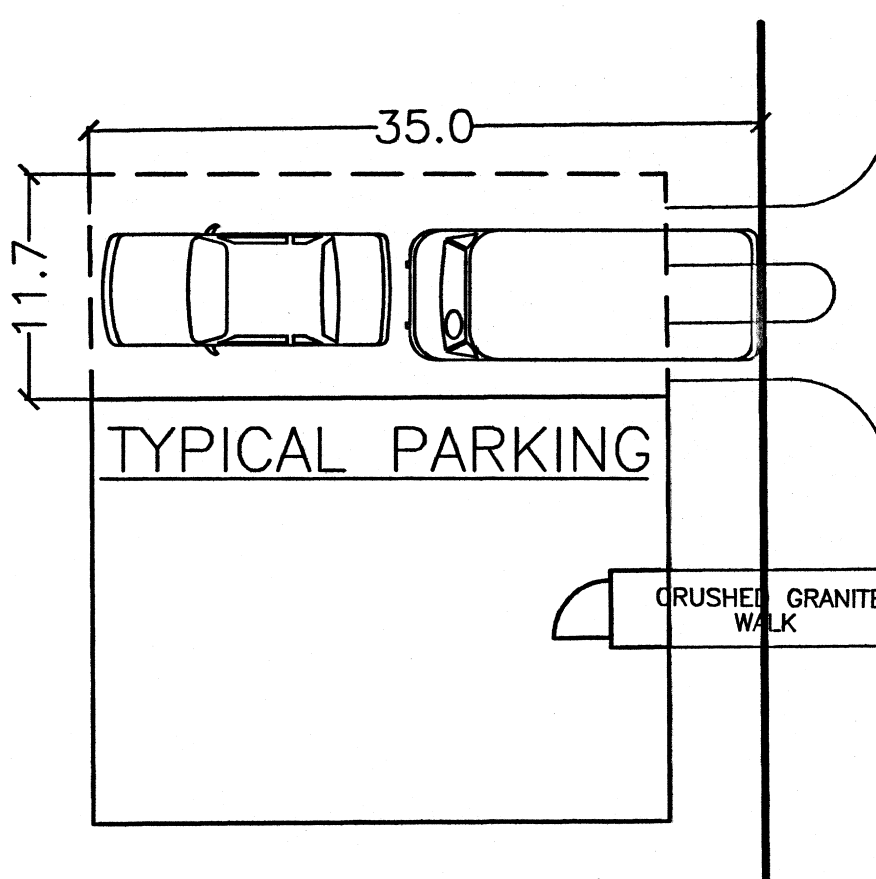
WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY:
 THE CITY OF AUSTIN

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.



NOTE: UNIT 'D' TO BE SPRINKLED.

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



SCALE: 1"=10'

AREA FOR CITY USE ONLY:

SITE PLAN RELEASE Sheet ____ of ____

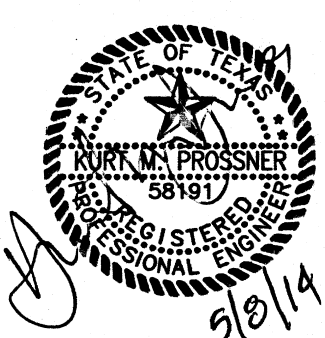
FILE NUMBER: _____ EXPIRATION DATE: _____
 CASE MANAGER: _____ APPLICATION DATE: _____
 APPROVED ADMINISTRATIVELY ON: _____
 APPROVED BY PLANNING COMMISSION ON: _____
 APPROVED BY CITY COUNCIL ON: _____
 Under Section _____ of the Austin City Code.

Signing For Director, Planning and Development Review Department

DATE OF RELEASE _____ of _____ ZONING: _____
 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 M. Prossner, P.E.
 Texas Reg. No. 58191



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

SP-2013-0484CS

SHEET

5 OF 10

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1106 LAMBIE STREET
 SITE PLAN/DIMENSION CONTROL PLAN