

12408 NORTH MOPAC BLVD, AUSTIN, TEXAS 78758

WEIRD TIMES, LLC
CLIENT
12408 N MOPAC BLVD, AUSTIN, TX 78758
(512) 291-6703 FAX (512) 291-6706

ZONING / SUBDIVISION MAP

EXISTING IMPERVIOUS COVER	79,697.577	SQ.FT.	183.42	ACRES
BUILDING	3,273.76	SQ.FT.	0.0751	ACRES
SIDEWALK (CONCRETE)	2,765.16	SQ.FT.	0.063	ACRES
PARKING (ASPHALT)	8,913.24	SQ.FT.	0.205	ACRES
DECK (WOOD)	2,240.7	SQ.FT.	0.050	ACRES
TOTAL EXISTING IMPERVIOUS COVER	17,188.66	SQ.FT.	0.3946	ACRES (2.1518)
PROPOSED IMPERVIOUS COVER				
PARKING LOT	19,346.42	SQ.FT.	0.4441	ACRES
BUILDING	1,002.00	SQ.FT.	0.0230	ACRES
TOTAL PROPOSED IMPERVIOUS COVER	20,348.42	SQ.FT.	0.4671	ACRES (2.473)
TOTAL EXISTING AND PROPOSED IMPERVIOUS COVER	37,537.08	SQ.FT.	0.8617	ACRES (46.9083)
LIMIT OF CONSTRUCTION				
MAXIMUM ALLOWABLE IMPERVIOUS COVER = 80%				0.975 ACRES

BUILDING TABLE

TOTAL BUILDING FLOOR AREA	4,275.16 (5,358)	RECORDING
MAXIMUM ALLOWABLE BUILDING COVERAGE	= 95%	CONSTRUCTION
FLOOR AREA RATIO = 0.05351		CONSTRUCTION
ALLOWABLE FLOOR AREA RATIO = .21		DISBURSED
PROPOSED USE: COCKTAIL LOUNGE, OUTDOOR SPORTS AND RECREATION, OUTDOOR ENTERTAINMENT		
TONNING USE: C5-R4-CO		

BUILDING & SITE INFORMATION

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BUILDING NO.	STORIES	TOTAL AREA	HEIGHT FT.	FINISH FLOOR	REMARKS
1	1	3,233.16 SQ. FT.	15.00	709.70	EXISTING
2	1	882.50 FT.	15.00	709.70	PROPOSED
3	1	110 SQ. FT.	12.00	710.0	PROPOSED
6	1	534 SQ. FT.			REMOVED
TOTAL BUILDING COVERAGE		4,225.16 SQ. FT.			

PARKING DATA

PARKING DATA				
BUILDING NO.	FUNCTION (ROOM TYPE)	NUMBERS / SQ.FT	PARKING REQUIREMENT SPACES / S.F. FUNCTION	SUBTOTAL SPACES
1	CORRTAL LOUNGE	3,273.18 SQ.FT	1/50	65
2	COORRTAL LOUNGE	882 SQ.FT	1/50	18
3	OUTDOOR SHOWER	110 SQ.FT	1/50	2
4	OUTDOOR ENTERTAINMENT	2,207 SQ.FT	1/50	44
5	OUTDOOR RECREATION	VOLLEYBALL COURTS (2) 202,839-5,678 SQ.FT	4 SPACES PER COURT	8

NOTE FOR CONSTRUCTION

THESE DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION, AND SHALL NOT BE USED FOR CONSTRUCTION UNTIL APPROVED BY THE CITY OF AUSTIN, AND UNTIL ALL REQUIRED OTHER CITY, COUNTY, AND STATE PERMITS ARE OBTAINED.

PARKING TABLE

TOTAL PARKING REQUIRED	157
TOTAL PARKING PROVIDED	158
SUMMARY : COMPACT PARKING	27
ON SITE STANDARD PARKING	46
OFF-SITE ACCESSORY PARKING	59
HANDICAP PARKING	6

PROFESSIONAL STRUCTURAL CIVIL ENGINEERS

CONSULTING CIVIL AND STRUCTURAL ENGINEERS
12710 RESEARCH BLVD., SUITE 390, AUSTIN, TEXAS 78759
(512) 238-6422 FAX (512) 258-8095

LIST OF DRAWINGS

LIST OF DRAWINGS	
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING SURVEY
4	DIMENSIONAL SITE PLAN
5	GRADING PLAN
6	EROSION/ SEDIMENTATION/ T.P. PLAN
7	UTILITY PLAN
8	UTILITY DETAILS
9	UTILITY DETAILS
10	GENERAL DETAILS
11	OFF-SITE DRAINAGE AREA MAP
12	DETENTION POND
13	DETENTION POND DETAIL
14	TEMPORARY TRAFFIC CONTROL NOTES & DETAILS
15	TEMPORARY TRAFFIC CONTROL NOTES & DETAILS
16	TEMPORARY TRAFFIC CONTROL NOTES & DETAILS
17	TEMPORARY TRAFFIC CONTROL NOTES & DETAILS
18	TEMPORARY TRAFFIC CONTROL NOTES & DETAILS
19	TEMPORARY TRAFFIC CONTROL NOTES & DETAILS
20	ON-SITE DRAINAGE AREA MAP
21	SLOPE AREA MAP
22	LANDSCAPE PLAN
23	LANDSCAPE PLAN

REVISIONS / CORRECTIONS

[illegible]

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LANDMAN TAYLOR BAC, PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLANS ARE COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 23-B SUBCHAPTER-4 OF THE LAND DEVELOPMENT CODE.

