EXHIBIT "A"

AUSTIN INDEPENDENT SCHOOL DISTRICT PERFORMING ARTS CENTER

DESIGN UPDATE 12.14.2011

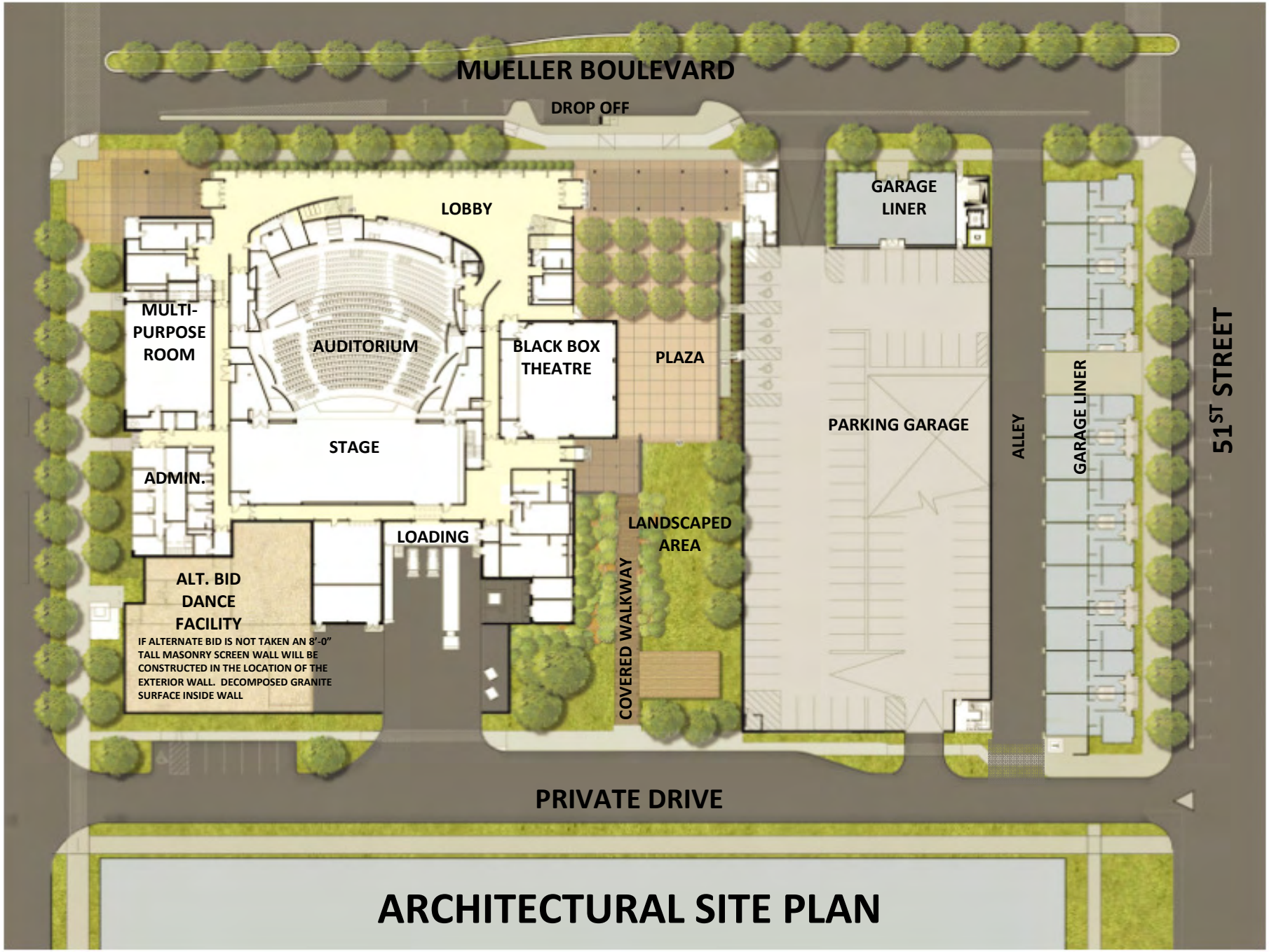
Pfluger Associates Architects

Miró Rivera Architects

EXHIBIT "A"

60,000 sf PAC & 140,000 sf Parking Garage
444 parking spaces in garage
7 pull in spaces along Private Drive
25,700 sf plaza located between PAC & Garage
PAC – 64'-0" high (74'-8" at fly loft)
Garage – 42'-8" high

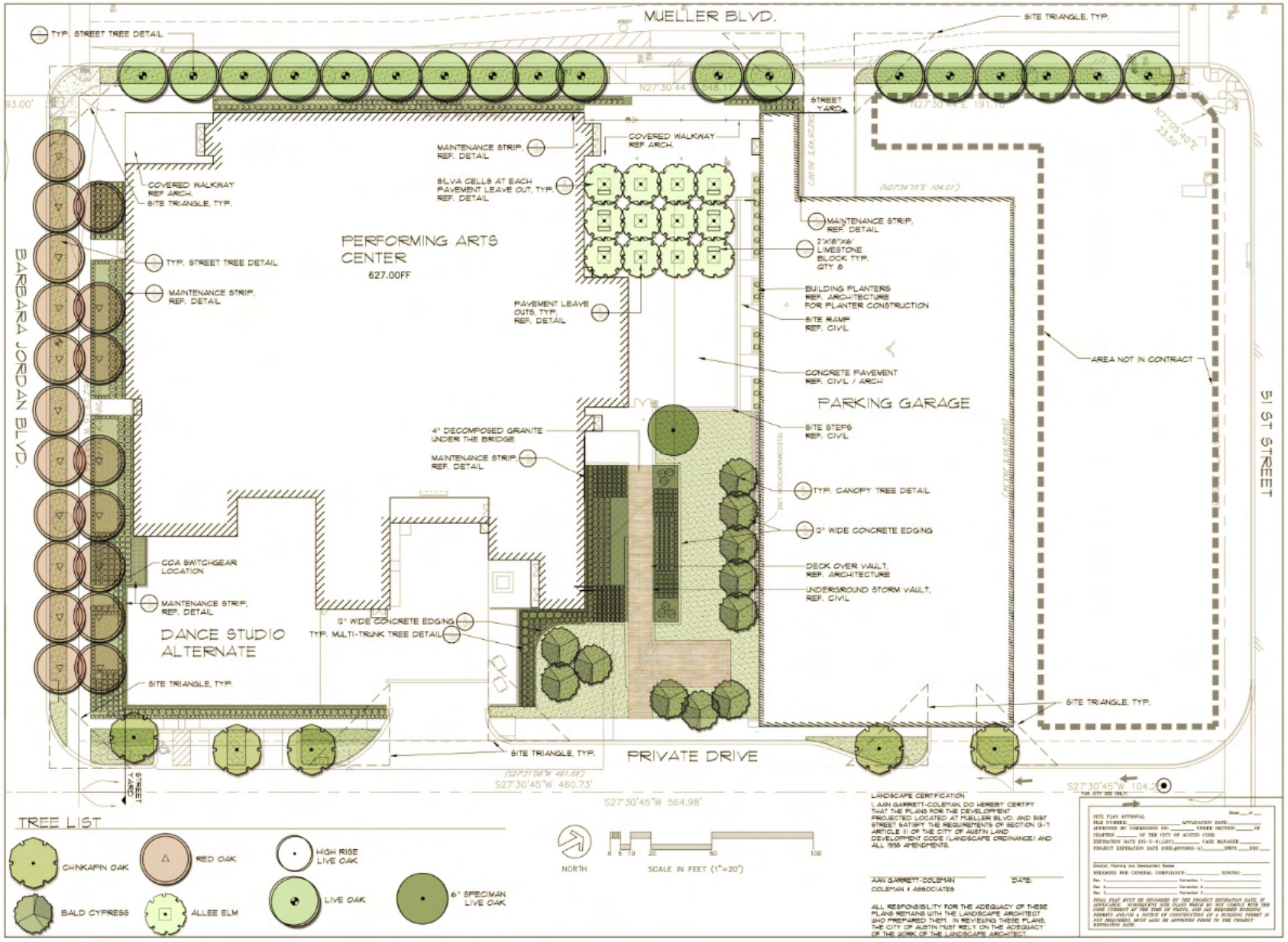
EXHIBIT "A"



ARCHITECTURAL SITE PLAN

EXHIBIT "A"

LANDSCAPE PLAN



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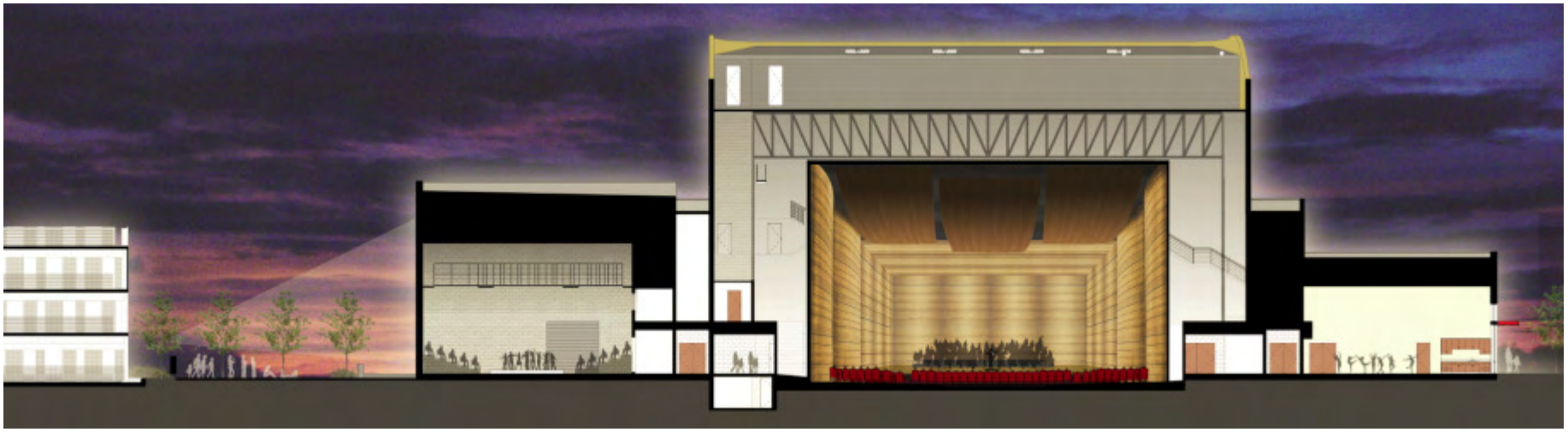
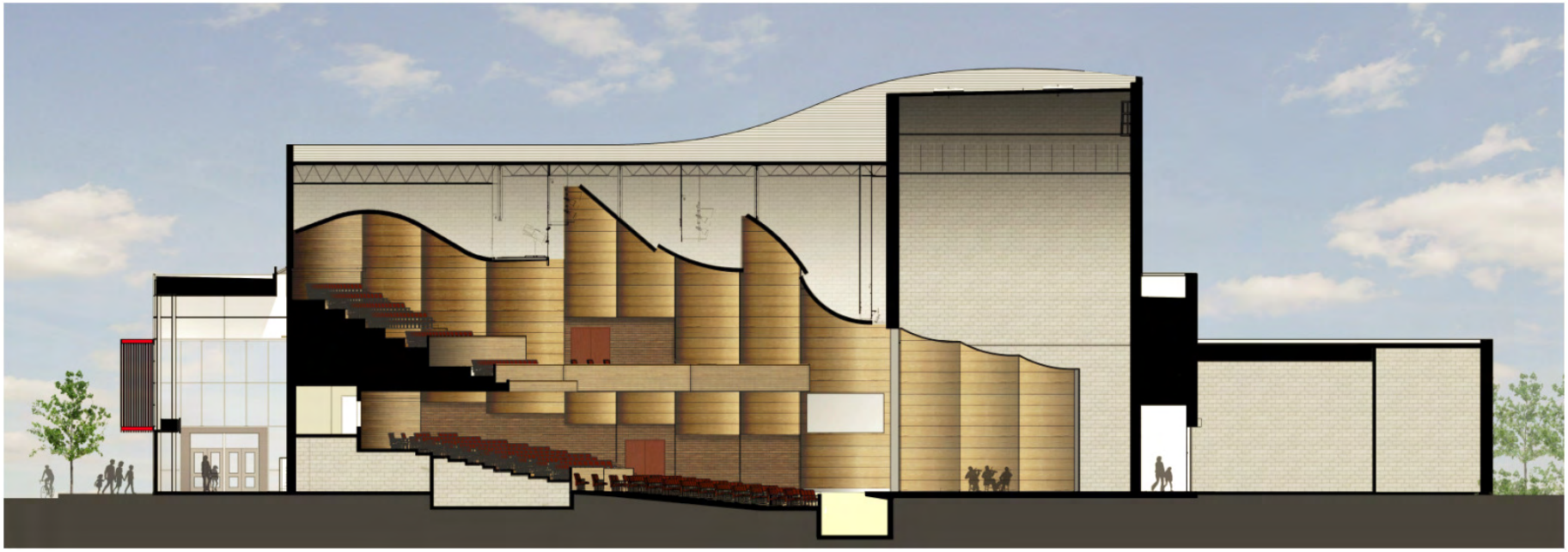


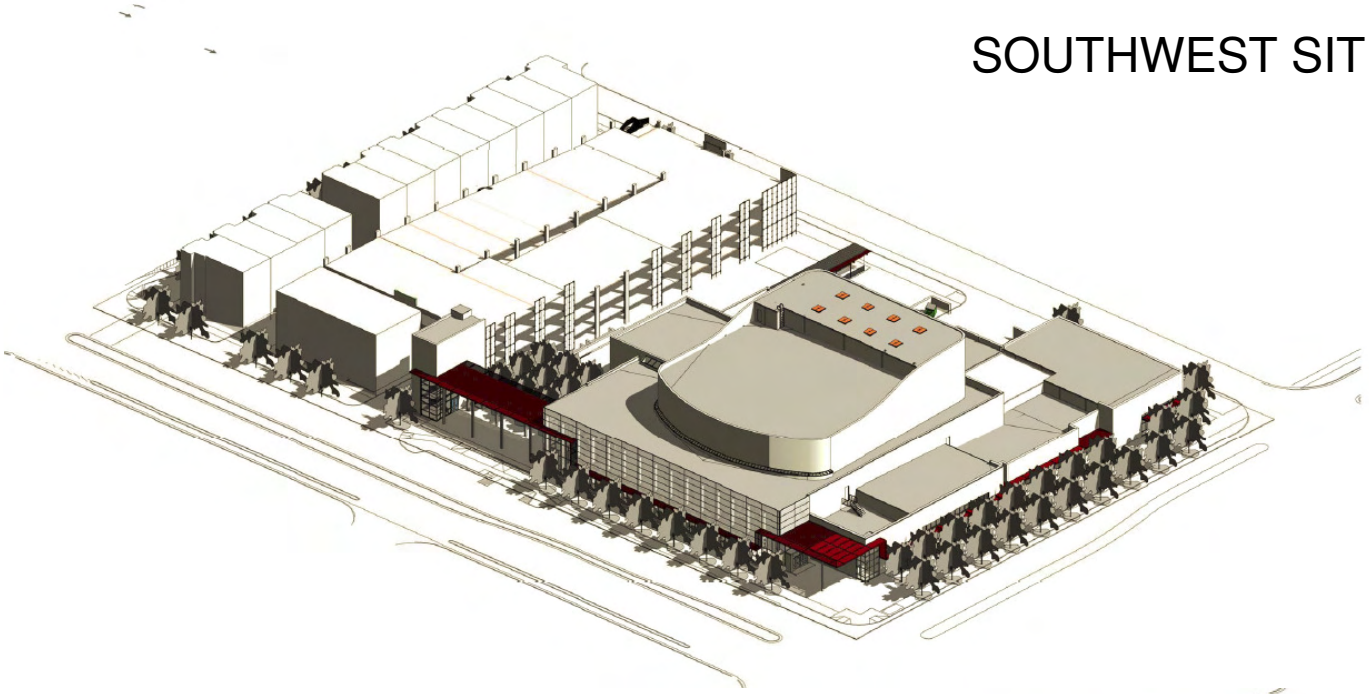
NORTH / SOUTH BUILDING SECTION

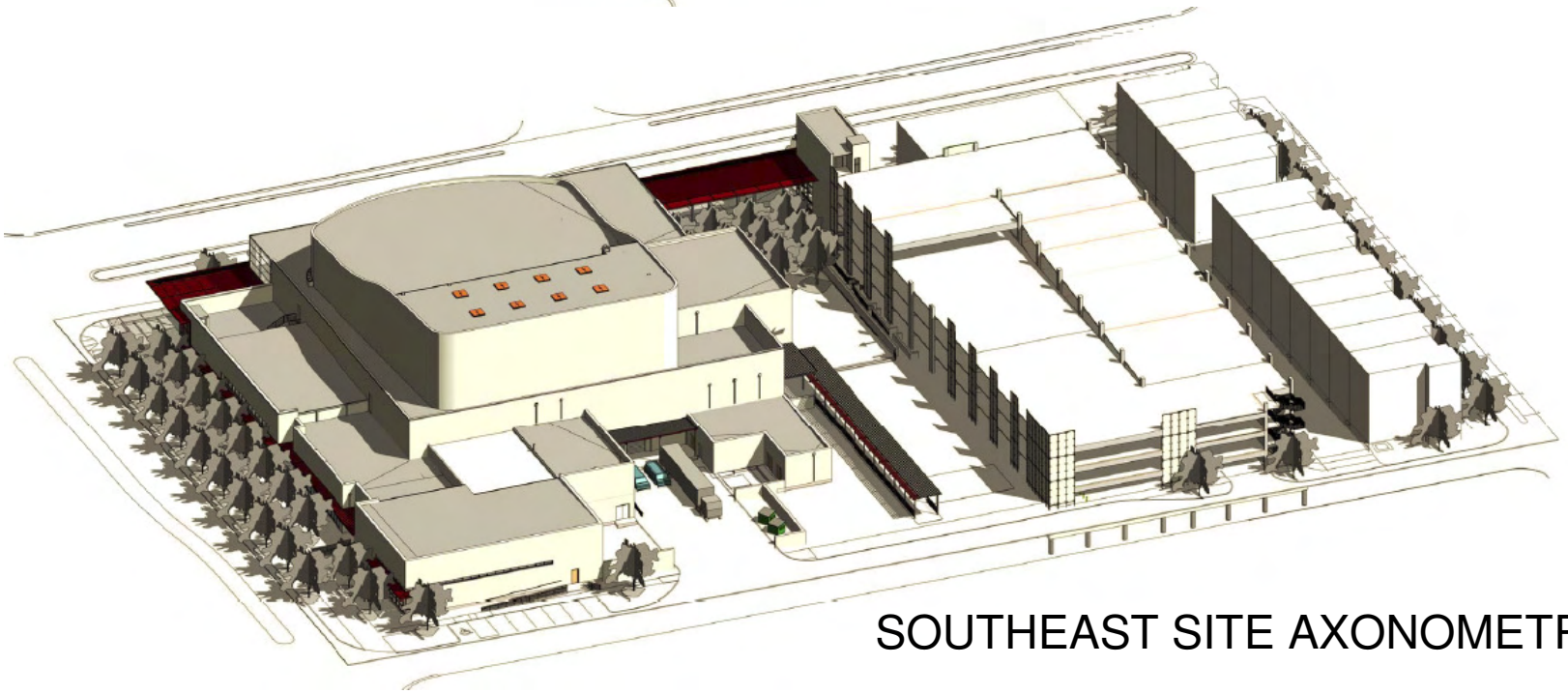


EAST / WEST BUILDING SECTION

EXHIBIT "A"

