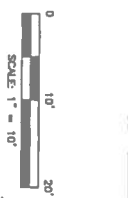
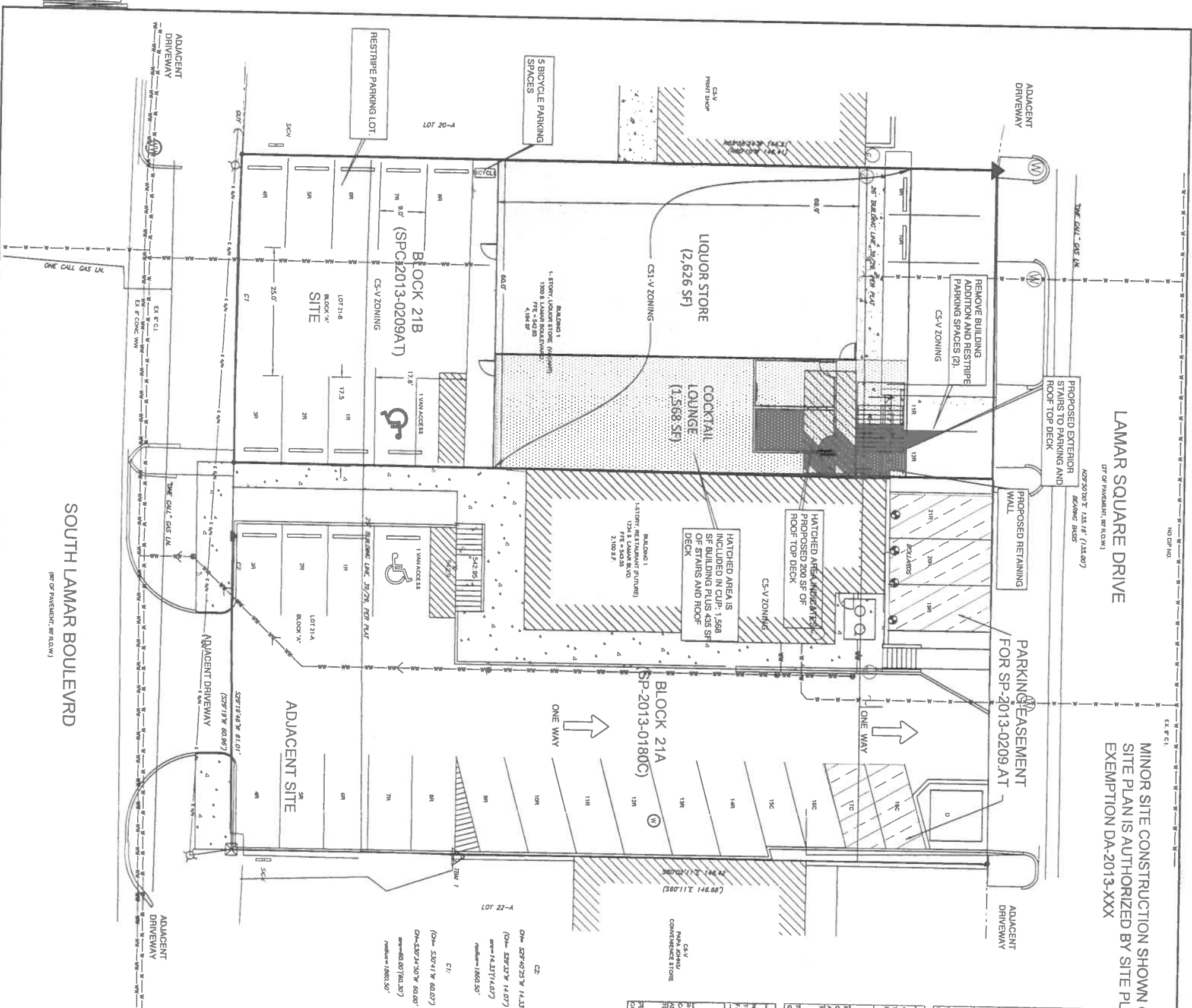


# LAMAR SQUARE DRIVE

MINOR SITE CONSTRUCTION SHOWN ON THIS  
SITE PLAN IS AUTHORIZED BY SITE PLAN  
EXEMPTION DA-2013-XXX



**SITE SUMMARY TABLE**

EXISTING	REMOVED	PROPOSED	PROPOSED
ROOF & COVERED WALK	1,318 SF	50,586 SF	1,318 SF
CONCRETE	272 SF	4,678 SF	272 SF
TOTAL	1,590 SF	55,264 SF	1,590 SF

