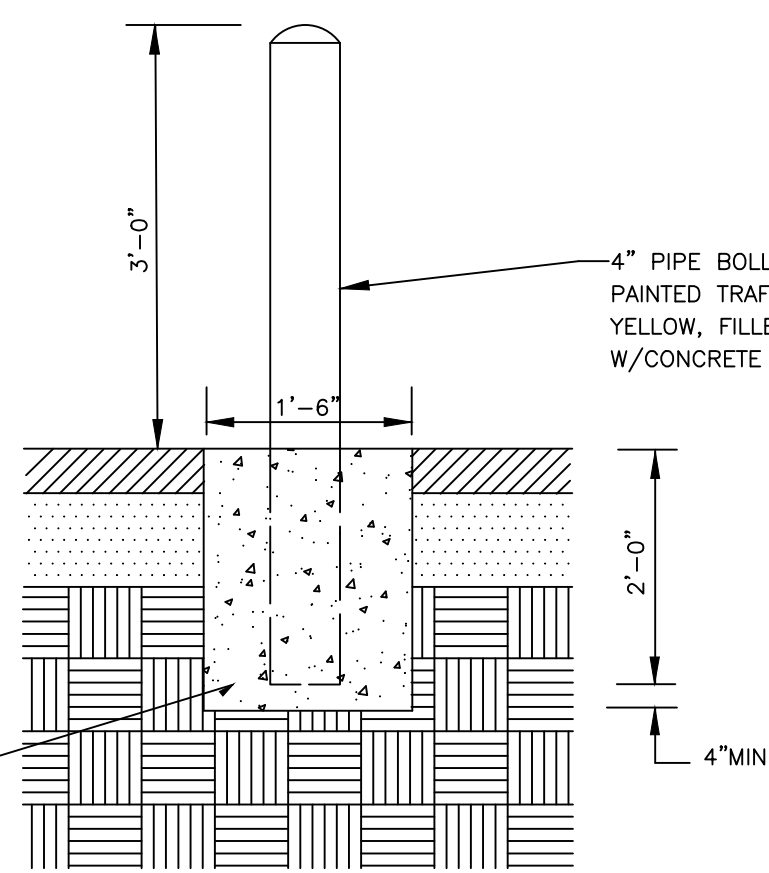


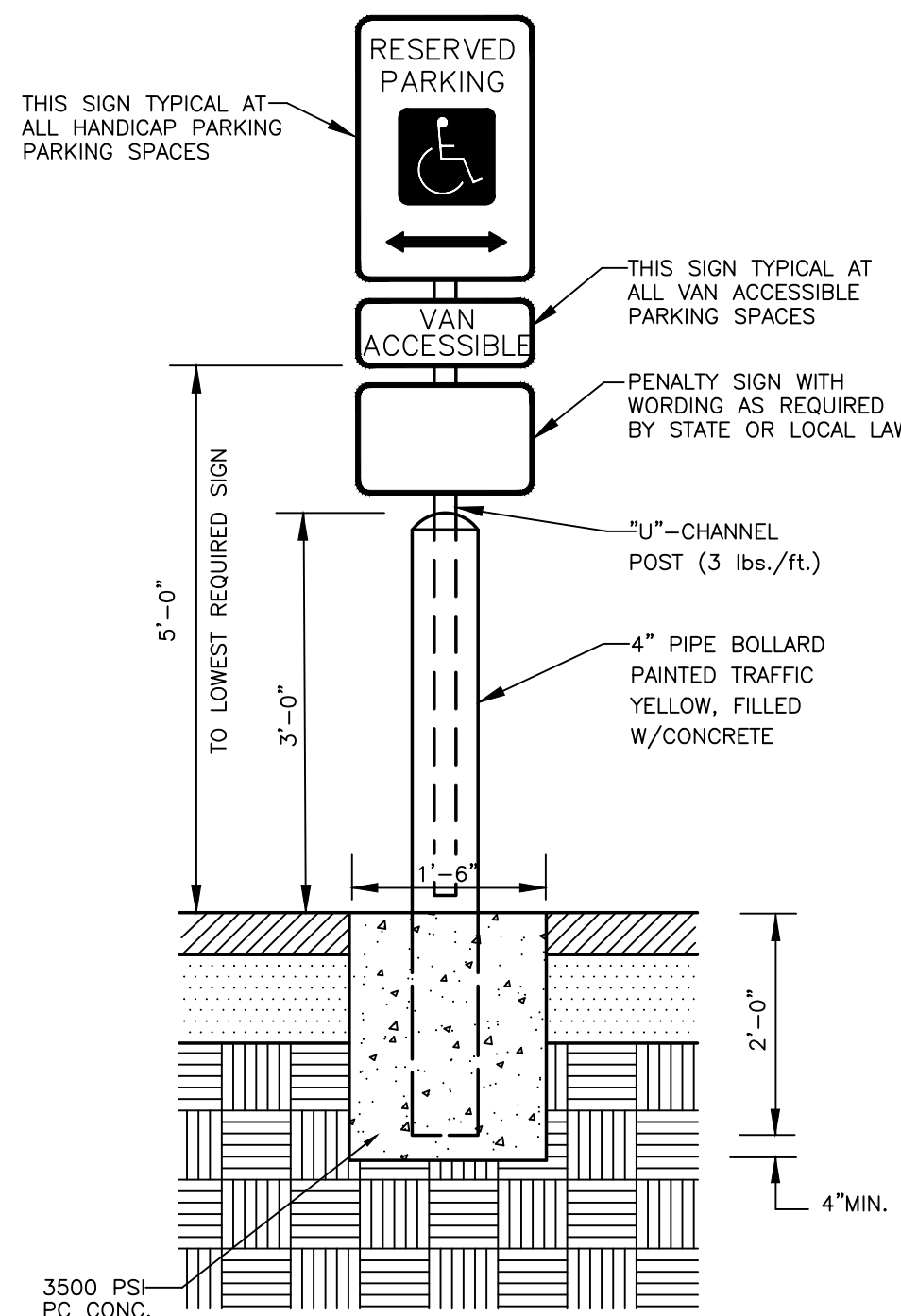