SOUTHWEST SITE AXONOMETRIC VIEW

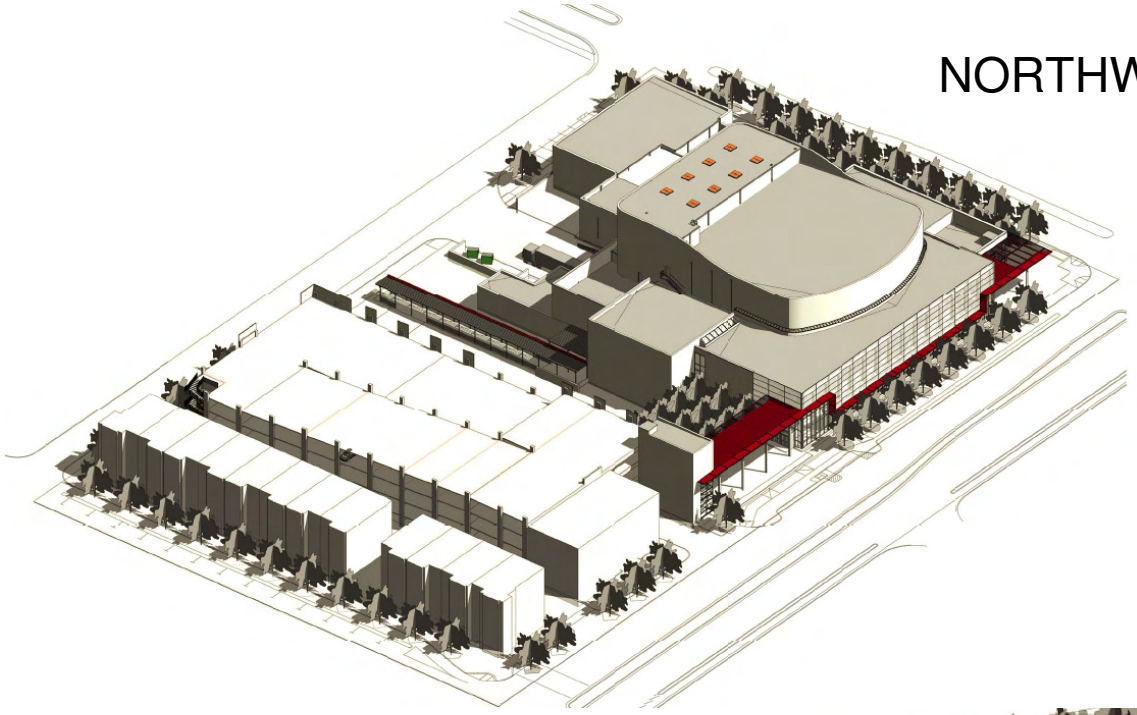


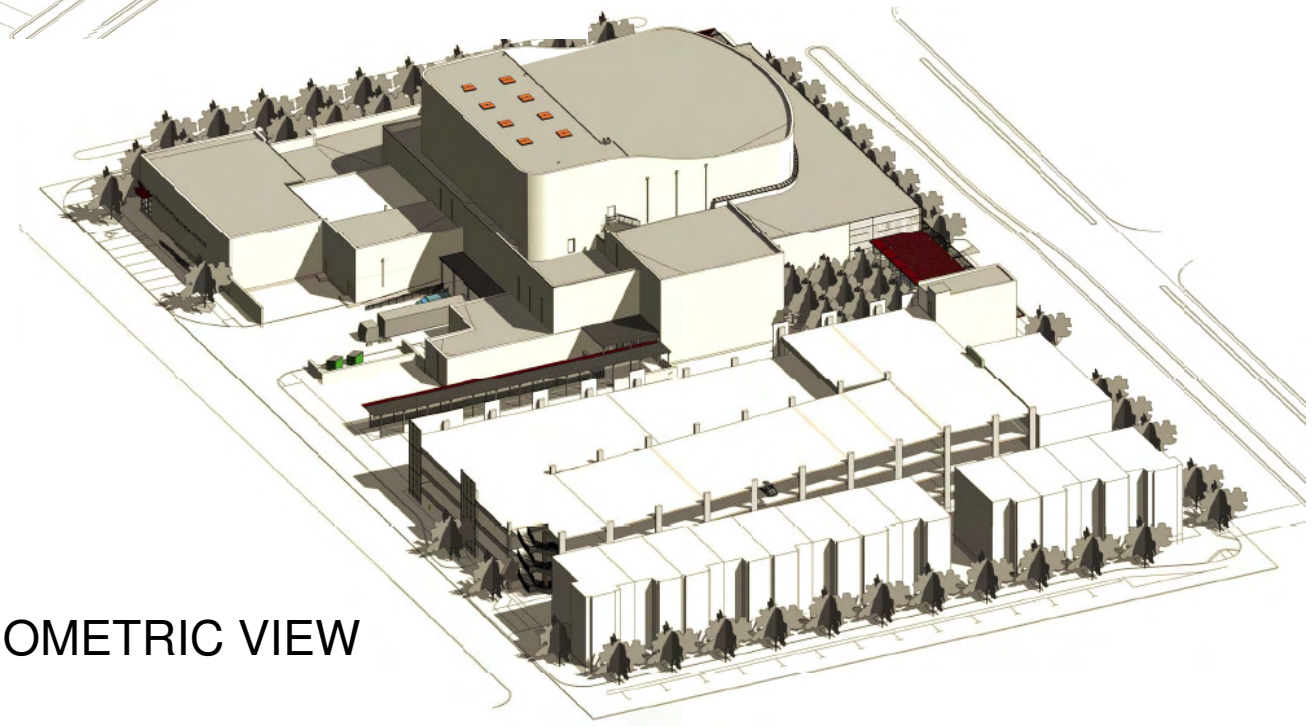


SOUTHEAST SITE AXONOMETRIC VIEW

EXHIBIT "A"

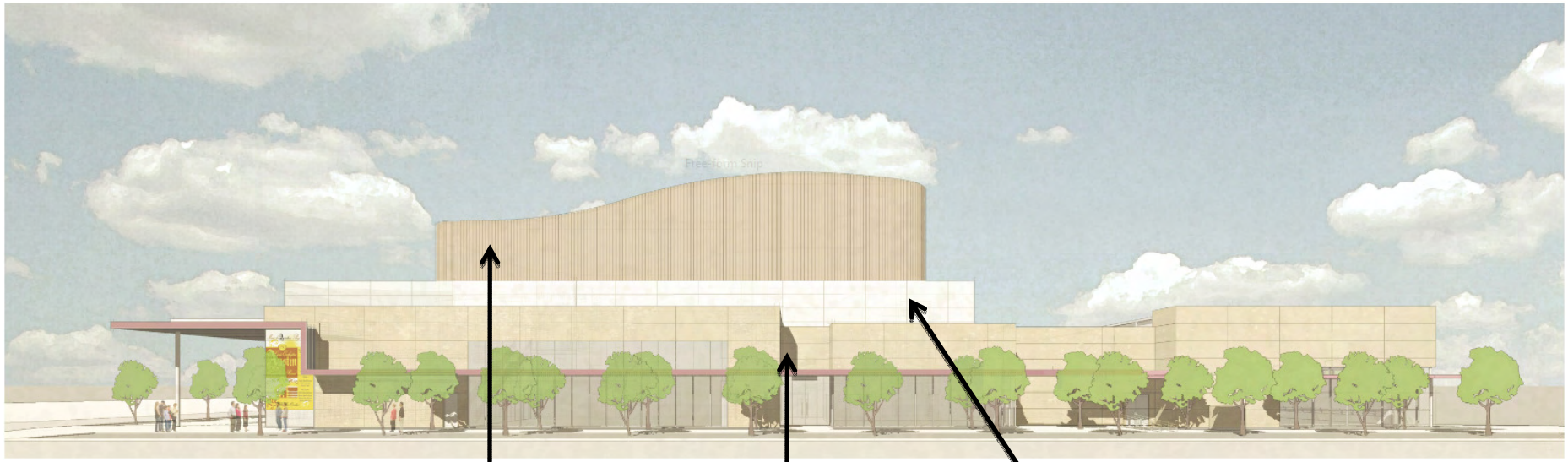
NORTHWEST SITE AXONOMETRIC VIEW



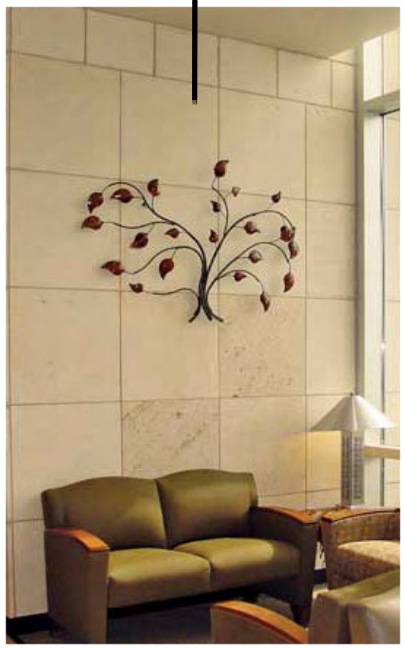


NORTHEAST SITE AXONOMETRIC VIEW

SOUTH ELEVATION – BARBARA JORDAN BLVD



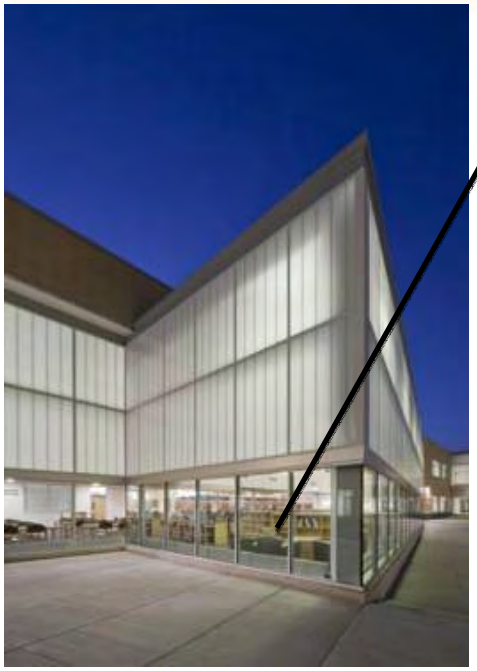
MBCI NuWall CONCEALED FASTNER METAL WALL PANEL OR BERRIDGE B-6 – BROWN COLOR

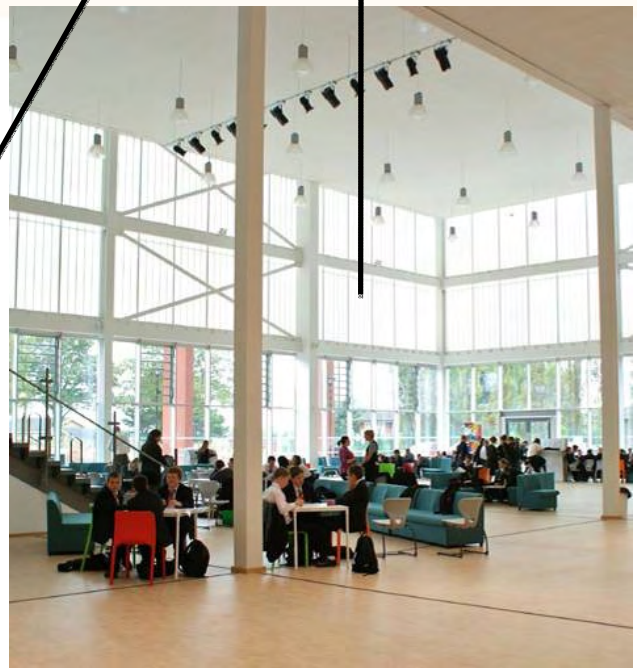


MBCI ECO-FICIENT GRAND H PANEL – WHITE OR SILVER COLOR

SMOOTH COURSED LOCAL LIMESTONE VENEER

PERSPECTIVE FROM BARBARA JORDAN & MUELLER BOULEVARDS

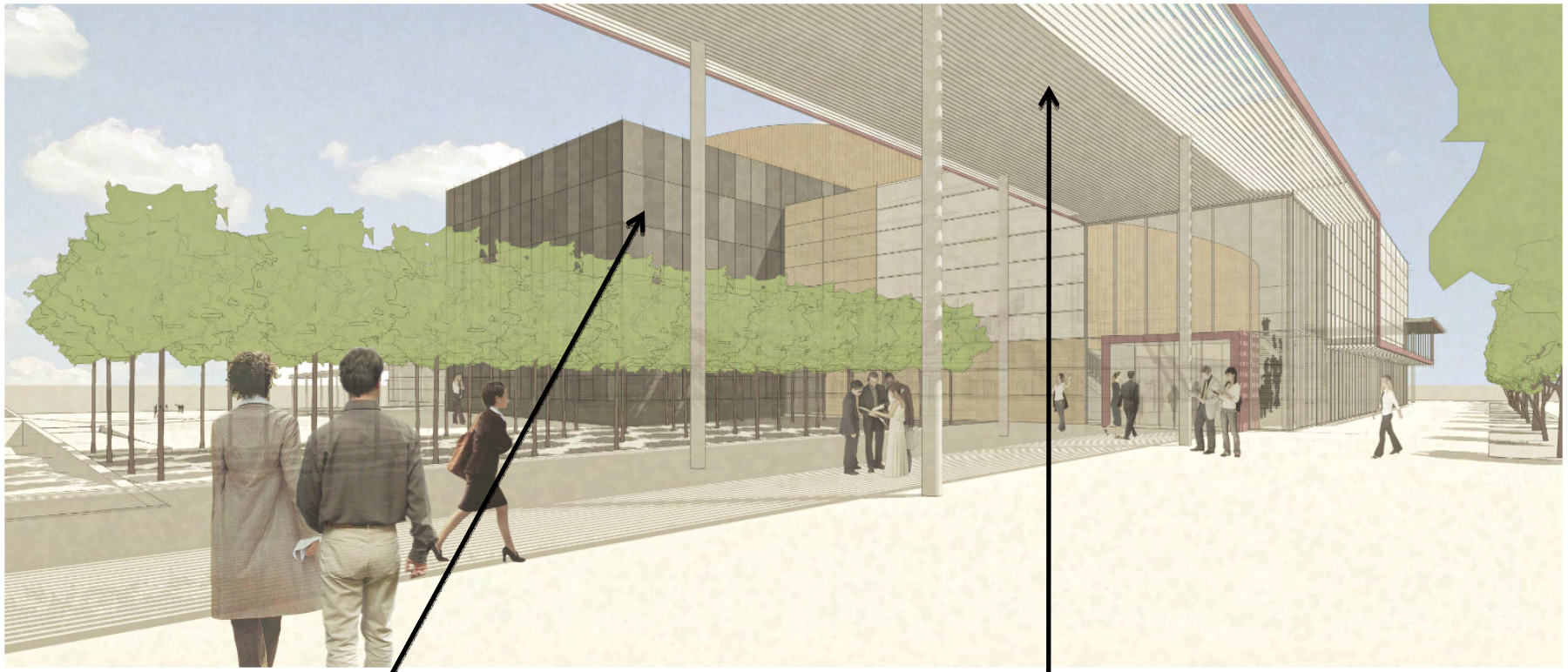




INSULATED TRANSLUCENT SANDWICH PANEL ABOVE 12’

