

LEGEND
 4 1/4" GUT AREA VERTICAL JOINTS TO BE REINFORCED WITH #4 BARS AT ALL JOINTS. ALL JOINTS SHALL BE REINFORCED WITH #4 BARS AT ALL JOINTS. ALL JOINTS SHALL BE REINFORCED WITH #4 BARS AT ALL JOINTS.

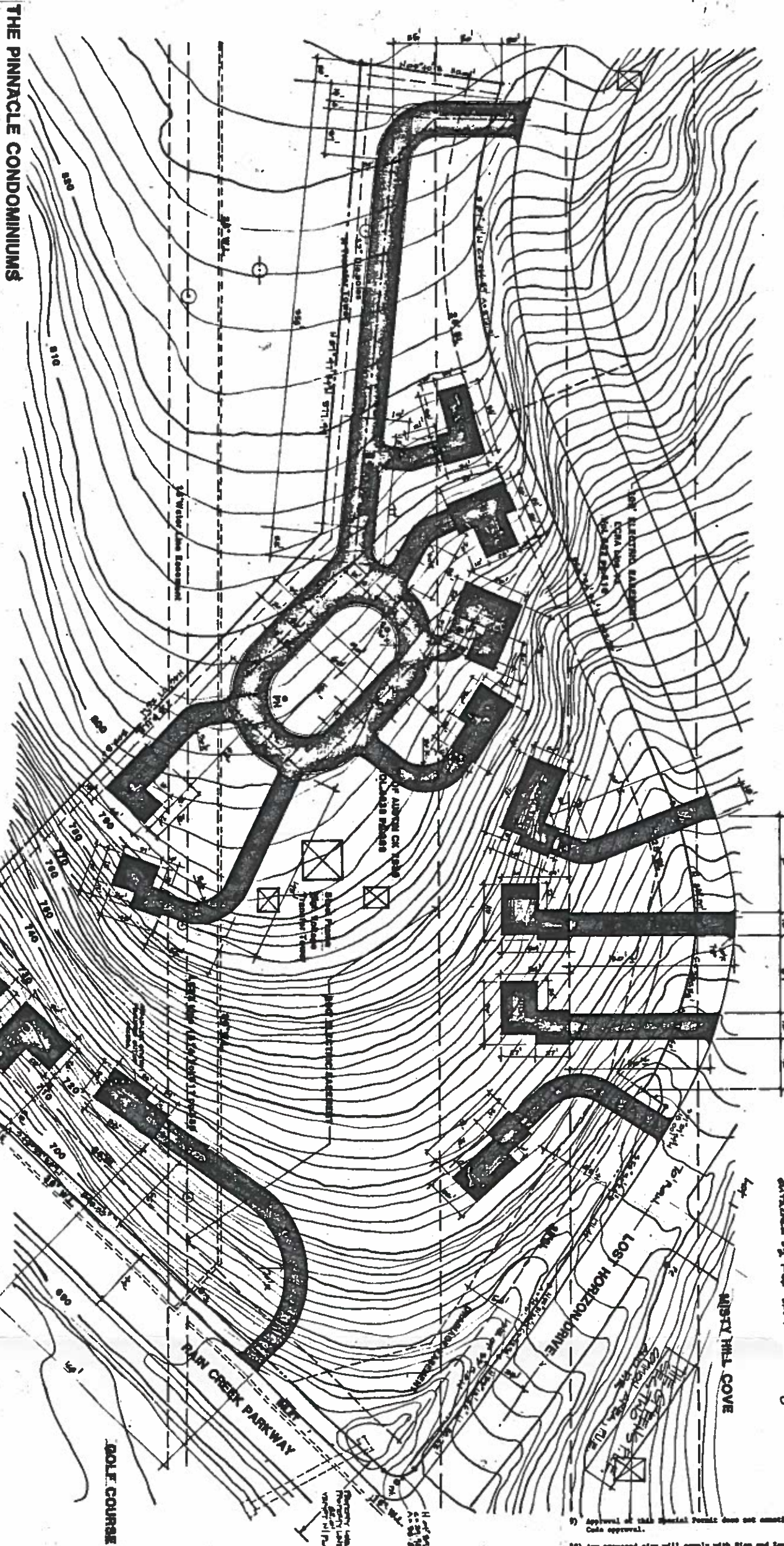
NOTES TO APPLICATION FOR BUILDING PERMIT, LANDSCAPE CONSTRUCTION PERMIT AND SIGN PERMIT:
 1) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCES AND THE CITY OF AUSTIN SIGN ORDINANCES.
 2) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCES AND THE CITY OF AUSTIN SIGN ORDINANCES.
 3) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCES AND THE CITY OF AUSTIN SIGN ORDINANCES.
 4) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCES AND THE CITY OF AUSTIN SIGN ORDINANCES.

