

SITE DATA TABLE - COA PROPERTY				
IMPERVIOUS COVER CALCULATIONS WITH ZONING: P				
NET SITE AREA (GROSS SITE AREA): 1,147,808 S.F. (26.35 Ac.)				
TOTAL BUILDING COVERAGE: 36,878 S.F. OR 3.14% OF SITE ZONED P				
BUILDING SQUARE FOOTAGE (G.F.A.): 62,721 S.F.				
Impervious Cover	Existing Impervious Cover	Demolition Impervious Cover	Proposed Impervious Cover	Total Impervious Cover
ROOF & COVERED WALK	31,439.00 sf	2.74%	0.00 sf	16,626.00 sf
CONCRETE	6,465.00 sf	0.56%	0.00 sf	15,144.00 sf
ASPHALT	115,610.00 sf	10.07%	2,590.00 sf	20,320.00 sf
TOTAL	153,504.00 sf	13.33%	2,590.00 sf	20,320.00 sf
PERVIOUS COVER	Existing		Proposed	
GOOD GRASS	994,242.00 sf	86.62%	C.C. sf	940,542.00 sf

IMPERVIOUS COVER CALCULATIONS WITH ZONING: CS-1				
NET SITE AREA (GROSS SITE AREA): 6,900 S.F. (0.20 Ac.)				
TOTAL BUILDING COVERAGE: 8,402 S.F. OR 12.1% OF SITE ZONED CS-1 (5% ALLOWABLE)				
BUILDING SQUARE FOOTAGE (G.F.A.): 8,402 S.F.				
Impervious Cover	Existing Impervious Cover	Demolition Impervious Cover	Proposed Impervious Cover	Total Impervious Cover
ROOF & COVERED WALK	8,638.00 sf	97.06%	0.00 sf	0.00 sf
CONCRETE	31.00 sf	0.35%	0.00 sf	31.00 sf
ASPHALT	0.00 sf	0.00%	0.00 sf	0.00 sf
TOTAL	8,669.00 sf	97.40%	0.00 sf	0.00 sf
PERVIOUS COVER	Existing		Proposed	
GOOD GRASS	231.00 sf	2.80%	C.C. sf	231.00 sf

IMPERVIOUS COVER CALCULATIONS BY SITE				
NET SITE AREA (GROSS SITE AREA): 1,150,515 S.F. (26.55 Ac.)				
TOTAL BUILDING COVERAGE: 48,078 S.F. OR 4.18% OF SITE OWNED BY COA (P AND CS-1)				
BUILDING SQUARE FOOTAGE (G.F.A.): 81,021 S.F.				
Impervious Cover	Existing Impervious Cover	Demolition Impervious Cover	Proposed Impervious Cover	Total Impervious Cover
ROOF & COVERED WALK	40,127.00 sf	3.47%	0.00 sf	16,626.00 sf
CONCRETE	6,496.00 sf	0.56%	0.00 sf	15,144.00 sf
ASPHALT	115,610.00 sf	10.00%	2,590.00 sf	20,320.00 sf
TOTAL	162,233.00 sf	14.03%	2,590.00 sf	215,833.00 sf
PERVIOUS COVER	Existing		Proposed	
GOOD GRASS	994,285.00 sf	85.97%	C.C. sf	940,555.00 sf

BUILDING SUMMARY TABLE BY ZONING DISTRICT - COA SITE		
P		
PROPOSED USE:	NEW THEATRE	
BUILDING HEIGHT:	48' 10" (511.89 M.S.L.)	
FLY TOWER HEIGHT:	70' 0" (533.17 M.S.L.)	
NUMBER OF STORIES:	2	
FOUNDATION:	SLAB	
BUILDING TYPE:	NA	
BUILDING COVERAGE:	16,626 S.F. (1.47%)	
GROSS FLOOR AREA:	29,889 S.F.	
BASEMENT	USE:	G.F.A. FFE
LEVEL 1	THEATRE	5,521 S.F. 450.5
MEZZANINE	THEATRE	18,170 S.F. 492.5
LEVEL 2	THEATRE	1,472 S.F. 470.83
EXISTING USE:	WHISENHUNT THEATRE	
BUILDING HEIGHT:	24' 8" (481.53 M.S.L.)	
NUMBER OF STORIES:	2	
FOUNDATION:	SLAB	
BUILDING TYPE:	BRICK	
BUILDING COVERAGE:	9,100 (0.8%)	
GROSS FLOOR AREA:	9,120 S.F.	
LEVEL 1	USE:	G.F.A. FFE
THEATRE	9,100	458.73
EXISTING USE:	PARD ADMINISTRATIVE OFFICE	
BUILDING HEIGHT:	APPROX 16' 5" (470.5 M.S.L.)	
NUMBER OF STORIES:	2	
FOUNDATION:	SLAB	
BUILDING TYPE:	BRICK	
BUILDING COVERAGE:	13,752 (1.2%)	
GROSS FLOOR AREA:	13,752 S.F.	
LEVEL 1	USE:	G.F.A. FFE
OFFICE	13,752 S.F.	454
EXISTING USE:	KLEBERG THEATRE	
BUILDING HEIGHT:	32' 9" (487.42 M.S.L.)	
NUMBER OF STORIES:	3	
FOUNDATION:	SLAB	
BUILDING TYPE:	BRICK	
BUILDING COVERAGE:	8,402 S.F. (0.4%)	
GROSS FLOOR AREA:	8,402 S.F.	
LEVEL 1	USE:	G.F.A. FFE
THEATRE	8,402 S.F.	454.92

BUILDING SUMMARY TABLE BY ZONING DISTRICT - ZPACC SITE		
CS		
EXISTING USE:	ART CONSTRUCTION/STORAGE	
BUILDING HEIGHT:	APPROX 30' (148.90 M.S.L.)	
NUMBER OF STORIES:	2	
FOUNDATION:	SLAB	
BUILDING TYPE:	METAL	
BUILDING COVERAGE:	12,000 S.F. (41.7%)	
GROSS FLOOR AREA:	14,448 S.F.	
LEVEL 1	USE:	G.F.A. FFE
WORKSHOP	12,000 S.F.	459.6
LEVEL 2	STORAGE	2,448 S.F. 474.8

SITE DATA TABLE - ZPACC PROPERTY				
IMPERVIOUS COVER CALCULATIONS FOR SITE: CS				
NET SITE AREA (GROSS SITE AREA): 26,750 S.F. (0.66 Ac.)				
PAR: 0.52:1 (2:1 ALLOWABLE)				
TOTAL BUILDING COVERAGE: 12,000 S.F. OR 41.7% OF CS SITE BUILDING				
Impervious Cover	Existing Impervious Cover	TO BE REMOVED	PROPOSED Construction	PROPOSED Impervious Cover
ROOF & COVERED WALK	12,200 sf	42.44%	0 sf	12,200 sf
CONCRETE	4,470 sf	15.34%	3,160 sf	1,440 sf
ASPHALT	11,030 sf	39.27%	1,860 sf	3,957 sf
TOTAL	27,670 sf	58.05%	5,020 sf	27,521 sf
PERVIOUS COVER	Existing		Proposed	
GOOD GRASS	1,137.00 sf	3.95%	468 sf	450 sf

THE SITE IS COMPOSED OF 2 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. DOC # 2010.

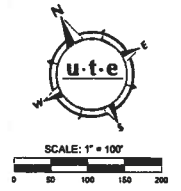
THIS SITE OBTAINED A VARIANCE FROM PLANNING COMMISSION ON 2010 FROM:

1) LDC SECTION 25-2.733(E)(2)(3) - GLASS

2) LDC SECTION 25-2.721(E)(1)-(4) - NATURAL MATERIALS

PARKING SUMMARY TABLE									
Land Use		SIZE	Parking Ratio	REQUIRED	Parking with 20% Urban Corridor Reduction	PROVIDED:	Standard Spaces	ADA Spaces	Compact Spaces
EXISTING CONDITIONS:		130 SEATS	1:4 SEATS	32	26	37	2	9	48
WHISENHUNT THEATRE		226 SEATS	1:4 SEATS	57	45	5	0	0	26
KLEBERG THEATRE		14,448.00 sf	1:1000	14	12	24	2	0	50
ZPACC		13,752.00 sf	1:275	50	40	57	3	0	121
PARD OFFICE		3 EA	25:1*	75	60	117	4	0	255
SOFTBALL FIELDS									
TOTAL				228	182	270	16	9	
PROPOSED CONDITIONS:		130 SEATS	1:4 SEATS	32	26	37	2	9	48
WHISENHUNT THEATRE		226 SEATS	1:4 SEATS	57	45	5	1	0	16
KLEBERG THEATRE		14,448.00 sf	1:1000	14	12	5	2	0	7
ZPACC		13,752.00 sf	1:275	50	40	57	3	0	80
PARD ADMIN OFFICE		3 EA	25:1*	75	60	117	4	0	121
SOFTBALL FIELDS									
NEW THEATRE		418 SEATS	1:4 SEATS	105	84	40	2	3	45
TOTAL				333	266	273	14	12	289