DATE OF SUBMITTAL : FEBRUARY 17, 2011
PROJECT TITLE : WEIRDOS AUSTIN
STREET ADDRESS : 12408 NORTH MO-PAC, AUSTIN, TX 78758
PROPERTY OWNER : MA SHARON

DESIGNER COMPANY : PROFESSIONAL Structural ENGINEERS, INC.
12710 RESEARCH BLVD., SUITE 390, AUSTIN, TEXAS 78759

CONTACT: MIRZA TAHIR BAC
NAME OF WATERSHED: WALNUT CREEK
AND CLASSIFICATION: SUBURBAN
100-YEAR FLOOD PLAN: THIS PROPERTY IS LOCATED IN 100 YEARS FLOOD PLAN AS (ZONE "A")

LEGAL DESCRIPTION :
LOT 1, GREAT WALL SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 90, PAGE 353,
PLAT RECORDS, TRAVIS COUNTY, TEXAS.

OFF-SITE PARKING LEGAL DESCRIPTION: STATE OF TEXAS, VOL. 9732 & PAGE 812, RECORDED IN TARRANT COUNTY, TX

RECHARGE ZONE THE SITE IS NOT LOCATED OVER EDWARDS AQUIFER RECHARGE ZONE

RELATED CASES: THE ZONING CASE NUMBER IS C4-2010-0167 AND THE ORDINANCE NUMBER IS 20170113-044, EFFECTIVE ON JANUARY 24, 2011.

THIS PROJECT IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARD)

REVIEWED BY: _____

FOR DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT _____

DATE _____

APPROVED BY: NO SIGNATURE REQUIRED (NO IMPROVEMENT IN R.O.W.)

AUSTIN WATER UTILITY

DATE

APPROVED BY: GM/ML FIRE DEPARTMENT

NOTE: SEE SHEETS 4-7 ATTACHED FOR REQUIRED TANK METAL, WATER SUPPLY TANKS, & BUILDING FIRE SPRINKLER SYSTEM ALLOWED AS ALTERNATE COMPLIANCE DUE TO LACK OF SOLID COMPLIANCE FIRE HYDRANTS WITH