INSULATED TINTED GLAZING IN ALUMINUM STOREFRONT BELOW 12’

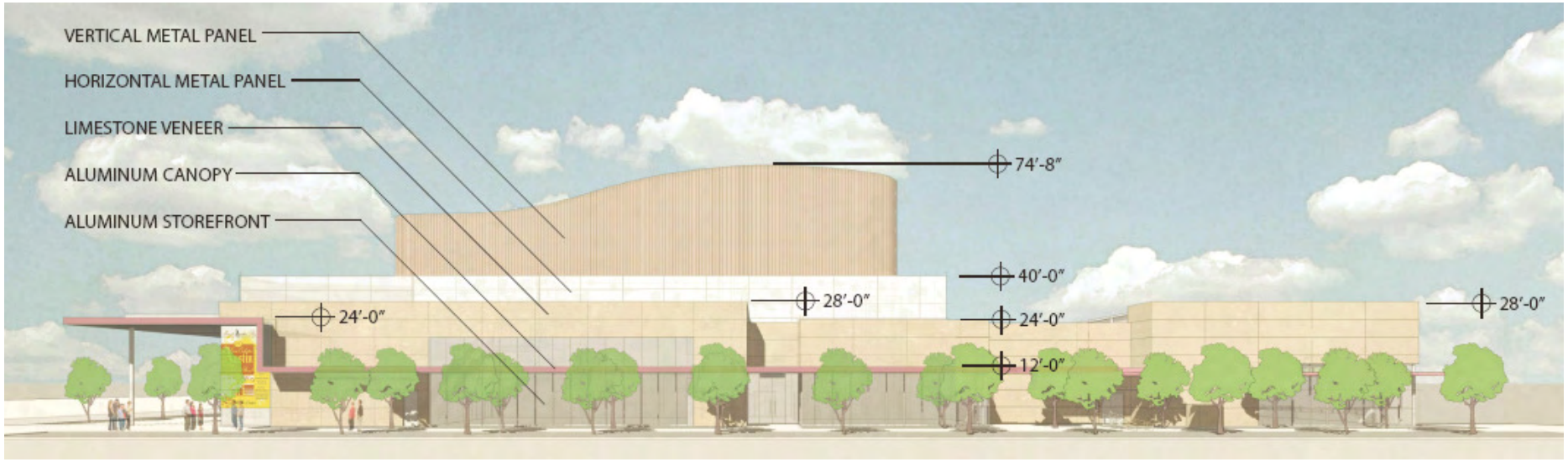
PERSPECTIVE TOWARDS PAC ENTRANCE FROM GARAGE



TILT WALL CAST ON PLYWOOD PANELS AND STAINED

ALUMINUM SUNSHADE AND COVERED WALKWAY

SOUTH ELEVATION – BARBARA JORDAN BLVD



WEST ELEVATION – MUELLER BLVD

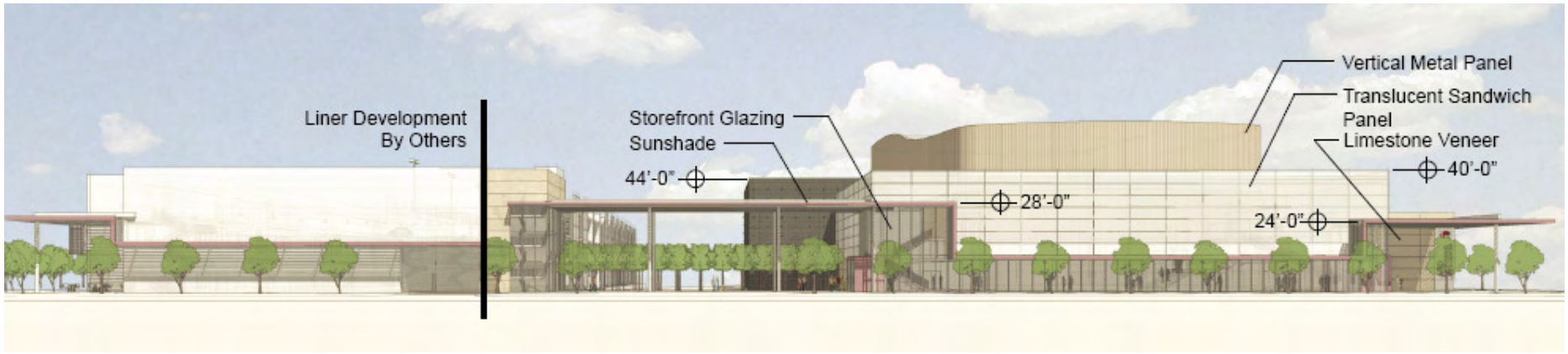


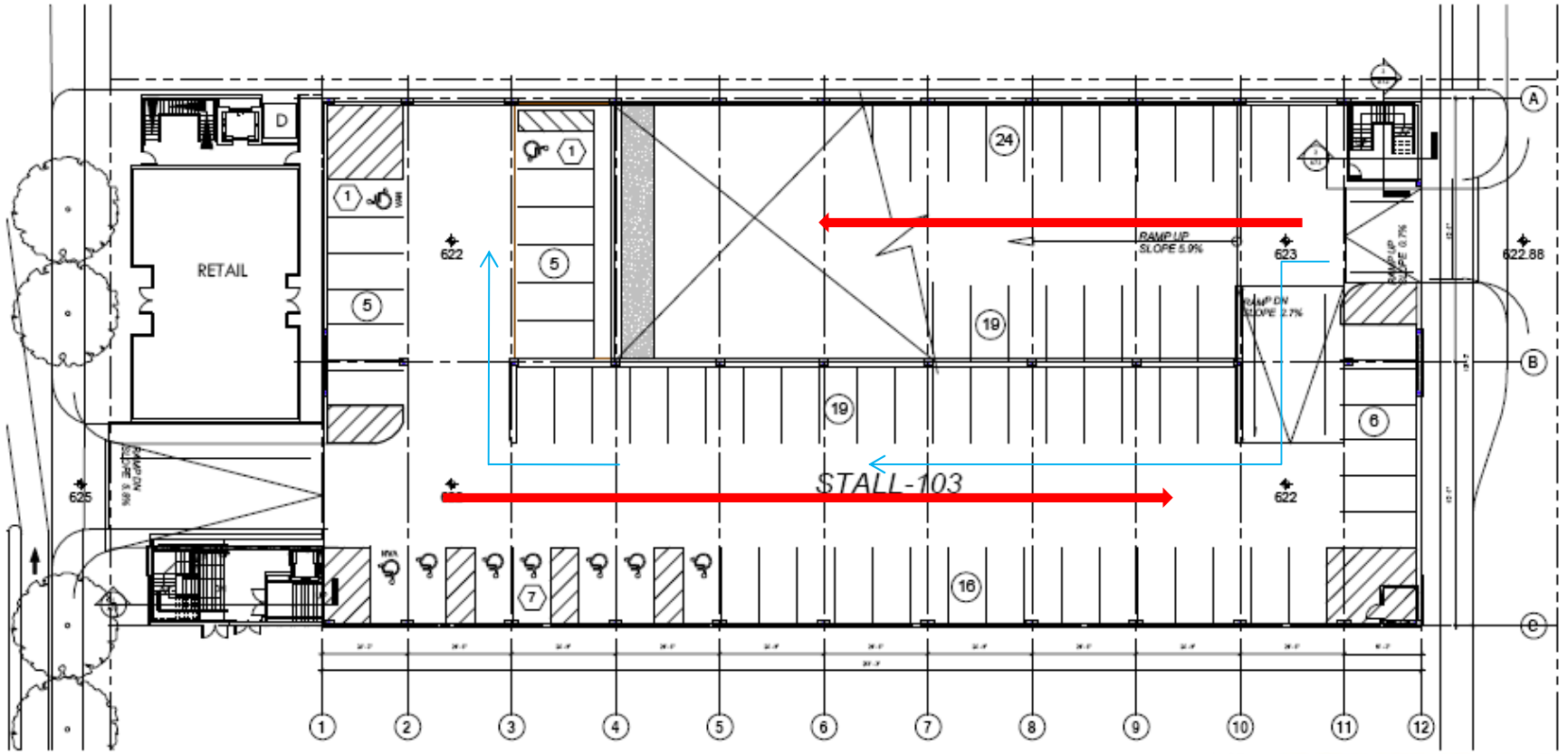
EXHIBIT "A"

PERSPECTIVE TOWARDS PAC ENTRANCE BARBARA JORDAN & MUELLER

EXHIBIT "A"

51ST STREET

MUELLER BOULEVARD



PRIVATE DRIVE

AISD PARKING COUNTS	
	STALLS
GRADE LEVEL	103
LEVEL-2	106
LEVEL-3	106
LEVEL-4	106
LEVEL-5	23
TOTAL	444

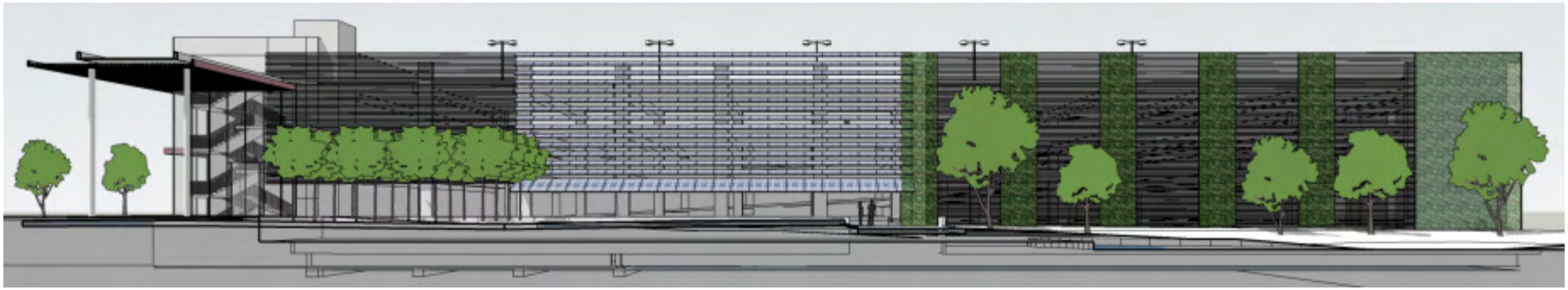
ENTRANCE & EXIT AT
MUELLER BLVD & PRIVATE DRIVE

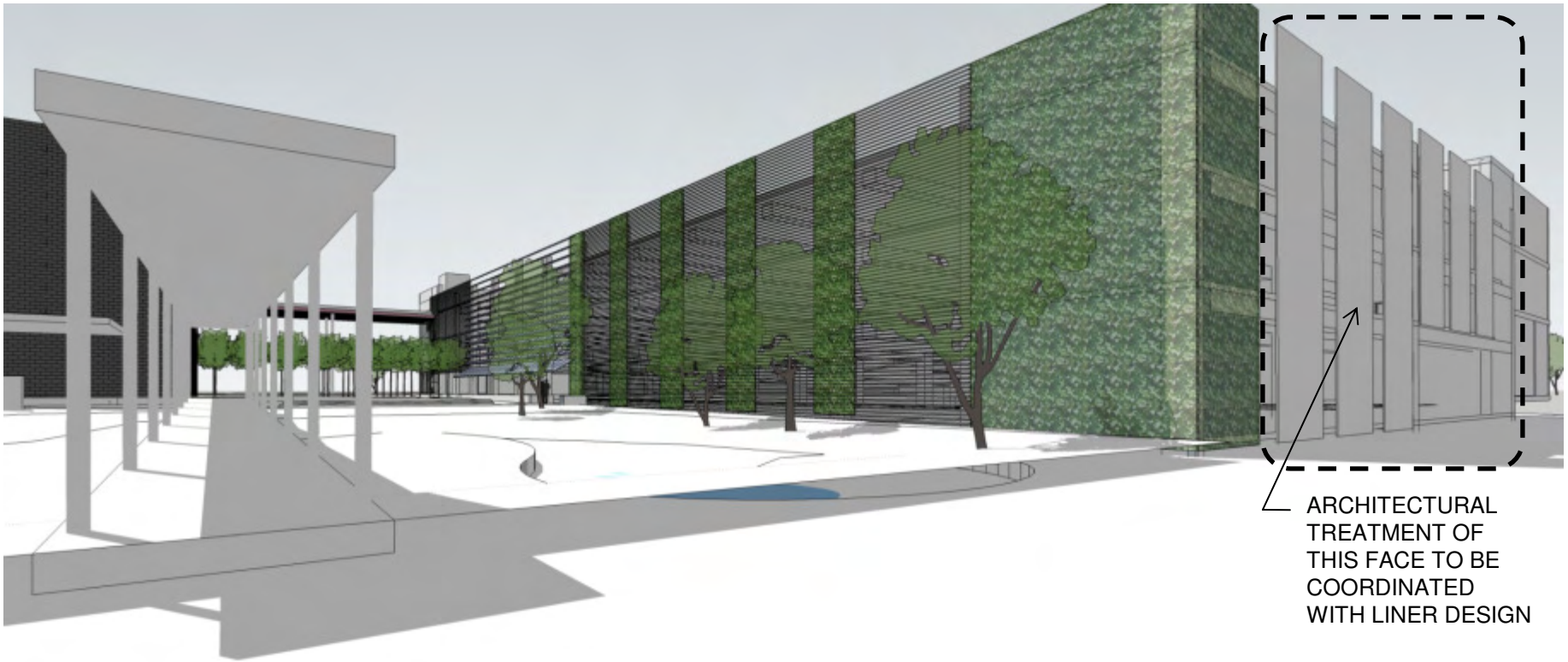
LINER TRAFFIC →

PAC TRAFFIC →

GROUND LEVEL PARKING PLAN

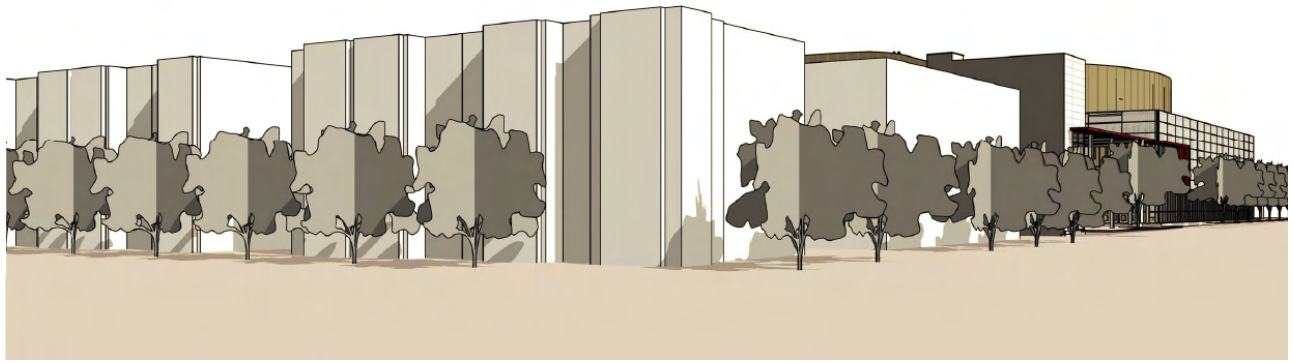
PARKING GARAGE – SOUTH / PLAZA ELEVATION



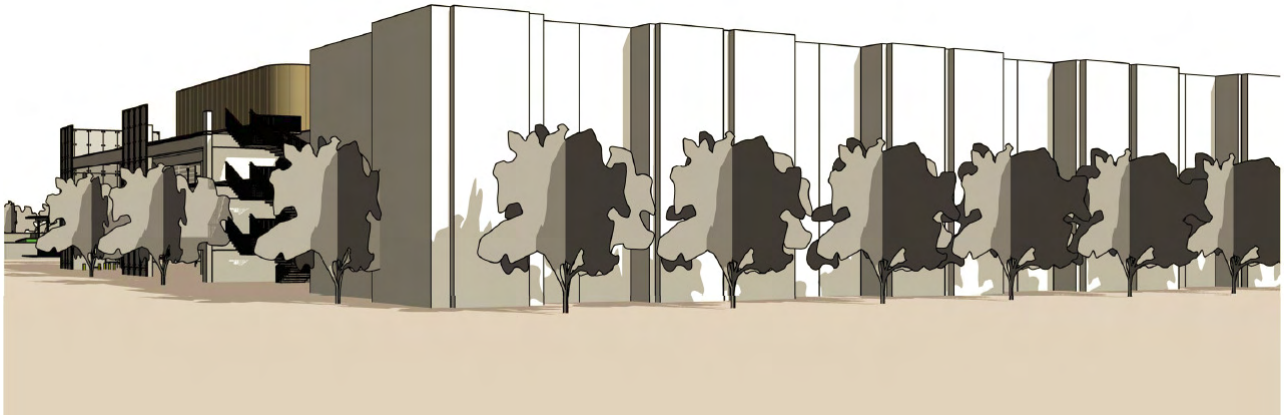


PARKING GARAGE – PERSPECTIVE VIEW FROM PRIVATE DRIVE

EXHIBIT "A"



