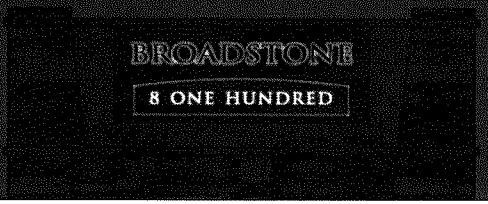
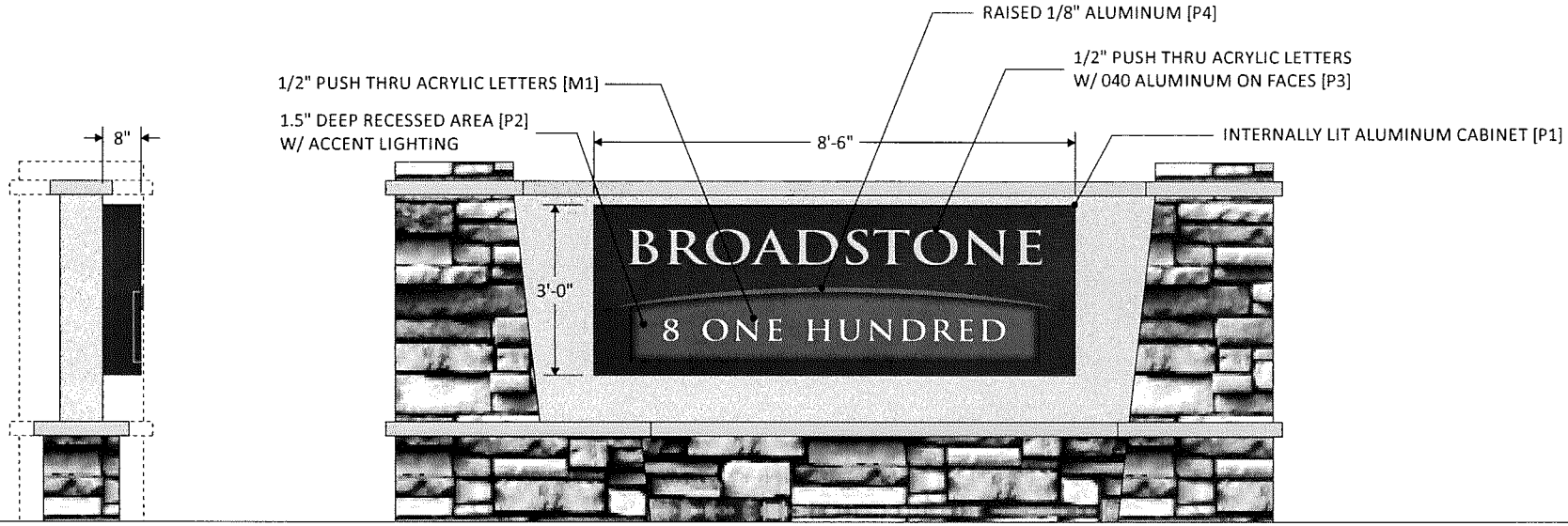
C16-2015-0003

SIGN TYPE: EX.2 | SECONDARY IDENTITY CABINET

QTY. 1 SINGLE FACE

NIGHT VIEW





FRONT VIEW
SCALE: 1/2"=1'0"