**EXISTING BUILDING SUMMARY TABLE**

EXISTING	REMOVED	PROPOSED	PROPOSED
ROOF & COVERED WALK	1,318 SF	50,586 SF	1,318 SF
CONCRETE	272 SF	4,678 SF	272 SF
TOTAL	1,590 SF	55,264 SF	1,590 SF

**PROPOSED PARKING TABLE**

USE	PROVIDED	REQUIRED	DEFICIT
LIQUOR STORE	2,626	1,275	1,351
COCKTAIL LOUNGE	1,568	1,100	468
COCKTAIL LOUNGE DECK	200	1/100	199
TOTAL	4,394	2,375	2,019

**BUILDING SUMMARY TABLE**

EXISTING USE	EXISTING FLOOR AREA	EXISTING EX. FLOOR AREA	EXISTING EX. BUILDING COVERAGE	PROPOSED USE	PROPOSED FLOOR AREA	PROPOSED EX. BUILDING COVERAGE
LIQUOR STORE (VACANT)	4,601 S.F.	54,233 S.F.	4,194 S.F.	LIQUOR STORES	2,626 S.F.	64.0%
COCKTAIL LOUNGE	1,568 S.F.	1,568 S.F.	38.2%	COCKTAIL LOUNGE	1,568 S.F.	38.2%

**PROPOSED PARKING TABLE**

USE	PROVIDED	REQUIRED	DEFICIT
LIQUOR STORE	2,626	1,275	1,351
COCKTAIL LOUNGE	1,568	1,100	468
COCKTAIL LOUNGE DECK	200	1/100	199
TOTAL	4,394	2,375	2,019

- NOTES**
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PERFORMED BY FLUGEL SURVEYORS IN MARCH 2013.
  - ALL DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - DIMENSIONS MEASURED IN FEET.
  - THERE ARE NO TREES LOCATED ON THIS SITE.
  - ADJACENT BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS SUCH AS A F' CONCRETE CURB ARE REQUIRED. IF A STANDARD CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT PROTECTION OF LANDSCAPE AREAS, SECTION 2.4.7, PROTECTION OF LANDSCAPE AREAS.
  - ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E.23 ALL SITE LIGHTING TO BE COLORED ON THE BUILDING WILL BE IN COMPLIANCE WITH SECTION E.23 AND WILL BE REVIEWED DURING BUILDING PLANNING REVIEW. ALL LIGHTING FIXTURES OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2E.
  - THE EXISTING PORTION OF THE BUILDING IS ZONED CS-1V PER C148-007 AND 2003-18-048. THE REMAINING SITE IS ZONED CS-V.
  - REFER TO ASSOCIATED ZONING CASE C14-2011-0068 THAT IS THE BASIS FOR THE BACK PORCH OF THE BUILDING AND BEHIND THE BUILDING TO CS-1V ZONING DOMINANCE.

**EXISTING PARKING CALCULATIONS**

USE	PROVIDED	REQUIRED	DEFICIT
LIQUOR STORES	4,601	1,275	3,326
LIQUOR STORES/STORAGE	4,601	1,275	3,326

**ALLOWABLE BUILDING CARRY OVER**

ALLOWABLE BUILDING CARRY OVER	DEFICIT
4,194 SF	3,326
407 SF STORAGE FOR STORE	3,326
TOTAL	3,733

SEAL  
3-20-14  
STATE OF TEXAS  
JAN DANIE TERRELL  
REGISTERED ARCHITECT  
7977  
797 East and Street  
Austin, Texas 78701