BICYCLE PARKING SUMMARY	
REQUIRED PER CITY OF AUSTIN 5% OF TOTAL PARKING	
TOTAL REQUIRED	8
TOTAL PROVIDED	13



LEGEND:

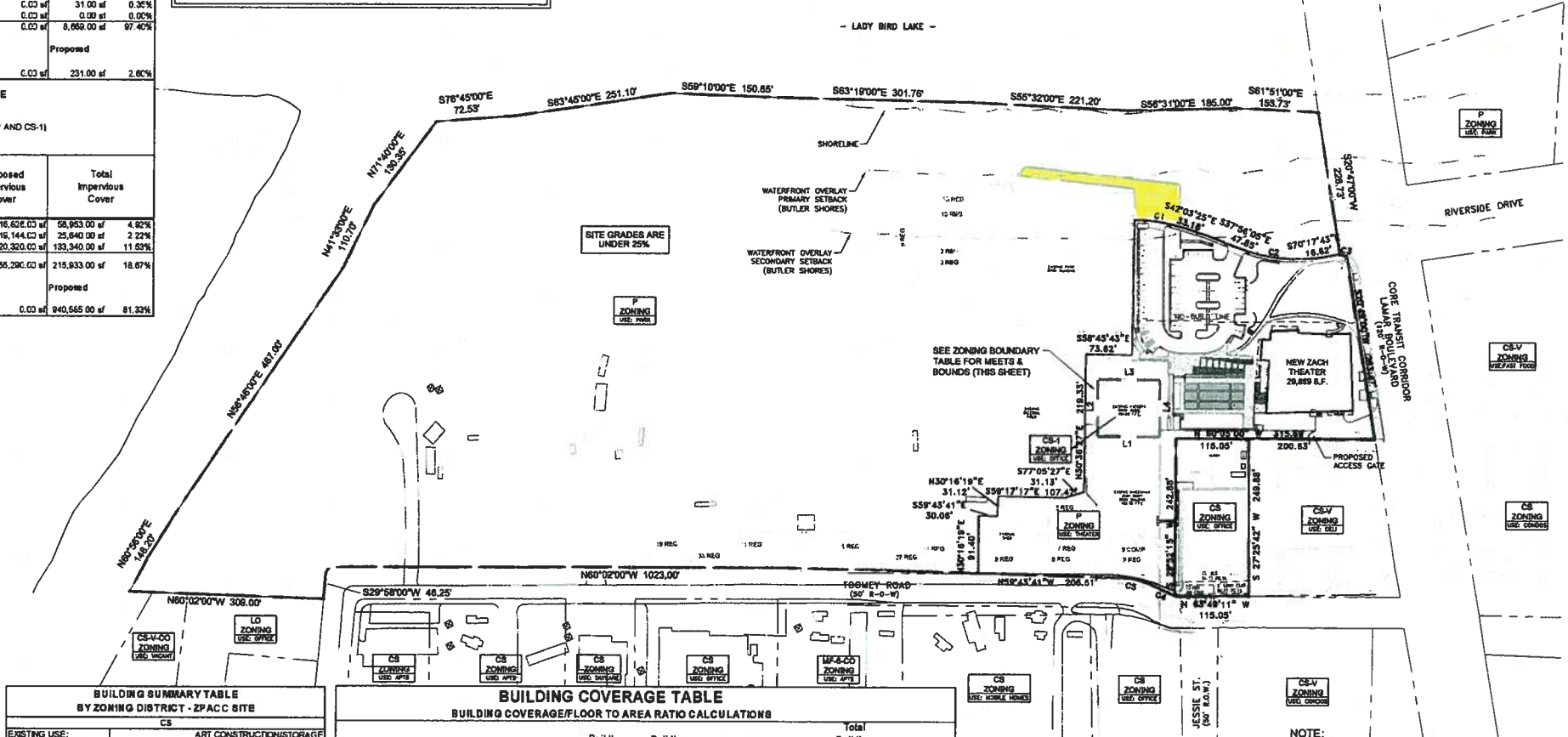
--- OVERALL SITE BOUNDARY LINE

--- ADJACENT PROPERTY LINE

--- SUBJECT AREA BOUNDARY

--- ZONING BOUNDARY

--- LIMITS OF CONSTRUCTION (1:37,234 SF)



BUILDING COVERAGE TABLE						
BUILDING COVERAGE/FLOOR TO AREA RATIO CALCULATIONS						
	Acres (Ac)	Building Coverage S.F.	Building Coverage %	Foundation Type	Stories	Total Building Square Footage Floor to Area Ratio
COA - P Zoning:						
New Theater	26.35 Ac.	18,828.00 sf	1.47 %	Slab on Grade	Two	29,889 sf 0.03 :1
Whisenhunt Theater	26.35 Ac.	9,100.00 sf	0.78 %	Slab on Grade	One	9,100 sf 0.01 :1
PARD Admin Office	26.35 Ac.	13,752.00 sf	1.20 %	Slab on Grade	One	13,752 sf 0.01 :1
TOTALS for P ZONING		39,678.00 sf	3.46 %			52,721 sf 0.05 :1
COA - CS-1 Zoning:						
Kleberg Theater	0.20 Ac.	8,402.00 sf	84.40 %	Slab on Grade	One	8,402 sf 0.84 :1
TOTALS for CS-1 ZONING		8,402.00 sf	84.40 %			8,402 sf 0.01 :1
ZPACC - CS Zoning:						
ZPACC	0.66 Ac.	12,000.00 sf	41.74 %	Slab on Grade	Two	14,448 sf 0.50 :1

CS-1 ZONING BOUNDARY LINE TABLE		
TAG #	CHORD BEARING	LENGTH
L1	N 80°10' W	98.45'
L2	N 29°50' E	90.02'
L3	S 80°10' E	98.45'
L4	S 29°50' W	90.02'

SUBJECT AREA BOUNDARY CURVE TABLE				
TAG #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	17°03'30"	280.00'	S 50°35'10" E	83.06'
C2	32°21'38"	264.00'	S 54°06'54" E	147.13'
C3	32°17'32"	28.42'	S 50°57'20" E	16.38'
C4	6°58'00"	178.49'	N 40°35'53" W	21.71'
C5	22°34'02"	230.10'	N 46°16'53" W	90.05'

NOTE: BACKGROUND CONDITIONS ARE BASED ON THE FOLLOWING SURVEYS:

1) CARTER & BURGESS DATED DECEMBER 2005

2) URBAN DESIGN GROUP DATED JULY 2007 AND JANUARY 2010.

3) CITY OF AUSTIN GIS INFORMATION.

4) ANY DISCREPANCIES FOUND ON THE GROUND SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY.

u-t-e

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TBPE Registered Firm No. F-5853

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THE NEW THEATRE AT ZACH
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ANDERSSON-WISE

Anderson - Wise Architects
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Tel: 512.478.2700 Fax: 512.478.0535

Date: 28-AUG-10
Drawn: JMM
Checked: JT
Revisions:

95% CONSTRUCTION DOCUMENTS

OVERALL SITE PLAN

SHEET:
C1.04

NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE OF TEXAS REGULATIONS, THE STANDARD SPECIFICATIONS, CODES AND D.S.M.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT AREAS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE LANDSCAPE PLAN SHEETS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PERFORMED BY CARTER & BURGESS, INC. ON MARCH 2005.
- ALL DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
- DIMENSIONS MEASURED IN FEET.
- ALL DIMENSIONS OF CANOPY AREAS AND SIDEWALKS ADJACENT TO BUILDINGS SHALL BE VERIFIED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- LOCATION OF BUILDINGS SHALL BE LOCATED WITH COORDINATES BASED ON COMPUTER FILE AND CHECKED WITH ENGINEER AND ARCHITECT PRIOR TO ANY FOUNDATION BEING POURED. DIMENSIONS PROVIDED ON THIS SHEET SHALL SERVE AS A CHECK DISTANCE ONLY.
- ALL RADII ARE 3' UNLESS OTHERWISE NOTED AT THE FACE OF CURB.
- ALL PARKING STALLS ARE 90'.
- THIS SITE SHALL COMPLY WITH SUBCHAPTER E EXTERIOR LIGHTING, SCREENING OF EQUIPMENT AND UTILITIES AND GLAZING OF BUILDING FACADES.
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH E.C.M. SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMPLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E
- VERIFY COMPLIANCE WITH SCREENING REQUIREMENTS OF SUBCHAPTER E, SECTION 2.5.2 BY A) SCREENING FROM VIEW OF PERSON STANDING ON PROPERTY LINE ON FAR SIDE OF ADJACENT PUBLIC STREET; B) SOLID WASTE COLLECTION AREAS AND MECHANICAL EQUIPMENT AND ROOFTOP EQUIPMENT, INCLUDING SOLAR PANELS (S 2.6.2.A, P. 52); C) INCORPORATE LOADING DOCKS, TRUCK PARKING, STORAGE, TRASH COLLECTION/COMPACTOR, ETC., INTO BUILDING/LANDSCAPE DESIGN, AND D) ADD THE FOLLOWING NOTE: SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
- CONTRACTOR IS TO REFER TO LANDSCAPE PLAN FOR FINAL DIMENSIONS, GRADING AND MATERIALS OF PLAZA.
- CONTRACTOR IS TO REFER TO ARCHITECTURAL PLAN FOR FINAL DIMENSIONS AND MATERIALS OF PROPOSED BUILDING.

