

LAND USE MAP
SCALE: 1" = 60'

BUILDING INFORMATION

USE	EXISTING	PROPOSED ADDITION
NO. OF STOREYS	Religious Education/ SUN CASE 3 STOREYS	Religious Assembly/ADMIN 1 STORY AND BALCONY
FLOOR PLANT SUBDIVISION	534.0	534.0
BUILDING TYPE	FLK AND BEAM	SUSPENDED SLAB WITH DRILLED PILES
TOTAL COVERED AREA OF BUILDINGS	15,116 sq. FT.	11,540 sq. FT.
TOTAL IMPERVIOUS AREA INCLUDING BUILDINGS	16,214 sq. FT. = 53.913% OF SITE	
TOTAL IMPERVIOUS AREA INCLUDING BUILDINGS	22,460 sq. FT.	PERCENTAGE OF SITE AREA: 74.71%
SITE AREA: 30,030 sq. FT.	TOTAL BUILDING AREA: 26,656 sq. FT.	ACTUAL FLOOR TO AREA RATIO: .889 TO 1

LANDSCAPE CALCULATIONS

STREET YARD AREA	PENNSYLVANIA AVE.	SALINA ST.
20% REQUIRED LANDSCAPE:	2,604 sq. FT.	6,220 sq. FT.
ACTUAL LANDSCAPED AREA:	512.8 sq. FT.	1244 sq. FT.
REQUIRED NO. OF STREET YARD TREES:	16 (11.13 sq. FT.)	13 (11.13 sq. FT.)
ACTUAL NO. OF STREET YARD TREES:	3	7
NOTE: THESE ARE 15 CALIPER TREES OF TREE REPLACEMENT INCL. IN THE LANDSCAPE KEY BELOW		6 (1.1 sq. FT. PER TREE)