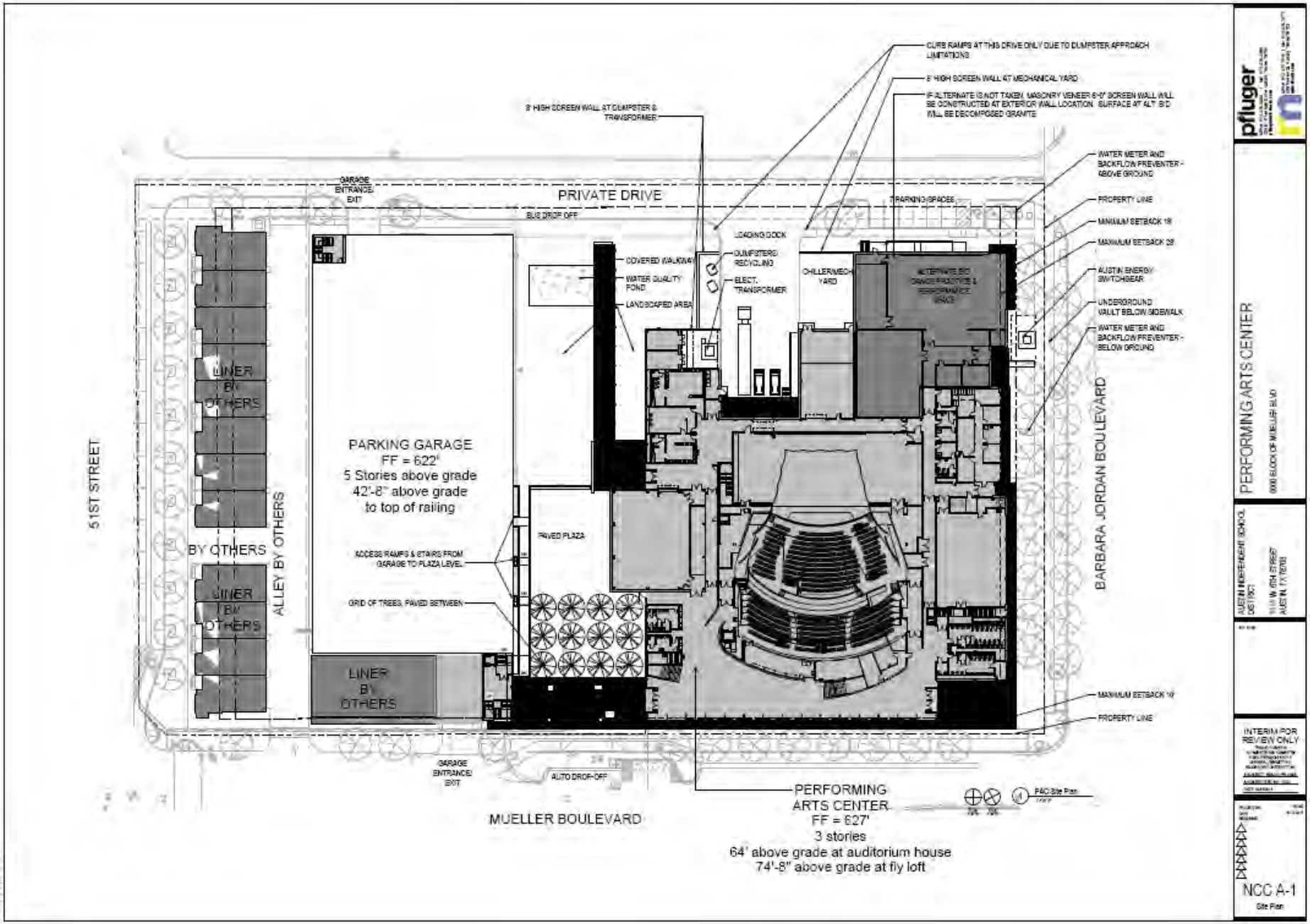
VIEW FROM MUELLER BOULEVARD AND 51ST STREET SHOWING LINER DEVELOPMENT SCREENING PARKING GARAGE



VIEW FROM PRIVATE DRIVE AND 51ST STREET SHOWING LINER DEVELOPMENT SCREENING PARKING GARAGE

GREEN SCREEN WALL SYSTEM AT PARKING GARAGE

EXHIBIT "A"



pfluger

PERFORMING ARTS CENTER

6000 BLOCK OF MUELLER BLVD

AUSTIN INDEPENDENT SCHOOL DISTRICT

1111 W. 6TH STREET AUSTIN, TX 78703

INTERIM FOR REVIEW ONLY

NCC A-1

Site Plan

EXHIBIT "A"

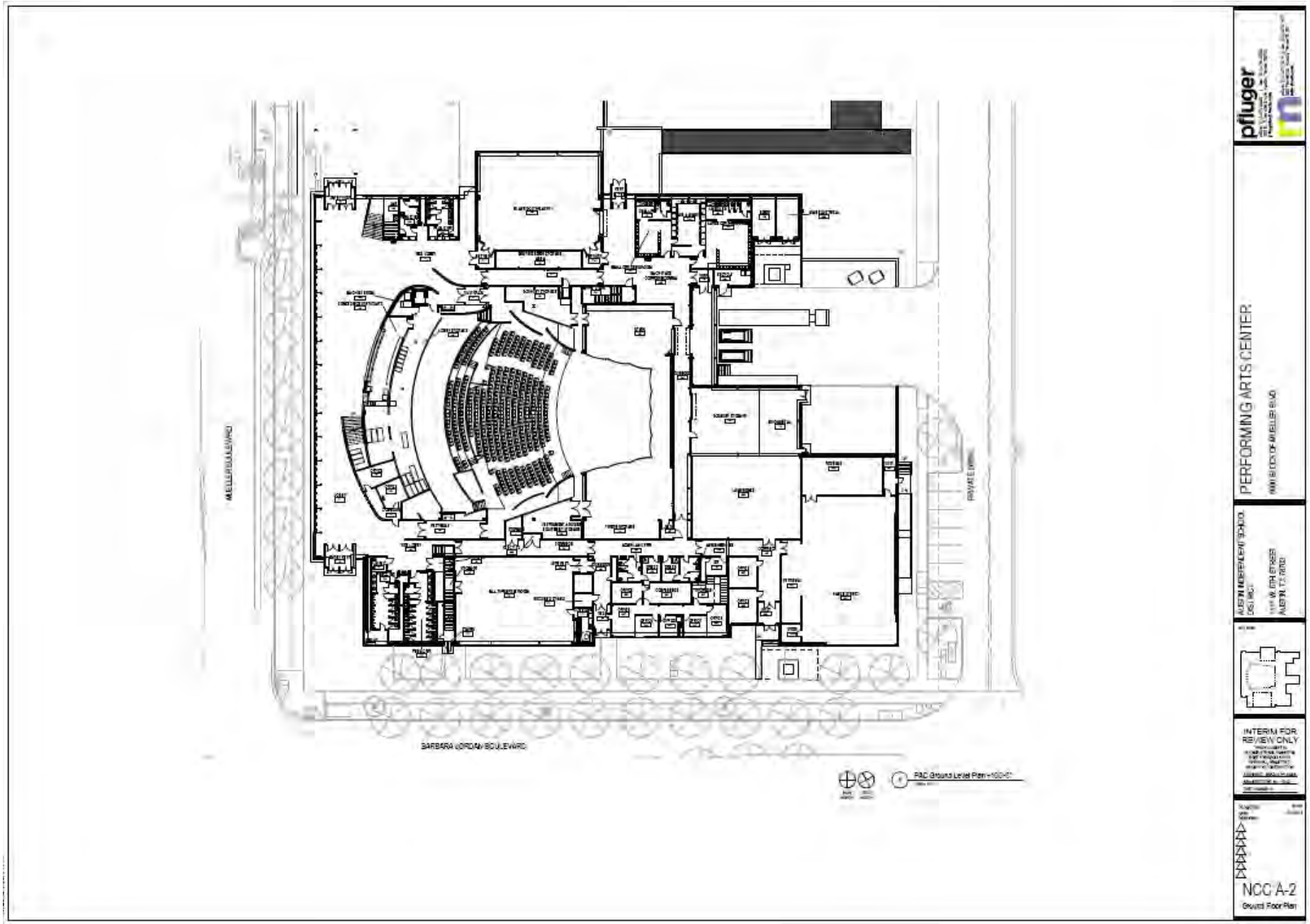
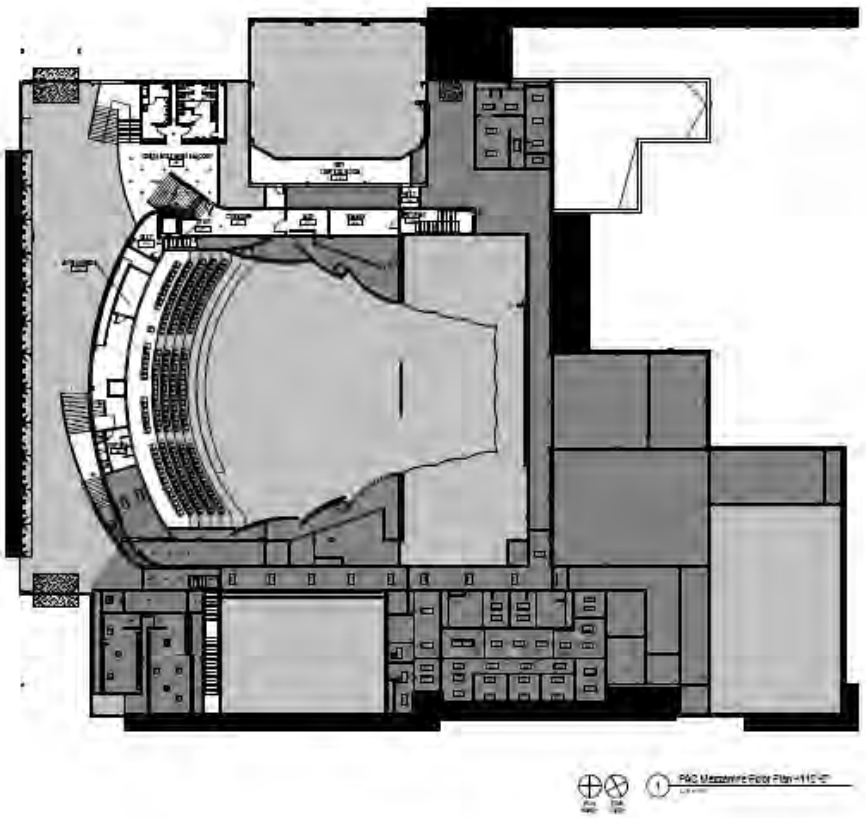

MUELLER BLVD
BARBARA JORDAN BOULEVARD
PRIVATE DRIVE
PAC Ground Level Plan - NCC A-1
pfluger
PERFORMING ARTS CENTER
INTERIM FOR REVIEW ONLY
NCC A-2
Ground Floor Plan

EXHIBIT "A"



1 PAC Mezzanine Floor Plan - 1/16" = 1'-0"

pfluger

PERFORMING ARTS CENTER

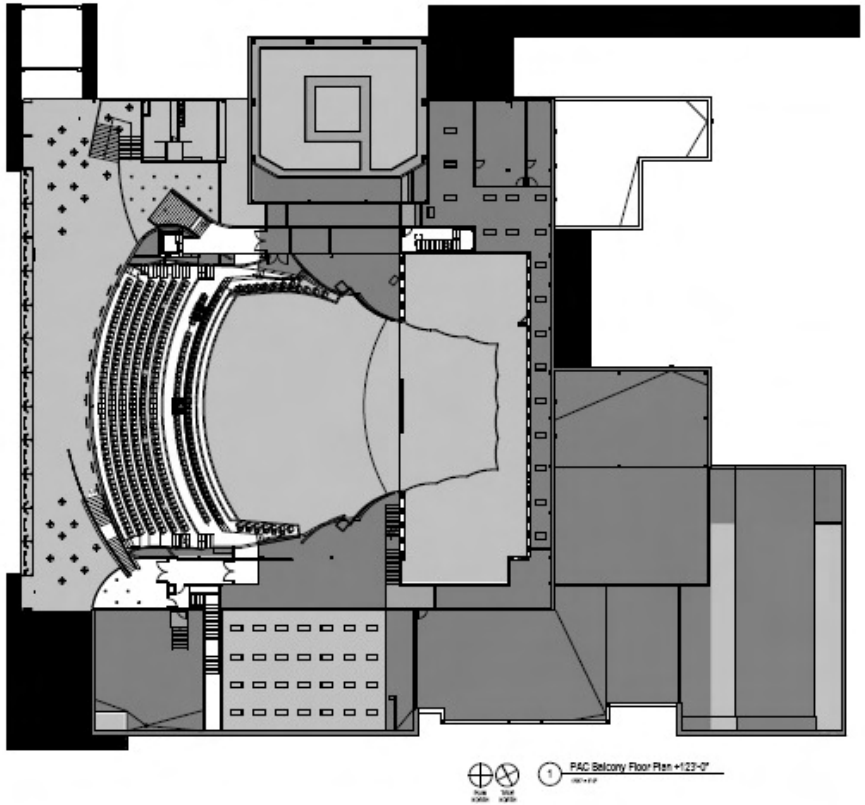
AUSTIN, TEXAS 78703

INTERIM FOR REVIEW ONLY

NCC A-3

Mezzanine Floor Plan

EXHIBIT "A"



1 PAC Balcony Floor Plan +123'-0"

pfluger

PERFORMING ARTS CENTER

6000 BLOCK OF MUELLER BLVD

AUSTIN INDEPENDENT SCHOOL DISTRICT

1111 W. 6TH STREET
AUSTIN, TX 78703

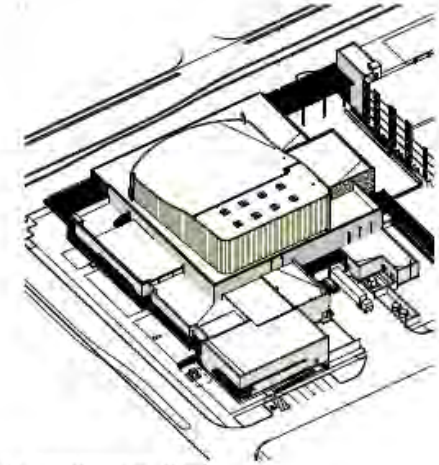
INTERIM FOR REVIEW ONLY

NCC A-4

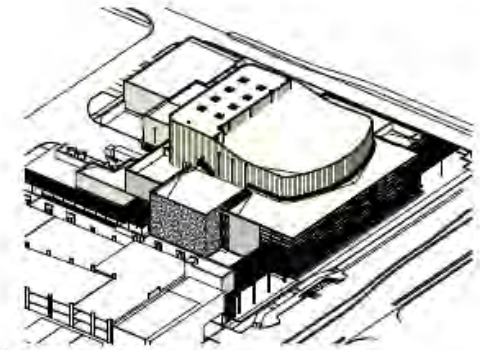
Balcony Floor Plan

EXHIBIT "A"

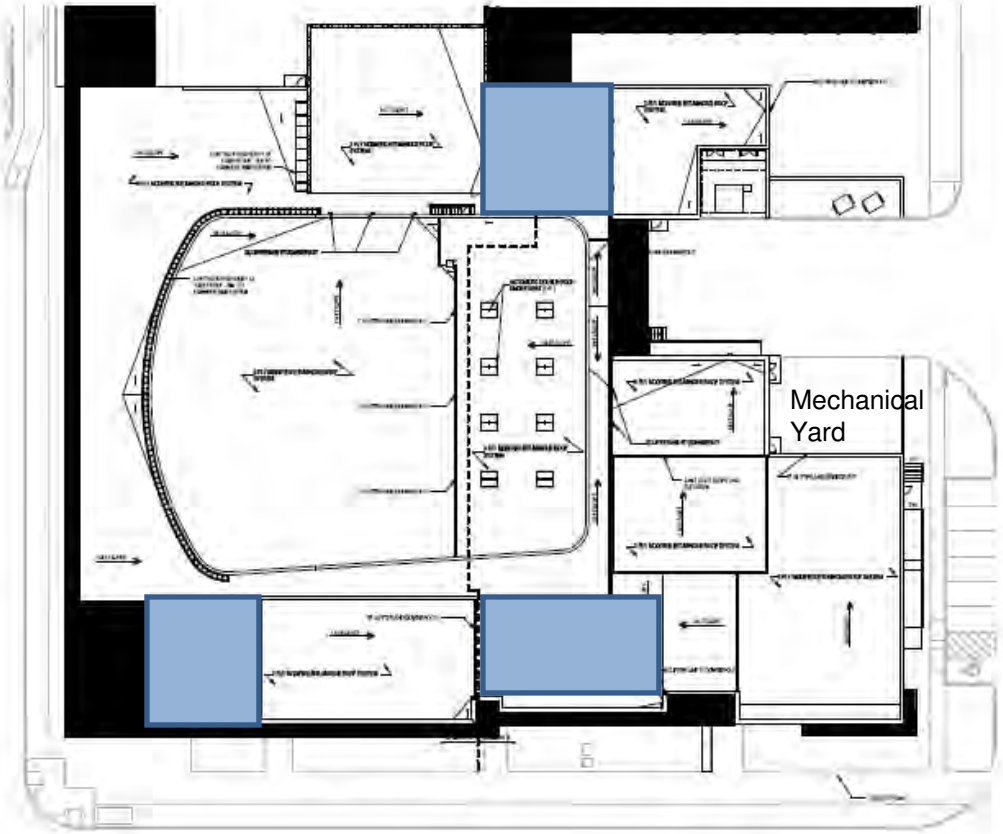
Blue indicates mechanical roof tops – all shall be screened from view by parapets