ITEM	DESCRIPTION	AMOUNT
1	LANDSCAPE PERMIT	100.00
2	BUILDING PERMIT	100.00
3	SIGN PERMIT	100.00
4	CONSTRUCTION	100.00
5	CONSTRUCTION	100.00
6	CONSTRUCTION	100.00
7	CONSTRUCTION	100.00
8	CONSTRUCTION	100.00
9	CONSTRUCTION	100.00
10	CONSTRUCTION	100.00

1) All improvements on this site shall be in accordance with the City of Austin Sign Ordinance. Any sign on this site shall be in accordance with the City of Austin Sign Ordinance. Any sign on this site shall be in accordance with the City of Austin Sign Ordinance.

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- Approval of this Special Permit does not constitute Building Code approval.
- Any proposed sign will comply with Sign and Loading Ordinance requirements.
- Land Austin Site development permit required prior to construction.
- Fire hydrants will be set with the 4-inch opening facing a driveway or street, and will be approximately 18 inches from the center of the 4-inch opening to the finished elevation. Sec. 10-10.301(C) (Fire Hydrants)
- All buildings must have a complete automatic sprinkler system installed in accordance with NFPA No. 13. Standards in line with Austin Fire Code Sec. 10.207. Requirement for 150 ft. maximum distance from access road to all portions of exterior walls and requirements for turnarounds. System must be complete and fully operational prior to occupancy.



THE PINNACLE CONDOMINIUMS
 ADDRESS: 8075 to 8081 Rain Creek Parkway
 8081 to 8091 Lost Horizon Dr.
 GENERAL: Greater Savings & Loan Association
 LOCAL DESCRIPTION: Lot 2 and 3
 SPECIAL DESCRIPTION: 0'
 ARCHITECT: JAM Design
 TOTAL AREA: 7,041.00 sq. ft.
 PERMIT RECORDS OF TRAVIS CO.

SEEN EXISTING
 NUMBER OF UNITS: 13 - 1 story & 3 story 3 bedroom units
 FOOTPRINT ONLY
 TOTAL SQ. FT. OF 14,178
 13 Units average average 1,088
 Total of 14,178

PREVIOUS COVERAGES
 Building = 5,140
 Total = 21,000
 Building = 14,178
 Total = 11,530
 Total Coverage = 64,443
 Small Area = 207,204 sq. ft.

SITE PLAN
 SCALE: 1"=40'-0"

