

Tree & Natural Area Preservation

The City of Austin Tree and Natural Area Preservation code is based on the fundamental precepts of sound urban forest management. Proposed development projects are evaluated on a case-by-case (and tree-by-tree) basis, which entails evaluating the existing tree resources on a site, understanding the dynamics of trees and development impacts, and negotiating a solution that results in a development with a balanced mixture of tree species and age. The goal of each review is to assure that, through a combination of preservation and re-forestation, a final product is achieved which results in a diversified and sustainable urban forest.

Trees 19 inches in diameter (60 inches in circumference) and greater are classified as "protected size" and receive enhanced preservation evaluation. Protected trees require a permit to remove them, impact the critical root zone (i.e., utility trench, sidewalk, driveway, irrigation lines, foundation), or remove more than 30% of the canopy.

Critical Root Zone (CRZ):

One foot from the tree trunk for each diameter inch of trunk size.

Proposed Development

Proposed Utility line

Example: a tree with a 20-inch diameter trunk has a 20-foot CRZ, and a 10-foot ½ CRZ.

Environmental Criteria Manual

Tree Preservation Design Criteria

3.5.2 Critical Root Zone Impacts

A tree's root system ranges well beyond the dripline. The CRZ has been established to set a practical limit beyond which any loss of roots would not have a significant impact on a tree's survival. Design constraints often dictate that trees slated for preservation have some encroachment on their critical root zone. Weighing this fact with what appears to be an acceptable degree of risk to most trees, the following minimum design criteria (maximum allowable impacts) have been established:

- A minimum of 50% of the CRZ must be preserved at natural grade, with natural ground cover, and
- No cut or fill greater than four (4) inches will be located closer to the tree trunk than the ½ CRZ.

Tree Protection

In order to assure that trees are adequately preserved, tree protection fencing is required for trees within the limits of construction. Fencing should protect the entire Critical root zone (CRZ) area. Fencing is required to be chain-link mesh at a minimum height of five feet. A 6-inch layer of mulch within the entire available root zone area is required for trees which have any disturbance indicated within any portion of the critical root zone.

Trunk Measurements

Diameters of tree trunks are measured at 4 ½ feet above grade. If the tree is on a slope, measure from the high side of the slope. Measure above or below unusual swells in the trunk. To determine the diameter of a multi-trunk tree, measure all the trunks; add the total diameter of the largest trunk to ½ the diameter of each additional trunk.

For more information visit www.ci.austin.tx.us/tree, or contact the City Arborist at (512) 974-1676 or Michael.Ember@ci.austin.tx.us.

ON A SLOPE

IRREGULAR SWELLING (Requires Documentation)