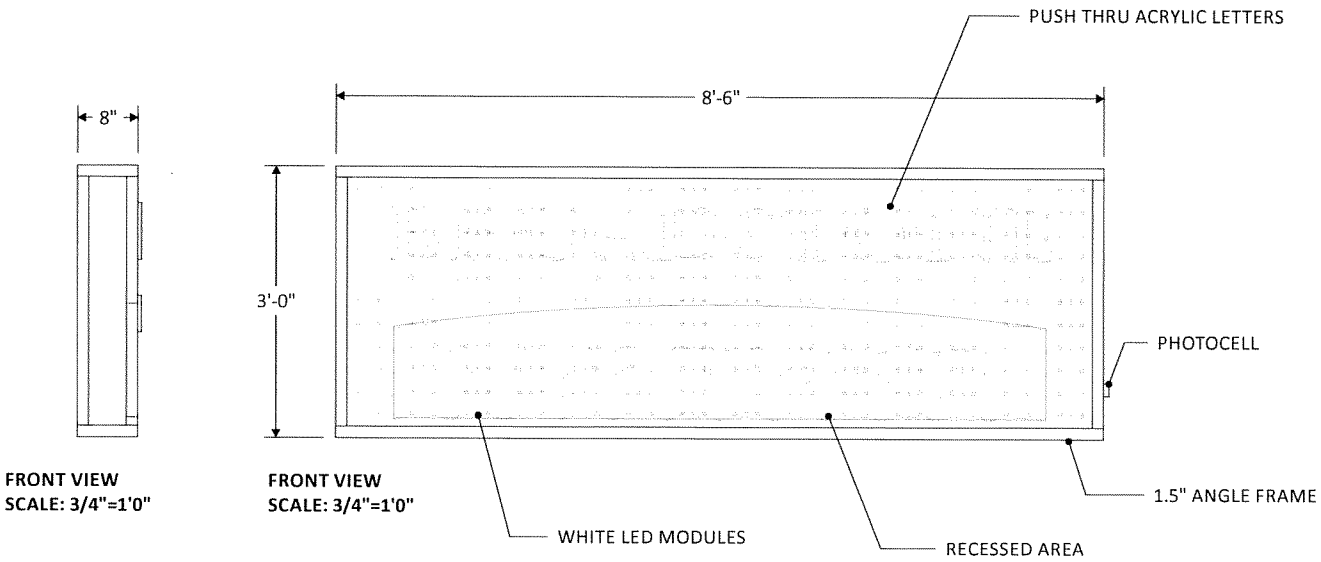
FRONT VIEW
SCALE: 1/2"=1'0"

MONUMENT AND BASE BY OTHERS

PROJECT FILENAME: BROADSTONE 8 ONE HUNDRED 2142425

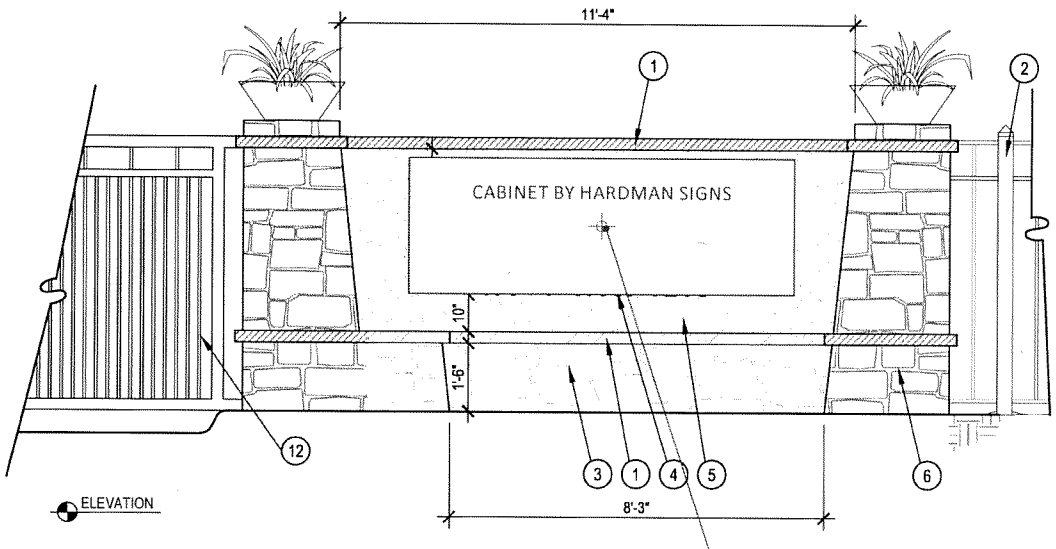
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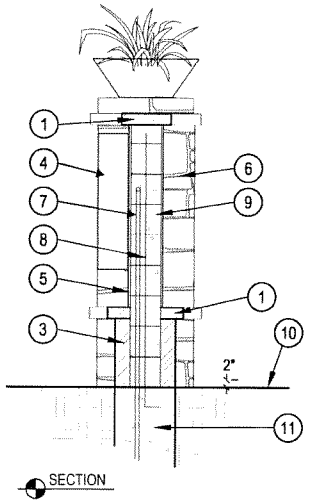
FABRICATION DETAILS