2 Southeast Axonometric View - Alt Bid #1



3 Northwest Axonometric View - Alt Bid #1



1 ROOF PLAN - ALT BID #1

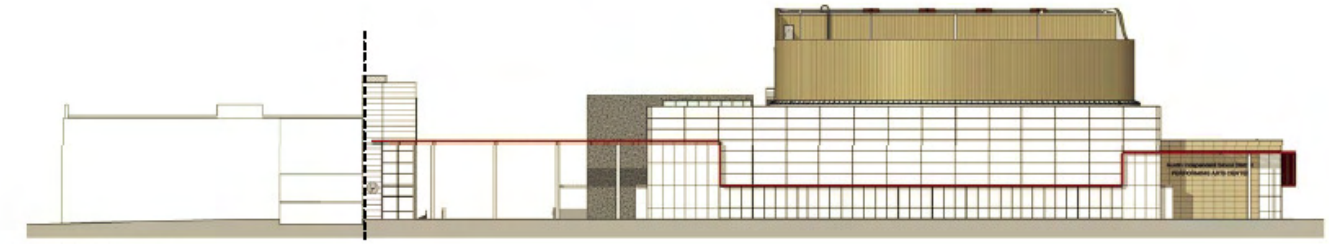
pfluger

PERFORMING ARTS CENTER

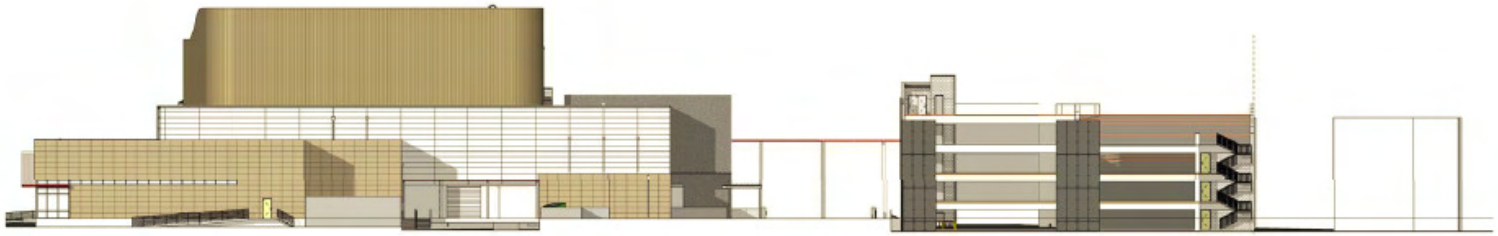
INTERIM FOR REVIEW ONLY

ALT A5.1
Roof Plan - Alt. Bid #1

EXHIBIT "A"



1 Mueller Boulevard Elevation



2 Private Drive Elevation

pfluger

PERFORMING ARTS CENTER

900 BLOCK OF MUELLER BLVD

AUSTIN INDEPENDENT SCHOOL DISTRICT

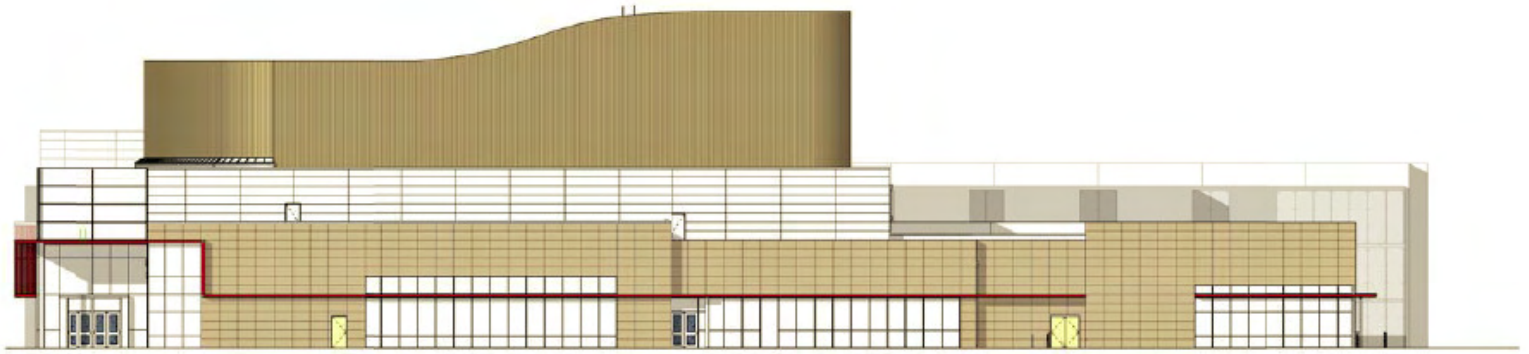
1111 W 6TH STREET
AUSTIN, TX 78703

INTERIM FOR REVIEW ONLY

NCC A-5

Elevations

EXHIBIT "A"



1 Barbara Jordan Blvd Elevation

2 Plaza Elevation

pfluger

PERFORMING ARTS CENTER

9000 BLOCK OF MUELLER BLVD

AUSTIN INDEPENDENT SCHOOL DISTRICT

1111 W. 6TH STREET
AUSTIN, TX 78703

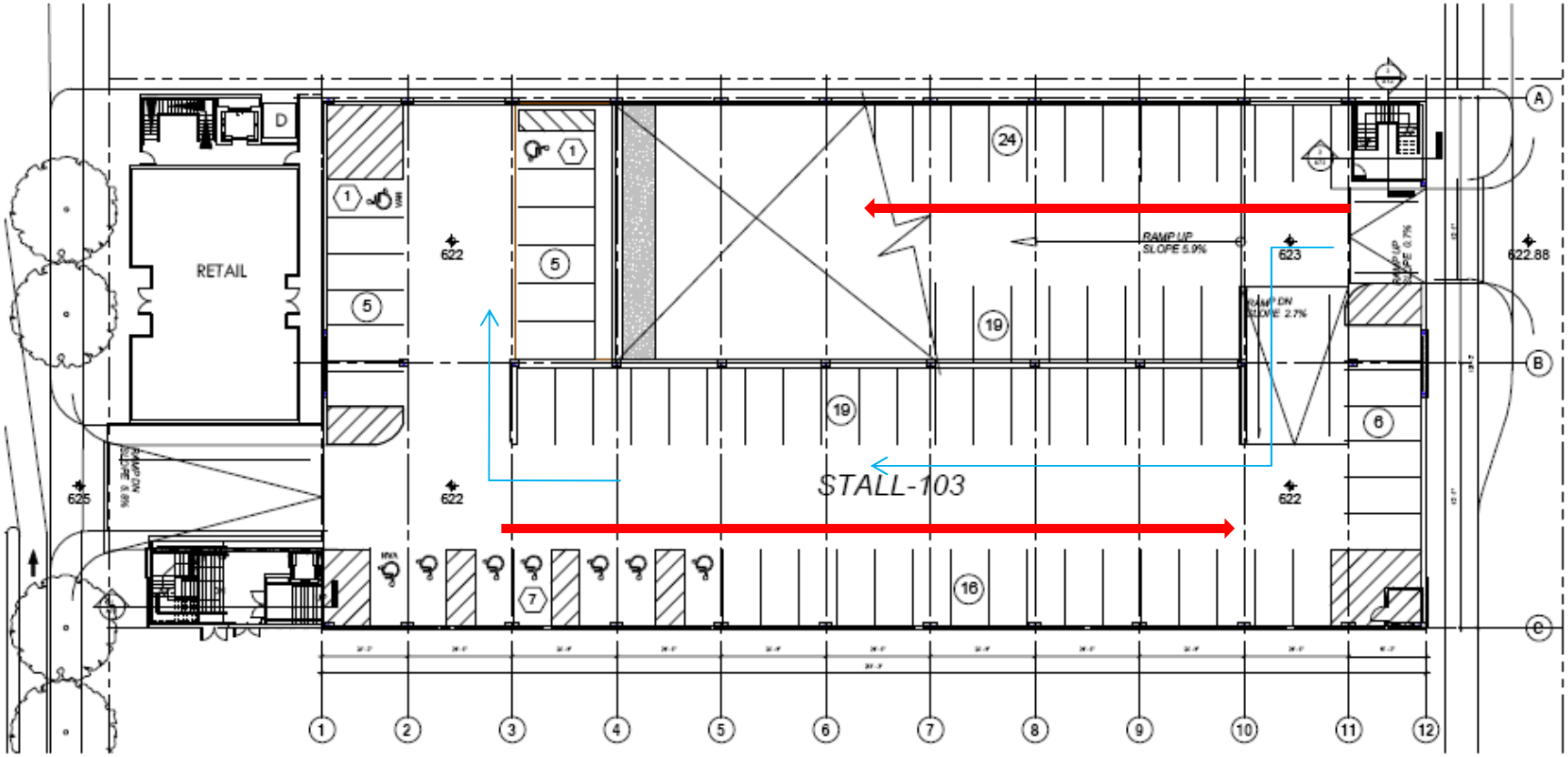
INTERIM FOR REVIEW ONLY

NCC A-6

Unnamed

EXHIBIT "A"

PARKING GARAGE – FIRST FLOOR



ENTRANCE & EXIT AT
MUELLER BLVD & PRIVATE DRIVE

LINER TRAFFIC

PAC TRAFFIC

AISD PARKING COUNTS	
	STALLS
GRADE LEVEL	103
LEVEL-2	106
LEVEL-3	106
LEVEL-4	106
LEVEL-5	23
TOTAL	444

EXHIBIT "A"

PARKING GARAGE – SECOND – FOURTH FLOORS

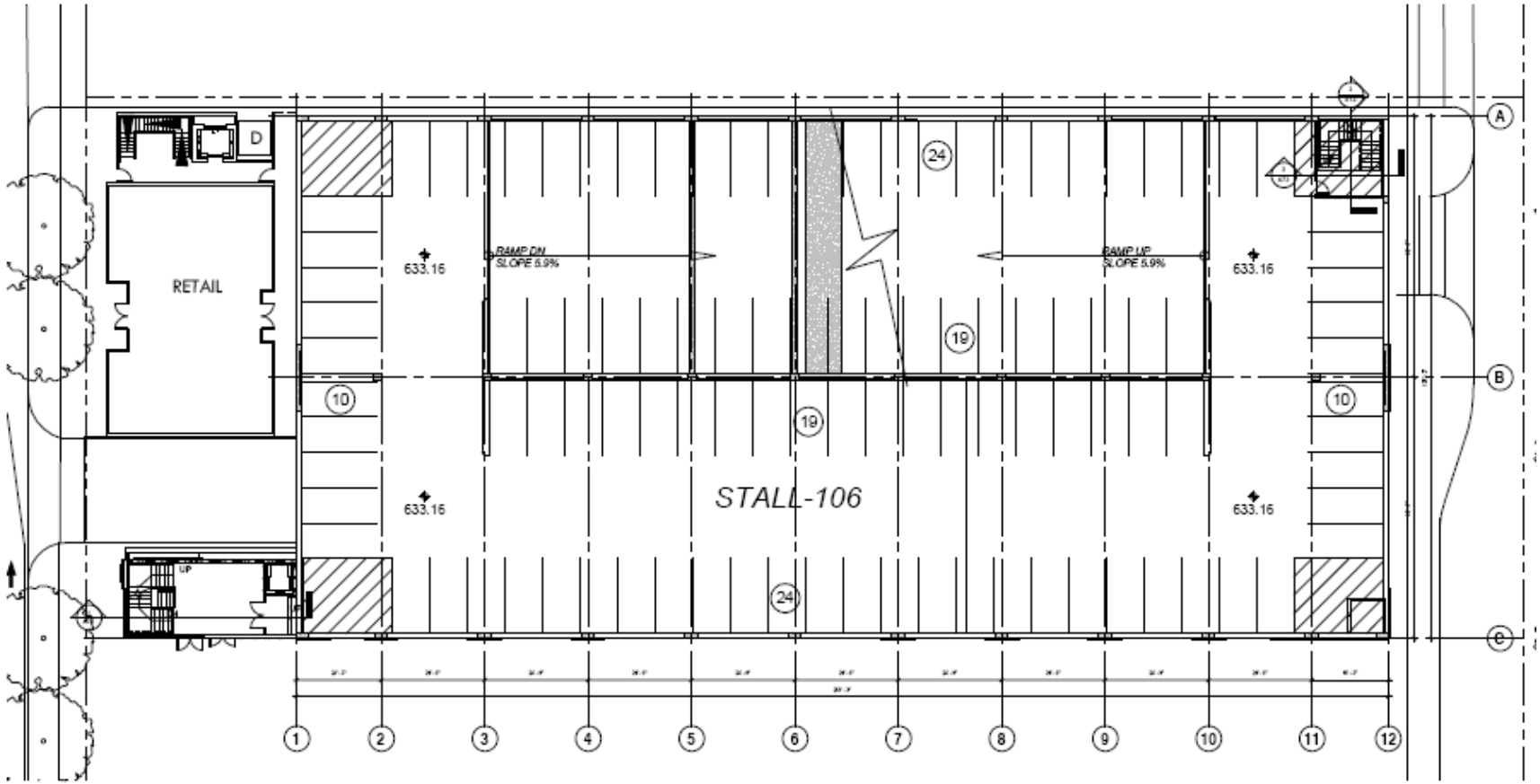


EXHIBIT "A"

