

1066 LAMBIE STREET
SITE PLAN/DIMENSION CONTROL PLAN

Prossner and Associates, Inc.
Consulting Engineers
15377 Road 70728
Austin, Texas 78728
Phone: (512) 818-2543
Fax: (512) 818-2541

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.

- * DENOTES TREE TO BE REMOVED
- TREE LIST (12/05/2013)
- * T1 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

UNIT	'A'	'B'	'C'	'D'
LIVING AREA	1,415 s.f.	1,415 s.f.	1,415 s.f.	1,415 s.f.
CARPORIT	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

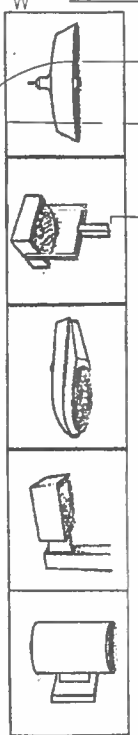
PARKING REQUIRED 2/UNIT + .5 EACH ADDITIONAL BEDROOM = 10
 *20% REDUCTION PER UC = 2 (10 x 20%)
 PARKING PROVIDED *10 - 2 = 8 PER UC

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:



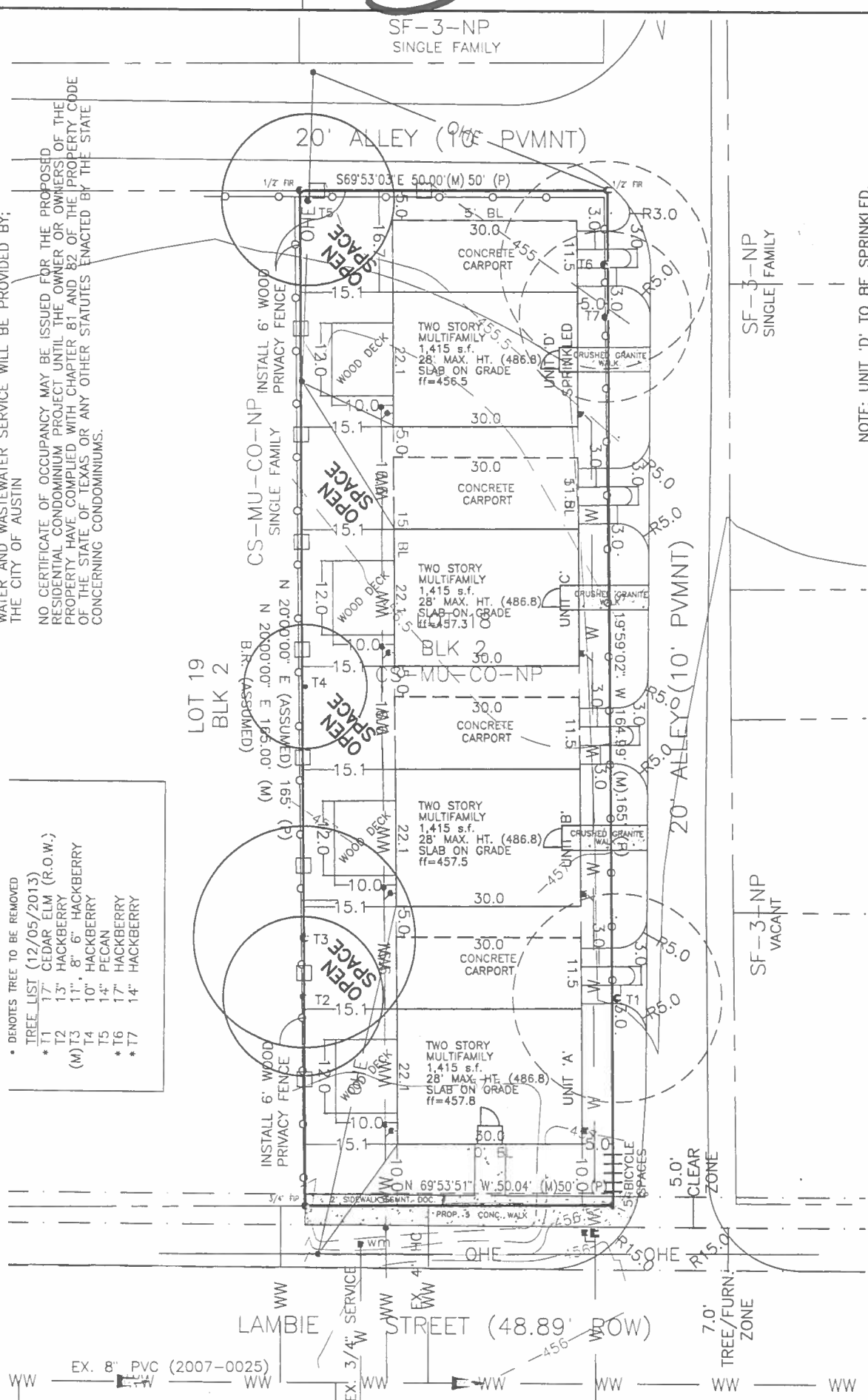
1. Public street and pedestrian lighting;
2. Parking lots;
3. Pathways;
4. Recreational areas;
5. Billboards;
6. Product display area lighting; and
7. Building overhangs and open canopies.

NOTE: ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.

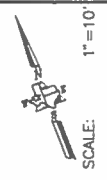
NOTE: EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT. (SECTION 25-2-585)

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'.



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 CIRCULAR ONLY

SITE PLAN RELEASE Sheet _____ of _____

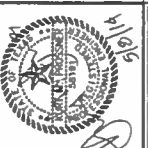
FILE NUMBER: _____ EXPIRATION DATE: _____
 APPROVED ADMINISTRATIVELY ON: _____ APPLICATION DATE: _____
 APPROVED BY: _____ CITY COUNCIL OR _____
 Under Section _____ of the Austin City Code.

Spring for Director, Planning and Development Review Department

DATE OF RELEASE: _____

Rev. 1 of _____ ZONING: _____
 Rev. 2 of _____ Connection: _____
 Rev. 3 of _____ Connection: _____

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE ACCURACY AND ADEQUACY OF THE SUBMITTALS. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.



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