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FOUNDATION DETAILS





1. 3" STONE CAP TO MATCH VENEER, 1" OVERHANG
2. WROUGHT IRON PERIMETER FENCE, REF. DETAIL 2/L1.12
3. 4" STONE VENEER ON CMU BASE TO MATCH ARCHITECTURE
4. INTERNALLY LIT ALUMINUM CABINET BY HARDMAN SIGNS
5. STUCCO VENEER, COLOR TO MATCH ARCHITECTURE
6. ENTRY COLUMN, REF. DETAIL 5/L1.12
7. ELECTRICAL CONDUIT
8. (4) #4 VERTICAL REBAR IN FILLED CELLS
9. GROUT FILLED 8x8x16 CMU BLOCK (TYP.)
10. FINISH GRADE
11. CONCRETE FOOTING REF. STRUCTURAL
12. ENTRY GATE, REF. DETAIL 4/L1.12

6 SECONDARY ENTRY SIGN

SCALE: 3/8"=1'0"

POWER BROUGHT TO SITE BY OTHERS.
POWER CENTERED TO CABINET.

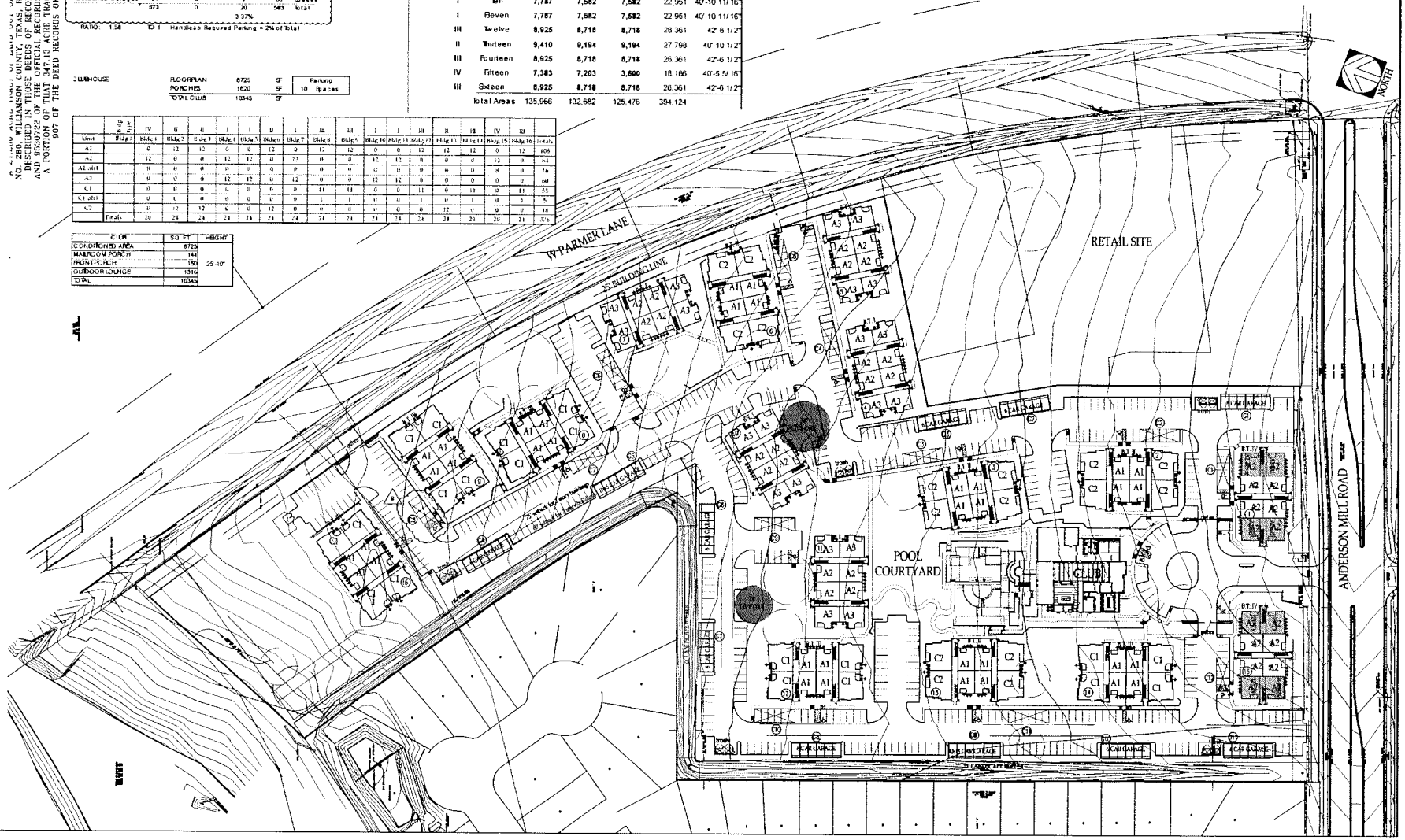
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Broadstone Parmer/Anderson