PARKING GARAGE – FIFTH FLOOR

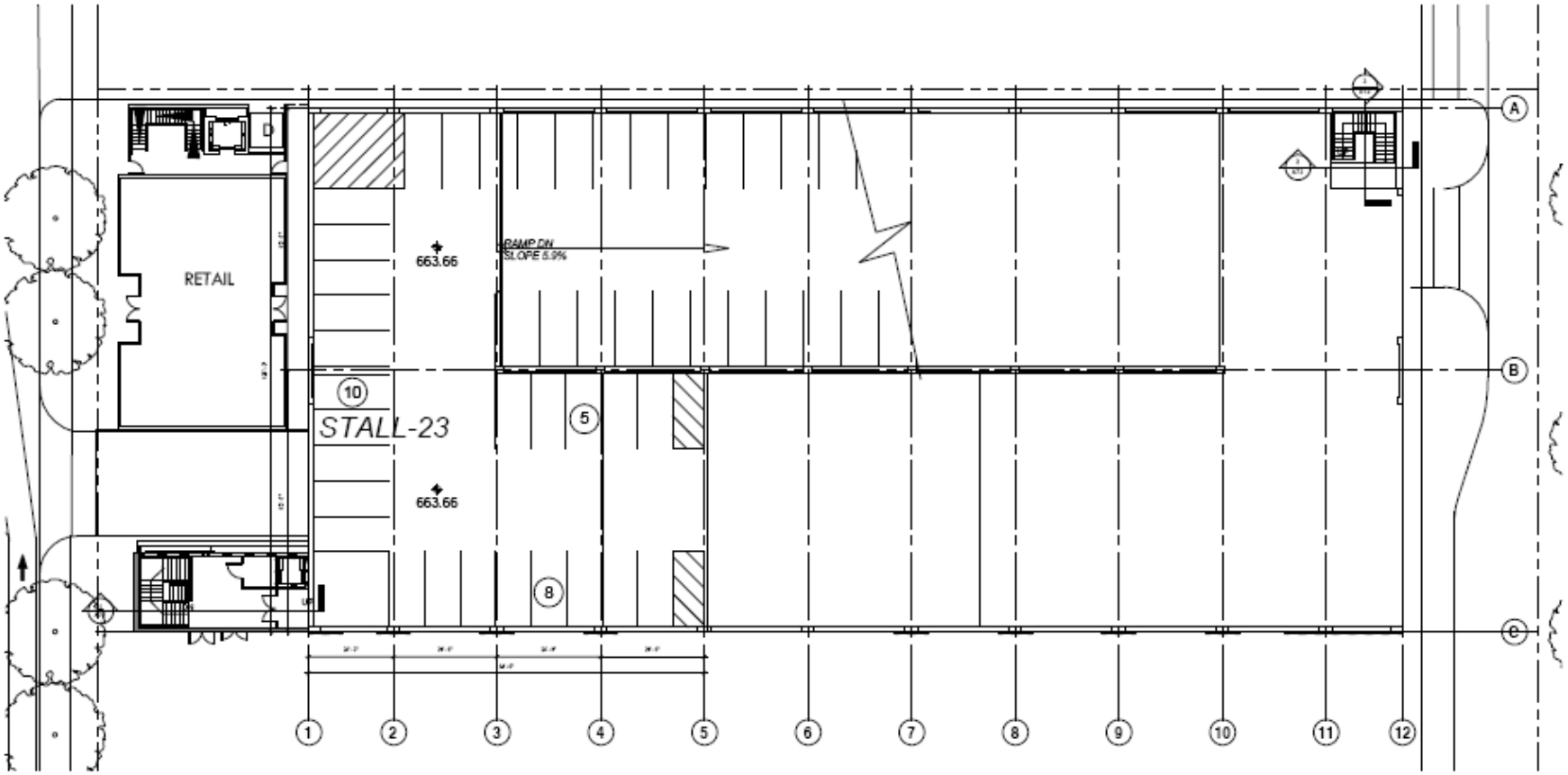
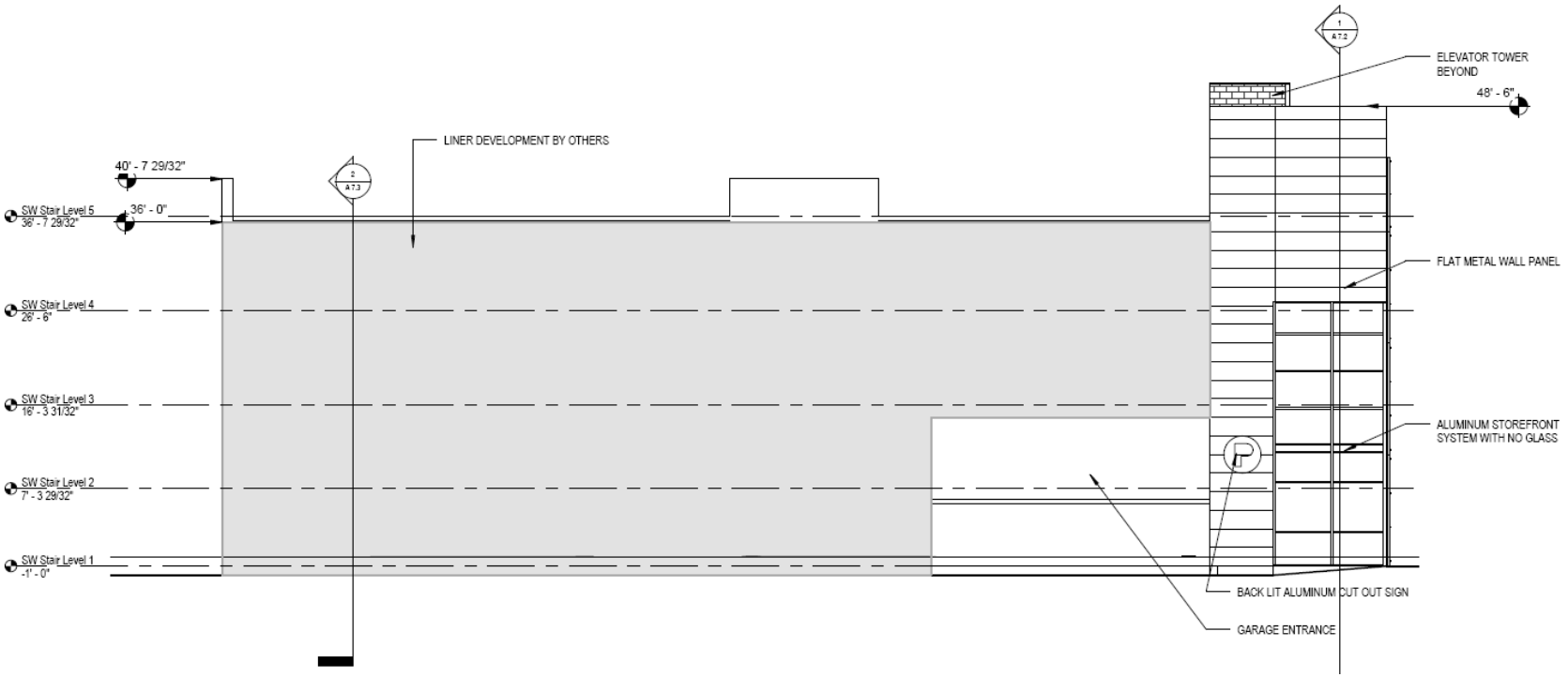
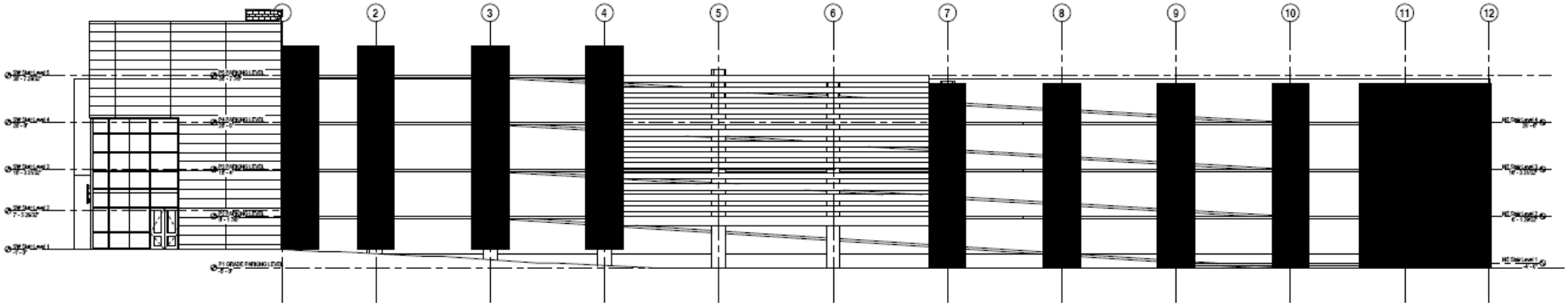


EXHIBIT "A"

PARKING GARAGE – MUELLER BOULEVARD ELEVATION





PARKING GARAGE – PLAZA ELEVATION

EXHIBIT "A"

SITE PLAN

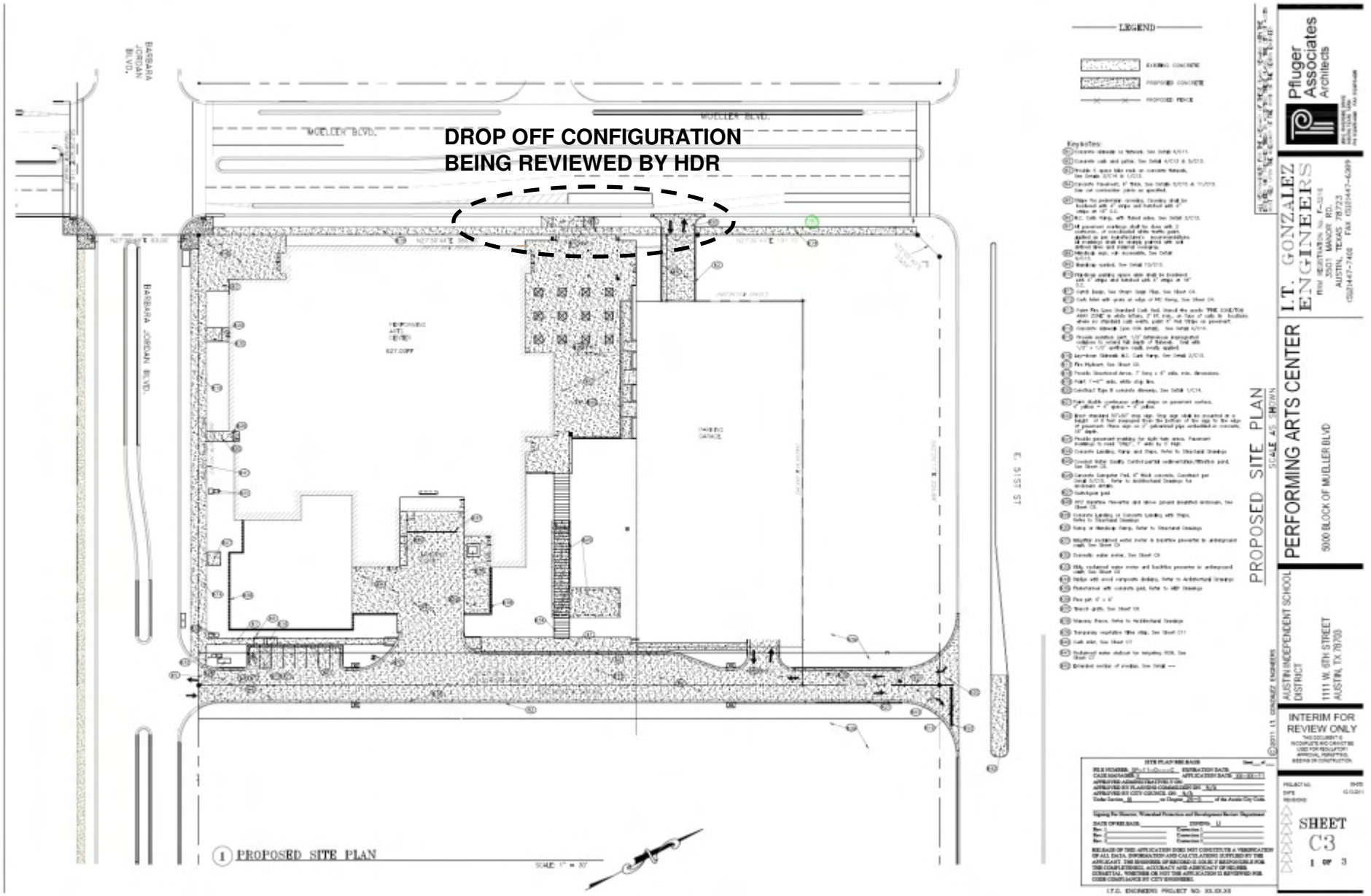
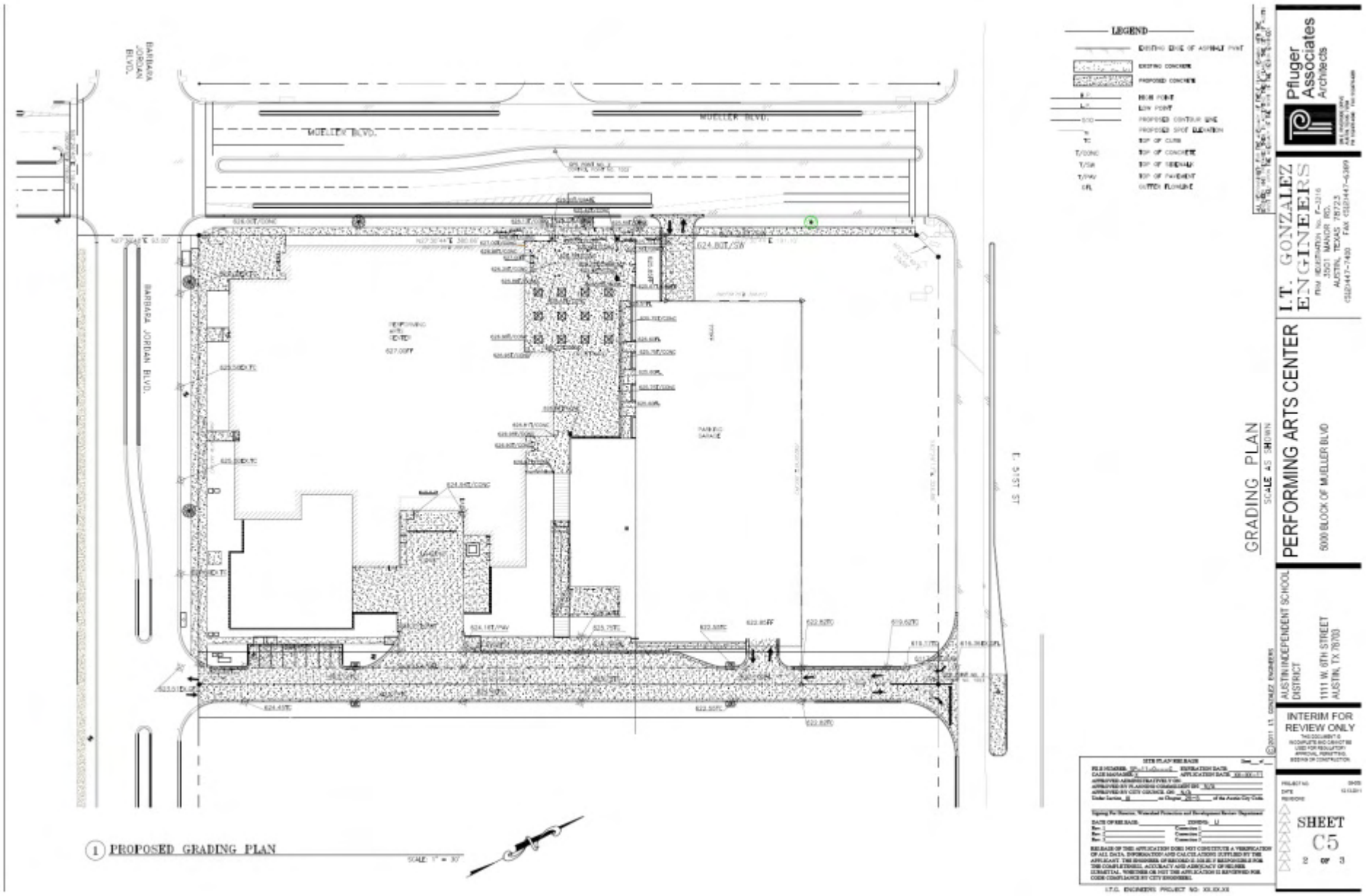


EXHIBIT "A"

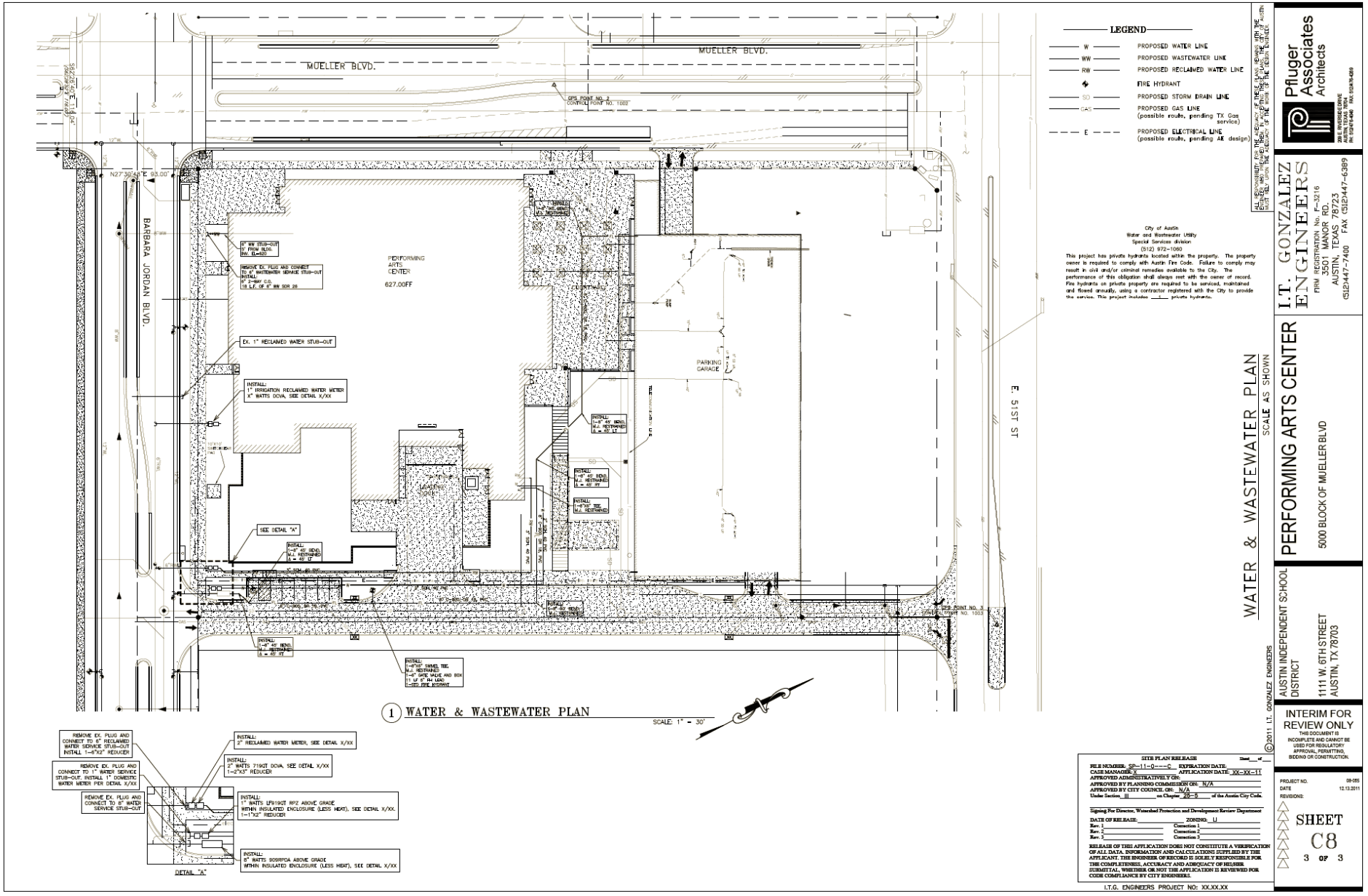
GRADING PLAN



1 PROPOSED GRADING PLAN
SCALE: 1" = 30'

EXHIBIT "A"

WATER & WASTEWATER PLAN



WATER & WASTEWATER PLAN
SCALE AS SHOWN

SITE PLAN RELEASE
FILE NUMBER: SP-11-0---C EXPIRATION DATE:
CASE MANAGER: Y APPLICATION DATE: XX-XX-11
APPROVED ADMINISTRATIVELY ON:
APPROVED BY PLANNING COMMISSION ON: N/A
APPROVED BY CITY COUNCIL ON: N/A
Under Section 111 on Chapter 28-5 of the Austin City Code.
Signing For Director, Watershed Protection and Development Review Department
DATE OF RELEASE: ZONING: U
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

I.T.G. ENGINEERS PROJECT NO: XX.XX.XX

ALL IMPROVEMENT PLANS THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD. THE CITY OF AUSTIN ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DESIGN SHOWN ON THESE PLANS.