SITE PLAN RELEASE NOTES:

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN (OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN).
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR THE BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
- FOR DRIVEWAY CONSTRUCTIONS: THE OWNER IS RESPONSIBLE FOR ALL COST FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

COMPATIBILITY STANDARD NOTES:

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 25-2-1064).
- ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. (SECTION 25-2-1067).
- THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. (SECTION 25-2-1067).
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. (SECTION 25-2-1067).

SUBCHAPTER E ALTERNATIVE COMPLIANCE:

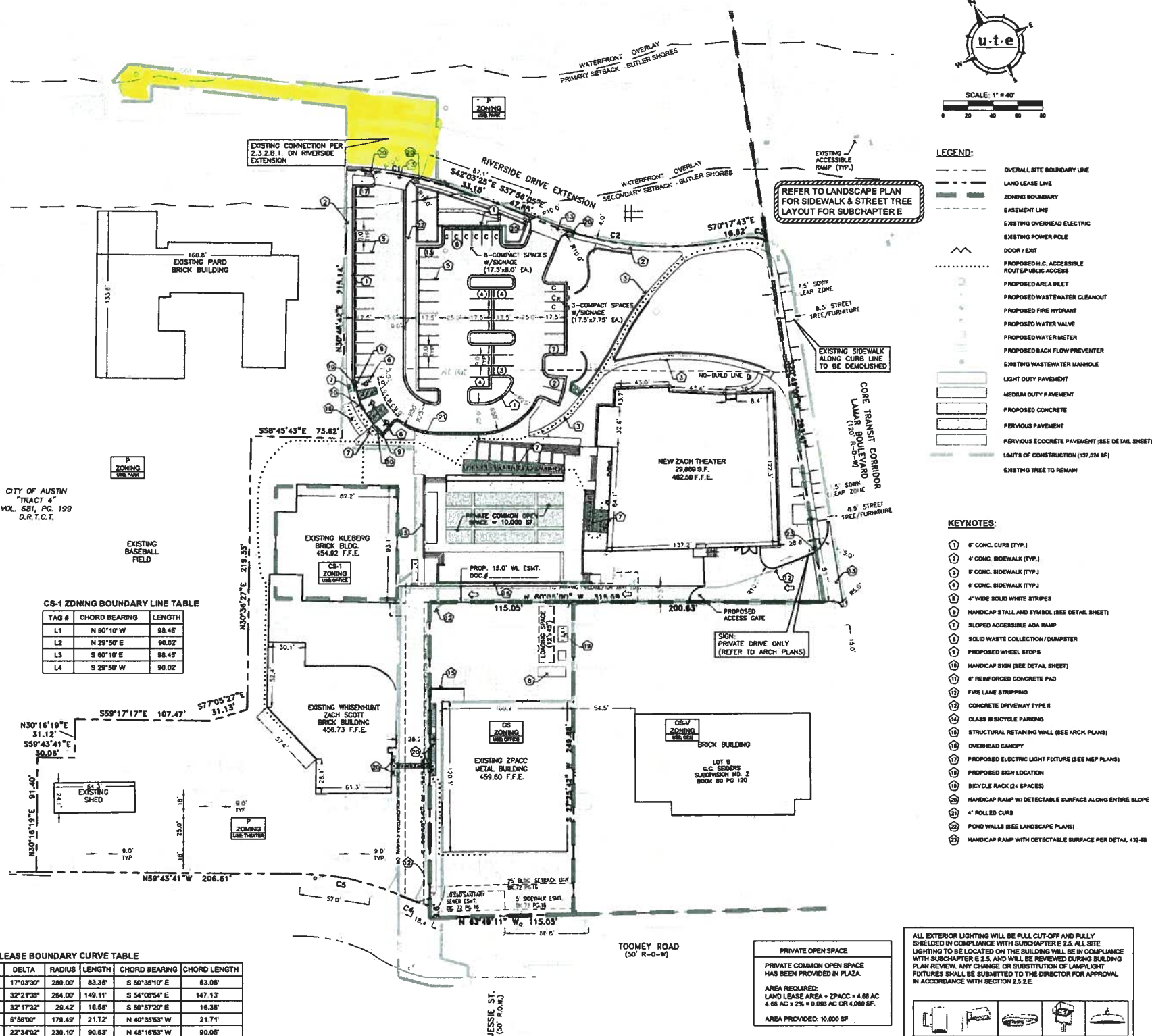
- THIS PROJECT HAS REQUESTED ALTERNATIVE COMPLIANCE FROM:
- SECTION 2.5.2 - TO ALLOW THE BUILDING TO HAVE ITS ENTRANCE ORIENTED TOWARDS THE PLAZA (AWAY FROM S. LAMAR).
- SECTION 3.2.2 - TO ALLOW THE BUILDING TO NOT MEET THE REQUIRED GLAZING REQUIREMENTS ON ALL BUILDING FACADES.
- SECTION 3.2.2 - TO FOLLOW CORE TRANSIT CORRIDOR REQUIREMENTS IN LIEU OF PROVIDING INTERNAL CIRCULATION ROUTE.

LAND LEASE BOUNDARY CURVE TABLE

TAG #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	17°03'30"	280.00'	83.38'	S 50°39'10" E	83.08'
C2	32°21'38"	254.00'	149.11'	S 54°08'54" E	147.13'
C3	32°17'32"	28.42'	18.58'	S 50°57'20" E	18.38'
C4	5°56'00"	179.48'	21.72'	N 40°35'53" W	21.71'
C5	22°34'02"	230.10'	90.63'	N 48°16'53" W	90.05'

CS-1 ZONING BOUNDARY LINE TABLE

TAG #	CHORD BEARING	LENGTH
L1	N 50°12' W	98.45'
L2	N 29°50' E	90.02'
L3	S 50°10' E	98.45'
L4	S 29°50' W	90.02'