STOP SIGN

N.T.S.



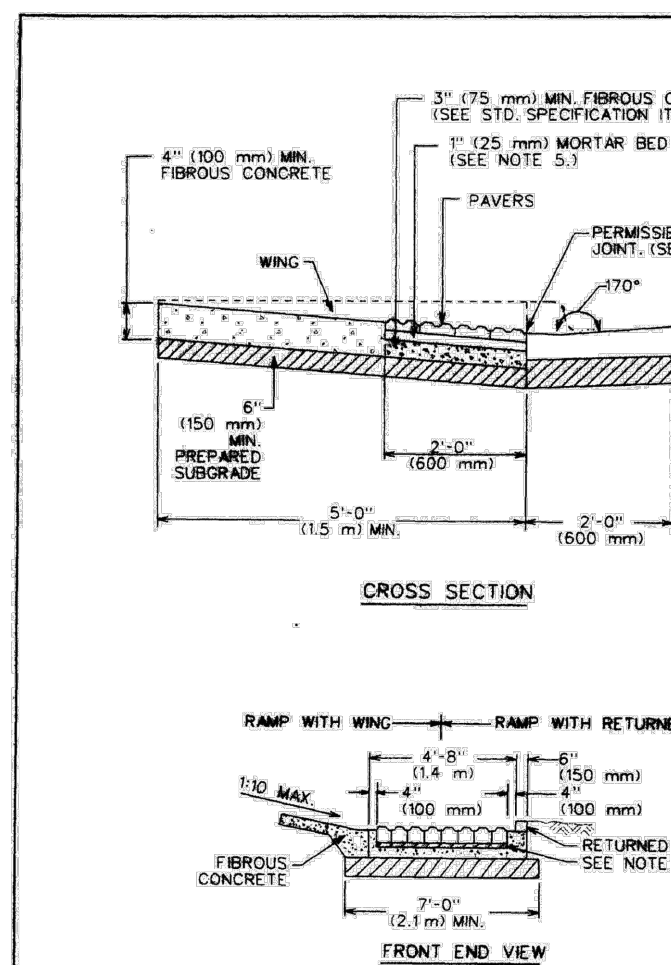
PIPE BOLLARD DETAIL

N.T.S.