Site Plan

SCALE: 1" = 60'

Austin, Texas
for
Alliance Communities



DATA					Story				
106	A1	UNITS	1BD/1BA		624	SF	67,392	SF	28.72%
84	A2	UNITS	1BD/1BA		673	SF	56,532	SF	22.34%
18	A2-alt1	UNITS	1BD/1BA		673	SF	10,788	SF	4.26%
60	A3	UNITS	1BD/1BA		767	SF	46,020	SF	15.98%
55	C1	UNITS	2BD/2BA		1,064	SF	60,170	SF	14.63%
5	C1-alt1	UNITS	2BD/2BA		1,064	SF	5,470	SF	1.33%
46	C2	UNITS	2BD/2BA		1,189	SF	56,928	SF	12.77%
376	UNITS				TOTAL FOOTAGE		383,360	SF	100.00%
AVERAGE SQUARE FOOTAGE					807	SQ. FT.			
LAND:			16.705 Acres		727,687	S.F.	Impervious Allowed		
DENSITY			22.51 Units/Acre				436612.2 sf		
LAND - WQTC			13.15 Acres				Impervious Actual		
DENSITY			24.82 Units/Acre				361620 sf		

PARKING PROVIDED	Standard	Compact	Accesible	Total	
Surface	423	23	1	447	Spaces
Club	0	0	2	10	Spaces
Carports	n/a	0	0	70	Spaces
Detached Garages	64	0	2	66	Spaces
	573	0	20	593	Total
			3.37%		

RATIO: 1.58 10:1 Handicap Required Parking = 2% of Total

CLUBHOUSE			
FLOOR PLAN	8725	SF	Parking
PORCHES	1620	SF	10 Spaces
TOTAL CLUB	10345	SF	

Building Gross Areas

BUILDING TYPE	BUILDING NUMBER	One	Two	Three	Totals	Building Height
IV	One	7,383	7,203	3,600	18,186	40'-5 5/16"
II	Two	9,410	9,194	9,194	27,798	40'-10 1/2"
II	Three	9,410	9,194	9,194	27,798	40'-10 1/2"
I	Four	7,787	7,582	7,582	22,951	40'-10 11/16"
I	Five	7,787	7,582	7,582	22,951	40'-10 11/16"
II	Six	9,410	9,194	9,194	27,798	40'-10 1/2"
I	Seven	7,787	7,582	7,582	22,951	40'-10 11/16"
III	Eight	8,925	8,718	8,718	26,361	42'-6 1/2"
III	Nine	8,925	8,718	8,718	26,361	42'-6 1/2"
I	Ten	7,787	7,582	7,582	22,951	40'-10 11/16"
I	Eleven	7,787	7,582	7,582	22,951	40'-10 11/16"
III	Twelve	8,925	8,718	8,718	26,361	42'-6 1/2"
II	Thirteen	9,410	9,194	9,194	27,798	40'-10 1/2"
III	Fourteen	8,925	8,718	8,718	26,361	42'-6 1/2"
IV	Fifteen	7,383	7,203	3,600	18,186	40'-5 5/16"
III	Sixteen	8,925	8,718	8,718	26,361	42'-6 1/2"
Total Areas		135,966	132,682	125,476	394,124	

