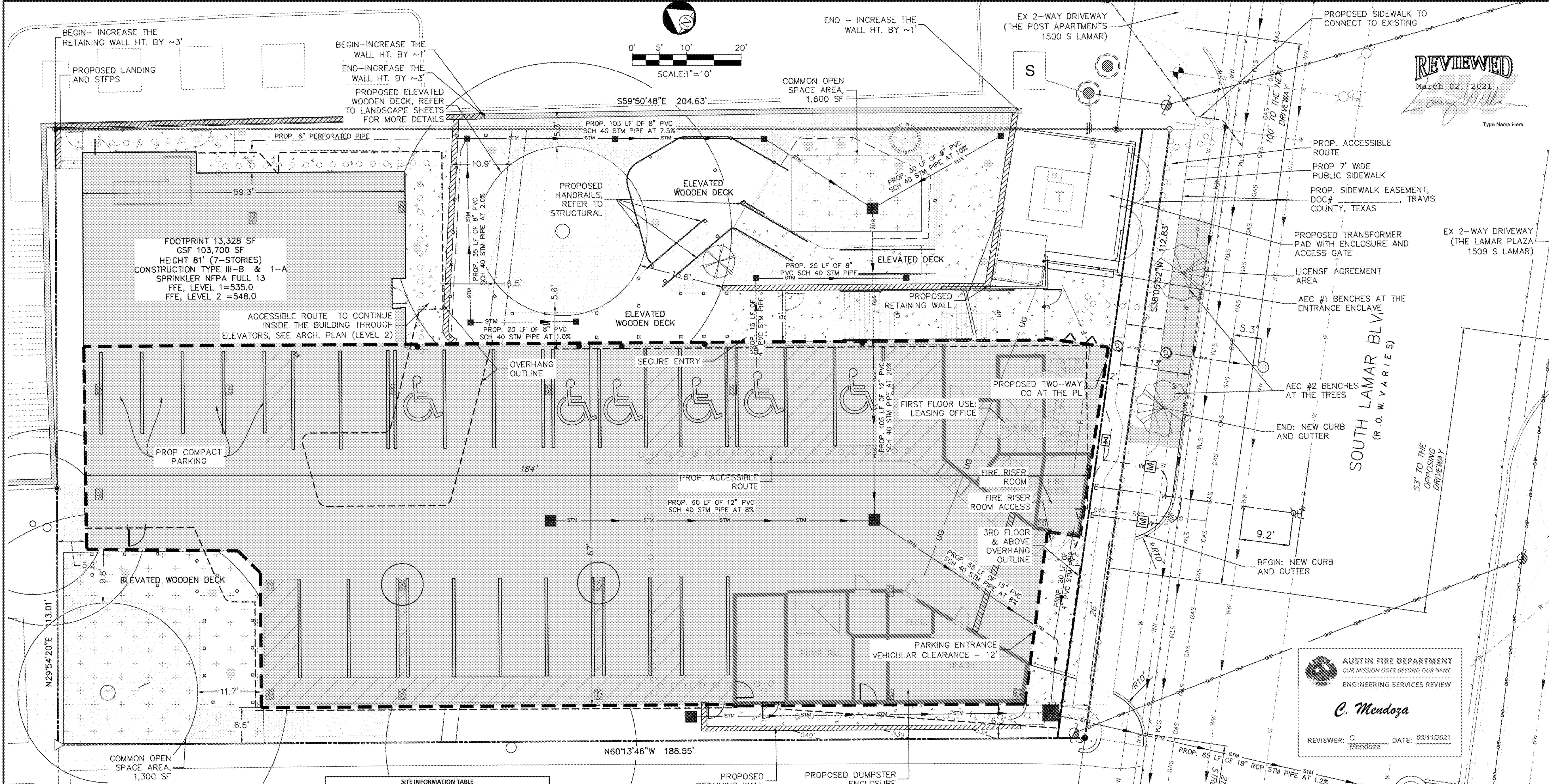


ZILKER STUDIOS - 1508 S LAMAR BLVD. AUSTIN, TX 78704

SP-2020-0246C.SH



REVIEWED
March 02, 2021
Type Name Here

AUSTIN FIRE DEPARTMENT
OUR MISSION GOES BEYOND OUR NAME
ENGINEERING SERVICES REVIEW
C. Mendoza
REVIEWER: C. Mendoza DATE: 03/11/2021