**REVISIONS**

NO	DATE	DESCRIPTION

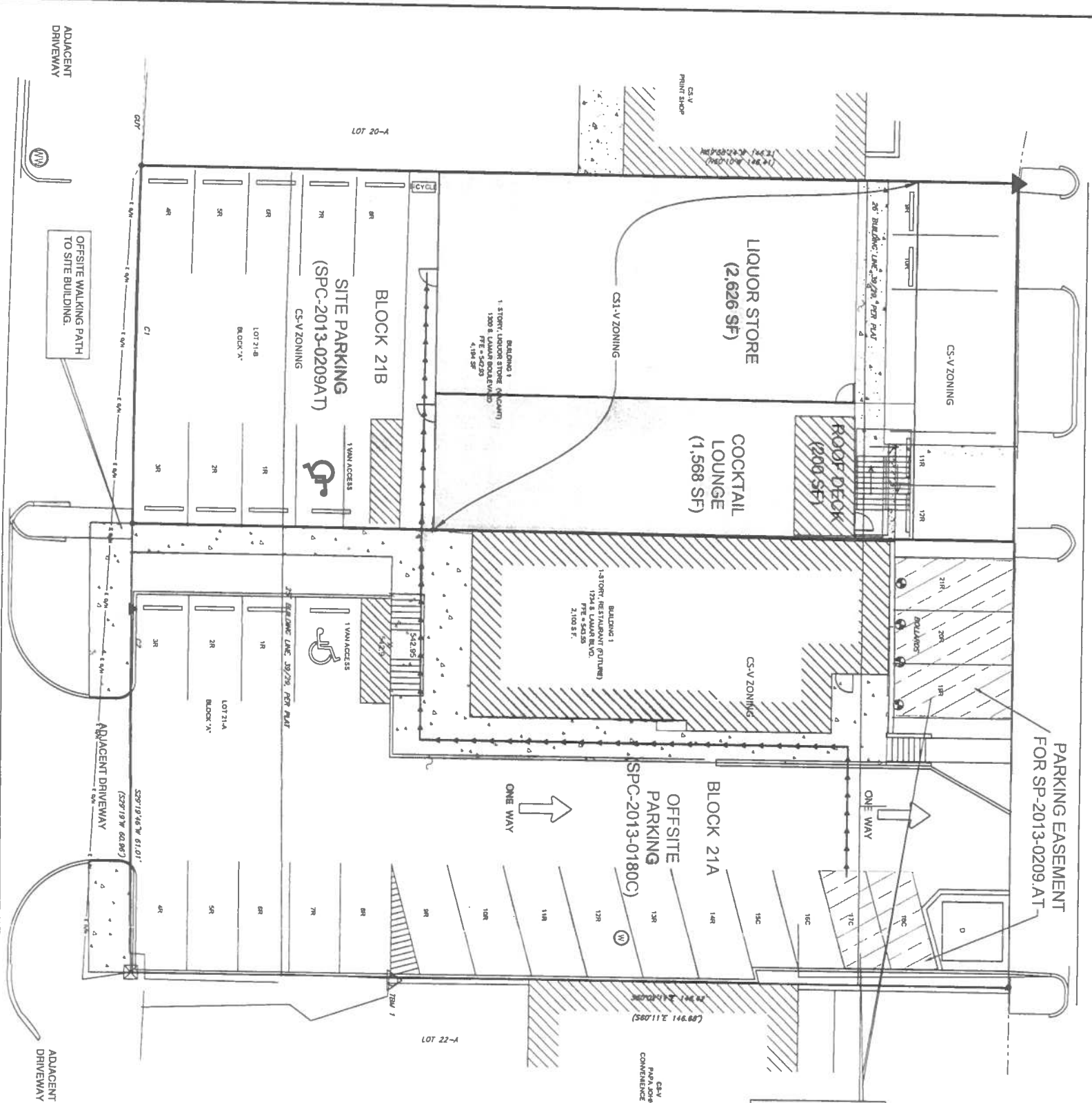
## 1300 LAMAR PLAZA II

1300 SOUTH LAMAR BOULEVARD  
AUSTIN, TEXAS

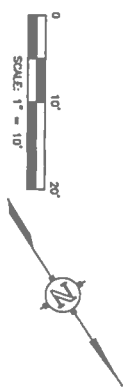
LAMAR SQUARE DRIVE

(7' OF PAVEMENT, 6' ROW)  
 425'± TO E. 135'± (135.00')  
 BEARING AIDS

MINOR SITE CONSTRUCTION SHOWN ON THIS  
 SITE PLAN IS AUTHORIZED BY SITE PLAN  
 EXEMPTION DA-201-\_\_\_\_\_



THESE FIVE (5) SPACES ARE LOCATED WITHIN PARKING EASEMENT DOC. NO. 2014-\_\_\_\_\_ FOR USE BY 1300 S. LAMAR PLAZA II UNTIL SUCH TIME THAT THE EASEMENT IS REMOVED. THE CITY OF AUSTIN MUST APPROVE THE RELEASE OF EASEMENT.