Unit	Bldg Type	IV	II	II	I	I	II	I	II	III	I	I	III	II	III	IV	III	
		Bldg 1	Bldg 2	Bldg 3	Bldg 4	Bldg 5	Bldg 6	Bldg 7	Bldg 8	Bldg 9	Bldg 10	Bldg 11	Bldg 12	Bldg 13	Bldg 14	Bldg 15	Bldg 16	Totals
A1		0	12	12	0	0	12	0	12	12	0	0	12	12	12	0	12	106
A2		12	0	0	12	12	0	12	0	0	12	12	0	0	0	12	0	84
A2-alt1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18
A3		0	0	0	12	12	0	12	0	0	0	12	12	0	0	0	0	60
C1		0	0	0	0	0	0	0	0	11	11	0	0	11	0	11	0	55
C1-alt1		0	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	5
C2		0	12	12	0	0	12	0	0	0	0	0	0	12	0	0	0	46
	Totals	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	376

CLUB	SQ. FT.	HEIGHT
CONDITIONED AREA	8725	29'-10"
MAIN ROOM PORCH	144	
FRONT PORCH	180	
OUTDOOR LOUNGE	1316	
TOTAL	10345	

NO. 280, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 16.21 ACRE TRACT DESCRIBED IN THOSE DEEDS OF RECORD IN DOCUMENT NUMBERS 9530 AND 9530722 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF THAT 347.13 ACRE TRACT DESCRIBED IN VOLUME 682, PAGE 907 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

Construction Issue 04-30-2014

04/30/2014

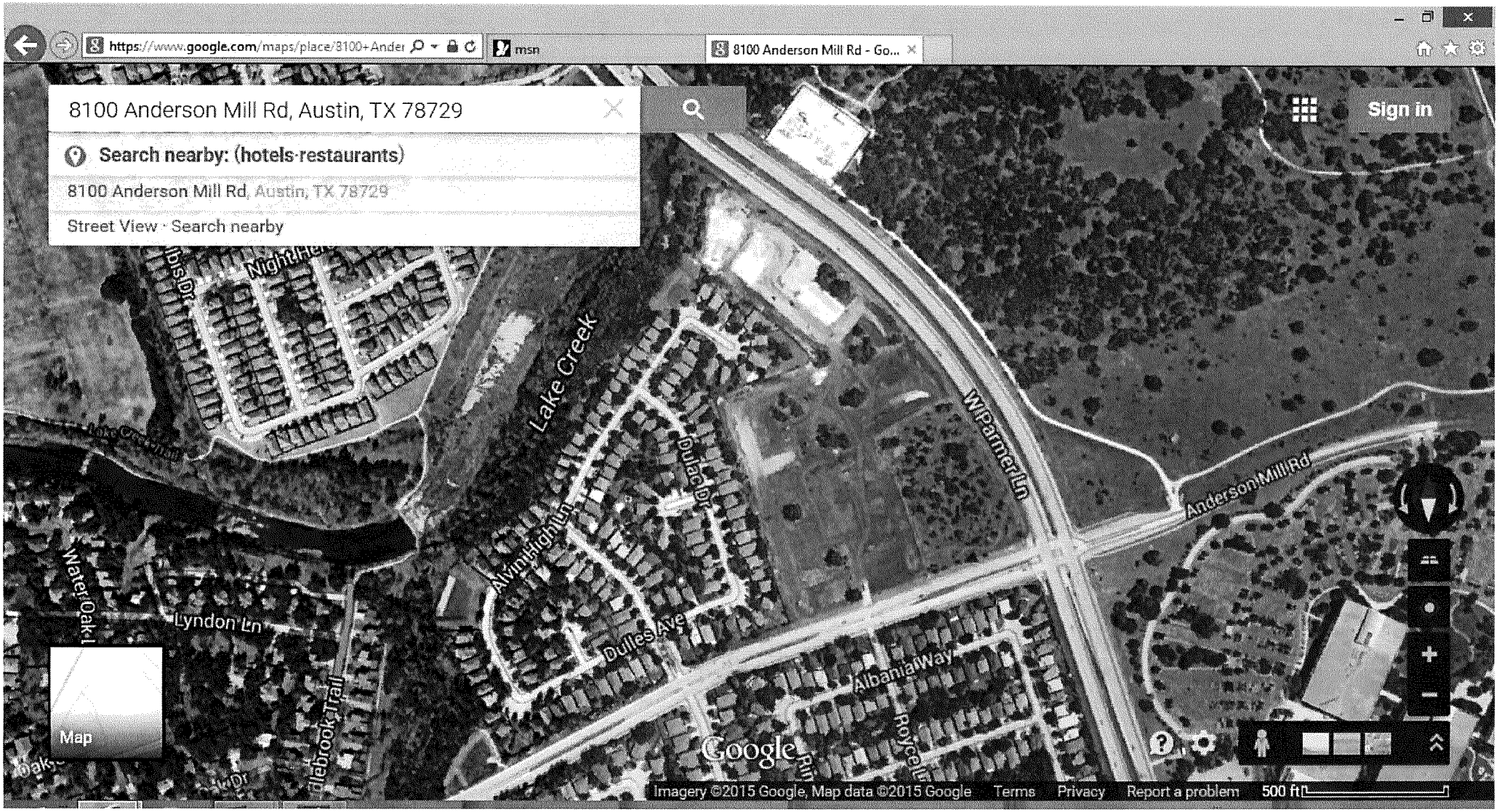
11-19-2012	Schematic Site Issue
05-17-2013	DD 1 Issue
06-04-2013	City of Austin Issue
12-24-2013	Client Review
03-19-2014	Contract Set/Rev. A
04-30-2014	Construction Issue

