2010 S LAMAR OFFICE - BUILDING DATA	
CONSTRUCTION TYPE:	II-B
FOUNDATION TYPE:	SLAB

2010 S LAMAR OFFICE - BUILDING AREA BY LEVEL			
LEVEL	USE	AREA (SF)	TOTAL LEVEL AREA
GARAGE BASEMENT 1	Garage	35,055.00	35,055.00
GARAGE BASEMENT 2	Garage	35,055.00	35,055.00
LEVEL 1	Garage	16,870.00	35,055.00
	Restaurant (General)	8,779.00	
	Restaurant (Limited)	2,080.00	
	Lobby & Misc	5,184.00	
	Retail	2,142.00	
LEVEL 2	Atrium	1,786.00	31,938.00
	Professional Office	28,654.00	
	Balcony & Terrace	1,498.00	
LEVEL 3	Professional Office	27,593.00	28,342.00
	Balcony	749.00	
GROSS SQUARE FOOTAGE			165,445.00

2010 S LAMAR OFFICE - EXISTING BUILDING AREA			
LEVEL	USE	AREA (SF)	TOTAL LEVEL AREA
LEVEL 1	Restaurant	6,836.61	6,836.61
GROSS SQUARE FOOTAGE			6,836.61

2010 S LAMAR OFFICE- SITE DATA			
ZONING:	CS	EXISTING USE:RESTAURANT	
SITE LAND USE:	MIXED USE		
SITE AREA:	1.05 AC/43,738 SF		
ESTIMATED START OF CONSTRUCTION:	Jan-17		
ALLOWABLE:		**PROPOSED:**	
BUILDING HEIGHT:	60'	BUILDING HEIGHT:	44'
# OF STORIES:	5	# OF STORIES:	4
F.A.R.	2:1	F.A.R.	1.22:1
BUILDING COVERAGE:	95%	BUILDING COVERAGE:	33,575 SF/ 74%
IMPERVIOUS COVERAGE:	95%	IMPERVIOUS COVERAGE:	42,948 SF/93.90%

2010 S LAMAR OFFICE - PARKING DATA - REQUIRED			
USE:	**RATIO:**	**SF**	**PARKING REQUIRED**
~~PROFESSIONAL OFFICE~~	1 PER 275 SF	~~60,022~~ 63,960	~~218~~ 232
~~GENERAL RETAIL SALES~~ (GENERAL) OFFICE	~~1 PER 275 SF~~	2,100	8
~~RESTAURANT~~ (LIMITED) - SMALL OFFICE	~~1 PER 100 SF~~ 1:275	2,174	~~22~~ 8
~~RESTAURANT~~ (GENERAL) - LARGE OFFICE	~~1 PER 75 SF~~ 1:275	8,902	~~119~~ 32
LOADING SPACE	~~1 SPACE~~	10,001-75,000 SF OFFICE	1
BICYCLE PARKING	5% OF REQUIRED	362 REQUIRED (APP. A)	18
ACCESSIBLE SPACES	7 SPACES	201-300 TOTAL SPACES	7
TOTAL PARKING REQUIRED - UNDER APPENDIX A:			~~367~~ ~~381~~ 306
URBAN CORE PARKING REDUCTION - 20% (LDC 25-6-478 (A))			~~73~~ ~~76~~ -60
CAR SHARING PARKING REDUCTION (3 SPACES @ 20 SPACE REDUCTION EACH)			~~60~~
SHOWER FACILITY REDUCTION - 10% (LDC-25-6-478(D))			~~37~~ -38
TOTAL REDUCTION (@50% MAX = 180.5)			~~170~~ -173 158
		TOTAL PARKING REQUIRED	~~197~~ 207 148

2010 S LAMAR OFFICE - PARKING DATA - PROVIDED	
TYPE:	**PARKING PROVIDED:**
STANDARD	169
COMPACT	30
LOADING SPACE	1
ACCESSIBLE	7
TOTAL PARKING PROVIDED:	207
2010 S LAMAR OFFICE - BICYCLE PARKING REQUIRED/PROVIDED	**SPACES PROVIDED:**
5% OF REQUIRED (18 MIN.)	26