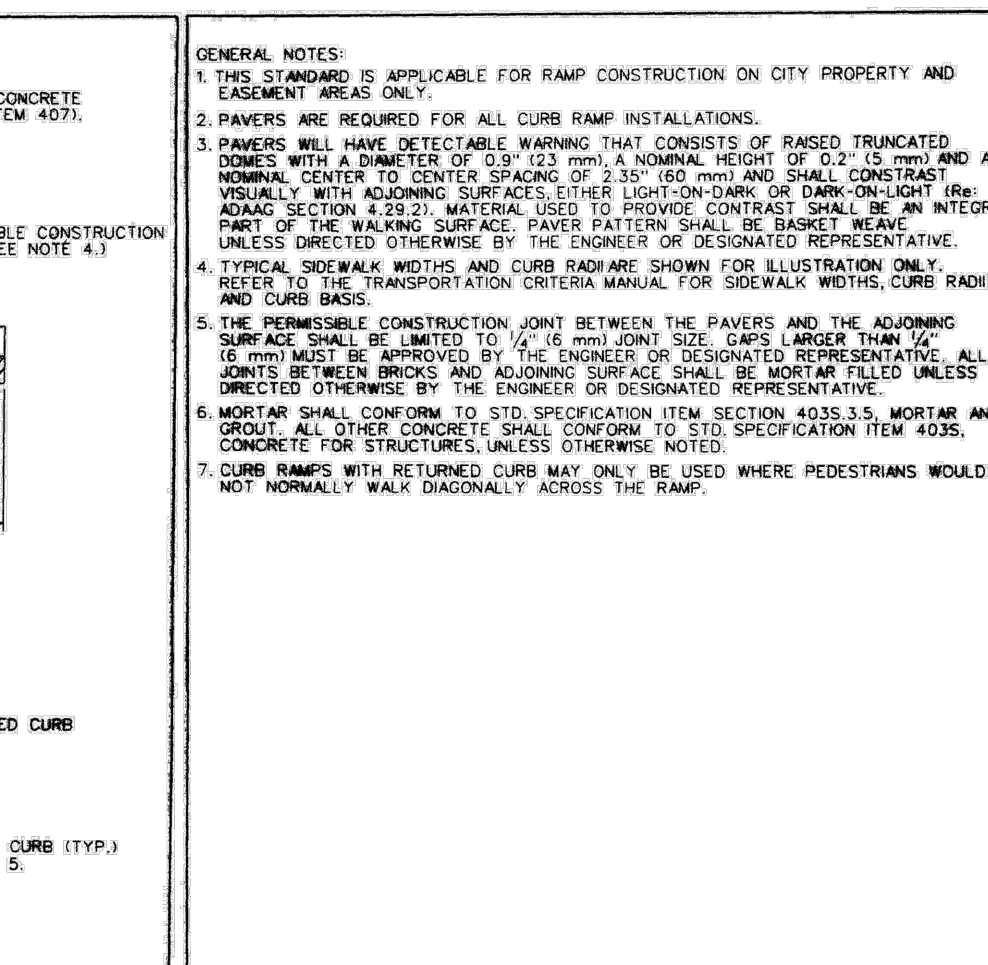


HANDICAP SIGN ASSEMBLY

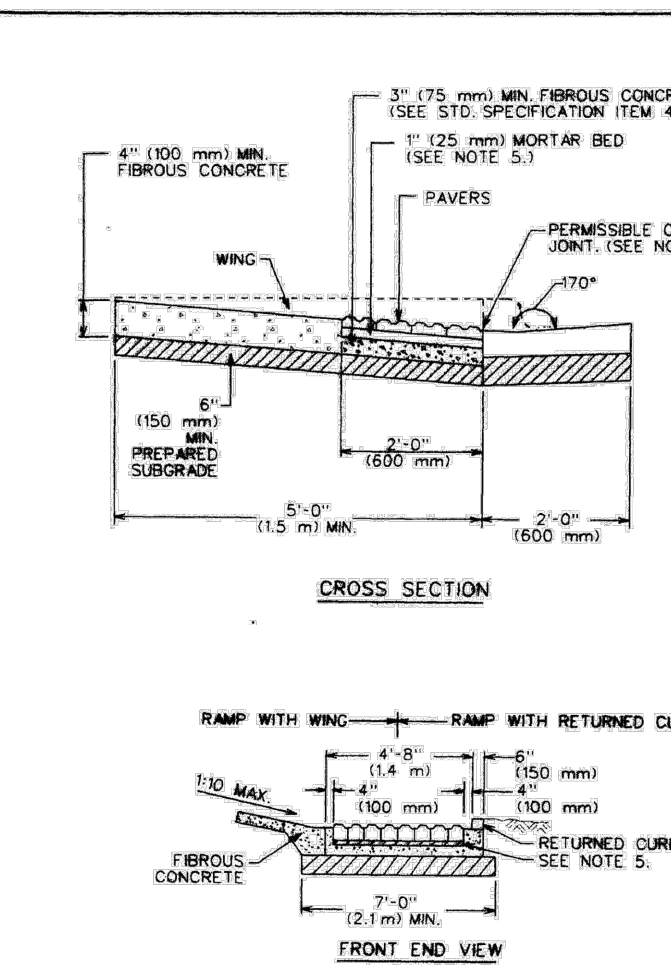