PROPOSED PARKING CALCULATIONS

USE	SIZE (SF)	RATIO	PARKING (WITH 20% REDUCTION)	DEFICIT	PARKING REQUIRED
LIQUOR STORE	2,626	1/275	7.6	3.4	4.2
COCKTAIL LOUNGE	1,568	1/100	12.5	0	12.5
COCKTAIL LOUNGE DECK	200	1/100	1.6	0	1.6
<b>TOTAL</b>					<b>18</b>

PROPOSED PARKING CALCULATIONS

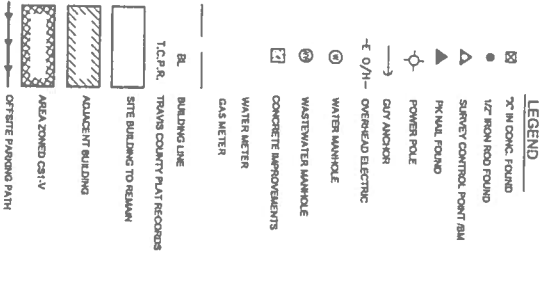
USE	SIZE (SF)	RATIO	20% REDUCTION	DEFICIT	PARKING REQUIRED
RESTAURANT	2,100	1/100	16.8	2.8	14

PROPOSED PARKING TABLE

PARKING FOR 21B	REGULAR SPACES	COMPACT SPACES	ACCESSIBLE SPACES	TOTAL PARKING PROVIDED
AT 1300 S LAMAR (21B)	12	0	1	13
AT 1234 S LAMAR (21A)	3	2	0	5
<b>TOTAL PROVIDED FOR 21B</b>	<b>15</b>	<b>2</b>	<b>1</b>	<b>18</b>
PARKING FOR 21A	15	0	1	17
AT 1234 S LAMAR (21A)	15	0	1	17

PARKING SUMMARY FOR 21B

REGULAR	COMPACT	ACCESSIBLE	TOTAL
12	0	1	13
3	2	0	5
15	2	1	18
15	0	1	17



- T-PLAN NOTES
- ALL HANDICAP RAMP AND PARKING SPACES SHALL MEET STATE AND ADA STANDARDS. EACH HANDICAP RAMP PARKING SPACE SHALL HAVE REQUIRED IDENTIFYING SIGNAGE AS REQUIRED.
  - EACH COMPACT PARKING SPACE WILL BE SIGNED "SMALL CAR ONLY."
  - DIMENSIONS ARE MEASURED FROM FACE OF CURB.
  - OFFSITE PARKING SIGNAGE WILL BE PROVIDED AS REQUIRED BY SECTIONS 22-4-491 THROUGH 22-4-493 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. ONE SIGN AT THE OFF-SITE PARKING FACILITY INDICATING THE PROPERTY OR USE WHICH IT SERVES, AND ONE SIGN ON THE USE SITE INDICATING LOCATION OF THE OFF-SITE PARKING.
  - THE PRACTICAL DISTANCE FROM THE NEAREST PARKING SPACE ON THE PARKING EASEMENT SITE AT 1234 SOUTH LAMAR BLVD (PLAZA I, SP-2013-0180C) TO THE FRONT DOOR OF 1300 SOUTH LAMAR BLVD (PLAZA II, SPC-2013-0209A1) IS 770 LINEAR FEET.
  - THERE IS NO CONSTRUCTION AS PART OF THIS PLAN. ANY MINOR CONSTRUCTION WILL BE AUTHORIZED BY SITE PLAN EXEMPTION DA-20130-XXXX.

SOUTH LAMAR BOULEVARD

(7' OF PAVEMENT, 6' ROW)

CH= 529'±11' W 61.01'  
 CH= 529'±12' W 14.07'  
 CH= 14.31'±11.07'  
 CH= 1862.50'

Director, Planning and Development Review Department  
 SHEET: OF 4  
 FILE NUMBER: SPC-2013-0209-AT  
 APPLICATION DATE: 02/06/2013  
 APPROVED BY COMMISSION ON \_\_\_\_\_ OF THE CITY OF AUSTIN CODE  
 PROJECT NUMBER: \_\_\_\_\_ CASE NUMBER: \_\_\_\_\_ AMENDMENTS: \_\_\_\_\_  
 PROJECT EXPIRATION DATE (SP-2013-0209-AT) DWP: \_\_\_\_\_, DO: \_\_\_\_\_

1300 LAMAR PLAZA II  
 1300 SOUTH LAMAR BOULEVARD  
 AUSTIN, TEXAS

DATE: 20/04/2014  
 DRAWN: JT  
 CHECKED: JT

SEAL: 5-20-14  
 JOHN DAVE TERRELL  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 NO. 19217

397 East and Street  
 Austin, Texas 78701  
 uife  
 CONSULTANTS

TITLE: OFFSITE PARKING PLAN  
 SHEET: 4 OF 4