IMPERVIOUS COVER SUMMARY TABLE				
Gross Site Area (GSA)	SF	0.5071	Ac.	
Net Site Area (NSA)	22,089	SF	0.5071	Ac.
CS-V: 13,092 SF (Allowable IC - 95%)	Existing to Remain	Existing to be Removed	Proposed	Proposed Net
Building Footprint (SF and % GSA)	0.00%	0.00%	32.45%	32.45%
Main Driveway (SF)	-	6,577	-	-
Sidewalk & Others (SF)	-	-	2,220	2,220
Total IC CS-V (SF)	-	6,577	9,387	9,387
Total IC CS-V (AC)	-	0.151	0.215	0.215
Total CS-V (% GSA)	0.00%	29.77%	71.68%	71.68%
GR-V: 8,994 SF (Allowable IC - 90%)	Existing to Remain	Existing to be Removed	Proposed	Proposed Net
Building Footprint (SF and % GSA)	0.00%	15.91%	26.52%	26.52%
Main Driveway (SF)	-	3,515	5,858	5,858
Sidewalk & Others (SF)	-	6,331	1,009	1,009
Total IC GR-V (SF)	-	9,846	6,867	6,867
Total IC GR-V (AC)	-	0.226	0.158	0.158
Total GR-V (% GSA)	0.00%	44.57%	31.09%	76.35%
Site Total (SF)	-	16,423	16,253	16,253
Site Total (AC)	-	0.377	0.373	0.373
Site Total (% GSA)	0.00%	74.35%	73.58%	73.58%

SITE INFORMATION TABLE			
Gross Site Area (GSA)	22,089	SF	0.5071 Acres
Net Site Area (NSA)	22,089	SF	0.5071 Acres
Existing Land Use	Office		
Proposed Land Use	Congregate Living		
Zoning	CS-V, GR-V		
Area of CS-V	13,092	SF	
Area of GR-V	8,994	SF	
Gross Floor Area	88,565	SF	400.9% GSA
Building Coverage (CS-V)	7,167	SF	54.7% GSA
Building Coverage (GR-V)	5,858	SF	65.1% GSA
Impervious Cover (See IC Table)	16,253	SF	73.6% GSA
Open Space Area	1,300	SF	5.9%
Floor-To-Area Ratio	4.01		
Building Height	7 stories		
Foundation Type	Slab on Grade		

PARKING SUMMARY TABLE			
Land Use	Quantity	Parking Ratio	Required Spaces
Efficiency Unit	110		Parking Requirements are waived per Affordability Unlocked Development Bonus Program
Leasing Office			Accessory Use. Exempt from parking requirement per 25-6-471 (G).
Maintenance Building			(G).
Total Parking Provided			22
Minimum ADA Accessible Parking Required			2
	ADA Accessible Parking		5
	ADA Van Accessible Parking		1
Total ADA Accessible Parking			6
Total Standard Parking			16
Total Compact Parking (<30% total)			4
Total Bike Parking Provided			22

Unit Type	Sq. Ft.	3rd	4th	5th	6th	7th	Total Units
1-Bed	435	22	22	22	22	22	110 Units / 47,550 GSF
Total GSF		9,570	9,570	9,570	9,570	9,570	
Leasing Office & Services	7,678						
Maintenance	365						
Parking & Corridors	47,807						103,700 GSF

BUILDING SUMMARY TABLE						
Building No.	Use	SF	# Stories	Height	FFE	Sprinkler System
1	Congregate Living	14,783	7	70	535.0	NFPA 13
TOTAL		103,700				

THIS PROJECT IS APPROVED BY ATD TO HAVE TRASH TRUCKS RIGHT-TURNING INTO THE SITE FROM S LAMAR TO PICK UP OUTSIDE THE GARAGE AND BACKING OUT INTO THE ROW TO EXIT. HOURS OF TRASH OPERATIONS TO BE LIMITED TO MIDNIGHT AND 6AM ONLY.