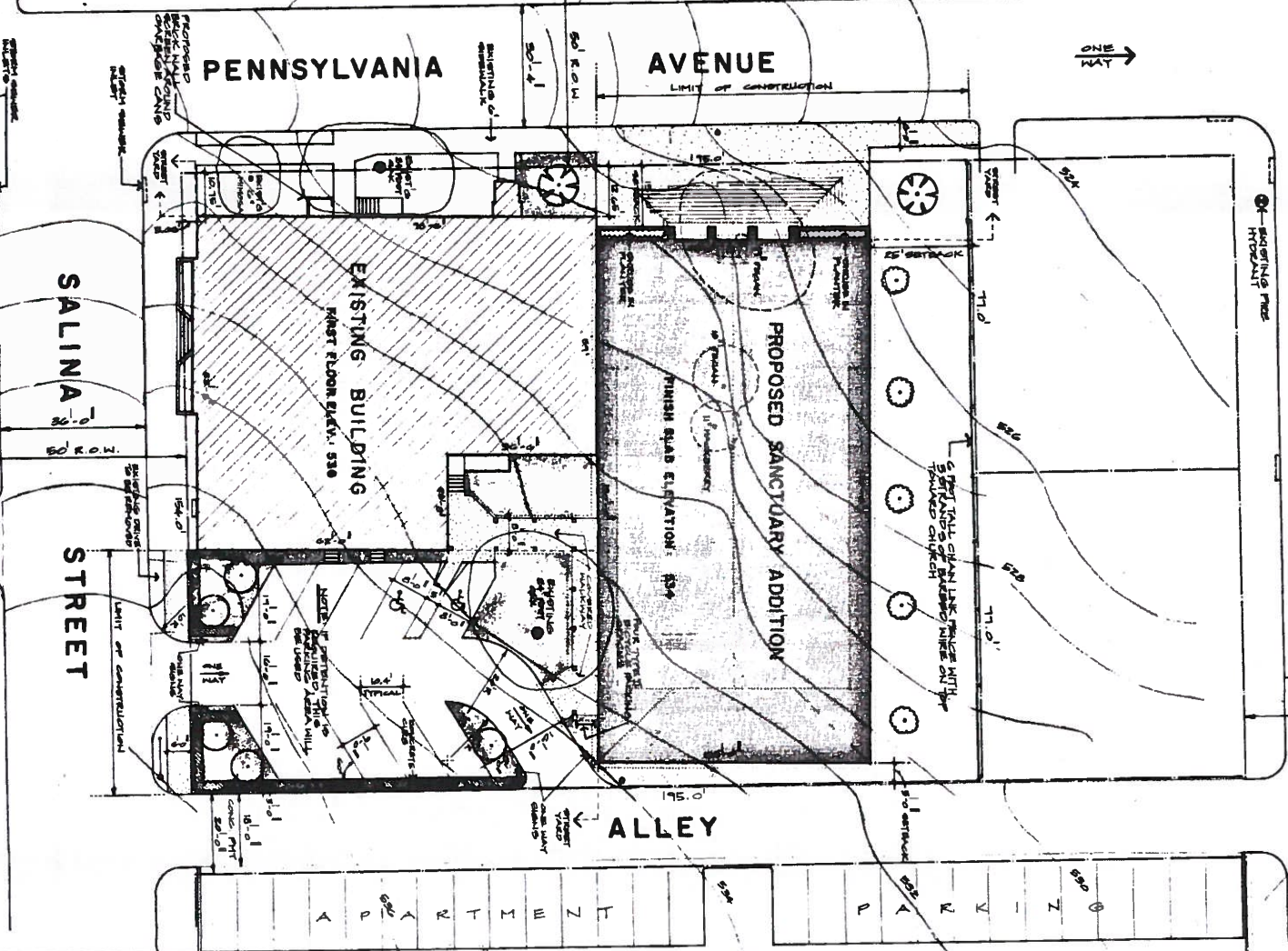
LANDSCAPE KEY

- 1 - 5" CELESTIAL (TOTAL OF 5' OF TREE REPLACEMENT DEBIT)
- 2 - 4" CELESTIAL (TOTAL OF 4' OF TREE REPLACEMENT DEBIT)
- 3 - 3" CELESTIAL (TOTAL OF 3' OF TREE REPLACEMENT DEBIT)
- 4 - 2" CELESTIAL (TOTAL OF 2' OF TREE REPLACEMENT DEBIT)
- 5 - 1" CELESTIAL (TOTAL OF 1' OF TREE REPLACEMENT DEBIT)

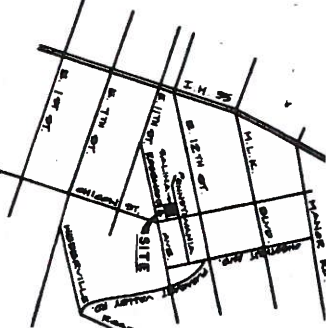
PARKING CALCULATIONS

STANDARD CONTRACT HANDICAPPED	STANDARD CONTRACT HANDICAPPED	STANDARD CONTRACT HANDICAPPED
8	0	2
10	0	2
11	3	2

SEE ATTACHED AGREEMENT FOR JOINT USE PARKING BETWEEN CHURCH AND CITY OF AUSTIN. REQUIREMENTS FOR DIMENSIONS TYPICAL STANDARD SPACE IS 9' WIDE BY 18' LONG.



LOCATION MAP
NO SCALE



SITE PLAN RELEASE NOTES

1. Site is not in the 25 year or 100 year Flood plain, therefore no building or parking facility is in a Flood plain.
2. All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of both city, water, and UDS.
3. Approval of this Site Plan does not include or reflect approval of other ordinances or regulations that may apply to this development. This approval does not include building code and fire code approval.
4. All signs must comply with requirements of the Sign Ordinance and Zoning Ordinance, and other applicable ordinances.
5. Driveway required prior to construction of approaches.
6. Owner is responsible for all costs of relocation of, or damage to, utilities.
7. Waterway or site development is required prior to all clearing, grading, filling or construction.
8. Additional electric assessment may be required at a later date.
9. Connect to the City of Austin water and wastewater systems per services.
10. Regardless of ownership, all site plan revisions or amendments will require the entire site to conform with the zoning ordinance.
11. Vegetative screening will be provided to screen adjacent residential property from mechanical equipment.
12. All exterior lighting will be hooded or shielded so that the light source is not directly visible from adjacent streets or more restrictive properties.
13. The noise level of mechanical equipment will not exceed 70 db at the property line.
14. THE FINISHING COMPLETE THE CONSTRUCTION OF THE SANCTUARY AND EXISTING BUILDING. THE CITY COUNCIL HAS APPROVED THE PROPOSED SANCTUARY AND EXISTING BUILDING. THE CITY COUNCIL HAS APPROVED THE PROPOSED SANCTUARY AND EXISTING BUILDING.
15. THE BOARD OF ADJUSTMENT GRANTED A HEIGHT VARIANCE FOR THE PROPOSED SANCTUARY AND EXISTING BUILDING.
16. THE CITY COUNCIL HAS APPROVED THE PROPOSED SANCTUARY AND EXISTING BUILDING. THE CITY COUNCIL HAS APPROVED THE PROPOSED SANCTUARY AND EXISTING BUILDING.
17. THE CITY OF AUSTIN IS BEING REQUESTED TO REZONE THE PROPOSED SANCTUARY AND EXISTING BUILDING FROM CHURCH AND KEALING JR. HIGH SCHOOL TO BAPTIST CHURCH.

SITE PLAN RELEASE

APPROVED BY PLANNING COMMISSION ON: August 1, 1987

APPROVED BY CITY COUNCIL ON: August 1, 1987

City Code: Chapter 22B, The Austin City Code

Acting Director: Michael A. Bell

SITE PLAN
SCALE: 1" = 20'

C14-86-103

LOT 6 VOL. 6474 P. 117 (1979)
LOT 7 VOL. 654 P. 295 (1940)
LOT 8 VOL. 488 P. 8 (1932)

SANCTUARY ADDITION
1801, 1803 & 1805 PENNSYLVANIA AVE.
C.R. JOHNS SUBDIVISION, BLOCK 5, LOTS 6, 7 & 8
TOTAL AREA: 50,030 SQ. FT.

OWNER: GREATER MOUNT ZION BAPTIST CHURCH
DESIGNER: DON TEW ARCHT. 258-9355
DATE: SEPTEMBER 1, 1987

ZONING CASE: C14-86-103