

REQUIRED TYPE	UNITS/SF	RATIO	SPACES
2-BEDROOM	26	2:1	52
3-BEDROOM	8	2.5:1	20
COMMERCIAL OFFICE	6886	1:275 SF	25.04
SUBTOTAL			97.04
20% REDUCTION PER 25-6-478			
BICYCLE			77.63
REGULAR TYPE			3.88
ACCESSIBLE			80
TOTAL			159.55

MINIMUM SITE AREA PER DWELLING	UNITS	AREA	TOTAL UNITS	SITE AREA REQ.	SITE AREA PROVIDED
2BR+	1200	34	34	4280	5885

BUILDING A	AREA (SF)	BONUS	BATHS	QUANTITY
A1	1100	2	2	8
A2	1249	2	2	14
B1	1479	3	2	2
B2	1479	3	2	6
SUBTOTAL				
30				

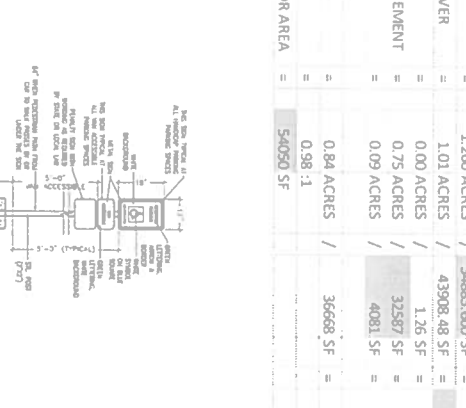
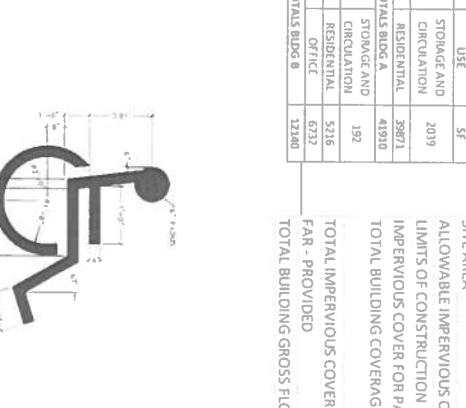
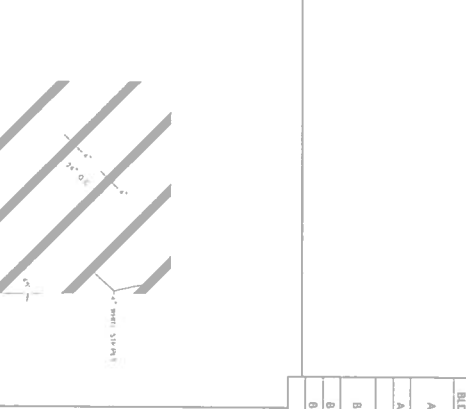
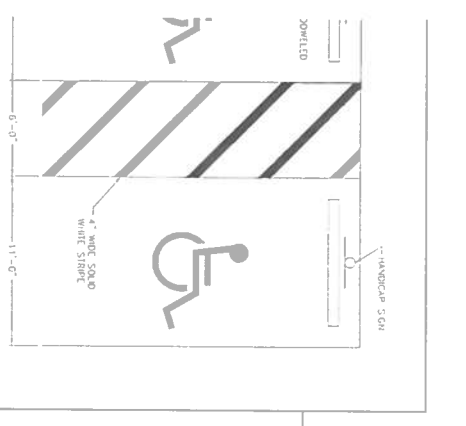
BUILDING B	AREA (SF)	BONUS	BATHS	QUANTITY
COMMERCIAL	6886	2	2	4
A3	1591	2	2	4
TOTAL UNITS				
34				

PROPOSED BUILDING USE	BLDG	USE	SF
A	A	STORAGE AND CIRCULATION	2039
		RESIDENTIAL	39871
TOTALS BLDG A			41910
B	B	STORAGE AND CIRCULATION	192
		RESIDENTIAL	5216
TOTALS BLDG B			5408
TOTAL BUILDING GROSS FLOOR AREA			54050 SF