MULTI-STEMMED TREE

LEANING TREE

Line of Measurement

Normal Line of Measurement

Line of Measurement

Line of Measurement

CITY OF AUSTIN

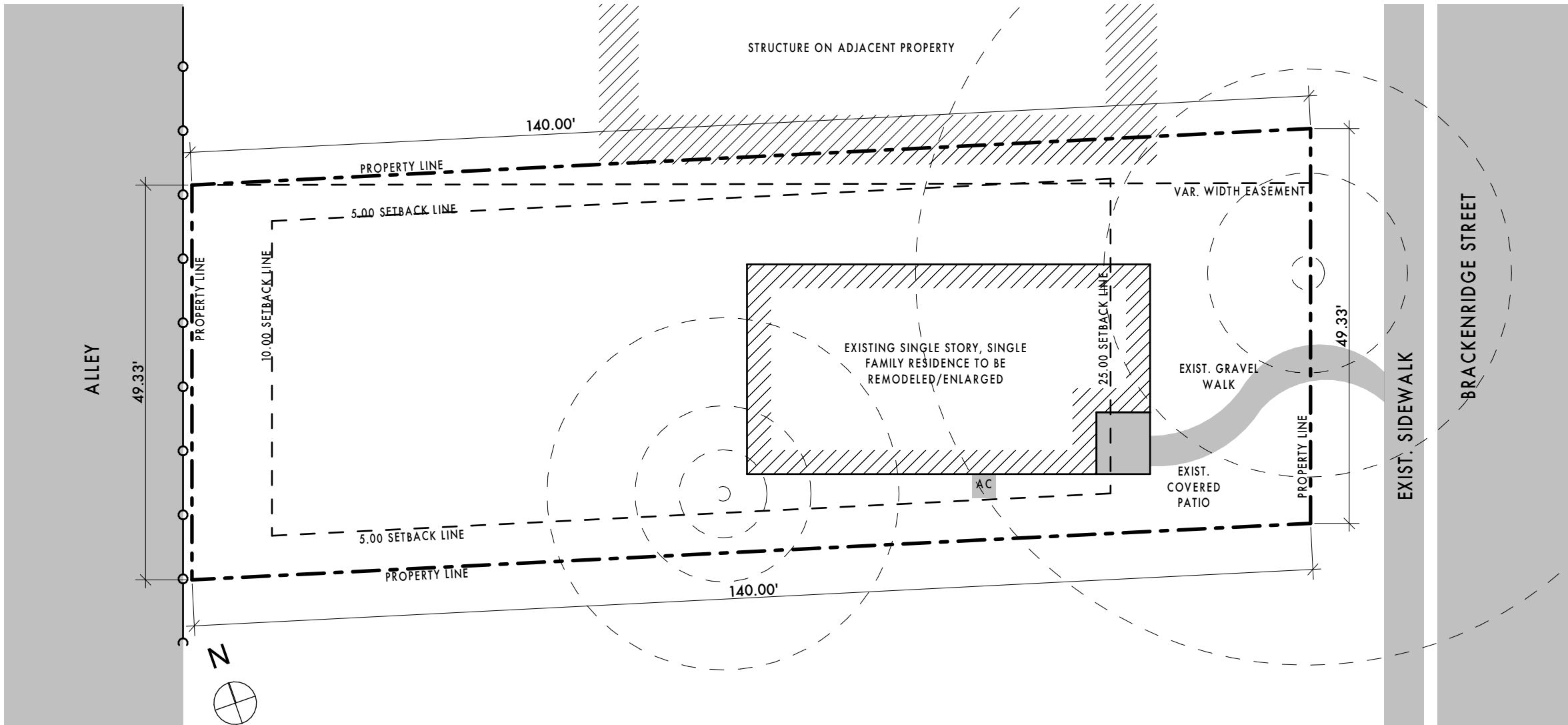
DESIGNED AND DRAWN BY: MICHAEL EMBER

DATE: 06/29/2022

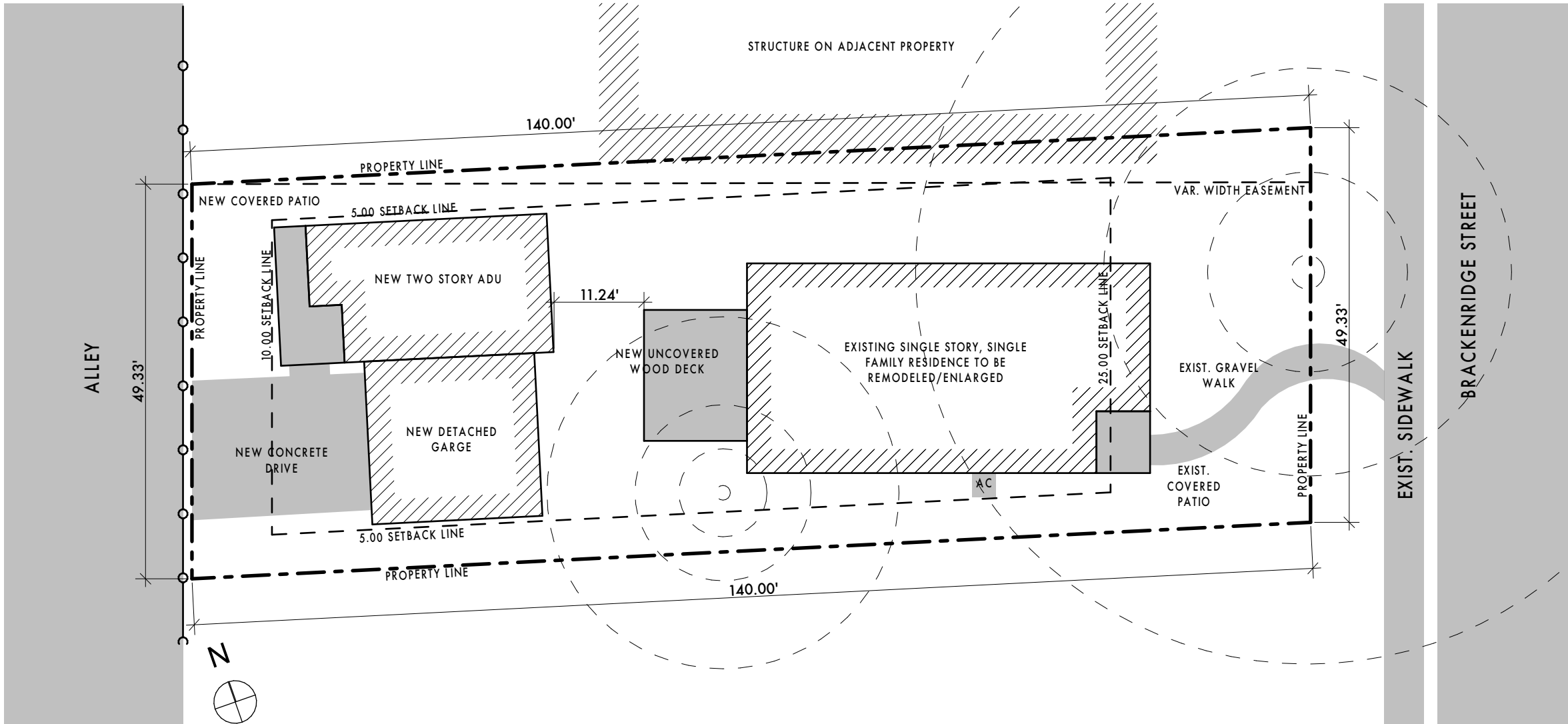
TITLE: TREE PROTECTION FENCE

SCALE: 1" = 1'-0"

6/29/22



EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



PROPOSED SITE
SCALE: 1/16" = 1'-0"

ARCHITECTURAL SHEETS	
ID	Name
A001	EXISTING SITE PLAN
A002	PROPOSED SITE PLAN
A003	TRANSPORTATION STANDARDS
A004	TREE PROTECTION PLAN - "A" PROTECTIONS
A005	TREE PROTECTION PLAN - "B" PROTECTIONS
A006	TREE PROTECTION PLAN - FENCING AND MULCHING PLAN
A007	SUB CHAPTER F EXHIBITS
A008	SPECIFICATIONS AND SCHEDULES
A009	PROPOSED AND DEMO PLANS
A010	ELECTRICAL PLAN, WINDOW SCHEDULE, DOOR SCHEDULE, ROOF PLAN
A011	EXTERIOR ELEVATIONS

1. GENERAL

1. CONTRACT DOCUMENTS - THE DRAWINGS AND SPECIFICATIONS ISSUED BY THE ARCHITECT DATED 06/29/2022, AND AS MAY BE AMENDED BY THE ARCHITECT IN SUBSEQUENT ISSUANCES.

2. EXISTING CONDITIONS - BEFORE BEGINNING WORK EXAMINE THE SITE FOR COMPLIANCE WITH THE DRAWINGS. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED FOR REASONS OF ERROR OR OMISSION.

3. STANDARDS, CODES AND ORDINANCES - REFER TO INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS. WHERE THE CONTRACT DOCUMENTS CONFLICT WITH INDUSTRY STANDARDS OR MANUFACTURER'S INSTRUCTIONS INFORM THE OWNER AND DO NOT PROCEED WITHOUT PRIOR APPROVAL.