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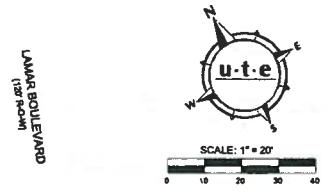
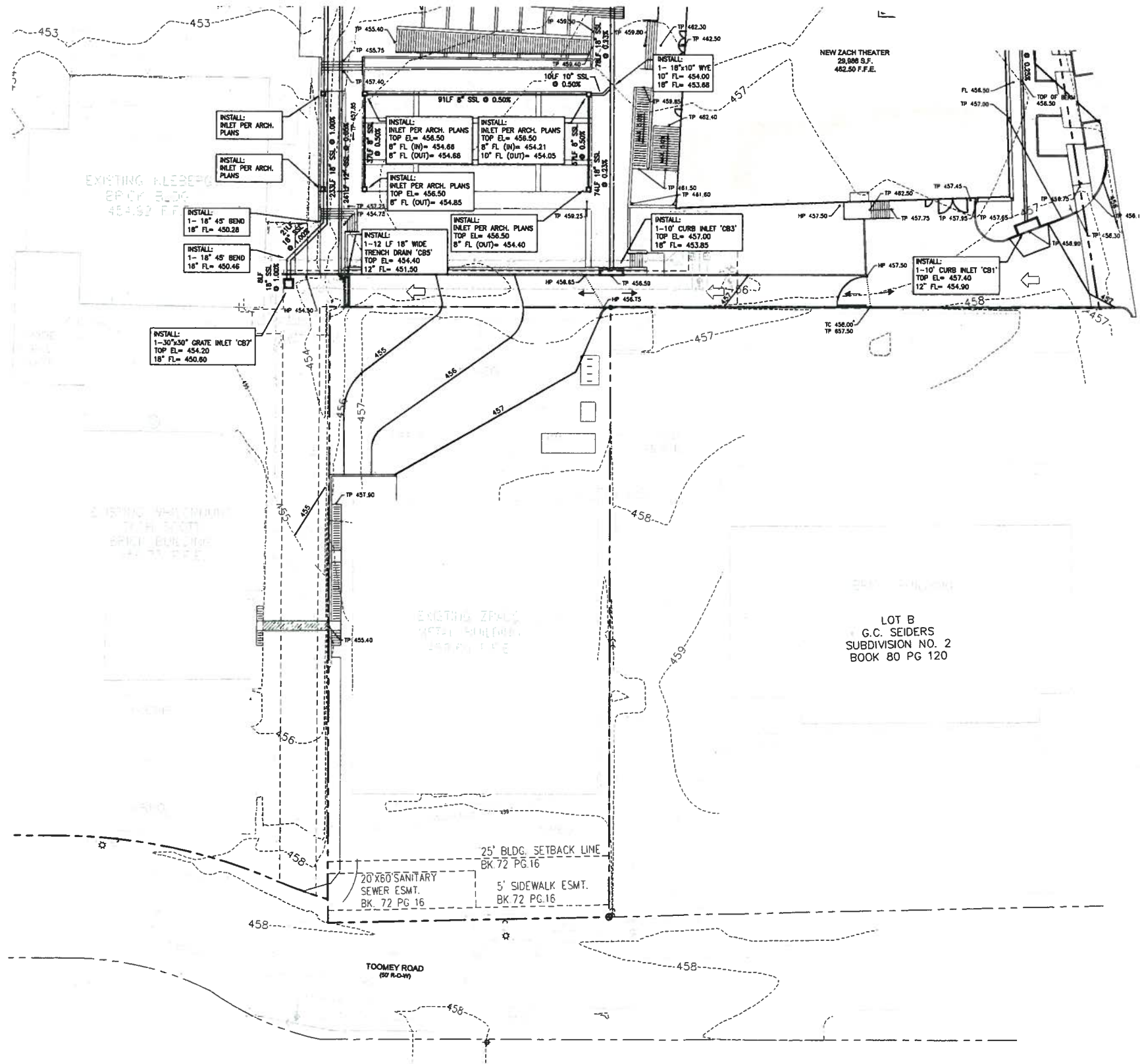
Date: 26-AUG-10
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Revisions:

95%
CONSTRUCTION
DOCUMENTS

SITE & DIMENSIONAL
CONTROL PLAN /
SUBCHAPTER E

SHEET:

C1.05



- LEGEND:**
- LAND LEASE LINE
 - - - - - EXISTING CONTOURS
 - - - - - PROPOSED CONTOURS
 - TP 765.00 SPOT ELEVATION
 - PROPOSED RETAINING WALL
 - PROPOSED MORTARED ROCK WALL
 - PROPOSED WATERLINE
 - PROPOSED WASTEWATER LINE
 - PROPOSED CLEANOUT
 - PROPOSED FLOW ARROW
 - PROPOSED WASTEWATER MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED SEWER MANHOLE
 - PROPOSED WATER VALVE
 - PROPOSED WATER REDUCER
 - PROPOSED WASTEWATER REDUCER
 - FLOW ARROW

- NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES.
 2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
 3. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS ACCUMULATED DUE TO CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE.
 4. PRECAST STRUCTURES MAY BE USED AS CONTRACTOR'S OPTION.
 5. EXISTING GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT. PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT.
 6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 7. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
 8. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT; AND SHALL HAVE TRAFFIC BEARING RINGS & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
 9. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL T.Y. & J.E. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 10. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 11. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
 12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY CARTER & BURGESS IN 2002. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE AT HIS EXPENSE A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
 13. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1 OR STEEPER. THE CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY INSPECTIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
 14. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 15. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
 16. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES.
 17. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
 18. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT.
 19. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECL SECTION 2.4.1, "PROTECTION OF LANDSCAPE AREAS".
 20. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS, AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DETENTION AND FILTRATION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
 21. CONTRACTOR SHALL CALL ONE CALL CENTER (1-800-344-6377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.

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TBE Registered Firm No. F-5653

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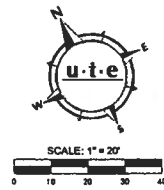
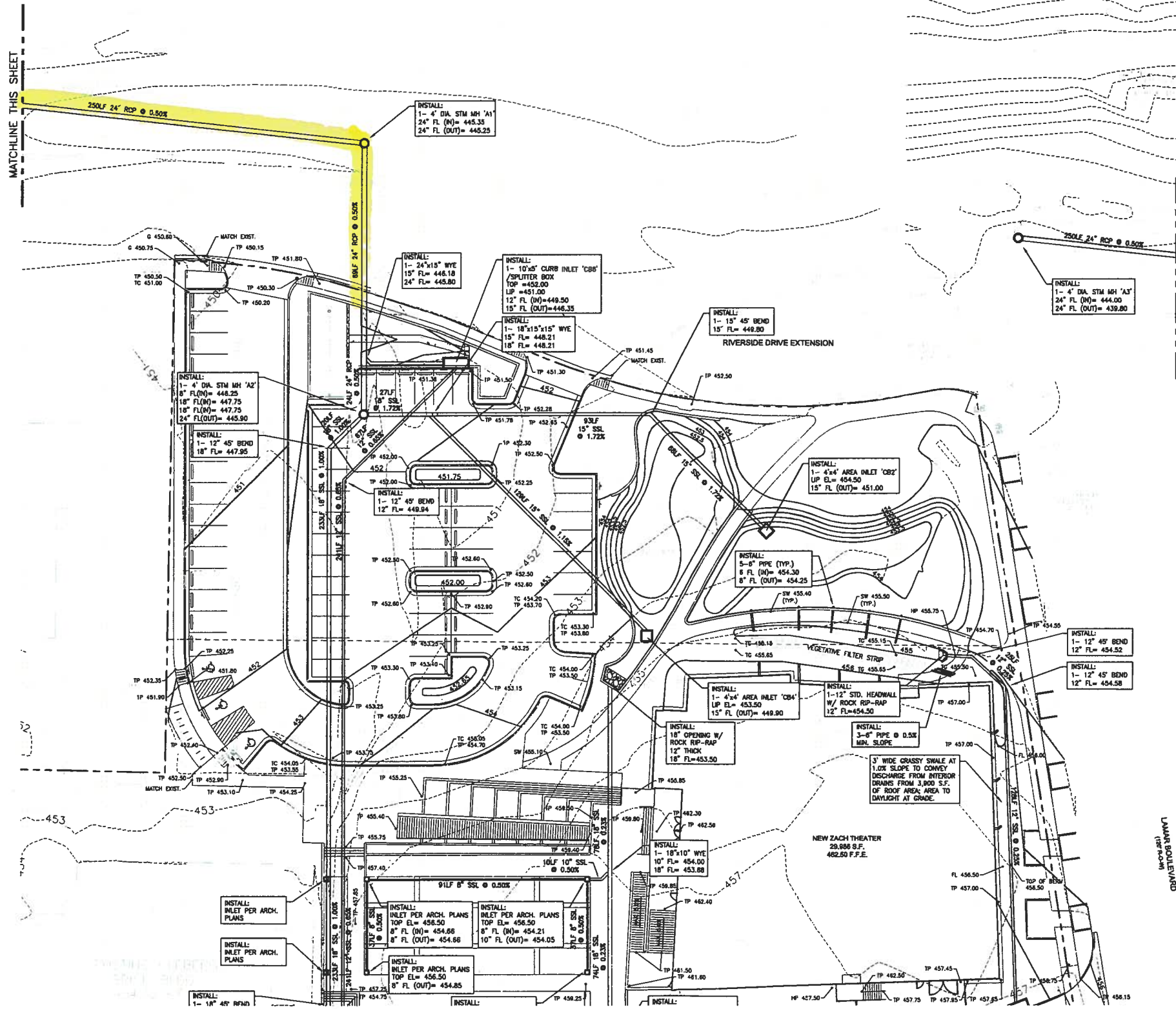
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Revisions:

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CONSTRUCTION
DOCUMENTS

SITE GRADING &
DRAINAGE PLAN
SOUTH

SHEET:
C1.07

Project: C:\Users\j\Documents\Projects\2019\20190828_Zach Theatre\20190828_Zach Theatre.dwg
Sheet: C1.07 of 12
Date: 8/28/19
Time: 10:00 AM
User: j
Plot: No
Scale: 1/8" = 1'-0"



- LEGEND:**
- LAND LEASE LINE
 - - - EXISTING CONTOURS
 - - - PROPOSED CONTOURS
 - PROPOSED WATERLINE
 - PROPOSED WASTEWATER LINE
 - PROPOSED CLEANOUT
 - PROPOSED FLOW ARROW
 - PROPOSED WASTEWATER MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED SEWER MANHOLE
 - PROPOSED WATER VALVE
 - PROPOSED WATER REDUCER
 - PROPOSED WASTEWATER REDUCER
 - FLOW ARROW

- NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES.
 - ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
 - EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS ACCUMULATED DUE TO CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE.
 - PRECAST STRUCTURES MAY BE USED AS CONTRACTOR'S OPTION.
 - EXISTING GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT. PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT.
 - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 - ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
 - ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT; AND SHALL HAVE TRAFFIC BEARING RINGS & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 8" ABOVE FINISH GRADE. LIDS SHALL BE LABELED 'STORM SEWER'.
 - THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL T.P.D.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
 - TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY CHARTER & BURGESS IN 2008. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE AT HIS EXPENSE A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
 - ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 1:1 OR STEEPER. THE CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY INSPECTIONS UNIT. A HEALTHY STAND OF GRASS IS OBTAINED.
 - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO BARE.
 - ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT TO INVERT OUT.
 - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES.
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
 - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT.
 - ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH EQL SECTION 2.4.1, "PROTECTION OF LANDSCAPE AREAS".
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Revisions:

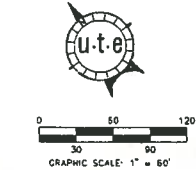
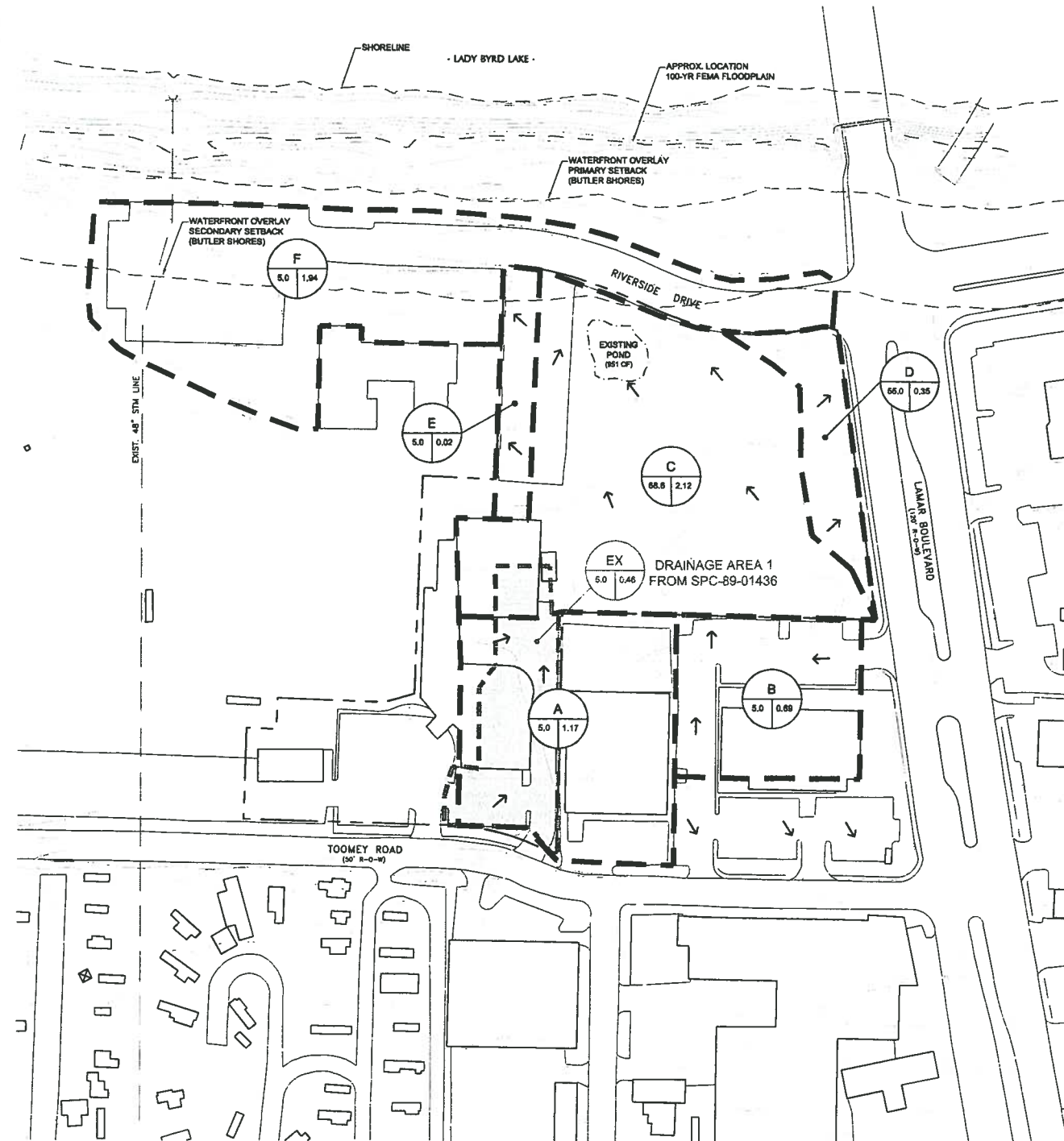
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CONSTRUCTION
DOCUMENTS

SITE GRADING &
DRAINAGE PLAN
NORTH

SHEET:

C1.08

Planning, Engineering, Surveying, and Construction Services
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Fax: 512.583.2601



- LEGEND:**
- PROJECT BOUNDARY
 - EXISTING CONTOUR LINE
 - EXISTING DRAINAGE AREA BOUNDARY
 - DRAINAGE AREA BOUNDARY
 - FEMA FLOODPLAIN
 - RUNOFF FLOW ARROW
 - DRAINAGE AREA
 - TO ACRE
 - MIN
 - DRAINAGE AREA IDENTITY

TIME OF CONCENTRATION													
DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				OPEN CHANNELS FLOW				
	n	L (ft)	s (ft/s)	T ₁ (Min) L/(s*0.575)	s (ft/s)	n	L (ft)	T ₁ (Min) L/(0.005*0.5)	s (ft/s)	D/(sec)	L (ft)	T ₂ (Min) L/V	Tc (Min)
A	0.02	180	0.020	0.54		0	0	0.00		5	0	0.00	5.00
B	0.02	220	0.020	0.74		0	0	0.00		5	0	0.00	5.00
C	0.3	300	0.016	16.84		0.020	0.3	150	5.30	5	0	0.00	22.24
D	0.3	280	0.020	13.13		0	0	0.00		5	0	0.00	13.13
E	0.02	250	0.020	0.84		0	0	0.00		5	0	0.00	5.00

RUNOFF CALCULATIONS													
Drainage Area	Area (Acres)	TDC (min)	I ₂ (in/hr)	C ₂ (cfs)	Q ₂ (cfs)	I ₁₀ (in/hr)	C ₁₀ (cfs)	Q ₁₀ (cfs)	I ₂₅ (in/hr)	C ₂₅ (cfs)	Q ₂₅ (cfs)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)
A	1.17	5.00	5.76	0.73	4.92	6.57	0.81	8.12	10.1	0.88	10.18	12.5	13.88
B	0.7	5.00	5.76	0.73	2.94	6.57	0.81	4.80	10.1	0.88	6.08	12.5	8.31
C	2.12	22.24	3.16	0.29	1.98	4.8	0.36	3.55	6.76	0.39	4.76	7.46	7.30
D	5.35	13.13	4.13	0.25	0.42	6.17	0.35	0.78	7.36	0.59	1.00	9.43	1.53
E	0.2	5.00	5.76	0.73	0.64	6.57	0.81	1.39	10.1	0.88	1.74	12.5	2.38