2010 S LAMAR OFFICE - FINISHED FLOOR ELEVATIONS		
BUILDING		FINSHED FLOOR ELEV.
1		551.25

A	SAW-CUT EXISTING PAVEMENT. TIE TO EXISTING PAVEMENT PROPOSED PAVEMENT/CURB SHALL MATCH EXISTING GRADE
B	CONCRETE PAVEMENT. REFERENCE PAVEMENT SECTION(S) ON CONSTRUCTION DETAILS SHEET(S)
C	5' CONCRETE SIDEWALK PER COA DETAIL 432S-1. REFERENCE PLAN FOR WIDTH
D	CONCRETE SIDEWALK PER COA DETAIL 432S-1. REFERENCE PLAN FOR WIDTH.
E	PROPOSED METER BANKS
F	CONCRETE CURB (TYPICAL). REFERENCE CONSTRUCTION DETAILS. REF. DETAIL ON SHEET 18.
G	FIRE LANE STRIPING. REFERENCE CONSTRUCTION DETAILS.
H	CLASS-III BIKE RACKS PER C.O.A. STD. DETAIL 710S-1. (TYP. OF 3 RACKS(6 SPACES)) EACH
I	FIRE HYDRANT PER C.O.A. STANDARD DETAIL 511S-17. (TYPICAL OF 2)
J	PAVEMENT MARKINGS. REFERENCE CONSTRUCTION DETAILS.
K	TRASH/DUMPSTER/RECYCLING LOCATION
L	10'X10' TRANSFORMER PAD LOCATION
M	CROSSWALK PAVEMENT MARKINGS. REFERENCE CONSTRUCTION DETAILS.
O	ADA RAMP PER COA DETAIL REFERENCE CONSTRUCTION DETAILS.
P	ACCESSIBLE ROUTE (ADA)
Q	LANDSCAPE AREA
R	EXISTING 5' SIDEWALK; TIE PROPOSED SIDEWALK TO EXISTING SIDEWALK
S	STOP BAR AND STOP SIGN
T	ABOVE GROUND METAL TREE PLANTERS
U	20-FOOT TRANSITION BACK TO EXISTING CURB LINE.
V	(2) 4" WHITE STRIPES. 12" WIDE, 45° WHITE STRIPE SPANNING BETWEEN, SPACED 40' APART ON CENTER. REF. CONSTRUCTION DETAILS
W	INSET 15-MIN PARKING

X FUTURE BIKE LAND BARRIER CURB TO BE COORDINATED WITH CAPMETRO, AUSTIN TRANSPORTATION DEPT, AND CORRIDOR MOBILITY PROGRAM. INSTALLATION OF CURB IS NOT A CONDITION OF BUILDING OCCUPANCY OR PROJECT COMPLETION OR ACCEPTANCE; CONSTRUCTION WILL BE COORDINATED AS PART OF THE 2016 BOND LAMAR CORRIDOR INITIATIVE.

0 10' 20' 40'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- EDGE OF PAVEMENT (EOP)
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD UTILITY LINE
- RETAINING WALL
- FOUNDATION WALL REFERENCE STRUCTURAL
- ACCESSIBLE ROUTE
- LIMITS OF FINISHED FLOOR ELEVATION
- FIRELANE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FIRE LANE PAVEMENT
- WASTEWATER MANHOLE
- WASTEWATER CLEAN-OUT
- UTILITY POLE
- GUY WIRE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BFP — BACKFLOW PREVENTER
- STORM DRAIN MANHOLE
- DRAINAGE INLET
- SIGN
- T — TELEPHONE RISER
- E — ELECTRIC TRANSFORMER PAD
- CONCRETE WHEEL STOP
- PARKING STALL COUNT
- ACCESSIBLE PARKING
- BICYCLE PARKING
- 5000 — TREE (TO REMAIN)
- 5000 — TREE (REMOVED)
- T — TANDEM PARKING SPOT
- LIGHT POLES
- EXISTING DRAINAGE BOUNDARY
- UE — UNDERGROUND ELECTRIC
- E — ELECTRIC MANHOLE
- 24" WATER LINE

NOTES:

1. REFERENCE "SITE PLAN NOTES" ON GENERAL NOTES SHEET(S) FOR ADDITIONAL PLAN NOTES.
2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION
3. ALL SITE DIMENSIONS ARE TO FACE OR CURB, FACE OF WALL, FACE OF BUILDING AND PROPERTY LINE UNLESS OTHERWISE NOTED
4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.
5. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
6. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
7. YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND FOR REFUSE COLLECTION (SECTION 25-2-1066).
8. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.3.
9. SUBCHAPTER E APPLIES TO THIS SITE PLAN. THE PRINCIPAL STREET IS LAMAR BOULEVARD, AND THIS PROJECT IS LOCATED IN A CORE TRANSIT CORRIDOR.
10. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI_FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS.
11. 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.
12. TO UTILIZE THE 10% PARKING REDUCTION, THE PROPOSED 20,000 TO 99,999 SQUARE FEET OF GROSS FLOOR AREA BUILDING SHALL PROVIDE A MINIMUM OF ONE SHOWER AND CHANGING FACILITY FOR EACH GENDER. THE PROPOSED SHOWER AND CHANGING FACILITIES ARE LOCATED ON LEVEL 2, SHOWN ON SHEET 32.
13. A WAIVER HAS BEEN APPROVED TO ALLOW THE TRASH LOADING VEHICLE TO PICK UP TRASH WITHIN THE PROPOSED DRIVEWAY. TRASH SHALL NOT BE PICKED UP ALONG HETHER STREET.
14. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY." LDC, 25-6-475.