4. ALL WORK WILL COMPLY WITH ALL PRESIDING CODES AND ORDINANCES. WHERE THE CONTRACT DOCUMENTS CONFLICT WITH PRESIDING CODES AND ORDINANCES INFORM THE OWNER AND DO NOT PROCEED WITHOUT PRIOR APPROVAL.

5. PURPOSE OF THE CONTRACT DOCUMENTS IS TO PROVIDE THE INFORMATION REQUIRED TO ACHIEVE THE ARCHITECTURAL INTENT. WHERE DETAILS OR PROCEDURES ARE IN CONFLICT WITH ANY OF THE TERMS OF THESE SPECIFICATIONS INFORM THE OWNER AND DO NOT PROCEED WITHOUT PRIOR APPROVAL.

6. SAFETY - ERECT SUCH SAFETY EQUIPMENT AND SIGNAGE AS REQUIRED AND MAINTAIN THESE ELEMENTS FOR THE DURATION OF THE PROJECT.

7. SUPPORT FACILITIES - CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL TEMPORARY FEATURES SUCH AS UTILITIES, TRASH AND RECYCLING, AND SANITARY FACILITIES. ALL TEMPORARY FEATURES MUST BE REMOVED BEFORE FINAL CLEANING.

8. INSURANCE - PROVIDE AND COORDINATE ALL INSURANCE REQUIREMENTS AS PRESCRIBED BY THE CONSTRUCTION CONTRACT.

9. WARRANTY - ALL WORK SHALL BE WARRANTED AS COMPLYING WITH THE CONTRACT DOCUMENTS AND AGAINST DEFECTS FOR THE PERIOD REQUIRED BY LAW AND THE CONSTRUCTION CONTRACT. REPAIRS REQUIRED DURING THE WARRANTY PERIOD WILL BE PROVIDED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

10. PROTECTION OF EXISTING CONDITIONS - PROTECT ALL EXISTING CONDITIONS TO REMAIN OR TO BE REUSED DURING CONSTRUCTION. FINAL CLEANING WILL INCLUDE ALL EXTERIOR AND INTERIOR SURFACES. PATCHING AND REPAIRING WILL BE PERFORMED SUCH THAT NEW AND EXISTING ELEMENTS MAY NOT BE DIFFERENTIATED.

11. SUBSTITUTIONS - WHERE A PARTICULAR MATERIAL, COLOR OR PRODUCT IS SPECIFIED AN ALTERNATE MAY ONLY BE SUBSTITUTED WITH THE EXPRESS PERMISSION OF THE OWNER.

12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING "AS-BUILT" DRAWINGS TO BE PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT.

13. CONTRACTOR WILL RETAIN THE SERVICES OF RELEVANT ENGINEERS WHERE REQUIRED TO COMPLETE THE WORK.

14. ALL PARTITION TYPES INDICATED ON THIS DRAWING MAY NOT NECESSARILY BE USED ON THIS SPECIFIC PHASE OF THE PROJECT.

15. VERIFY THE THE REQUIREMENTS OF ALL OWNER SUPPLIED APPLIANCES AND PRODUCTS BEFORE BEGINNING THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED FOR REASONS OF ERROR OR OMISSION.

2. SITE WORK

1. PROTECTION

1. SEE SURVEY FOR EXISTING CONDITIONS AND PROTECTED TREES.

2. MINIMIZE IMPACT ON EXISTING SITE TO THE EXTENT POSSIBLE.

3. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING LOCATION OF ON SITE UTILITIES.

4. PROTECT SITE ELEMENTS TO REMAIN DURING CONSTRUCTION.

2. DRAINAGE - NO WORK WILL INTERFERE WITH EXISTING DRAINAGE SYSTEMS WITHOUT CREATING EQUALLY EFFECTIVE SYSTEMS.

3. ROOF DRAINS AND FRENCH DRAINS WILL TIE INTO EXISTING DRAINAGE SYSTEMS WHERE POSSIBLE.

3. WOOD

1. ROUGH FRAMING

1. RESERVED.

2. FRAMING TO BE INSTALLED TO RECEIVE INTERIOR FINISHES.

3. CONTRACTOR RESPONSIBLE FOR COORDINATION OF LUMBER TAKE OFFS, TRUSS SUBMITTALS, AND SHOP DRAWINGS.

4. STUD SPACING TO BE 16" O.C. U.N.O. THE PROJECT MANDATORY MAXIMUM ALLOWABLE DEFLECTION DESIGN CRITERIA RATIO IS L/ 240 USING STUDS @ 16" O.C.

5. WHERE "BRITTLE" FINISHES WILL BE APPLIED SUCH AS PLASTER OR CERAMIC TILE, MAX. ALLOWABLE DEFLECTION CRITERIA RATIO IS L/ 360.

2. EXTERIOR CARPENTRY

1. RESERVED

3. INTERIOR FINISH CARPENTRY - ALL WORK TO COMPLY WITH MOST RECENT QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE.

1. ALL FASTENERS TO BE COUNTERSUNK AND FILLED, SANDED SMOOTH AND PAINTED.

2. CORNERS TO BE MITERED UNLESS NOTED OTHERWISE.

3. INSTALL BLOCKING AS REQUIRED.

4. CABINERY AND MILLWORK FINISHES TO BE COORDINATED WITH THE OWNER.

4. ALL PARTITION TYPES INCLUDED IN THE DRAWINGS MAY NOT NECESSARILY BE USED ON THIS SPECIFIC PHASE OF THE PROJECT.

4. THERMAL AND MOISTURE PROTECTION

1. BUILDING WRAP - DUPONT TYVEK HOMEWRAP OR ALTERNATE APPROVED BY OWNER

2. FENESTRATION FLASHING - SELF ADHERED FLASHING TAPES WITH CORNER DETAILING SYSTEMS TO CREATE CONTINUOUS WATERPROOFED DETAILS. INSTALL WINDOW AND DOOR FLASHING PER FLASHING TAPE MANUFACTURER'S INSTRUCTIONS.

