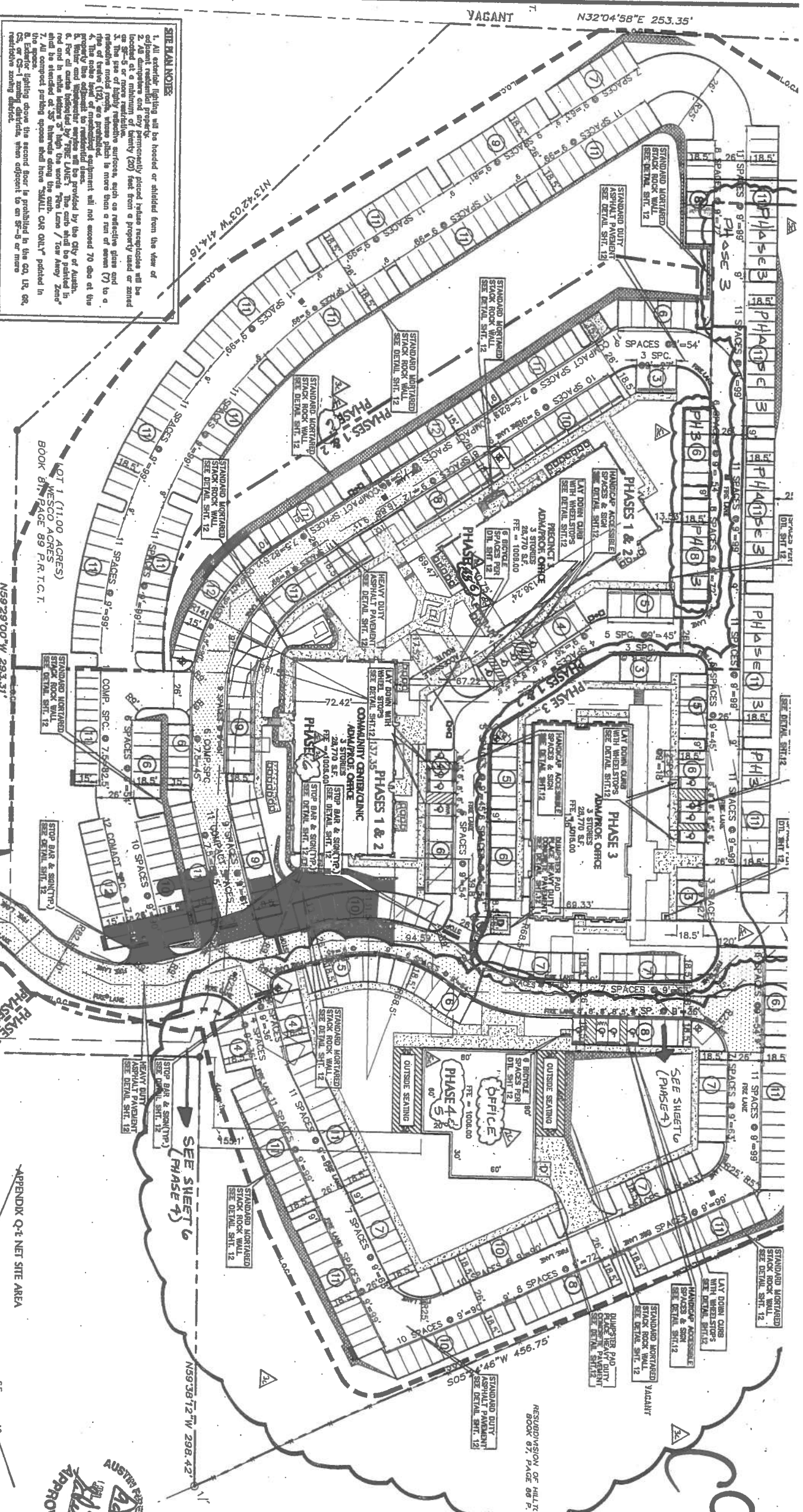




2016 MAIN NOTES

1. All exterior lighting will be hooded or shielded from the view of adjacent properties.

2. All dumpsters and any permanently placed refuse receptacles will be located at a minimum of twenty (20) feet from a property used or zoned as S⁻⁵-5 or more restrictive.