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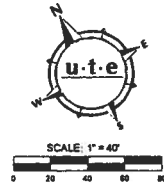
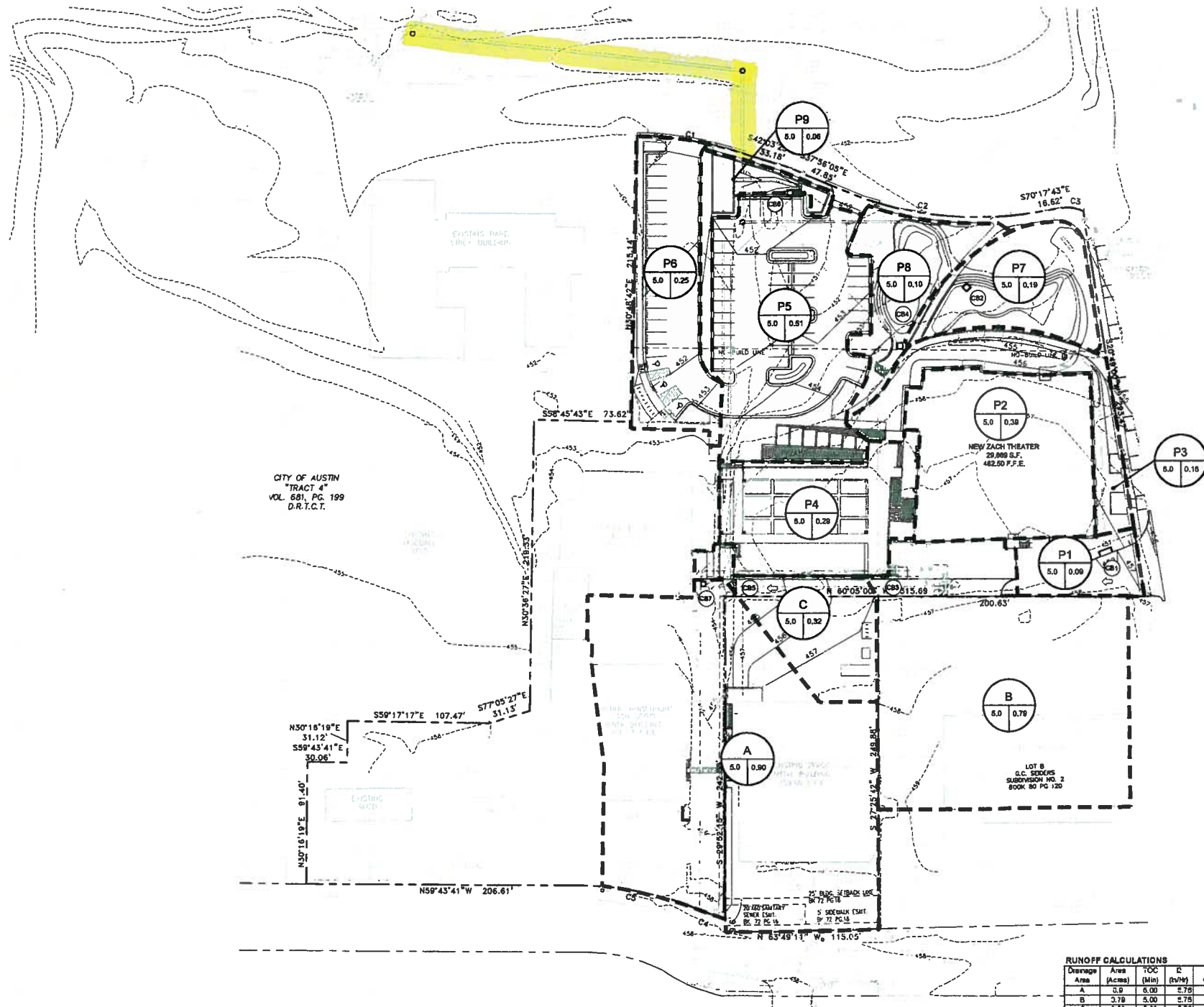
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Revisions:

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DOCUMENTS

EXISTING DRAINAGE
AREA MAP

SHEET:
C1.11

Planning Commission - Item 11. Resolution Adopted: 8/10/10
City of Austin - Item 11. Resolution Adopted: 8/10/10
City of Austin - Item 11. Resolution Adopted: 8/10/10
City of Austin - Item 11. Resolution Adopted: 8/10/10



- LEGEND:**
- PROJECT BOUNDARY
 - EXISTING CONTOUR LINE
 - ADJACENT BOUNDARY LINE
 - DRAINAGE AREA BOUNDARY
 - TIME OF CONCENTRATION LINE (TC)
 - RUNOFF FLOW ARROW
 - PROPOSED CONTOUR LINE
 - DRAINAGE AREA IDENTIFICATION SEE EX. RUNOFF TABLE FOR EX. TC
 - W. DESIGNATION

RUNOFF CALCULATIONS													
Drainage Area	Area (Acres)	TOC (Min)	C	C2	C2 (adj)	10 (in/hr)	C10	Q10 (cfs)	Q5 (in/hr)	Q5 (cfs)	Q25 (in/hr)	Q25 (cfs)	Q100 (cfs)
A	0.9	6.00	0.78	0.73	3.78	8.57	0.8	6.17	10.1	3.85	7.73	12.5	0.95
B	0.19	5.00	0.78	0.73	3.32	8.57	0.8	5.42	10.1	3.85	7.73	12.5	0.95
C	0.32	6.00	0.78	0.73	1.35	8.57	0.8	2.18	10.1	3.85	7.73	12.5	0.95
P1	0.09	5.00	0.78	0.73	0.38	8.57	0.8	0.52	10.1	3.85	7.73	12.5	0.95
P2	0.36	5.00	0.78	0.73	1.81	8.57	0.75	2.91	10.1	3.85	7.73	12.5	0.95
P3	0.15	6.00	0.78	0.36	0.38	8.57	0.45	0.55	10.1	3.85	7.73	12.5	0.95
P4	0.29	5.00	0.78	0.53	0.59	8.57	0.61	1.52	10.1	3.85	7.73	12.5	0.95
P5	0.51	6.00	0.78	0.71	2.09	8.57	0.78	3.41	10.1	3.85	7.73	12.5	0.95
P6	0.25	5.00	0.78	0.73	1.05	8.57	0.91	1.74	10.1	3.85	7.73	12.5	0.95
P7	0.19	6.00	0.78	0.32	0.38	8.57	0.35	0.57	10.1	3.85	7.73	12.5	0.95
P8	0.10	6.00	0.78	0.32	0.18	8.57	0.26	0.38	10.1	3.85	7.73	12.5	0.95
P9	0.06	5.00	0.78	0.32	0.11	8.57	0.25	0.18	10.1	3.85	7.73	12.5	0.95

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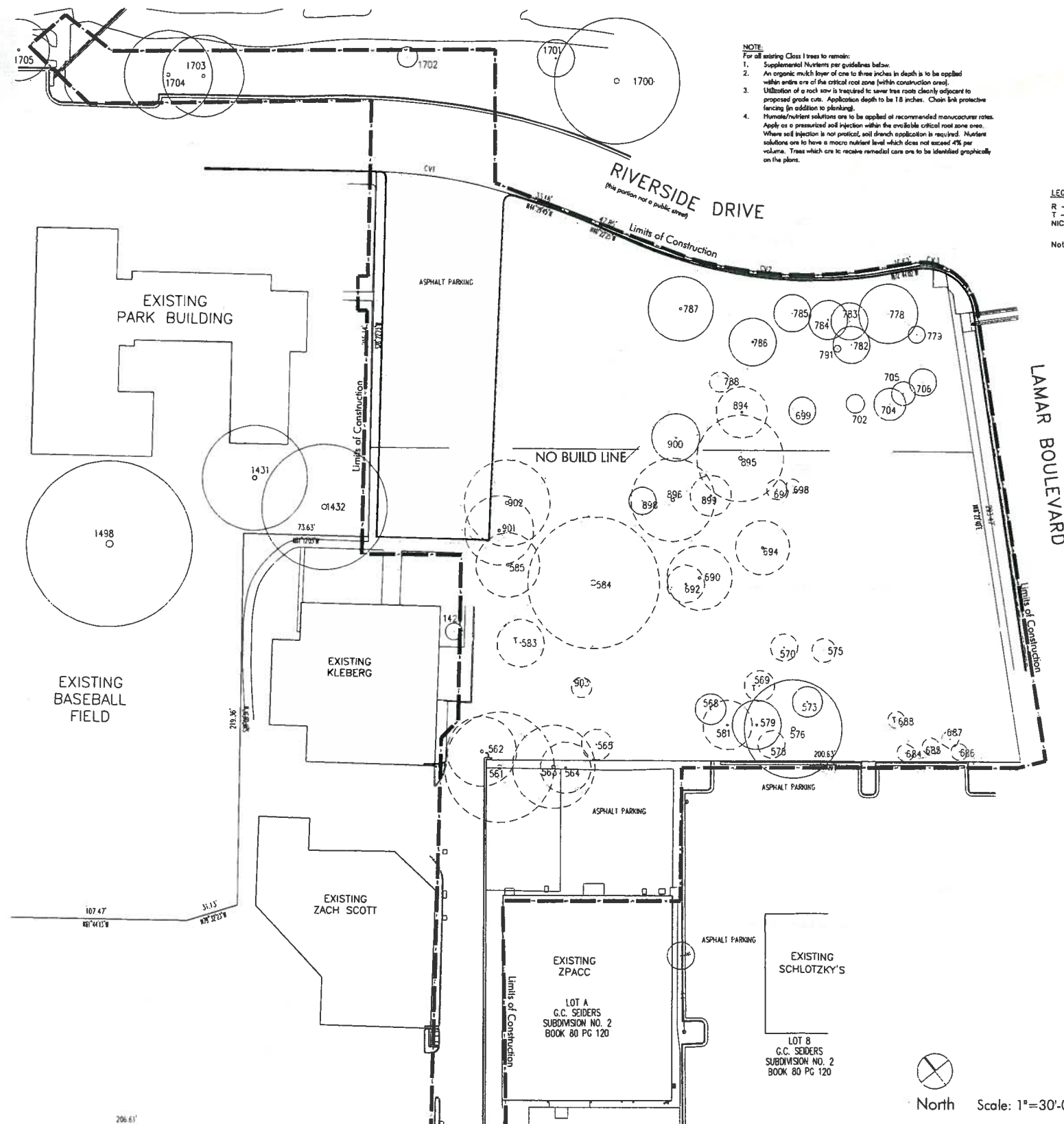
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Revisions:

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DOCUMENTS

PROPOSED
DRAINAGE
AREA MAP &
CALCULATIONS

SHEET:

C1.12



NOTE:
For all existing Class I trees to remain:
1. Supplemental Nutrients per guidelines below.
2. An organic mulch layer of one to three inches in depth is to be applied within entire area of the critical root zone (within construction area).
3. Utilization of a root saw is required to sever tree roots directly adjacent to proposed grade cuts. Application depth to be 18 inches. Chain link protective fencing (in addition to plankings).
4. Humate/nutrient solutions are to be applied at recommended manufacturer rates. Apply as a pressurized soil injection within the circled critical root zone area. Where soil injection is not practical, soil drench application is required. Nutrient solutions are to have a macro nutrient level which does not exceed 4% per volume. Trees which are to receive remedial care are to be identified graphically on the plans.

All trees to remain within Limits of Construction to be protected.
See Civil plans for tree protection.

LEGEND
R - Remove
T - Transplant on site
NIC - Not in Contract
Note: Tree 584 is in decline.

TREE LIST	
561	R 18IN 15IN 14IN CHINABERRY
562	R 9IN 16IN MULBERRY
563	R 11IN 12IN 13IN CHINABERRY
564	R 15IN HACKBERRY
565	R 9IN CHERRY LAUREL
568	R 9IN MAPLE
569	T 9IN MAPLE
570	R 8IN MAPLE-DEAD
573	R 9IN MAPLE
575	R 7IN MAPLE-SICK
576	R 16IN 21IN LIVE OAK
578	R 4IN 6IN MEXICAN PLUM
579	R 4IN 3IN 3IN 2IN MEXICAN PLUM
581	R 7IN 5IN 5IN 5IN MEXICAN PLUM-SICK
583	T 14IN BUR OAK
584	R 39IN AMERICAN ELM
585	R 19IN CHINESE TALLOW
684	R CREPE MYRTLE-BUSH
685	R CREPE MYRTLE-BUSH
686	R CREPE MYRTLE-BUSH
687	R CREPE MYRTLE-BUSH
688	T MOUNTAIN LAUREL-BUSH
690	R 19IN MULBERRY
692	R 11IN HACKBERRY
694	R 4IN 4IN 6IN 6IN REDBUO-DEAD
697	R 6IN 6IN AMERICAN ELM
698	R 4IN MEXICAN BUCKEYE
699	R 8IN BUR OAK
702	R 2IN 3IN 3IN MEXICAN BUCKEYE
704	R 4IN 3IN 3IN 2IN CREPE MYRTLE-BUSH
705	R 4IN 3IN 3IN CREPE MYRTLE-BUSH
706	R 3IN 3IN 3IN 2IN CREPE MYRTLE-BUSH
778	R 7IN 6IN 6IN 6IN 3IN CREPE MYRTLE-BUSH
779	R 2IN 4IN CREPE MYRTLE-BUSH
782	R 4IN 4IN 4IN 3IN 3IN CREPE MYRTLE-BUSH
783	R 4IN 4IN 4IN 3IN 3IN CREPE MYRTLE-BUSH
784	R 7IN 5IN 4IN CREPE MYRTLE
785	R 4IN 4IN 4IN 5IN CREPE MYRTLE-BUSH
786	R 14IN SPANISH OAK
787	R 19IN LIVE OAK
788	R 6IN SPANISH OAK-DEAD
791	R 2IN CREPE MYRTLE
894	R 12IN 6IN MULBERRY
895	R 11IN 10IN 6IN 5IN 5IN 3IN MULBERRY
896	R 9IN 8IN 6IN 6IN 5IN MULBERRY
898	R 8IN SPANISH OAK
899	R 12IN BUR OAK
900	R 14IN SPANISH OAK
901	R 8IN 7IN 6IN 6IN 3IN 3IN CHINESE TALLOW
902	R 9IN 8IN 7IN 7IN 6IN 5IN CHINESE TALLOW
903	R 4IN 2IN 2IN HACKBERRY
1170	NIC 9IN BUR OAK
1171	NIC 7IN JUNIPER
1172	NIC 7IN JUNIPER
1173	NIC 7IN JUNIPER
1174	NIC 14IN CEDAR ELM
1175	NIC 14IN CEDAR ELM
1176	NIC 20IN HACKBERRY
1180	NIC 8IN CHINESE TALLOW
1429	NIC 5IN YAUPOH HOLLY
1431	NIC 34IN SYCAMORE
1432	NIC 37IN BUR OAK
1498	NIC 49IN COTTONWOOD
1700	NIC 37IN AMERICAN ELM
1701	NIC 11IN HACKBERRY
1702	R 6IN BUR OAK
1703	R 24IN HACKBERRY
1704	R 16IN 18IN HACKBERRY
1705	NIC 18IN HACKBERRY

Based on Tree Survey by Urban Design Group, April 2010.

TREE LEGEND

- Tree to be transplanted
(1 Bur Oak, 1 Maple, 1 Mtn. Laurel)
- Tree to be removed
- Tree to remain

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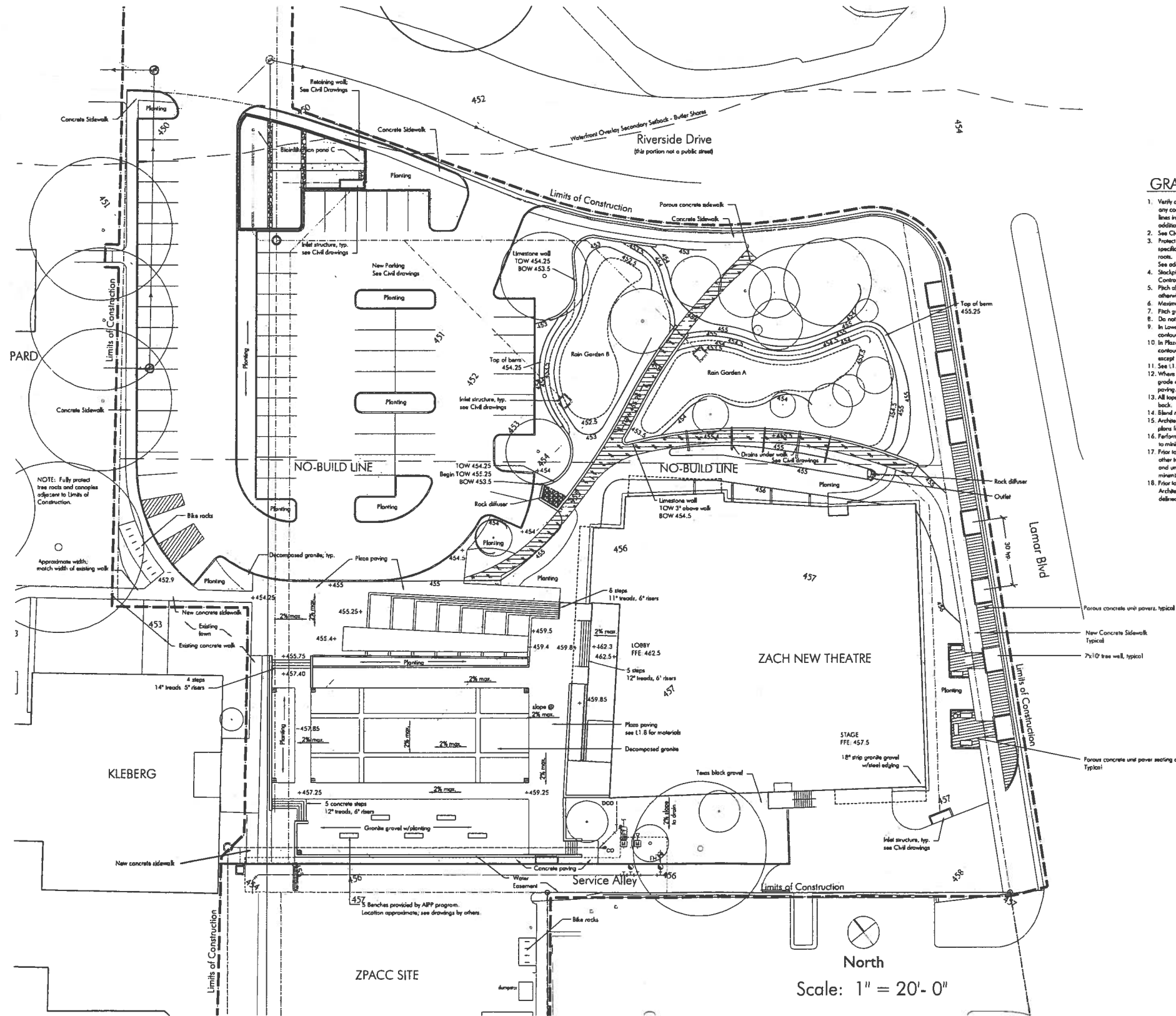
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Date: 28 Aug-10
Drawn: SE
Checked: JH
Revisions:

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DOCUMENTS

TREE DIAGRAM

SHEET:
L1.0



GRADING NOTES

1. Verify all utility locations in the field before beginning work and report any conflicts to the owner. Contractor shall repair any damage to utility lines incurred during construction to the owner's satisfaction or no additional cost.
2. See Civil plans for grading at roadway and parking areas.
3. Protect all existing trees to full drip line of tree according to City specifications-see Civil plans. Do not drive on or store materials on tree roots. Trim any exposed tree roots greater than 1" in diameter clean. See additional notes Sheet L1.3.
4. Stockpile any existing Topsoil separately on site for reuse by Landscape Contractor.
5. Pitch all paved surfaces to drain at min. 1/4" per foot, max. 3% unless otherwise noted and approved by landscape architect.
6. Maximum cross slope on sidewalks is 1/4" per foot.
7. Pitch grade away from building at min. 1/4" per foot.
8. Do not disturb grade around all existing trees to remain.
9. In lower areas, establish subgrade elevations at 6" below finished grade contours and elevations shown to allow for topsoil.
10. In Plaza planter areas, establish subgrade elevations at 1'-0" below finished grade contours shown to allow for planting mix by Landscape Contractor, except do not disturb grade around existing trees.
11. See L1.1 for Site Layout and Materials.
12. Where new paving meets existing paving or stairs, meet exact line and grade of existing with new. Provide expansion joint except at asphalt paving.
13. All tops of walls shall be pitched at 1/8" per foot from front of wall to back.
14. Blend new sidewalk smoothly into existing using broad vertical curves.
15. Architectural floor plans are shown for reference only; see Architectural plans for building elevations.
16. Perform all grading within critical root zone areas with small equipment to minimize root damage.
17. Prior to excavation within driplines, or the removal of trees adjacent to other trees that are to remain, make a clean cut between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize root damage.
18. Prior to grading or excavation within dripline of Line Oak 576 notify Architect, Landscape Architect and Civil Engineer of intent to do so and delineate scope of work for approval.

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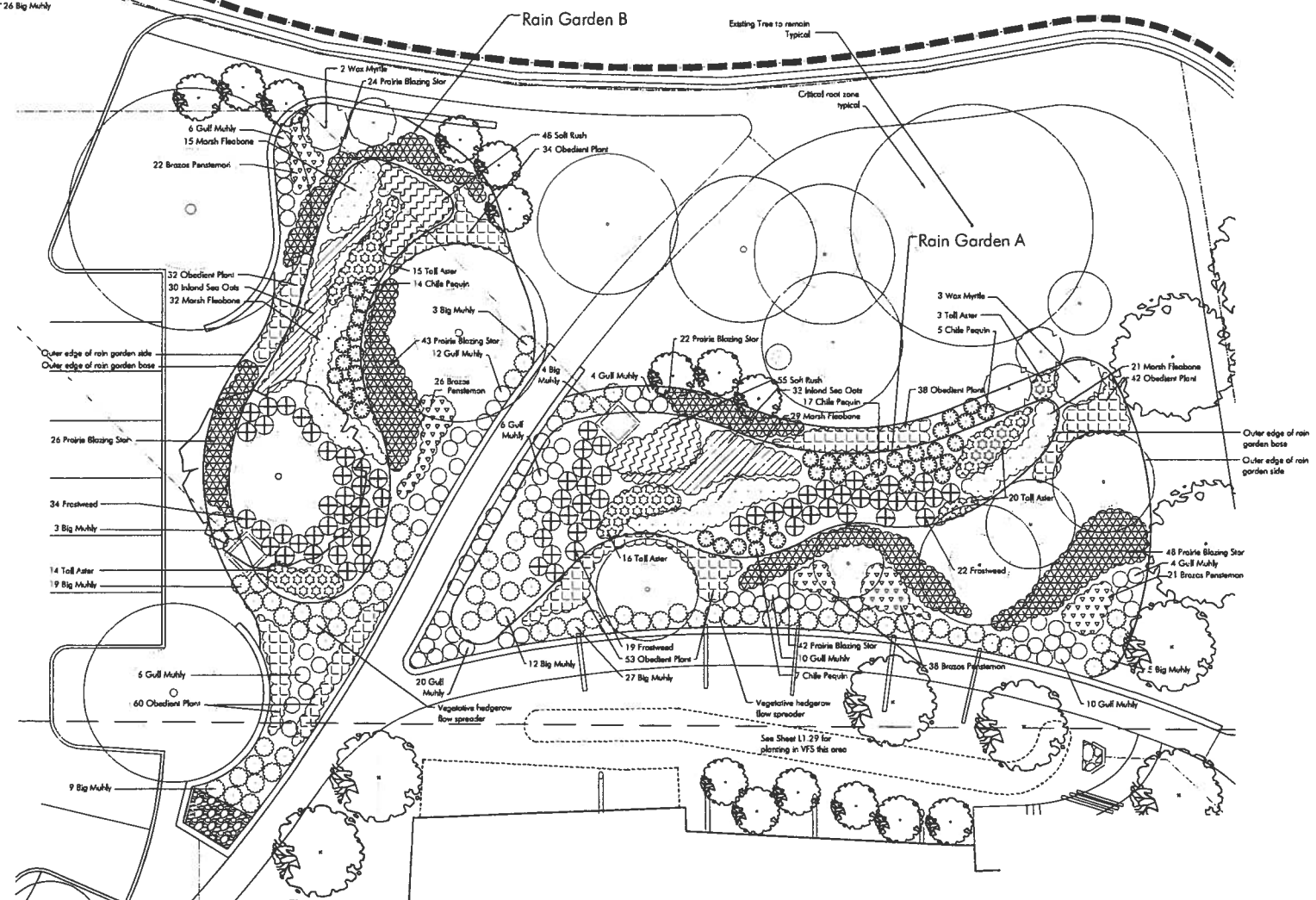
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GRADING PLAN
NEW THEATRE

SHEET:
L1.2



PLANT LIST FOR BIOINFILTRATION POND AND RAIN GARDENS

COMMON NAME	BOTANICAL NAME	SIZE	SIZE	QTY. A	QTY. B	QTY. C	TOTAL
TALL PLANTS							
Big Muhly	Muhlenbergia linheimeri	1 gal.	36" o.c.	48	34	64	146
Eastern Gamma Grass	Tripsacum dactyloides	1 gal.	36" o.c.	0	0	21	21
Fireweed	Verbena virginica	1 gal.	30" o.c.	41	34	0	75
Soft Rush	Juncus effusus	1 gal.	18" o.c.	55	48	79	182
MEDIUM PLANTS							
Chile Pepper	Capiscum annuum	1 gal.	30" o.c.	28	14	0	43
Gulf Coast Muhly	Muhlenbergia capillaris	1 gal.	36" o.c.	54	24	0	78
Horehound	Elymus typhale	1 gal.	30" o.c.	0	0	19	19
Inland Sea Oats	Chasmanthium latifolium	1 gal.	24" o.c.	33	30	0	63
Obedient Plant	Physocarpus spp.	1 gal.	18" o.c.	171	126	0	297
Prairie Blazing Star	Liatris pycnostachya	1 gal.	24" o.c.	112	93	0	205
Tall Aster	Symphyotrichum precatum	1 gal.	24" o.c.	38	29	0	68
Marsh Fleabane	Pluchea odorata	1 gal.	24" o.c.	50	47	0	97
SHORT PLANTS							
Brazos Penstemon	Penstemon tenuis	1 gal.	18" o.c.	58	48	0	107
			Total	832	527	163	
LARGE SHRUBS							
Wax Myrtle	Myrica cerifera	7 gal.	80" o.c.	3	2	6	11

SHEET:
L1.4

Lamar Blvd

North

Scale: 1" = 10'-0"