SITE AREA	ALLOWABLE IMPERVIOUS COVER	LIMITS OF CONSTRUCTION IMPERVIOUS COVER FOR PAVEMENT	TOTAL BUILDING COVERAGE	TOTAL IMPERVIOUS COVER	FAR - PROVIDED
1.260 ACRES	54885.600 SF = 100.0%	1.01 ACRES / 43908.48 SF = 80.0%	0.00 ACRES / 1.26 SF = 59.4%	0.09 ACRES / 4081 SF = 7.4%	0.84 ACRES / 36688 SF = 66.8%

EXISTING	DESCRIPTION
1	COMMERCIAL USE WITH PARKING
2	PARKING
3	COMMERCIAL USE WITH PARKING
4	PARKING
5	VACANT
6	VACANT
7	SINGLE FAMILY VACANT
8	SINGLE FAMILY VACANT

PROPOSED	DESCRIPTION
1	BUILDING A - 30 CONDO UNITS
2	BUILDING B - OFFICE + 4 CONDO UNITS



REVISION	DATE	TITLE
REV 01	2016.04.28	

NOTES:
 1. ALL EXTERNAL LIGHTING WILL BE FULLY CUT-OFF OR FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURE SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 23.22.
 2. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR ALL MULTIFAMILY COMPLEXES AND BUSINESSES FOR OFFICE BUILDINGS.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. THE CITY OF AUSTIN USUALLY UPON THE ADOPTION OF THE DESIGN ENGINEER'S CAUTION: CONTRACTORS TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO THE CONSTRUCTION OF ANY DISCREPANCIES ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

FOR CITY USE ONLY:
 SITE PLAN APPROVAL: _____
 FILE NUMBER: SP-2013-04555C
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
 PROJECT EXPIRATION DATE: (DD-M-YY) 00/00
 Director, Watershed Protection and Development Review
 Commission 1: _____ ZONING
 Commission 2: _____
 Commission 3: _____
 FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE PERMITS AND/OR NOTICE OF CONSTRUCTION (IF APPLICABLE) MUST BE RECORDED PRIOR TO THE PROJECT EXPIRATION DATE.

1 HANDICAP STRIPING DETAIL
 2 HANDICAP STRIPING DETAIL
 3 HANDICAP SYMBOL DETAIL
 4 HANDICAP PARKING VAN ACCESSIBLE SIGN

PROJECT NUMBER: PSW 1206
 PROJECT NAME: 900 S. 1ST CONDOMINIUMS
 900 S 1ST STREET
 Austin, Texas 78704

SCALE: 1" = 20'-0"
 DRAWN BY: RM
 CHECKED BY: JC

ISSUED FOR REVIEW
 ISSUE DATE: 5/9/2014

900 S. 1ST CONDOMINIUMS
 900 2nd Street, Austin, Texas 78704
 CONSOLIDATED ADMINISTRATIVE PLAN
 SITE DIMENSION CONTROL PLAN

PSW HOMES LLC
 2003 S 1st Street
 Austin, TX 78784
 p. 512.320.3005
 f. 800.808.1175
 www.pswrealestate.com
 TBPE FIRM # 15189

LEGEND
 BOUNDARY
 PROPERTY LINE
 EXISTING EXISTENT
 CURB AND GUTTER
 EXISTING CONTOUR
 EXISTING GAS LINE
 EXISTING OVERHEAD ELECTRIC
 EXISTING WATER LINE
 EXISTING MAINT WALK R LINE
 PROPOSED MAJOR CONDUIT
 PROPOSED UNDER CONDUIT
 PROPOSED CURB
 PROPOSED ACCESSIBLE ROUTE
 TREE TO REMAIN
 1/2" IRON ROD FOUND
 1/2" IRON PIPE FOUND
 CONCRETE NAIL FOUND
 1/2" IRON ROD FOUND
 1/2" IRON ROD FOUND
 MARKED "HOLE" CARSON, INC.
 1097535
 GRAPIC CLIMATE HEAD

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 Austin, Texas 78704
 SCALE: 1" = 20'-0"
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 PAGE NUMBER: 9 of 27



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