3. INSULATION - CAVITY INSULATION AT ROOF AND WALLS TO BE SPRAY-IN FOAM INSULATION. MINIMUM R-VALUES PER CITY REQUIREMENTS AND OWNER'S PREFERENCE.

4. RESERVED

5. JOINT SEALANTS - ELASTOMERIC SEALANTS AT

1. DISIMILAR MATERIAL JOINTS

2. BETWEEN DOORS AND WINDOWS

3. SEALANT COLORS TO BE COMPATIBLE WITH ADJACENT FINISHES.

6. SIDING TO BE REAL WOOD GRAIN CEMENTITIOUS FIBERBOARD, PAINTED. SEE ALSO ASSEMBLIES.

7. EXTERIOR ACCENT BANDS TO BE SMOOTH FINISH CEMENTITIOUS FIBERBOARD, PAINTED.

8. WHERE NOT DETAILED EXTERIOR SIDING CORNERS TO BE TRIMMED IN EITHER SMOOTH FINISH CEMENTITIOUS FIBERBOARD, PAINTED, OR MITERED.

9. ALL FLASHING DETAILS PER SMACNA.

5. FINISHES

1. GYPSUM BOARD ASSEMBLIES

1. WALLS IN DRY LOCATIONS TO BE STANDARD 1/2 INCH GYPSUM BOARD.

2. WALLS IN WET LOCATIONS TO BE 1/2 INCH CEMENTITIOUS PANEL

3. CEILINGS TO BE 5/8" GYPSUM BOARD

4. CEILINGS IN WET AREAS TO BE 5/8" WATER RESISTANT GYPSUM BOARD

5. ALL OUTSIDE CORNERS TO HAVE CORNER BEADS

2. TILE

1. USE COMPATIBLE WATERPROOFING AND THIN SET CEMENT

2. TILE FLOORS TO BE THIN SET TILE OVER PLIABLE, SHEET-APPLIED, BONDED WATERPROOF MEMBRANE AND VAPOR RETARDER WITH CRACK-BRIDGING CAPABILITIES

3. TILE WALLS TO BE THIN SET TILE OVER SHEET-APPLIED, BONDED WATERPROOF MEMBRANE AND VAPOR RETARDER WITH CRACK-BRIDGING CAPABILITIES, OR APPROVED ALTERNATE, OVER CEMENTITIOUS BOARD

4. COORDINATE TILE AND GROUT COLOUR SELECTIONS WITH OWNER.

5. TILE TRANSITIONS TO BE BULL-NOSE FINISH, O.A.A.

3. PAINT

1. COORDINATE PAINT COLOURS WITH OWNER.

2. EXTERIOR PAINTED WOOD TO MATCH EXISTING COLOR AND QUALITY.

3. PAINTED GYPSUM BOARD TO MATCH EXISTING COLOR AND QUALITY.

4. FILL ALL HOLES, LEVEL ALL SURFACES, SEAL ALL JOINTS, CRACKS AND INTERSECTIONS AND SAND SURFACES SMOOTH.

5. REMOVE HARDWARE PRIOR TO PAINTING.

6. PROVIDE MINIMUM ONE COAT OF PRIMER AND TWO COLOR COATS.

7. COORDINATE PAINT COLOUR SELECTIONS WITH OWNER.

6. DOORS AND WINDOWS

1. NEW WINDOWS TO MATCH EXISTING TYPE, QUALITY, INSTALLATION AND TRIMS.

2. NEW DOORS TO MATCH EXISTING TYPE, QUALITY, INSTALLATION AND TRIMS.

3. PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.

7. MECHANICAL - HVAC AND PLUMBING

1. U.N.O. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INTEGRATION OF NEW AND EXISTING HVAC SYSTEMS AND PRODUCTS.

2. DUCT WORK, GRILLS AND TERMINATIONS

1. PROVIDE SHEET METAL PRIMARY TRUNKS WITH FLEX DUCT SECONDARY DUCTS.

2. PROVIDED DUCTED RETURNS AT BEDROOM.

3. ROOF TERMINATIONS TO MATCH EXISTING.

4. NO VISIBLE EQUIPMENT, PENETRATIONS, GRILLS, METERS OR OTHER EQUIPMENT WITHOUT OWNER'S CONSENT.

3. RESERVED.

4. U.N.O. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INTEGRATION OF NEW AND EXISTING PLUMBING SYSTEMS AND PRODUCTS.

5. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ROOF PENETRATIONS AND ROOFING.

6. PROVIDE AND INSTALL PLUMBING FIXTURES PER CONTRACT DOCUMENTS.

7. CONTRACTOR TO COORDINATE FIXTURE SELECTIONS WITH OWNER.

8. ENSURE PROPER CONNECTION OF NEW AND EXISTING PLUMBING SYSTEMS TO CITY SUPPLY AND SEWER.

8. ELECTRICAL

1. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INTEGRATION OF NEW ELECTRICAL SYSTEMS AND PRODUCTS.

2. SMOKE DETECTORS INSTALLED PER CODE REQUIREMENTS

3. INTEGRATE NEW DOORS AND WINDOWS WITH EXISTING SECURITY SYSTEMS

4. ALL RECEPTICALS IN WET AREAS TO BE GFCI OR WATERPROOF GFCI AS REQUIRED BY CODE

9. ACOUSTICAL

1. USE ACOUSTICAL SEALANT AT TOP AND BOTTOM OF STUD WALLS.

2. ACOUSTICALLY SEAL AROUND ALL PENETRATIONS IN GYP BD WALLS AND CEILINGS

3. STAGGER GYP BD JOINTS

4. PROVIDE AT LEAST ONE STUD BETWEEN PLUGS, SWITCHES, J-BOXES, ETC., THAT BACK UP TO EACH OTHER
10. DEMOLITION

1. PROTECT ALL EXISTING, STRUCTURES, FENCING, LANDSCAPING, TREES, WALKS, ASPHALT PAVING TO REMAIN DURING CONSTRUCTION.

2. PROTECT ALL TREES AND LANDSCAPING TO REMAIN.

3. ANY EXISTING ELEMENTS TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION WILL BE REPLACE BY THE CONTRACTOR.

4. LOCATION AND PROTECTION OF UTILITIES TO REMAIN IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL AREAS OF DISTURBED LANDSCAPE WILL BE REPLANTED WITH NEW GRASS SEED.