Pfluger Associates Architects
200 E. PECAN STREET, SUITE 2300
AUSTIN, TEXAS 78701
PH: (512) 476-4600 FAX: (512) 476-4620

I.T. GONZALEZ ENGINEERS
FIRM REGISTRATION No. F-3216
3501 MANOR RD.
AUSTIN, TEXAS 78723
(512)447-7400 FAX (512)447-6389

PERFORMING ARTS CENTER
5000 BLOCK OF MUELLER BLVD

AUSTIN INDEPENDENT SCHOOL DISTRICT
1111 W. 6TH STREET
AUSTIN, TX 78703

INTERIM FOR REVIEW ONLY
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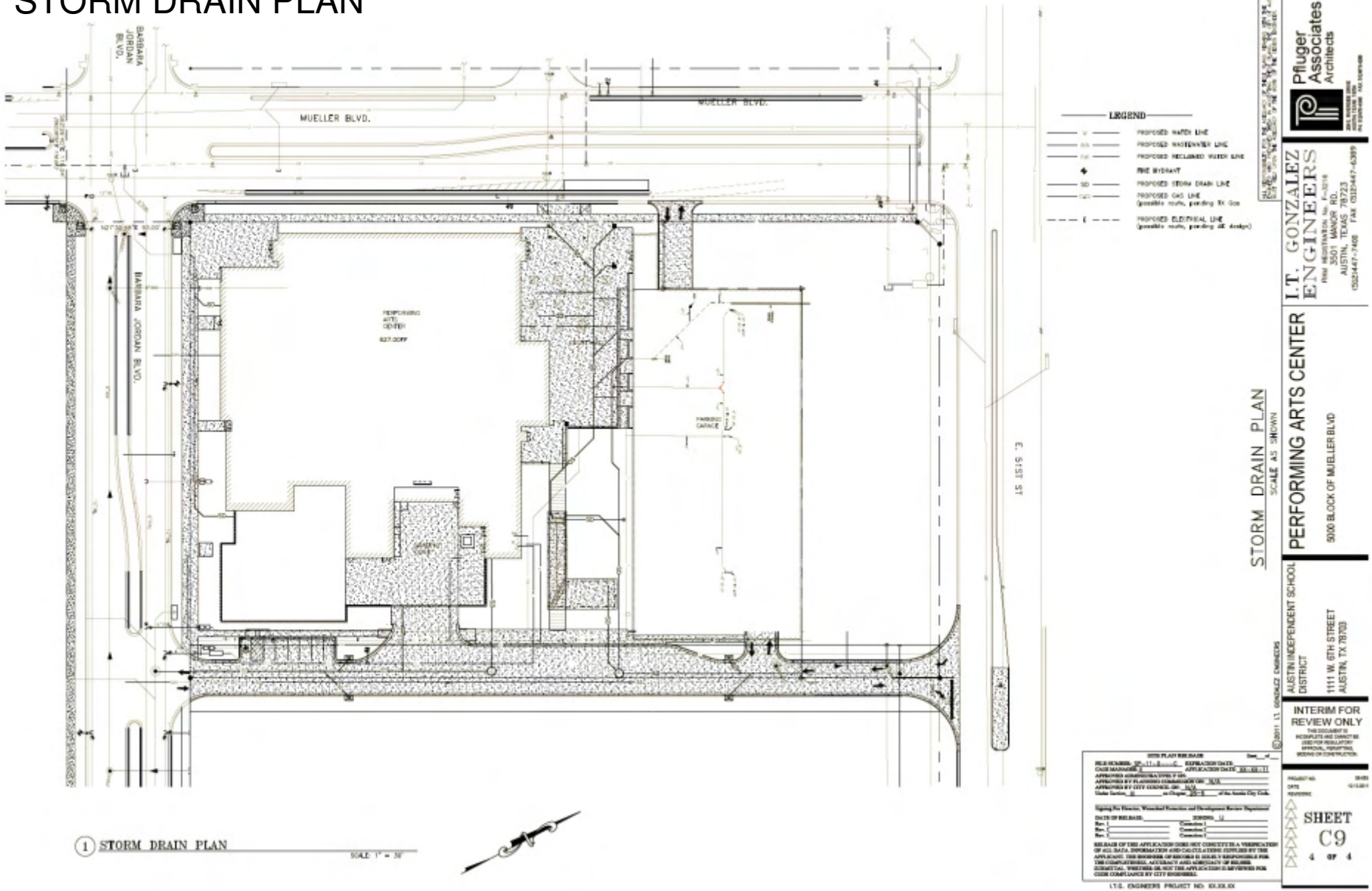
PROJECT NO. 09-055
DATE 12.13.2011
REVISIONS:

SHEET
C8
3 OF 3

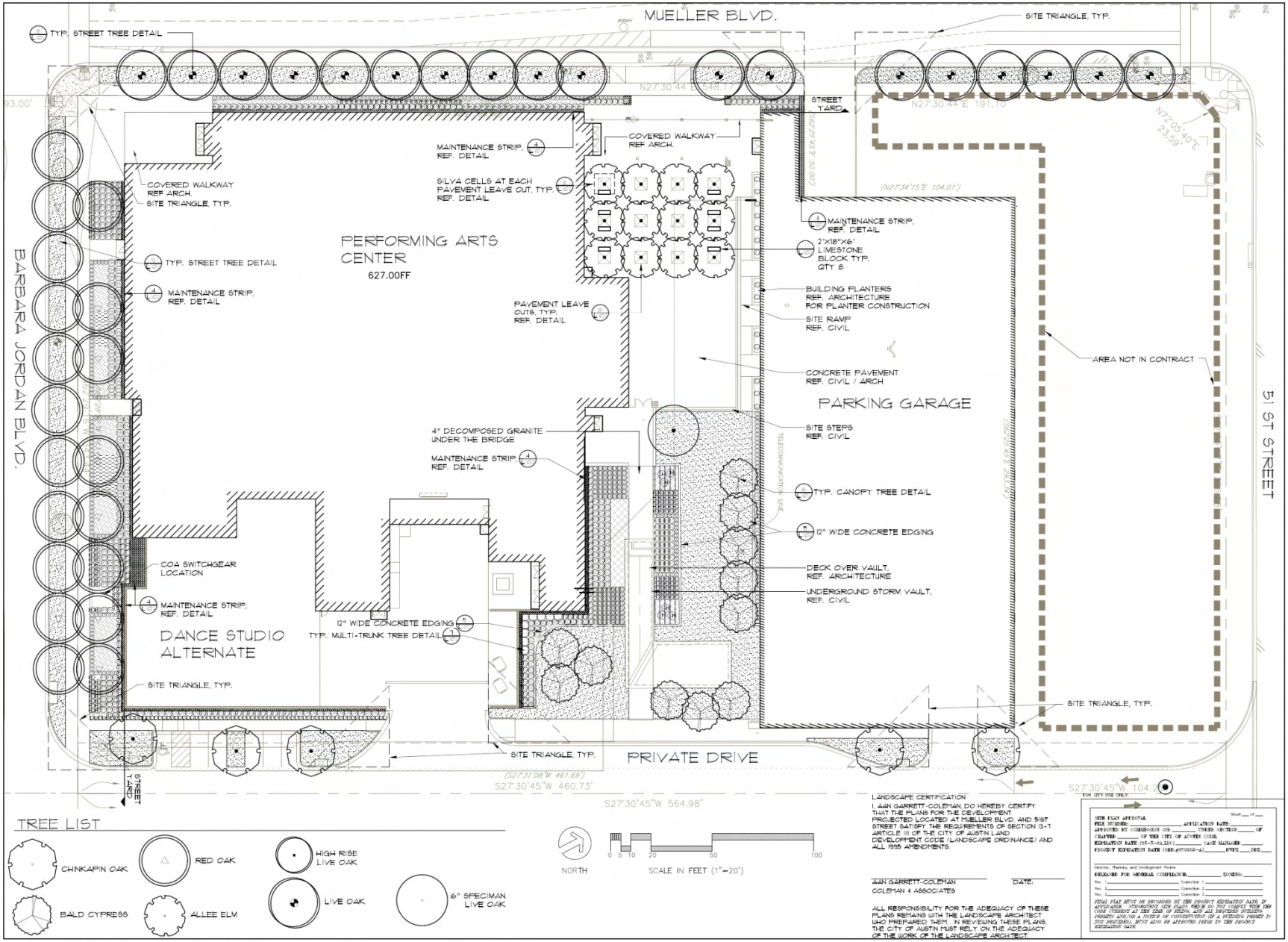
EXHIBIT "A"

STORM DRAIN PLAN



1 STORM DRAIN PLAN
SCALE 1" = 50'

EXHIBIT "A"



TREE LIST

- CHINKAPIN OAK
- RED OAK
- HIGH RISE LIVE OAK
- BALD CYPRESS
- ALLEE ELM
- LIVE OAK
- 6" SPECIMAN LIVE OAK

LANDSCAPE CERTIFICATION

I, ALAN GARRETT-COLEMAN, DO HEREBY CERTIFY THAT THE PLANS FOR THE DEVELOPMENT PROJECTED LOCATED AT MUELLER BLVD. AND 51ST STREET SATISFY THE REQUIREMENTS OF SECTION 13-1 ARTICLE III OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LANDSCAPE ORDINANCE) AND ALL 1995 AMENDMENTS.

ALAN GARRETT-COLEMAN
COLEMAN & ASSOCIATES

DATE:

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE LANDSCAPE ARCHITECT WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE LANDSCAPE ARCHITECT.

FOR CITY USE ONLY

SITE PLAN APPROVAL
FILE NUMBER: _____ APPLICATION DATE: _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC) _____ CASE MANAGER: _____
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ EVSE _____ DDE _____

Director, Planning and Development Review

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____
Rev. 1: _____ Correction 1: _____
Rev. 2: _____ Correction 2: _____
Rev. 3: _____ Correction 3: _____

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MUELLER NCC REVIEW
LANDSCAPE PLAN

PERFORMING ARTS CENTER
AUSTIN ISD
MUELLER DEVELOPMENT

REVISIONS

SCALE:	1"=20'
DRAWN BY:	MRP
CHECKED BY:	MRP
APP. BY:	MRP
PROJECT NO.	103-11-01
DATE:	1-04-12

SHEET:
L100
OF

EXHIBIT "A"

PLANT_SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	12	ALLEE LACEBARK ELM / ULMUS PARVIFOLIA 'ALLEE'	65 GAL	3" CAL.	12'-14' HT.
	11	BALD CYPRESS / TAXODIUM DISTICHUM	65 GAL	3" CAL.	10'-12' HT.
	2	CHINKAPIN OAK / QUERCUS MUEHLENBERGII	65 GAL	3" CAL.	12'-14' HT.
	10	HIGH RISE LIVE OAK / QUERCUS VIRGINIANA 'HIGH RISE'	65 GAL	3" CAL.	12'-14' HT.
	12	SHUMARD RED OAK / QUERCUS SHUMARDII	65 GAL	3" CAL.	10'-12' HT.
	1	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	300 GAL	6" CAL.	17'-18' HT.
	16	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	65 GAL	3" CAL.	12'-14' HT.

SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT
AD	48	ADAGIO EULALIA GRASS / MISCANTHUS SINENSIS 'ADAGIO'	5 GAL@ 3' OC
BM	83	BIG MUHLY / LINDHEIMER'S MUHLY	5 GAL@ 3.50' OC
DB	24	DWARF BURFORD HOLLY / ILEX CORNUTA 'BURFORDII NANA'	5 GAL@ 3.50' OC
Y	300	DWARF YAUPON / ILEX VOMITORIA 'NANA'	3 GAL@ 2' OC
GH	6	GIANT HESPERALOE / HESPERALOE FUNIFERA	5 GAL@ 4' OC
L	74	GIANT LIRIOPE / LIRIOPE GIGANTEA	1 GAL@ 2' OC
GM	105	GULF MUHLY / MUHLENBERGIA CAPILLARIS	3 GAL@ 2.50' OC
HG	99	HAMELN DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL@ 2.50' OC
KO	150	KNOCK OUT ROSE / ROSA SHRUB 'KNOCK OUT'	5 GAL@ 3' OC
PF	25	PURPLE FOUNTAIN GRASS / PENNISETUM SETACEUM	3 GAL@ 2.50' OC
RY	82	RED YUCCA / HESPERALOE PARVIFLORA	5 GAL@ 3' OC
SJ	7	STAR JASMINE / TRACHELOSPERMUM JASMINOIDES	AS SHOWN@ 2.50' OC
TS	119	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	3 GAL@ 3' OC
WMT	9	WAX MYRTLE / MYRICA CERIFERA	15 GAL@ 5' OC
CJ	7	YELLOW JESSAMINE / GELSEMIUM SEMPERVIRENS 'CAROLINA'	5 GAL@ 2.50' OC

GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	O.C.
	AJ	176	ASIAN JASMINE / TRACHELOSPERMUM ASIATICUM	1 GAL@ 18" OC	
	WS	152	GRAY WOOLLY TWINTIP / STEMODIA LANATA	1 GAL@ 18" OC	
	LNG	676	NEW GOLD LANTANA / LANTANA X 'NEW GOLD'	1 GAL@ 18" OC	
	Q	182	QUEEN VICTORIA AGAVE / AGAVE VICTORIAE-REGINAE	3 GAL@ 18" OC	18" O.C.

SOD/SEED	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	O.C.
	SOD	13,723 SF	BERMUDA GRASS / CYNODON DACTYLON	SOD	

QUANTITIES IN PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES BETWEEN PLANT LIST AND PLAN

MUELLER LANDSCAPE PLAN NOTES:

1. NO INVASIVE PLANTS OR PLANTS FROM THE DO NOT PLANT LIST ARE ALLOWED.
2. TURF GRASS SPECIES MUST BE FROM THE MUELLER PLANT LIST IN THE MUELLER DESIGN BOOK AND IN THE GROW GREEN GUIDE FROM THE CITY OF AUSTIN.
3. A MINIMUM OF 50% OF PLANT BED AREAS ON EACH SITE SHALL BE PLANTED WITH PLANTS FROM THE SUGGESTED NATIVE PLANT LIST. A MINIMUM OF 90% OF BED AREAS SHALL BE PLANTED WITH PLANTS FROM THE MUELLER PLANT LIST IN THE MUELLER DESIGN BOOK.
4. THE MINIMUM SIZE OF ALL PLANTS SHALL BE IN ACCORDANCE WITH THE MUELLER PLANT LIST IN THE MUELLER DESIGN BOOK.
5. NARROW AREAS OF TURF LESS THAN THREE FEET (3') WIDE SHALL BE AVOIDED.
6. WHERE STEEL EDGING IS USED, THE TOP OF THE EDGING SHALL BE A MAXIMUM OF ONE INCH (1") ABOVE FINISHED GRADE.
7. TREES SHALL NOT BE PLANTED IN PUBLIC UTILITY EASEMENTS.