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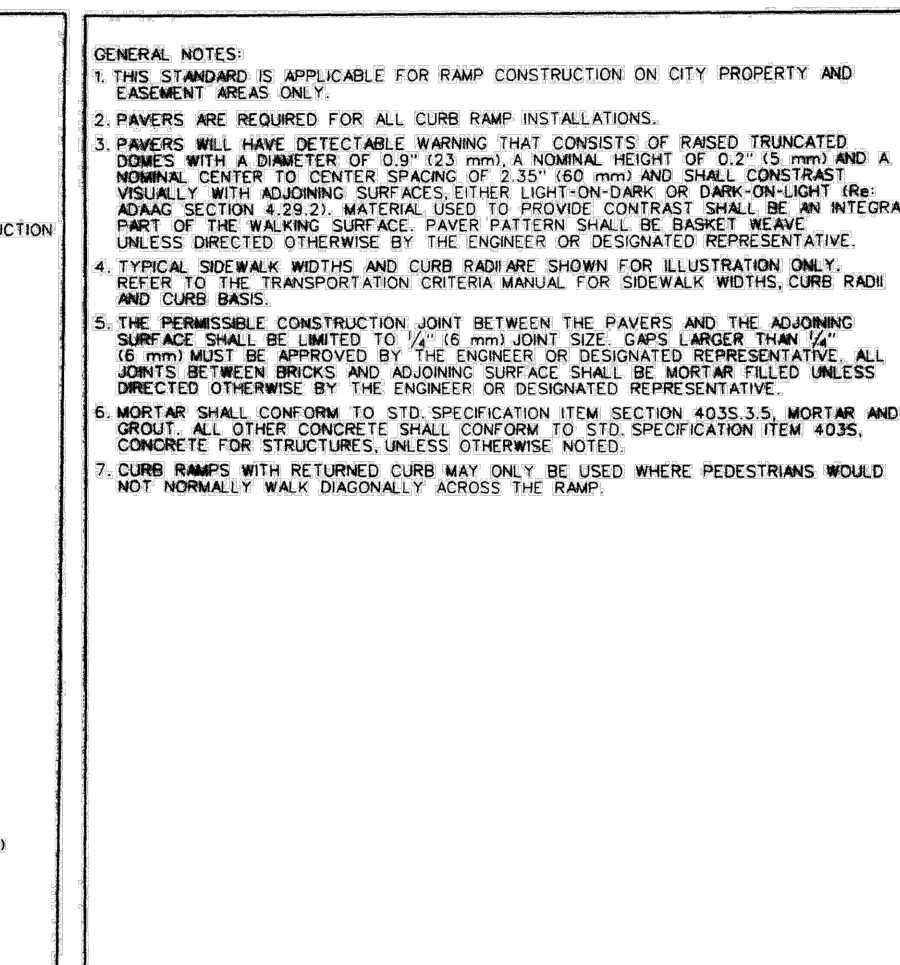
DETECTABLE WARNING-PAVER