JAM DESIGN
 ARCHITECTS
 1000 N. BRUNNEN
 AUSTIN, TEXAS 78701
 TEL: 512/476-1111
 FAX: 512/476-1112

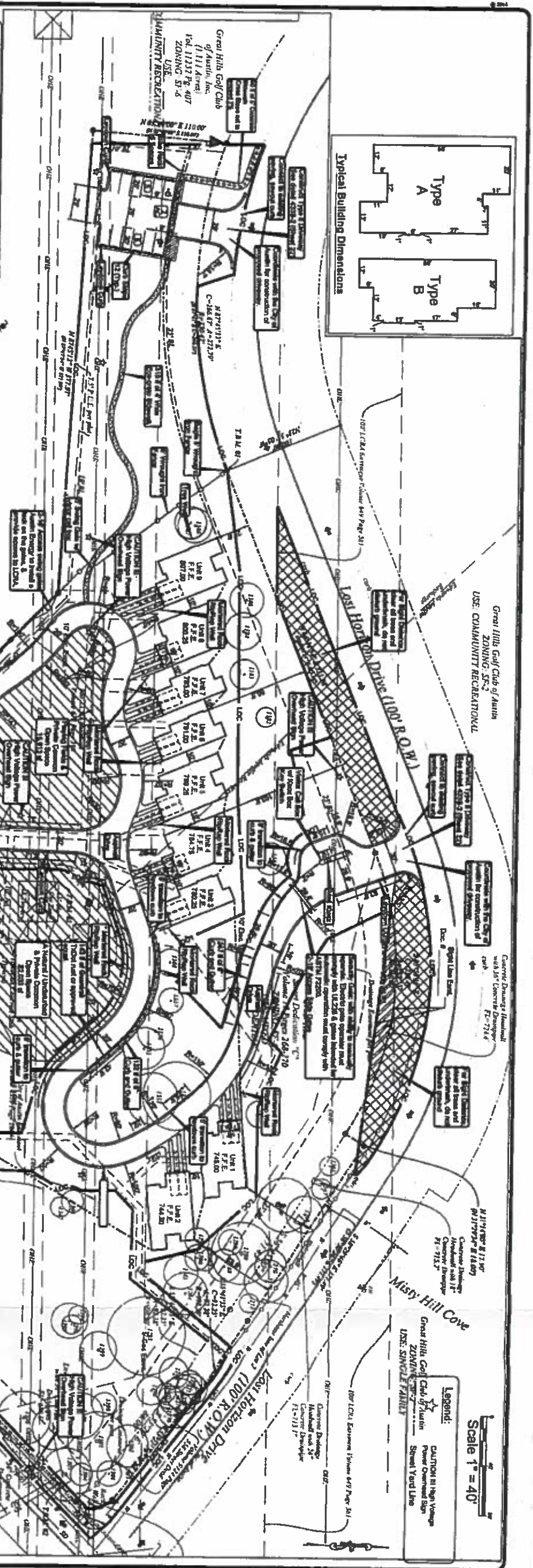
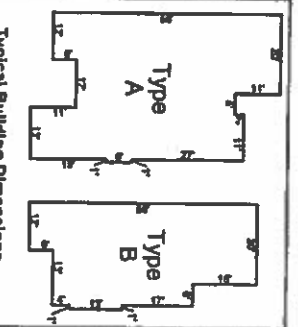
A-2
 C-14-83-224

JAM DESIGN
 ARCHITECTS
 AUSTIN, TEXAS

CONSULTING ARCHITECT : GAVE ALTMER
 CONSULTING ENGINEERS :
 STRUCTURAL ENGINEERS :



Handwritten signature/initials: GAD

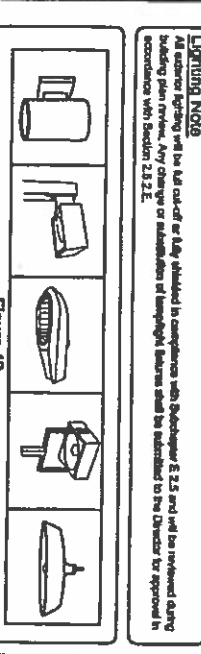


Vertical Wall Note:
Vertical wall height from finished grade to finished ceiling shall be 10 feet.

Site Plan Notes:
1. Compliance with Austin Watershed Development Ordinance and building code is required prior to issuance of permits.
2. All construction shall be in accordance with the treatment, approved site plan. Any variance or additional improvements shall be noted on the site plan.
3. Construction to City of Austin water and wastewater system is required prior to occupancy of any unit.
4. Final floor plans shall be submitted to the Austin Water Utility for review and approval.
5. Storm sewer treatment plant shall be installed prior to construction.
6. Additional electric conduits may be required at a later date.
7. All new electrical shall be installed in accordance with the City of Austin Electrical Code.
8. Approval of the Special Permit shall be obtained from the City of Austin.
9. All construction shall comply with applicable zoning and building codes.
10. Landscaping shall be installed in accordance with the City of Austin Landscaping Ordinance.
11. The site plan shall be submitted to the City of Austin for review and approval.
12. All construction shall be in accordance with the approved site plan.
13. The site plan shall be submitted to the City of Austin for review and approval.
14. All construction shall be in accordance with the approved site plan.
15. All construction shall be in accordance with the approved site plan.

Lighting Note:
All exterior lighting shall be shielded or fully shielded to comply with Ordinance 5.25 and will be reviewed during building plan review. Any change or substitution of lamp type shall be submitted to the Director for approval in accordance with Section 23.22.