6. RE: FLOOR PLAN FOR LOCATION OF WINDOWS TO BE REMOVED AND PATCHED AND WINDOWS TO BE REMOVED AND REPLACED.

7. ALL EXTERIOR SIDING TO BE REMOVED AND REPLACED. RE: ELEVATIONS

8. ALL ROOFS TO BE REMOVED AND REPLACED. RE: ROOF PLAN, ELEVATIONS AND STRUCTURE.
11. EXTERIOR SPECIALTIES

1. RESERVED
12. ALTERNATES

1. RESERVED
13. ACCESSIBILITY AND VISITABILITY

1. FOR ALL NEW SINGLE-FAMILY AND DUPLEX CONSTRUCTION WITHIN THE CITY OF AUSTIN THE FOLLOWING WILL APPLY.

2. AT LEAST ONE BATHROOM OR HALF BATH ON THE FIRST FLOOR MUST MEET THE FOLLOWING REQUIREMENTS:

1. MINIMUM CLEAR OPENING OF 30 INCHES

2. LATERAL TWO-INCH BY SIX-INCH OR LARGER NOMINAL WOOD BLOCKING INSTALLED FLUSH WITH THE STUD EDGES OF BATHROOM WALLS; AND

3. THE CENTERLINE OF THE BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY

3. SWITCHES, RECEPTACLES AND ENVIRONMENTAL CONTROLS ON THE FIRST FLOOR MUST MEET THE FOLLOWING REQUIREMENTS:

1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48 INCHES ABOVE THE INTERIOR FLOOR LEVEL; AND

2. OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES

4. THE ROUTE TO A DESIGNATED VISITABLE BATH OR HALF BATH MUST BE ACCESSIBLE BY A ROUTE WITH A MINIMUM CLEAR OPENING OF 32 INCHES BEGINNING AT THE DESIGNATED VISITABLE ENTRANCE AND CONTINUING THROUGH THE LIVING ROOM, DINING ROOM, AND KITCHEN AND BE LEVEL WITH RAMPED OR BEVELED CHANGES AT DOOR THRESHOLDS

5. THE DESIGNATED VISITABLE ENTRANCE MUST BE A NO-STEP ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES. THE ENTRANCE MAY BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE GARAGE OR CARPORT OF THE DWELLING

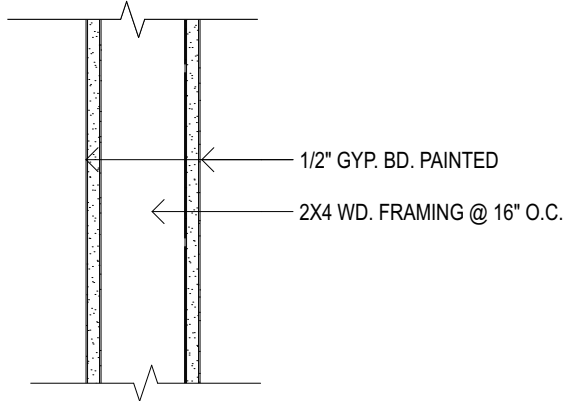
6. THE EXTERIOR VISITABLE ROUTE MUST HAVE A CROSS SLOPE LESS THAN TWO PERCENT THAT ORIGINATES FROM A GARAGE, PUBLIC STREET, OR PUBLIC SIDEWALK. A RAMP INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH THE RESIDENTIAL CODE

7. EXCEPTIONS FOR EXTERIOR VISITABLE ROUTES

1. LOTS WITH 10% OR GREATER SLOPE PRIOR TO DEVELOPMENT

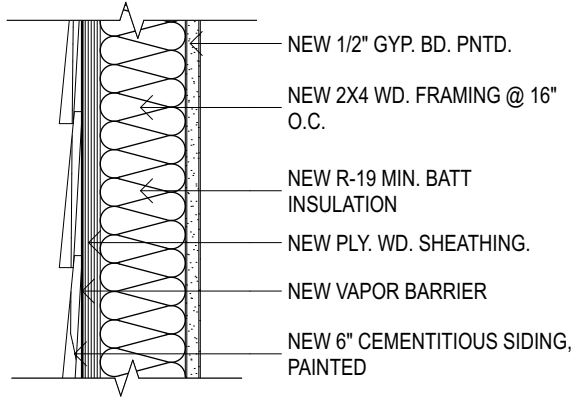
2. PROPERTIES FOR WHICH COMPLIANCE CANNOT BE ACHIEVED WITHOUT THE USE OF SWITCHBACKS

TREE PROTECTION NOTES:
-TREE PROTECTION FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRITICAL ROOT ZONE, AN EIGHT INCH LAYAER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.
-2X4 OR GREATER SIZE PLANKS (6'-0" TALL MINIMUM) TO BE STRAPPED SECURELY AROUND PROTECTED TREES TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/2 CRZ FOR ANY REASON AT ANY TIME IN THE PROJECT.
-TO THE DEGREE THAT PROTECTED TREES ON ADJACENT LOTS MAY BE IMPACTED BY THE PROJECT AND TO THE DEGREE ACCESS TO THOSE TREES CAN BE COORDINATED WITH THE OWNERS OF THE ADJACENT LOTS THOSE TREES WILL RECIEVE THE SAME PROTECTION MEASURES AS TREES ON THE PROJECT LOT.
-FOR ADDITIONAL DETAILS REGARDING TREE PROTECTION RE: THE ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.2.