REPLACEMENT TREES FOR SITE

TREES REMOVED	00.00	INCHES
TREES 24" OR GREATER TO BE REMOVED (INCL. IN C. OF AUSTIN APP F.X.REPLACE AT 300%)	00.00	INCHES
TREES 19" UP TO BUT NOT INCLUDING 24" TO BE REMOVED (INCL. IN C. OF AUSTIN APP. F.X.REPLACE AT 100%)	00.00	INCHES
TREES 8" UP TO BUT NOT INCLUDING 19" (INCL. IN C. OF AUSTIN APP. F.X.REPLACE AT 50%)	00.00	INCHES
TREES 19" UP TO BUT NOT INCLUDING 24" TO BE REMOVED (NOT INCL. IN C. OF AUSTIN APP. F.X.REPLACE AT 50%)	00.00	INCHES
TREES 8" UP TO BUT NOT INCLUDING 19" (NOT INCL. IN C. OF AUSTIN APP. F.X.REPLACE AT 25%)	00.00	INCHES
REPLACEMENT INCHES REQUIRED	N/A	INCHES
TREES 24" OR GREATER TO BE REMOVED (INCL. IN C. OF AUSTIN APP F.X.REPLACE AT 300%)	N/A	INCHES
TREES 19" UP TO BUT NOT INCLUDING 24" TO BE REMOVED (INCL. IN C. OF AUSTIN APP. F.X.REPLACE AT 100%)	N/A	INCHES
TREES 8" UP TO BUT NOT INCLUDING 19" (INCL. IN C. OF AUSTIN APP. F.X.REPLACE AT 50%)	N/A	INCHES
TREES 19" UP TO BUT NOT INCLUDING 24" TO BE REMOVED (NOT INCL. IN C. OF AUSTIN APP. F.X.REPLACE AT 50%)	N/A	INCHES
TREES 8" UP TO BUT NOT INCLUDING 19" (NOT INCL. IN C. OF AUSTIN APP. F.X.REPLACE AT 25%)	N/A	INCHES
REPLACEMENT INCHES PROVIDED	N/A	INCHES
0 SHADE TREES (4" CALIPER)	N/A	INCHES

STREET YARD

	REQUIRED	PROVIDED
TOTAL SITE AREA	N/A S.F.	0 AC 0 S.F.
TOTAL STREET YARD AREA	N/A S.F.	11,498 S.F.
STREET YARD LANDSCAPE (20%)	(20%) 2,300 S.F.	7,202 S.F.
TREES (STREET YARD)	15	31
EXISTING TREE CREDIT	N/A S.F.	0
2" DIAMETER TO 6" DIAMETER		0
6" DIAMETER OR GREATER		0 X 2 = 0
PROPOSED TREES		31

PARKING LOT LANDSCAPE AREA

	REQUIRED	PROVIDED
PARKING SPOTS IN THE STREETYARD	N/A	N/A
LANDSCAPE AREA REQ: 2 X 7.5 S.F. = 15 S.F.	N/A	N/A
PARKING SPOTS IN NON-STREETYARD	N/A	N/A
LANDSCAPE AREA REQ: 80 / 12 = 7.33 X 60 S.F. = 440 S.F.	N/A	N/A

REPLACEMENT TREES

REQUIRED CALIPER INCHES TO BE REPLACED	N/A	INCHES
NUMBER AND SIZE OF REPLACEMENT TREE TOTAL	N/A	INCHES

BUFFERING POINTS

REQUIRED 0 POINTS — PROVIDED 0 POINTS

	SIZE	QTY	PREFERRED	OTHER	PROVIDED
EXISTING TREES	6" CALIPER OR GREATER	0	9 POINTS	N/A	0 POINTS
LARGER TREES	4" CALIPER	0	9 POINTS	N/A	0 POINTS
SMALL TREES	3" CALIPER	0	9 POINTS	N/A	0 POINTS
LARGE SHRUBS	5 GALLON	0	3 POINT	N/A	0 POINTS
MEDIUM SHRUBS	5 GALLON	0	3 POINT	N/A	0 POINTS
SMALL SHRUBS	N/A	0	.5 POINT	N/A	0 POINTS
DECORATIVE WALL (3' MINIMUM HEIGHT)		0	3 PNTS / L.F.	N/A	0 POINTS
BERM (3' MINIMUM AT NO GREATER THAN 4:1 SLOPE)		0	1 POINT	N/A	0 POINTS

SHADE CALCULATIONS (SUB CHAPTER E)

PRINCIPAL STREET:	-
TOTAL SIDEWALK AREA FROM PUBLIC WALK TO ENTRANCE:	-
TOTAL SHADED SIDEWALK AREA FROM TREES:	-
PERCENT SHADED:	-

IRRIGATION ORDINANCE (25-2-1008)

TOTAL REQUIRED LANDSCAPE AREA FOR THE PROJECT.	2,300 SF
50% OF THE TOTAL REQUIRED LANDSCAPE AREA TO BE UNDISTURBED OR SURFACE RUNOFF FROM IMPERVIOUS SURFACE.	1,150 SF

SITE DEVELOPMENT PERMIT

LANDSCAPE NOTES

1. LANDSCAPING AND TREES ADJACENT TO PAVED AREAS WILL BE PROTECTED BY A SIX INCH CURB OR CURB AND GUTTER.
2. ALL REQUIRED LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED AND REPLACED AS REQUIRED TO MEET THE LANDSCAPE ORDINANCE STANDARDS.
3. EXISTING TREES TO BE SAVED SHALL BE PROTECTED BY FENCING BEFORE CONSTRUCTION BEGINS. NO EQUIPMENT OR MATERIALS SHALL BE STORED OR OPERATED WITHIN THE FENCED-IN AREAS. FENCES SHALL BE AT THE DRIP LINE AND COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES. NO BURNING OF DEBRIS, CLEANING FLUIDS, CONCRETE SPILLS, ETC. WILL BE ALLOWED WITHIN THESE AREAS.
4. BUFFERING OF STREET YARD WILL BE ACCOMPLISHED THROUGH THE COMBINATION OF TREES, SHRUBS, GRADE CHANGES, AND FENCES
5. GRADE CHANGES THAT DO NOT APPEAR ON THE SITE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
6. TRENCHING SHALL NOT OCCUR WITHIN THE FENCED DRIP LINE AREAS OF EXISTING TREES.
7. SHRUB MATERIAL NOT TO EXCEED 36" O.C. UNLESS OTHERWISE SPECIFIED. GROUNDCOVERS NOT TO EXCEED 18" O.C. DURING THE TIME OF MARCH 15-OCTOBER 15 INSTALLATION OF HYDROMULCH SHALL BE COMMON BERMUDA OR SAHARA BERMUDA; FOR OCTOBER 16 - MARCH 14 INSTALLATION OF HYDROMULCH SHALL BE ANNUAL OR PERENNIAL RYE WITH A SPRING APPLICATION OF COMMON BERMUDA OR SAHARA BERMUDA.
8. STEEL EDGING SHALL BE PLACED AT ALL GROUNDCOVER BEDS THAT ARE ADJACENT TO LAWNS.
9. ALL LAWN AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REVEGETATED WITH HYDROMULCH BERMUDA OR RYE UNLESS NATIVE RESTORATION MIX IS SPECIFIED.
10. NOT MORE THAN 50% OF THE TREES AND NOT MORE THAN 50% OF THE SHRUBS PROPOSED ARE OF THE SAME SPECIES.
11. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED. SEE IRRIGATION NOTES IN THESE DRAWINGS FOR REQUIREMENTS.
12. ALL SHRUBS PLANTED ADJACENT TO PARKING AREAS SHALL BE PLANTED IN A 5' WIDE PLANTING BED WITH THE CENTERLINE OF SHRUBS PLANTED AT 3.5' FROM BACK OF CURB.

IRRIGATION NOTES

AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS. THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION:

(1) A NEW COMMERCIAL AND MULTI-FAMILY IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED SO THAT:

(A) THERE IS NOT DIRECT OVERSPRAY ONTO NON-IRRIGATED AREAS;

(B) THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN SIX (6) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS);

(C) ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES;

(D) THE IRRIGATION SYSTEM HAS A MASTER VALVE;

(E) CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;

(F) SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;

(G) THE IRRIGATION SYSTEM HAS A CITY-APPROVED WEATHER BASED CONTROLLER;

(H) AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HALF INCH (1/2") RAINFALL;

(I) ZONE VALVES AND CIRCUITS ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS;

(J) AN IRRIGATION EMISSION DEVICE (SUCH AS SPRAY, ROTOR, OR DRIP EMITTER) DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE; AND

(K) NO COMPONENT OF THE IRRIGATION SYSTEM DEVIATES FROM THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT.

(2) THE MAXIMUM SPACING BETWEEN SPRAY OR ROTARY SPRINKLER HEADS MUST NOT EXCEED THE RADIUS OF THROW OF THE HEAD UNLESS MANUFACTURER OF THE SPRINKLER HEAD SPECIFICALLY RECOMMENDS A GREATER SPACING.

THE RADIUS OF THROW IS DETERMINED BY REFERENCE TO THE MANUFACTURER'S SPECIFICATIONS FOR A SPECIFIC NOZZLE AT A SPECIFIC OPERATING PRESSURE.

(3) THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN AND WATER BUDGET TO THE CITY AT THE TIME THE FINAL PLUMBING INSPECTION IS PERFORMED. THE WATER BUDGET SHALL INCLUDE:

(A) A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE; AND

(B) THE LOCATION OF THE EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.

(4) THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY THE AUSTIN WATER UTILITY DEPARTMENT CERTIFYING COMPLIANCE WITH SUBSECTION WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY.

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Sheet ___ of ___

SITE PLAN APPROVAL

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CHAPTER ______ OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81,LDC) ______ CASE MANAGER ______

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Director, Planning and Development Review

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Rev. 1 ______ Correction 1 ______

Rev. 2 ______ Correction 2 ______

Rev. 3 ______ Correction 3 ______

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LANDSCAPE NOTES

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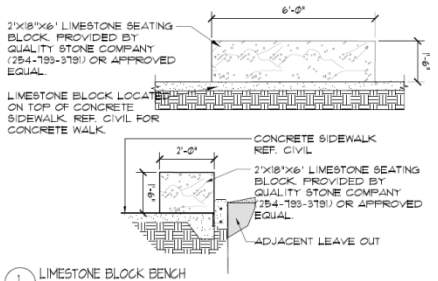
APP. BY:	MRF
PROJECT NO.	103-11-01
DATE:	1-9-12

SHEET:

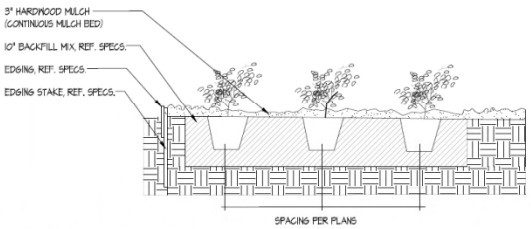
L101

OF

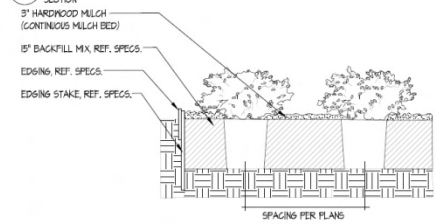
EXHIBIT "A"



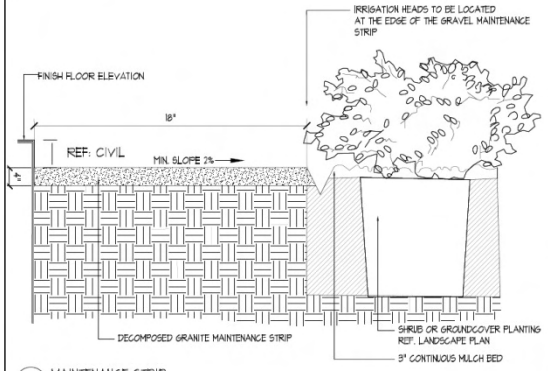
1 LIMESTONE BLOCK BENCH
DETAIL
SCALE : 1/2"=1'-0"



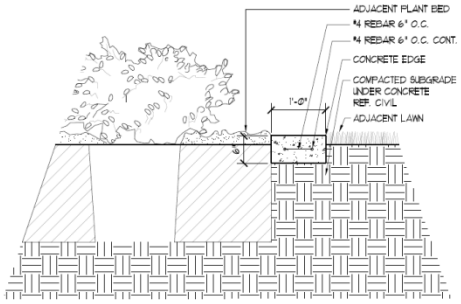
2 GROUND COVER PLANTING
SECTION
SCALE : NONE



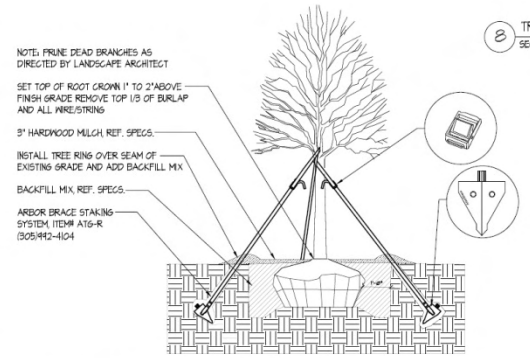
3 SHRUB PLANTING
SECTION
SCALE : NONE



4 MAINTENANCE STRIP
TYPICAL SECTION WHERE PLANT BEDS ARE ADJACENT TO THE BUILDING
SCALE : NONE



5 CONCRETE EDGE
SECTION
SCALE : 1"=1'-0"



6 CANOPY TREE PLANTING
SECTION
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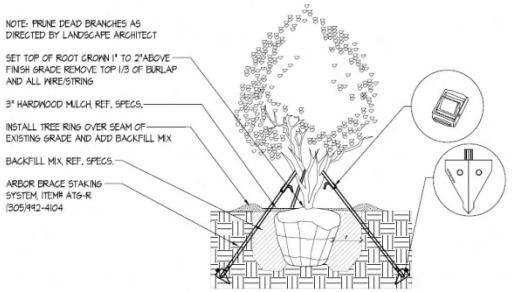
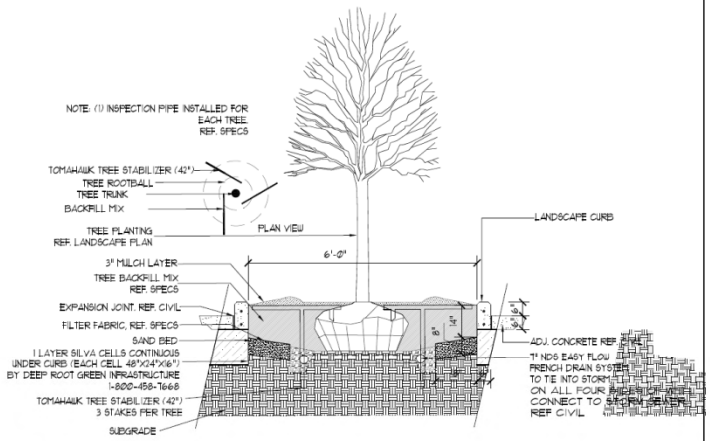
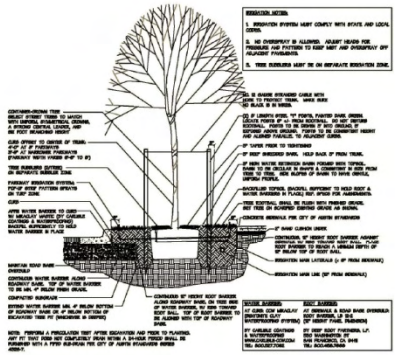


7 MULTI-TRUNK TREE PLANTING
SECTION
SCALE : NONE



8 TREE LEAVE OUT DETAIL
SECTION
SCALE : 1/2" = 1'-0"



9 TYPICAL MUELLER TREE PLANTING DETAIL
Rev. 10/05/2011
SCALE : NONE

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SITE PLAN APPROVAL Sheet ___ of ___
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Director, Planning and Development Review

RELEASED FOR GENERAL COMPLIANCE _____ SIGNED: _____
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LANDSCAPE PLAN

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REVISIONS

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SHEET:
L102
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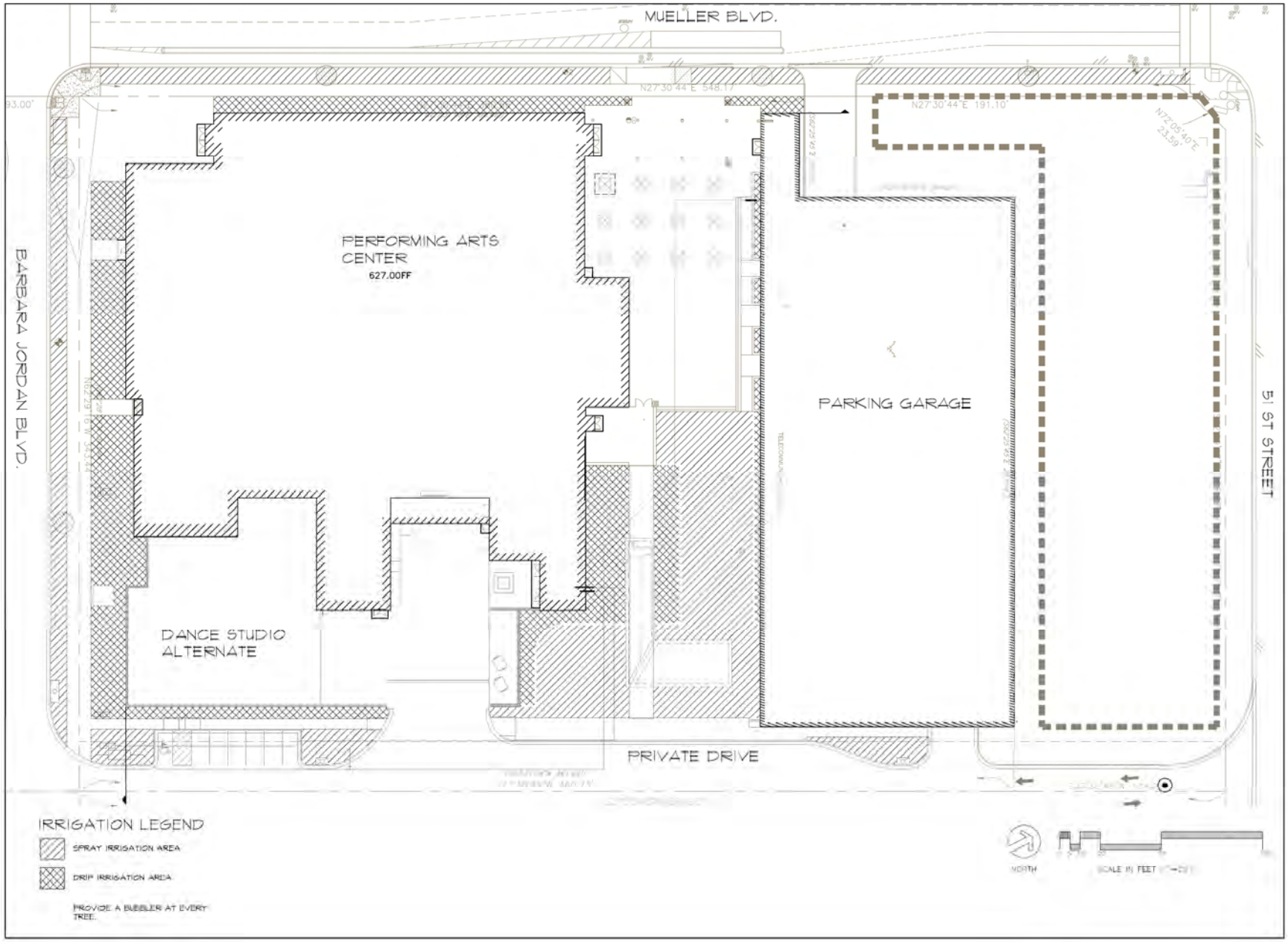

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IRRIGATION PLAN

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L103

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