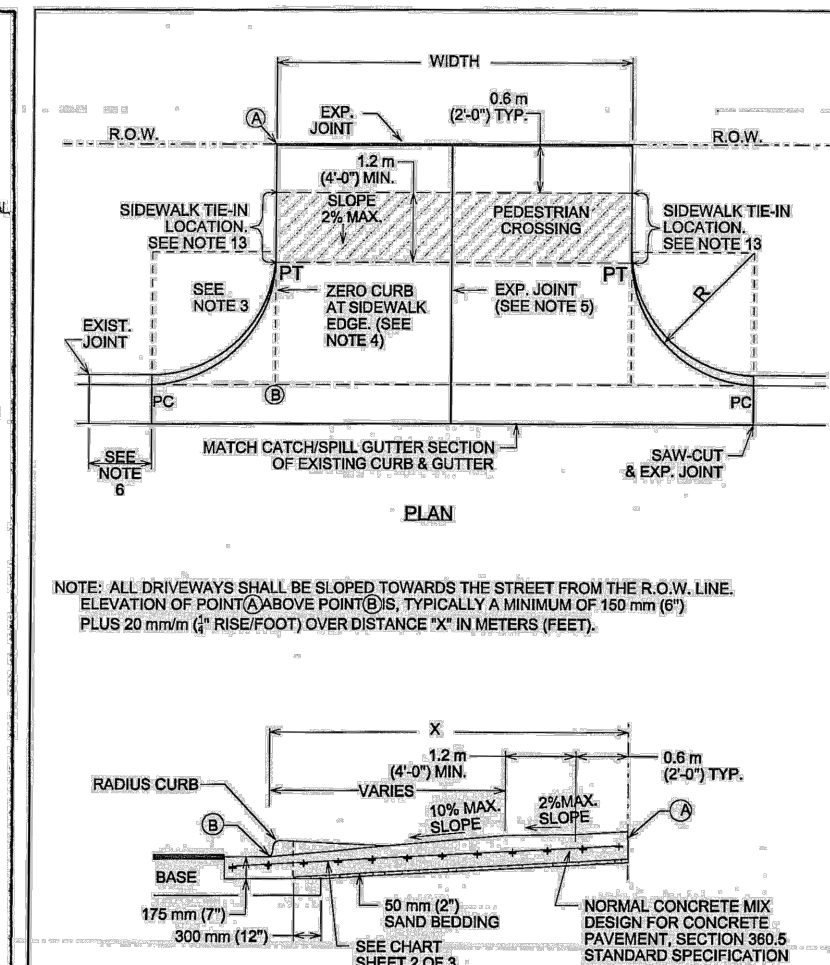
DETECTABLE WARNING-PAVER



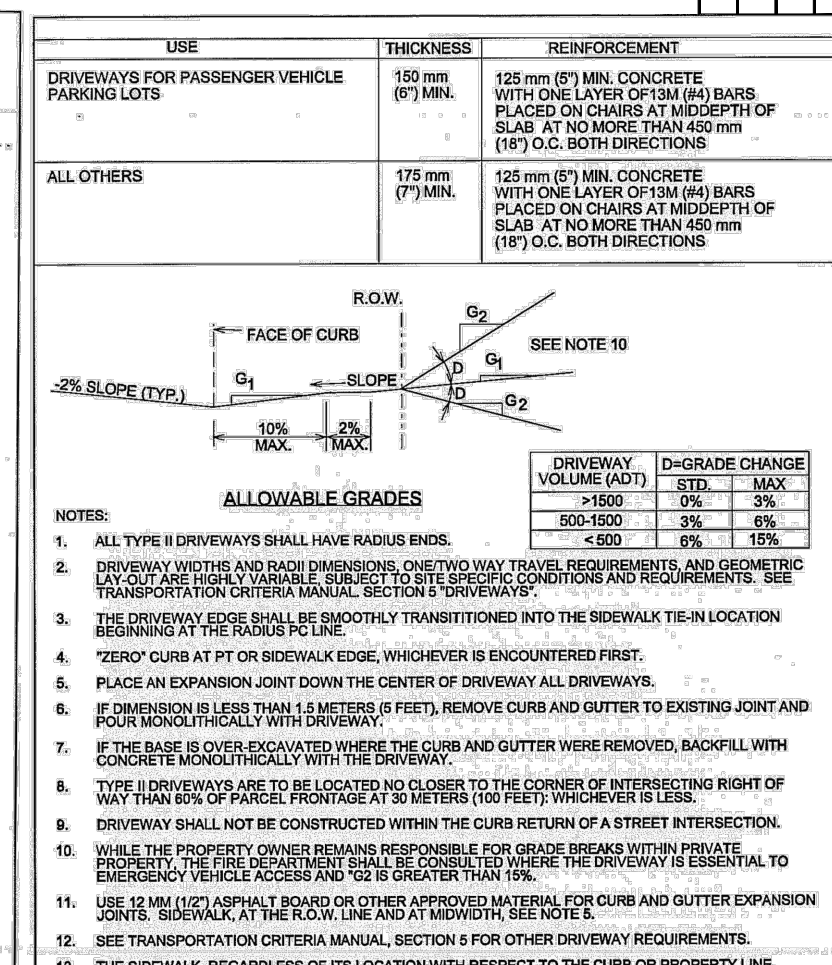
DETECTABLE WARNING-PAVER



DETECTABLE WARNING-PAVER



TYPE II DRIVEWAY



TYPE II DRIVEWAY

Zoning	BUILDING DATA TABLE					
	EXISTING	PROPOSED				
Land Use	PUD	PUD	PUD	PUD	PUD	PUD
Restaurant	Professional Office	General Retail Sales (General)	Restaurant (General)	Art Gallery	Garage	
Total Site Area (sf)	54,890	54,890	54,890	54,890	54,890	54,890
Total Site Area (ac)	1.26	1.26	1.26	1.26	1.26	1.26
Gross Floor Area (sf)	10,307	171,063	9,144	4,346	1,000	236,940
Total GSF, excluding garage	10,307	194,819	194,819	194,819	194,819	-
Building Coverage (sf)	9,576	22,522	22,522	22,522	22,522	22,522
Building Coverage (%)	17.45%	41.03%	41.03%	41.03%	41.03%	41.03%
Impervious Cover (sf)	46,883	48,452	48,452	48,452	48,452	-
Impervious Cover (%)	85.41%	88.27%	88.27%	88.27%	88.27%	-
Max Allowable I.C. (%)	95.00%	95.00%	95.00%	95.00%	95.00%	-
F.A.R. Allowable	2.01	3.55:1	3.55:1	3.55:1	3.55:1	-
F.A.R. Provided	0.19:1	3.55:1	3.55:1	3.55:1	3.55:1	-
Building Height (ft)	15	96	96	96	96	70 (Below Grade)
Building Height (stories)	2	7	7	7	7	5 (Below Grade)
Open Space, sf	8,007	21,226	21,226	21,226	21,226	-
Open Space, ac	0.18	0.49	0.49	0.49	0.49	-
Open Space, %	14.59%	38.67%	38.67%	38.67%	38.67%	-

BUILDING TABLE					