P1 PARTITION

SCALE: 1 1/2"= 1'-0"



W1 WALL

SCALE: 1 1/2"= 1'-0"

1804 BRACKENRIDGE

BUILDING AND SITE AREA

LOT SIZE		6897					
SITE DEVELOPMENT INFORMATION (APPLICATION PAGE 2)							
		EXISTING		NEW		TOTAL	
		BLDG 1	BLDG 2	BLDG 1	BLDG 2	UNIT A	UNIT B
A) 1ST FLOOR CONDITIONED AREA		1253			493	1253	493
B) 2ND FLOOR CONDITIONED AREA				517	481	517	481
C) 3RD FLOOR CONDITIONED AREA						0	0
D) BASEMENT						0	0
E) GARAGE (ATTACHED)						0	0
F) GARAGE (DETACHED)					417	0	417
G) CARPORT (ATTACHED)						0	0
H) CARPORT (DETACHED)						0	0
I) COVERED PATIO, DECK, PORCH AND/OR BALCONY	51				98	51	98
J) OTHER COVERED OR ROOFED AREA (STRUCTURE ON ADJACENT PROPERTY)						0	0
K) UNCOVERED WOOD DECK				222		222	0
L) POOL	TOTAL BUILDING AREA					2043	1489
M) SPA						0	0
N) REMODELED FLOOR AREA, EXCLUDING ADDITION/ NEW CONSTRUCTION						0	0
					1016 MAX		
TOTAL BUILDING COVERAGE		SQUARE FEET:		2312	% OF LOT SIZE:	33.52%	
SURPLUS BUILDING COVERAGE						446.8	
TOTAL IMPERVIOUS COVERAGE		SQUARE FEET:		2904	% OF LOT SIZE:	42.11%	
SURPLUS I.C.						199.65	

SUBCHAPTER F: GROSS FLOOR AREA (APPLICATION PAGE 3)

	EXISTING S.F.	NEW/ADDED S.F.	PROPOSED EXEMPTION	APPLIED EXEMPTION	TOTAL S.F.
1ST FLOOR	1253	493	N/A		1746
2ND FLOOR	0	998	N/A		998
3RD FLOOR	0	0	N/A		0
AREA W/ CEILINGS > 15'	0	0	FOLLOW 3.3.5		0
GROUND FLOOR PORCH	51	98	PORCH/200S.F.	149	0
BASEMENT	0	0	FOLLOW 3.3.3B		0
ATTIC	0	0	FOLLOW 3.3.3C	0	0
GARAGE (ATTACHED)	0	0		0	0
GARAGE (DETACHED)	0	417		417	0
CARPORT (ATTACHED)	0	0	450/200	0	0
CARPORT (DETACHED)	0	0	450/200	0	0
	0	0	450	0	0
TOTAL GROSS FLOOR AREA					2744
(TOTAL GROSS FLOOR AREA / LOT AREA) X 100					39.79%
SURPLUS F.A.R.					14.8

CALCULATION AID (APPLICATION PAGE 7)

	EXISTING S.F.	NEW/ADDED S.F.	TOTAL S.F.
A) 1ST FLOOR CONDITIONED AREA	1253	493	1746
B) 2ND FLOOR CONDITIONED AREA	0	998	998
C) 3RD FLOOR CONDITIONED AREA	0	0	0
D) BASEMENT	0	0	0
E) GARAGE (ATTACHED)	0	0	0
F) GARAGE (DETACHED)	0	417	417
G) CARPORT (ATTACHED)	0	0	0
H) CARPORT (DETACHED)	0	0	0
I) COVERED WOOD DECKS	0	0	0
J) COVERED PATIOS	51	98	149
K) BALCONY			0
L) OTHER			0
TOTAL BUILDING AREA	1304	2006	3310
TOTAL BUILDING COVERAGE	1304		2312
M) DRIVEWAY		388	388
N) SIDEWALKS		75	75
O) UNCOVERED PATIO			0
P) UNCOVERED PATIO			0
Q) UNCOVERED WOOD DECKS (COUNTED AT 50%)	0	222	111
R) AC PADS AND OTHER CONCRETE FLATWORK	9	9	18
S) OTHER	0		0
TOTAL SITE IMPERVIOUS COVERAGE	1313	694	2904
Q) POOLS	0	0	0
S) SPA	0		0

BRACKENRIDGE PROJECT
1804 BRACKENRIDGE STREET, AUSTIN, TEXAS

ATX ARCHITECTS
p.o. box 81002, austin, tx 78708
512.809.0406
www.atxarchitects.com