Parking Data:
13 Residential Units (8 - 2 Bedrooms / 5 - 4 Bedrooms)
42 (20 Garage, 18 Tandem, 10 Regular and 2 Handicap)
5% of 57 = 8 Spaces
12 Bicycles



Proposed Impervious Cover Breakdown

Unit No.	Type	Total Impervious Features	No. of Storm
1/A	1/A	2,000	2
1/B	1/B	1,600	2
1/C	1/C	1,600	2
1/D	1/D	1,600	2
1/E	1/E	1,600	2
1/F	1/F	1,600	2
1/G	1/G	1,600	2
1/H	1/H	1,600	2
1/I	1/I	1,600	2
1/J	1/J	1,600	2
1/K	1/K	1,600	2
1/L	1/L	1,600	2
1/M	1/M	1,600	2
1/N	1/N	1,600	2
1/O	1/O	1,600	2
1/P	1/P	1,600	2
1/Q	1/Q	1,600	2
1/R	1/R	1,600	2
1/S	1/S	1,600	2
1/T	1/T	1,600	2
1/U	1/U	1,600	2
1/V	1/V	1,600	2
1/W	1/W	1,600	2
1/X	1/X	1,600	2
1/Y	1/Y	1,600	2
1/Z	1/Z	1,600	2

Site Data Table

Site Data Table	Proposed (2012-2014)	Proposed (2015-2017)
Total Site Area	328,990.0 sq ft (7.59 ac)	328,990.0 sq ft (7.59 ac)
Permitted (2012-2014)	328,990.0 sq ft (7.59 ac)	328,990.0 sq ft (7.59 ac)
Proposed (2015-2017)	328,990.0 sq ft (7.59 ac)	328,990.0 sq ft (7.59 ac)

Landscaping Calculations:

Item	Value
Total Area	328,990.0 sq ft
Impervious Area	184,000.0 sq ft
Permeable Area	144,990.0 sq ft

Legal Description:
Lot 2, Block 17, Subdivision 1, City of Austin, Texas.

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	CITY APPROVAL DATE

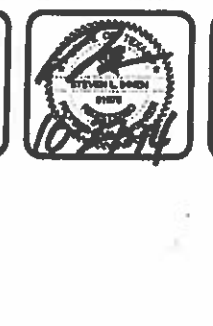
Proposed Impervious Cover Breakdown

Unit No.	Type	Total Impervious Features	No. of Storm
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1/B	1/B	1,600	2
1/C	1/C	1,600	2
1/D	1/D	1,600	2
1/E	1/E	1,600	2
1/F	1/F	1,600	2
1/G	1/G	1,600	2
1/H	1/H	1,600	2
1/I	1/I	1,600	2
1/J	1/J	1,600	2
1/K	1/K	1,600	2
1/L	1/L	1,600	2
1/M	1/M	1,600	2
1/N	1/N	1,600	2
1/O	1/O	1,600	2
1/P	1/P	1,600	2
1/Q	1/Q	1,600	2
1/R	1/R	1,600	2
1/S	1/S	1,600	2
1/T	1/T	1,600	2
1/U	1/U	1,600	2
1/V	1/V	1,600	2
1/W	1/W	1,600	2
1/X	1/X	1,600	2
1/Y	1/Y	1,600	2
1/Z	1/Z	1,600	2

COMMUNITY RECREATIONAL USE:

Unit No.	Area	Buildings	Days	Parking/Drive In
1	1.00	1	1	1
2	1.00	1	1	1
3	1.00	1	1	1
4	1.00	1	1	1
5	1.00	1	1	1
6	1.00	1	1	1
7	1.00	1	1	1
8	1.00	1	1	1
9	1.00	1	1	1
10	1.00	1	1	1
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97	1.00	1	1	1
98	1.00	1	1	1
99	1.00	1	1	1
100	1.00	1	1	1

Garrett-Ihnen Civil Engineers
12007 TechnoWay
Suite 150
Austin, Texas 78727
Telephone: (512) 454-2400
Fax: (512) 454-2401
TBE Firm No. F-630



The Pinnacle Condominiums
5717 Lost Horizon Dr
Austin, Texas 78759
Dimensional Control Plan

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	CITY APPROVAL DATE

DATE: 7/2/2013
DESIGNED: TA
DRAWN: TA
CHECKED: BL
JOB NO.: CMT-13422

SHEET NUMBER
9 OF 33

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