3. The use of highly reflective surfaces, such as reflective glass and reflective paint, on the building, shall be more than a foot of seven (7) to a foot of ten (10) feet from the property line.

4. The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential areas.

5. Water and wastewater services will be provided by the City of Austin.

6. For all cars displayed by FINE LINE: The cars will be parked in the lot, and the cars will be on the PDA Lane / Ton Arroyo Zone¹ and shall be attended at 3:30 through 6:00 PM.

7. All compact pickup spaces shall have "SMALL CAR ONLY" posted in the space.

8. Exterior lighting above the second floor is prohibited in the CO, UR, GR, CM, or CS-1 zoning districts, when adjacent to an S⁻⁵-5 or more restrictive zoning district.

OFFICE BUILDING INFORMATION

BUILDING USE = 64% GENL. OFFICE, 36% PARKING
GROSS FLOOR AREA = 68,310 SF
NUMBER OF STORIES = 3
FINISH FLOOR ELEV. = VARIOUS (1,008, 1,006, 1,005)
ACTUAL HEIGHT = 42 FT.
FOUNDATION TYPE = PIER & GRADE BEAM

OFFICE INFORMATION

BUILDING USE = OFFICE
GROSS FLOOR AREA = 4,597.58 SF
NUMBER OF STORIES = 1
FINISH FLOOR ELEV. = 1,005
ACTUAL HEIGHT = 10.9 FT.
FOUNDATION TYPE = PIER & GRADE BEAM

PARKING INFORMATION

OFFICE PARKING REQUIRED:
30% @ 1:200 (PROFESSIONAL)
64% @ 1:200 (ADMINISTRATIVE)
TOTAL PARKING REQUIRED = 347

PARKING PROVIDED:
STANDARD CAR
COMPACT CAR
TOTAL = 347

BIKE/PARKING REQUIRED:
BIKE/PARKING PROVIDED:
TOTAL = 23

SITE INFORMATION

TOTAL SITE AREA = 474,100 SQ. FT. (11.00 AC.)
NET SITE AREA = 474,100 SQ. FT. (11.00 AC.)

TOTAL AREA OF PARKING = 201,500 SQ. FT. (4.625 AC.)
TOTAL AREA OF BUILDING = 73,907.58 SQ. FT. (1.694 AC.)
TOTAL AREA OF SIDEWALKS = 16,970 SQ. FT. (.388 AC.)

PROPOSED FIRE STATION
 07-02-2008

Four Phases
 See 514

SITE CALCULATIONS PER PHASE

PHASES 12 PHASE 4 PHASE 5 TOTAL

OFFICE BUILDING INFORMATION

GROSS FLOOR AREA	38,360	28,770	19,140	86,310
NUMBER OF STORES	2	3		

OFFICE INFORMATION

GROSS FLOOR AREA	1	9,584		9,584
NUMBER OF STORES				

PARKING INFORMATION

OFFICE PARKING REQUIRED:
 PROFESSIONAL
 ADMINISTRATIVE

Office
 TOTAL PARKING REQUIRED:

PARKING PROVIDED:
 HANDICAP ACCESSIBLE:

COMPACT:
 TOTAL:

BICYCLE PARKING REQUIRED:
 BICYCLE PARKING PROVIDED:

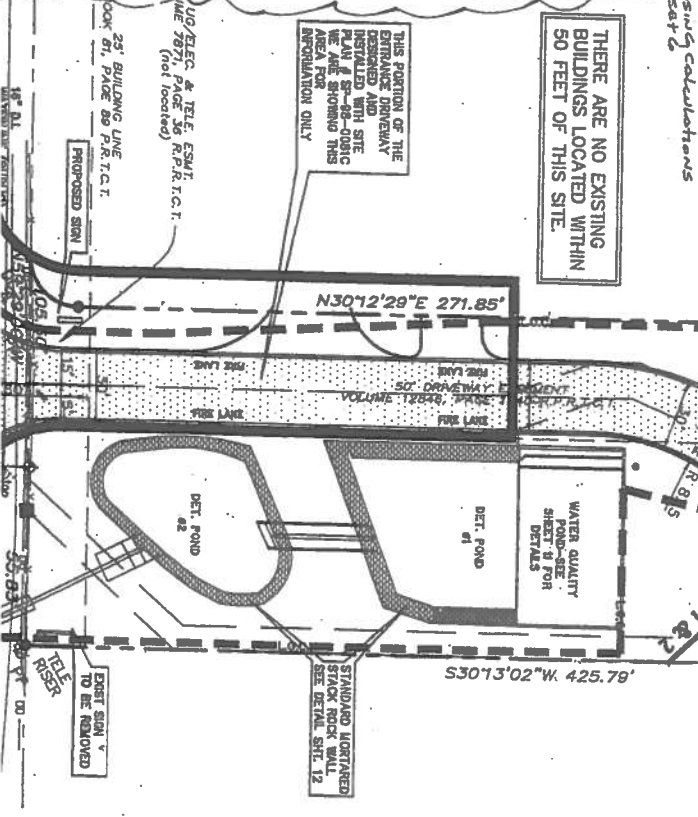
SITE INFORMATION

INVESTIGATOR'S CALCULATIONS

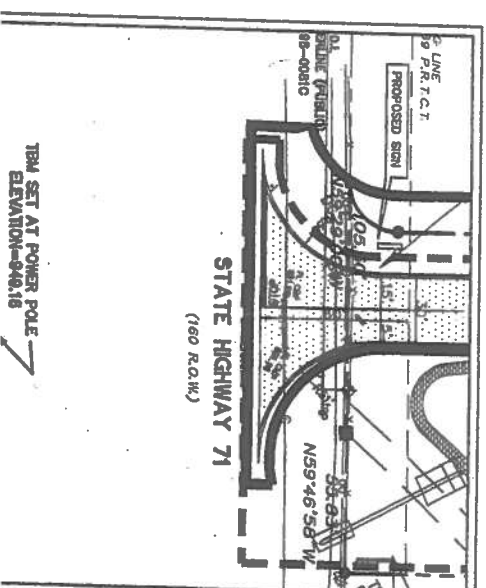
TOTAL SITE AREA
 NET SITE AREA
 TOTAL AREA OF PAVING
 TOTAL AREA OF BUILDING
 TOTAL AREA OF SIDEWALKS

479,180	479,180	479,180	479,180
479,180	479,180	479,180	479,180
78,035	72,532	54,633	201,500
18,432	18,060	0	36,492
10,635	8,135	0	18,770
	12	0	23
	8	0	3514
	8947	158,195	450,491
	63,806	28,0	96,891
	481191	159	481,191
		145	652
		0	23

THERE ARE NO EXISTING BUILDINGS LOCATED WITHIN 50 FEET OF THIS SITE.



Total Gross Site Area =	21	478,180.00	1,000.00
SITE DEDUCTIONS			
Off-Campus Water Quality Zone (WQZ) =	0.00	0.00	0.00
Off-Campus Quality Protection Zone (QPZ) =	0.00	0.00	0.00
Off-Campus Wetland Zone (WZ) =	0.00	0.00	0.00
Production Subtotal =	0.00	0.00	0.00
Upland Area (Gross Area minus land deductions) =	478,180.00	1,000.00	
Net Site Area Calculations			
Area of Upland with Slopes 0-15%	405,903.5	0.3150 x 100% =	0.3150
Area of Upland with Slopes 15-25%	50,633.5	1.1812 x 100% =	0.4645
Area of Upland with Slopes 25-35%	10,685	0.2248 x 100% =	0.0799
Net Site Area (calculated) =	98,304		ACRES

[illegible]