Broadstone Parmer/Anderson
Austin, Texas

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Steinberg Design Collaborative LLP
ARCHITECTS PLANNERS
[illegible]

JOB NO. 2012.044
SHEET DESCRIPTION Site Plan
SHEET NO. A1.01


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8100 Anderson Mill Rd, Austin, TX 78729
Search nearby: (hotels·restaurants)
8100 Anderson Mill Rd, Austin, TX 78729
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Anderson Mill Rd
Lyndon Ln
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500 ft

C16-2015-0003

Neighborhood Association of Southwestern Williamson County

NASWC • P.O. Box 170297 • Austin, TX 78717 • www.naswc.org

February 26, 2015

Mr. Greg Sheffler
Hardman Signs
4913 Weeping Willow
Houston, TX 77902

Broadstone Apartments – 8 One Hundred Anderson Mill Road, Austin, TX

Dear Mr. Sheffler,

Thank you for sending the drawings and plans for the signage at Broadstone Apartments to NASWC for our review, and for following-up with a phone call on February 24th.

The style and design of the signs are very attractive and a good compliment to the buildings in the complex; the brown/earth-tone rocks blend well with the surrounding environment of homes and the wooded creek nearby. The lighted signs provide additional guidance for nighttime drivers, and the height of the lighted portion appears low enough to not impact the homes adjacent to the property.

In reviewing your request for a variance from the City of Austin to have a second sign posted at the Parmer Lane entrance, based on our conversation we think this is appropriate. We understand this entrance will be restricted with a gate: access for residents only; egress is unrestricted.

This secondary entrance on Parmer Lane provides additional emergency access, as well as a convenience for residents. Posting a sign at this entrance would provide identification and address of the property. And it would provide consistency and a cohesive appearance to the overall site. Looking ahead to the development of the corner property as a retail site, identifying this driveway as a residential community, not a cut-through street, might also be helpful.

Based on your designs, and provided that the location of the signs meets the City Code to allow for clear vision for drivers to access and egress the property, we believe this signage will be an appealing and appropriate part of the overall complex.

Sincerely yours,

Cathy F. Mandell

Cathy F. Mandell

NASWC Zoning
512-258-2008