2/24/12

APPROVED BY:  2/24/12
INDUSTRIAL WASTE _____
DATE

APPROVED BY: Jon W. Mow 2/2/2012

ALTERNATIVE EQUIVALENT COMPLIANCE

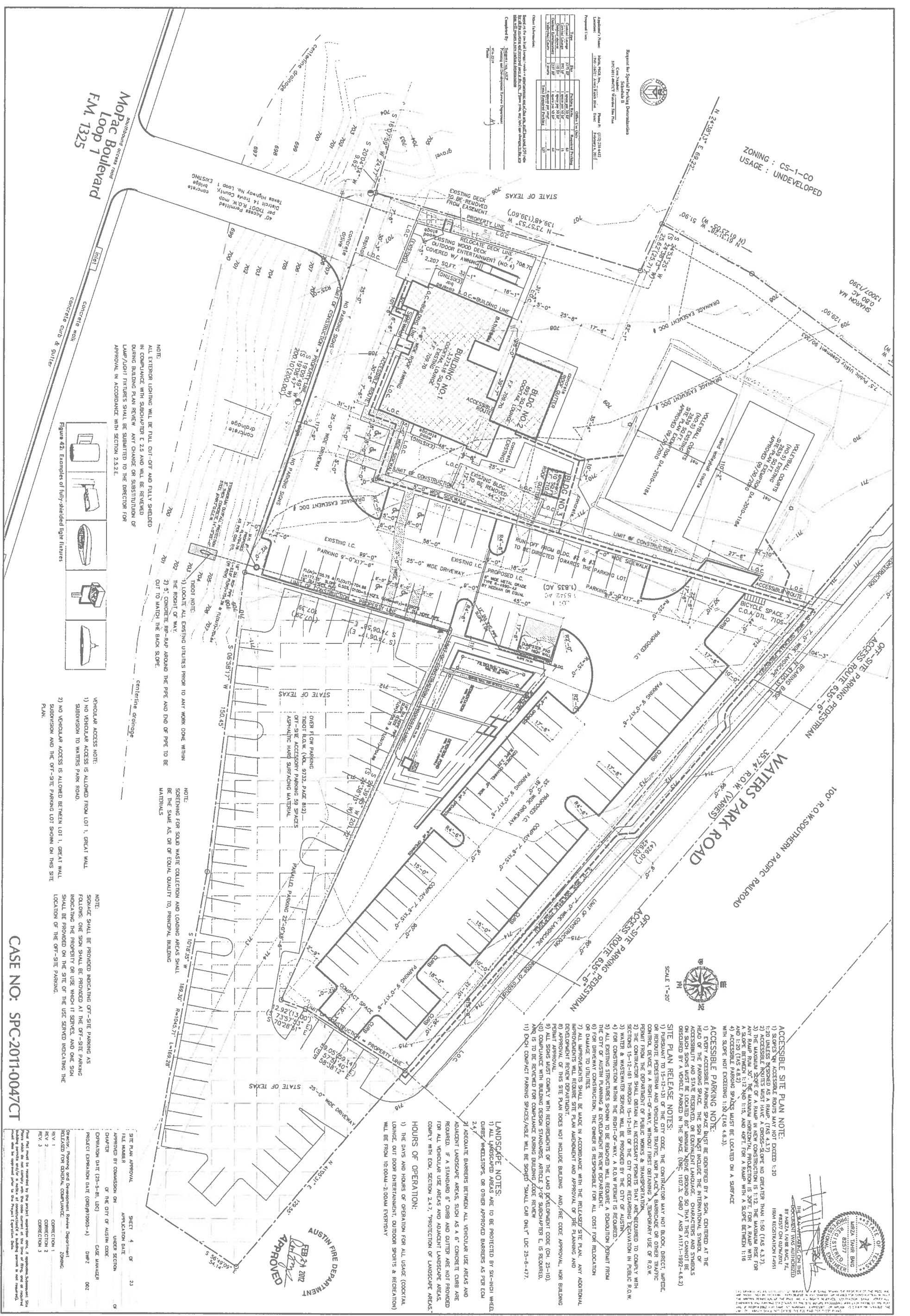
1) SUBCHAPTER E 2.2.2 THRU 2.2.5 UNABLE TO PROVIDE PLANTING ZONE
ALONG WATERS PARK RD IN ORDER TO PRESERVE EXISTING TREE #8, #7, &
PROVIDED (A) CULTIV APPROVED STREET TREES HAVE BEEN PROVIDED AS
REQUIRED 30 FOOT ON CENTER WITHIN THE TREE PLANTING/IRRIGATION ZONE
ALONG WATERS PARK RD (D) ALL BUFFERING HAS BEEN INCREASED BY 75%
(C) ALL NATIVE PLANT MATERIAL
2) SUBCHAPTER E 2.2.2: UNABLE TO MEET THE TWO CONNECTIVITY
UPREPAIRMENT OPTIONS.

PROVIDED (A) SHADED SIDEWALKS PROVIDED ALONG 100% OF ALL PUBLICLY VISIBLE BUILDING FACADES. THIS HAS BEEN ACCOMPLISHED WITH SHADED TREES NO LF. O.C. AND A COVERED WALKING LEADING TO THE BUILDING ENTRANCE. (B) ALL LARGE TREE SPECIES HAVE BEEN INCREASED TO 3" CAL ABOVE THE 1.5" CAL REQUIREMENT, AND AN ADDITIONAL PEDESTRIAN SEATING AREA HAS BEEN PROVIDED TO MEET THE INTENT OF PROVIDING SHADED SEATINGS AND CONNECTIVITY.

SITE LOCATION MAP
GRID #L35 & MAPSCO PAGE 465



FILE NAME: APPROVAL	APPLICATION DATE:	SHEET 1 OF 23
PLAN NUMBER:		
APPROVED BY: COMMISSIONER OR CHAIRMAN	UNION SECTION OF	
EXP. DATE (2-5-80, 001)	CASE NUMBER	
PROJECT EXPIRATION DATE (001/000-A)	DATE	002
Director, Planning and Development Review Department		
RELEASED FOR CIRCULAR COMPLIANCE		
REV. 1	CORRECTION 1	ZONING
REV. 2	CORRECTION 2	
<p>NOTE: A plan is not in accordance with the product specification if any applicable specification, standard, rule, regulation, plan, or code is not consistent with the code, current at the time of release, and all referenced standards, plans and/or codes of construction.</p> <p>IF THE PLAN IS NOT IN ACCORDANCE, THE PLAN SHALL BE APPROVED PRIOR TO THE EXPIRATION DATE.</p>		



Project

WEIRDOS AUSTIN

12408 NORTH MOPAC BLVD

AUSTIN, TEXAS

29147

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PROFESSIONAL STRUCVIL ENGINEERS, INC.

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Revision	Description	Date	Drawn
6	ISSUED FOR APPROVAL	02/16/12	
5	ISSUED FOR APPROVAL	01/25/12	
4	ISSUED FOR APPROVAL	01/05/12	
3	ISSUED FOR APPROVAL	11/07/11	
2	ISSUED FOR APPROVAL	07/28/11	
1	ISSUED FOR APPROVAL	05/18/11	
0	ISSUED FOR APPROVAL	07/07/11	

CASE NO: SPC-2011-0047CT

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