CAR SHARING SERVICE NOTES:

1. THIS PROJECT WAS APPROVED FOR PARKING REDUCTIONS FOR PROVIDING A CAR-SHARING SERVICE. THREE CAR SHARING VEHICLES ARE BEING PROVIDED BY THE OWNER/PROPERTY MANAGER.
2. THE CAR SHARING SERVICE SHALL OFFER USE OF VEHICLES 24 HOURS AND 7 DAYS A WEEK ON AN HOURLY BASIS TO ITS MEMBERS (EMPLOYEES AND STAFF).
3. A CAR SHARE PROGRAM MUST PROVIDE INSURANCE FOR ITS MEMBERS AND ENABLE ADVANCED BOOKING OF ITS VEHICLES.
4. PROOF OF INSURANCE AND VEHICLE TITLE DOCUMENTS AND/OR VEHICLE LEASE AGREEMENTS FOR THE CAR SHARING VEHICLE(S) MUST BE PROVIDED UPON REQUEST BY CITY OF AUSTIN INSPECTORS.
5. ANNUAL REPORTING OF THE CAR SHARING SERVICE USE IS REQUIRED. THE REPORT FORM MUST BE SUBMITTED TO THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT, ONCE A YEAR, STARTING ONE YEAR AFTER THE CERTIFICATE OF OCCUPANCY FOR THE USE IS ISSUED.
6. SIGNAGE INDICATING THE AVAILABILITY OF THE SERVICE SHALL BE POSTED ON THE BUILDING AT A LOCATION THAT IS CLEARLY VISIBLE TO THE MEMBERS AND PATRONS THAT BENEFIT FROM THE CAR-SHARING SERVICE.
7. THE CAR-SHARING PROPOSAL IS FILED IN THE SITE PLAN MASTER FILE.
8. IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 25-1-412, THE DIRECTOR MAY SUSPEND A RELEASED SITE PLAN UNTIL THE REQUIREMENTS ARE MET.

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

C6 REPLACEMENT SHEET

TREE LIST	
NUMBER	DESCRIPTION
5001	20" CHINABERRY **
** 5002	20" ELM **
** 5003	18" ELM **
** 5004	16" ELM **
** 5005	15" HACKBERRY **
** 5006	12" ELM **
** 5007	20" HACKBERRY **
5008	25" ELM
** 5009	20" PALM **
** 5010	17" PALM **
** 5011	16" PALM **
** 5012	20" PALM **
5013	8" HACKBERRY
5014	11" COTTONWOOD
5015	15" HACKBERRY
5016	9" HACKBERRY
5017	19" HACKBERRY 13 11
5018	8" HACKBERRY

** DENOTES TREE TO BE REMOVED **

NOTE:
1.)NON-CONFORMING SIDEWALK RAMP TO BE REPLACED WITH STANDARD RAMP.
2.)A STRIPING PLAN MUST BE PROVIDED BY THE ENGINEER AND APPROVED BY ATD PRIOR TO FINAL STRIPING OF THE BIKE LANE.

APPENDIX Q-2: IMPERVIOUS COVER						
PROJECT: 2010 S LAMAR OFFICE						
BRD #: 307.001						
TOTAL GROSS SITE AREA	1.05	ACRES				
ALLOWABLE IMPERVIOUS COVER						
IMPERVIOUS COVER ALLOWED AT	95%	X GSA=	1.00	ACRES		
TOTAL IMPERVIOUS COVER ALLOWED =			1.00	ACRES		
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY						
TOTAL ACREAGE 15-25% = 0.00 X 10% =			0	ACRES		
PROPOSED TOTAL IMPERVIOUS COVER						
IMPERVIOUS COVER IN UPLANDS ZONE =	0.99	ACRES =	93.90%			
TOTAL PROPOSED IMPERVIOUS COVER =	0.99	ACRES				
PROPOSED IMPERVIOUS COVER ON SLOPES						
			BUILDINGS AND OTHER IMPERVIOUS COVER		DRIVEWAYS/ ROADWAYS	
SLOPE CATEGORIES	ACRES		AC	% OF CAT.	AC	% OF CAT.
0-15%	1.05		0.96	91.43%	0.03	2.86%
15-25%	0		0	0.00%	0	0.00%
25-35%	0		0	0.00%	0	0.00%
OVER 35%	0		0	0.00%	0	0.00%
TOTAL SITE AREA	1.05					