LEVEL	USE	OFFICE, SF	RETAIL, SF	GARAGE, SF	
B5	Garage	-	-	47,388	
B4	Garage	-	-	47,388	
B3	Garage	-	-	47,388	
B2	Garage	-	-	47,388	
B1	Garage	-	-	47,388	
1	Assembly/General Retail/Restaurant/Art Gallery	-	23,756	-	
2	Professional Office	30,036	-	-	
3	Professional Office	30,036	-	-	
4	Professional Office	30,036	-	-	
5	Professional Office	30,036	-	-	
6	Professional Office	30,036	-	-	
7	Professional Office	20,883	-	-	
Total SF		171,063	23,756	236,940	

PARKING SUMMARY TABLES				
USE	AREA, SF	UNIT	RATIO	REQUIRED
PROFESSIONAL OFFICE	171,063	SF	1/275	623
RESTAURANT	4,346	SF	1/75	58
RETAIL	9,144	SF	1/275	34
ART GALLERY	1,000	SF	1/500	2
TOTAL REQUIRED				717
20% PARKING REDUCTION PER LDC, 25-6-478				
10% PARKING REDUCTION PER LDC, 25-6-478(D)(3)				
ADA		13		
BICYCLE*		44		
LOADING AREAS		2		

PARKING PROVIDED				
GARAGE LEVEL	REGULAR	COMPACT	ADA	TOTAL
B1	80	40	1	124
B2	90	36	2	128
B3	87	40	2	129
B4	89	36	3	128
B5	88	36	3	127
TOTAL GARAGE PARKING	434	188	11	636
TOTAL SURFACE PARKING	0	0	0	0
BICYCLE	41			
LOADING AREAS	2			

* Per PUD, bicycle parking shall be 120% of what is required per City Code.

SITE PLAN DETAILS

218 SOUTH LAMAR
218 SOUTH LAMAR, AUSTIN, TEXAS 78704
PFLUGER WR & MC & PFLUGER SPOUSAL

DRAWN BY: MBIRM
DESIGNED BY: JDM
QA/OC:
PROJECT NO.: 115986-00002
SHEET 10 OF 37

SP-2019-0297C