SCREENING NOTE: SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

- GENERAL NOTES:**
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
 - TRASH CONTAINERS SHALL NOT BE LEFT AT CURB SIDE UNATTENDED. SIGNS MUST BE POSTED ON THE BUILDING OR AT A LOCATION THAT IS PUBLICLY VISIBLE INDICATING THAT TRASH CONTAINERS MAY NOT BE LEFT AT CURBSIDE. THE SIGN SHALL INDICATE THE CITY OF AUSTIN'S CODE ENFORCEMENT PHONE NUMBER FOR THE PUBLIC TO REPORT VIOLATIONS.
 - SERVICE COMMITMENT FROM A COMMERCIAL TRASH SERVICE MUST BE PROVIDED INDICATING THEY CAN PROVIDE SERVICE. THE LETTER SHOULD ADDRESS THE MINIMUM CLEARANCE REQUIREMENT FOR THE SERVICE VEHICLES.
 - NO ACCESSIBLE UNITS, ADAPTABLE UNITS, PUBLIC ACCOMMODATIONS OR AMENITIES ARE PROPOSED ON SITE.
 - EXISTING SIDEWALKS TO REMAIN HAVE BEEN VERIFIED TO COMPLY WITH THE APPLICABLE VERSION OF THE TEXAS ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND CITY OF AUSTIN STANDARDS.
 - APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
 - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
 - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20.
 - EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OCCUPIED BY A VEHICLE PARKED IN THE SPACE.
 - EXISTING SIDEWALKS TO REMAIN HAVE BEEN VERIFIED TO COMPLY WITH THE APPLICABLE VERSION OF THE TEXAS ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND CITY OF AUSTIN STANDARDS.
- EXTERIOR LIGHTING NOTE:**
EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE CO, LR, OR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585).

- AUSTIN FIRE DEPARTMENT NOTES:**
- SIGNS AND IDENTIFICATION MARKERS DESIGNATING FIRE ZONES/FIRE LANES. AFTER DESIGNATION OF A FIRE ZONE OR FIRE LANE UNDER THIS ARTICLE, THE FIRE CHIEF SHALL GIVE NOTICE OF THE DESIGNATION TO THE OWNER OF THE PROPERTY, DIRECTING THE OWNER TO CAUSE, AT THE EXPENSE OF THE OWNER, MARKINGS TO BE PAINTED ON ANY AREAS DESIGNATED AS A FIRE ZONE OR FIRE LANE. THE MARKINGS MUST BE RED WITH WHITE STENCILING READING "FIRE ZONE/ TOW AWAY ZONE" OR "FIRE LANE/ TOW AWAY ZONE" IN LETTERING AT LEAST THREE INCHES HEIGHT. THE STENCILING SHALL BE AT INTERVALS OF 35 FEET OR LESS. IN ADDITION, THE OWNER SHALL CAUSE SIGNS TO BE POSTED AT BOTH ENDS OF A FIRE ZONE OR FIRE LANE. ALTERNATIVE MARKINGS OF FIRE ZONES AND FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED FIRE ZONES OR FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET AND ARE CLEARLY MARKED "TOW AWAY ZONES" AT LEAST EVERY 35 FEET. THE SIGNS SHALL BE INSTALLED WITH THE TOP OF THE SIGN NO HIGHER THAN EIGHT FEET ABOVE GRADE AND NO LESS THAN FIVE FEET ABOVE THE GRADE.
 - DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN TEN FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES.
- AUSTIN ENERGY NOTES:**
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 29-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 29-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
 - THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
 - A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.
- SUBCHAPTER F NOTES:**
- A) ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT DIRECTED AT THE ADJACENT ZONED AND USED SF-5 OR MORE RESTRICTIVE USE (ORD. 910620-C, EXHIBIT B & VI.10.K).
- EACH BUILDING FOOTPRINT REPRESENTS THE MAXIMUM POTENTIAL DEVELOPMENT. ACTUAL DEVELOPMENT MAY BE THE SAME OR LESS THAN WHAT IS SHOWN.