AEC APPROVAL FOR 2.2.2.B.1 AND 2

DUE TO EXISTING UNDERGROUND UTILITY LINES (WASTEWATER AND GAS) ALONG THE CURB AND GUTTER, AUSTIN WATER UTILITY HAS PROHIBITED THE REQUIRED CORE TRANSIT CORRIDOR TREES TO BE PLANTED ON-TOP OF THE UTILITY LINES. AEC HAS BEEN APPROVED TO FLIP THE 8-FOOT PLANTING ZONE, WITH THE NINE REQUIRED SHADE TREES, AND THE 7-FOOT CLEAR ZONE ALONG SOUTH LAMAR. THE PROPOSED DEVELOPMENT PROVIDES THE FOLLOWING AS AN ALTERNATIVE TO THE REQUIRED STANDARDS:

- PROVIDE SHADE TREES AT AN AVERAGE OF 30-FOOT ON CENTER WITHIN THE PLANTING ZONE ALONG HETHER STREET
- PROVIDE BICYCLE FACILITY IMPROVEMENTS ALONG THE PROPERTY FRONTAGE ON SOUTH LAMAR. A 7-FOOT BIKE LANE AND 2-FOOT RAISED BUFFER IS PROVIDED AND APPROVED BY AUSTIN TRANSPORTATION DEPARTMENT.

R. Schaffner - 5/27/2020
Corr 6C

AUSTIN FIRE DEPARTMENT
OUR MISSION GOES BEYOND OUR NAME
ENGINEERING SERVICES REVIEW
REVIEWER: R. Schaffner DATE: 05/27/2020

REVIEWED
May 21, 2020
C6

Austin Water Utility Roverto Chapa, P.E.
No change to Austin Water Infrastructure.

811 Know what's below. Call before you dig.

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512.669.5560

C6
STATE OF TEXAS
JOEL BLOK
123800
LICENSED PROFESSIONAL ENGINEER
2020.05.01

NO.	DATE	REVISION	BY
C6	06/01/20	ADDED INSET 15-MIN. PARKING AREA	BC
C2	09/20/17	REVISED FIRE DEPARTMENT CONNECTION LOCATION	KU
C1			

2010 SOUTH LAMAR OFFICE
2010 S. LAMAR
AUSTIN, TRAVIS COUNTY, TEXAS
SITE PLAN

SHEET
CS101 C6
8 OF 42
SP-2016-0196C

SITE PLAN APPROVAL Sheet 8 of 38
FILE NUMBER SP-2016-0196C APPLICATION DATE APRIL 22, 2016
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER SCOTT GRANTHAM
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING CS
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____
Final plot must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

Xrefs: ...\Xrefs\307.001_24x36.dwg ...\Xrefs\307.001_CSDP01.dwg ...\Xrefs\307.001_CSDP02.dwg ...\Xrefs\307.001_TREE.dwg P:\Projects\307_CSDP\Frontier Realty, LLC\10.001 - 2010 South Lamar\ArchEng\307.001_CSDP01.dwg ...\Received Information\Architect\2017.11.09 - First Floor Plan\15256 - 2010 SOUTH LAMAR_CO_sitelevn - Floor Plan = (L1) - 1ST FLOOR PLAN-053013_SaaS_BRDMEP_sitelevn-1=(L1) - 1ST FLOOR PLAN.dwg ...\Received Information\Architect\2017.11.09 - First Floor Plan\15256 - 2010 SOUTH LAMAR_CO_sitelevn - Floor Plan = (L1) - 1ST FLOOR PLAN-053013_SaaS_BRDMEP_sitelevn-1=(L1) - 1ST FLOOR PLAN.dwg
User: Brandon.Cantrell
Last saved: May 21, 20 - 1:51
Drawing: P:\Projects\307 - Frontier Realty, LLC\10.001 - 2010 South Lamar\ArchEng\307.001_CS101.dwg
307.001_CS101 5/1/2020 1:54 PM