06/29/2022

project phase:
ISSUED FOR PERMITTING AND CONSTRUCTION

REVISION HISTORY

Sheet Name:
SPECIFICATIONS AND SCHEDULES

Project #:
220702

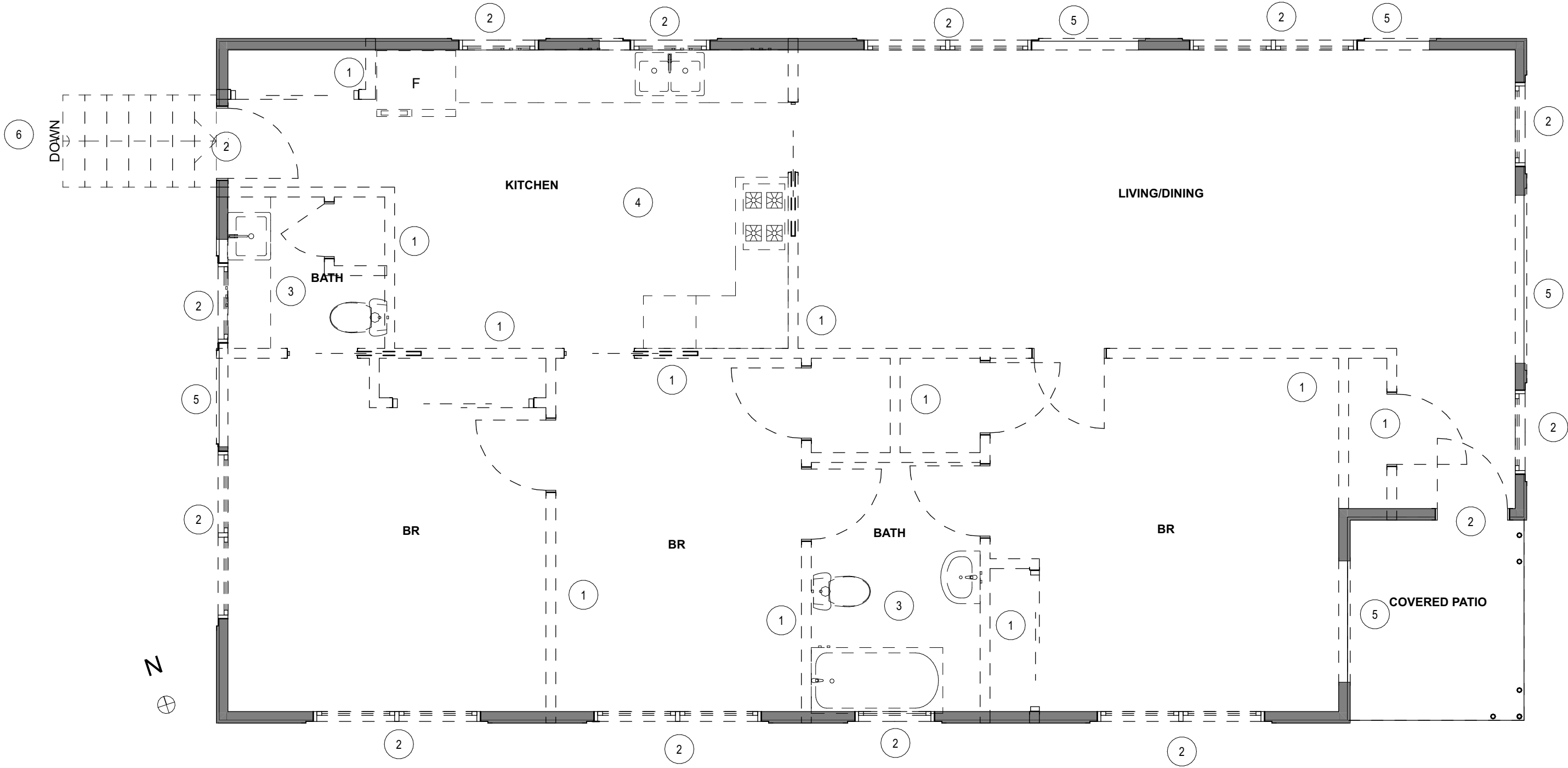
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06/29/2022

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Sheet Number
A002


- DEMOLITION CODED NOTES:
- 1_ INTERIOR WALL TO BE REMOVED, TYP.
 - 2_ DOOR OR WINDOW TO BE REMOVED OR REPLACED. RE: PLAN
 - 3_ EXISTING BATHROOM FIXTURES TO BE REMOVED
 - 4_ EXISTING KITCHEN FIXTURES TO BE REMOVED
 - 5_ REMOVE EXISTING EXTERIOR FINISHES THIS AREA
 - 6_REMOVE EXISTING STEPS



DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

BRACKENRIDGE PROJECT
1804 BRACKENRIDGE STREET, AUSTIN, TEXAS

ATX
ARCHITECTS
p.o. box 81002, austin, tx 78708
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06/29/2022

project phase:
ISSUED FOR
PERMITTING AND
CONSTRUCTION

REVISION HISTORY

DEMOLITION PLANS

Sheet Name:
Project #:
220702
Date:
06/29/2022
Drawn:
EMP
Ckcd:
EMP
Sheet Number
A003

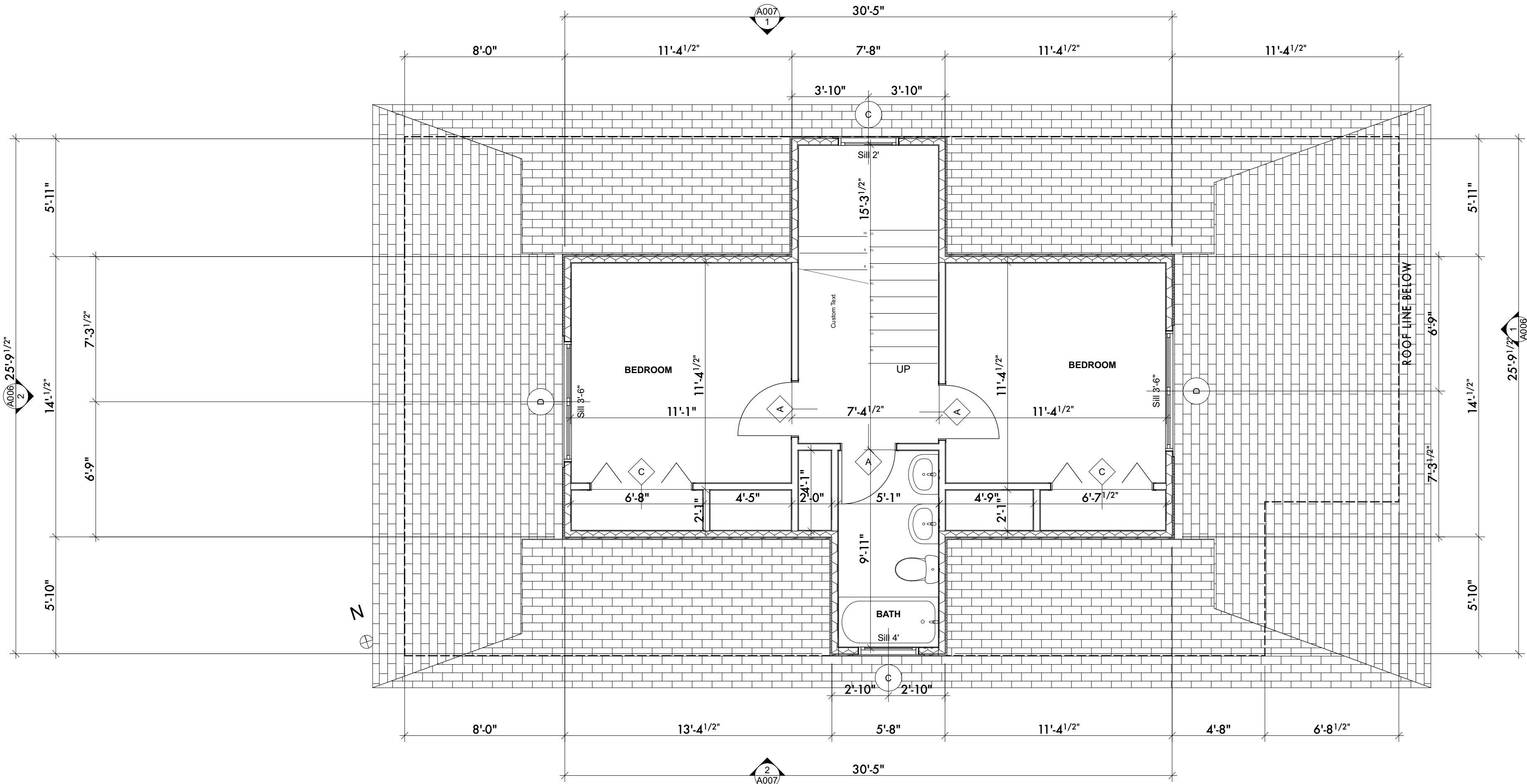
ADDITIONAL NOTES:

HANDRAILS:

1. HANDRAILS WILL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
2. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLAN ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MOR THAN 38 INCHES
3. HAINRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" INCHES BETWEEN THE WALL AND THE HANDRAILS.
4. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION AND SHALL HAVE AN OUTSIDE DIAMATER OF NOT LESS THAN 1 1/4" AND NOT GREATER THAN 2"

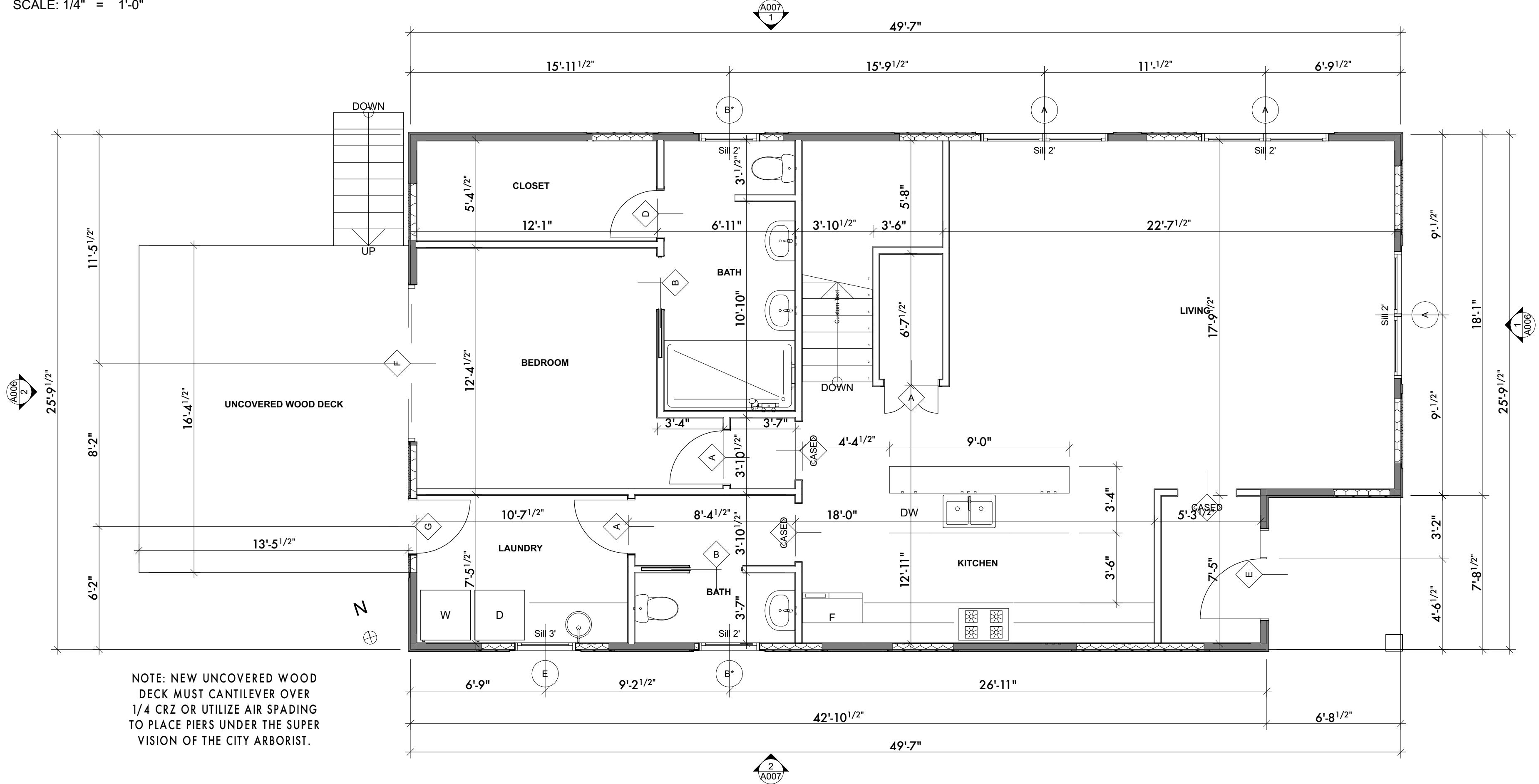
GUARDS:

1. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
2. REQUIRED GUARDS SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.
3. REQUIRED GUARDS SHALL NOT HAVE OPENIGNS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"




PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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PROPOSED PLANS - PRINCIPLE

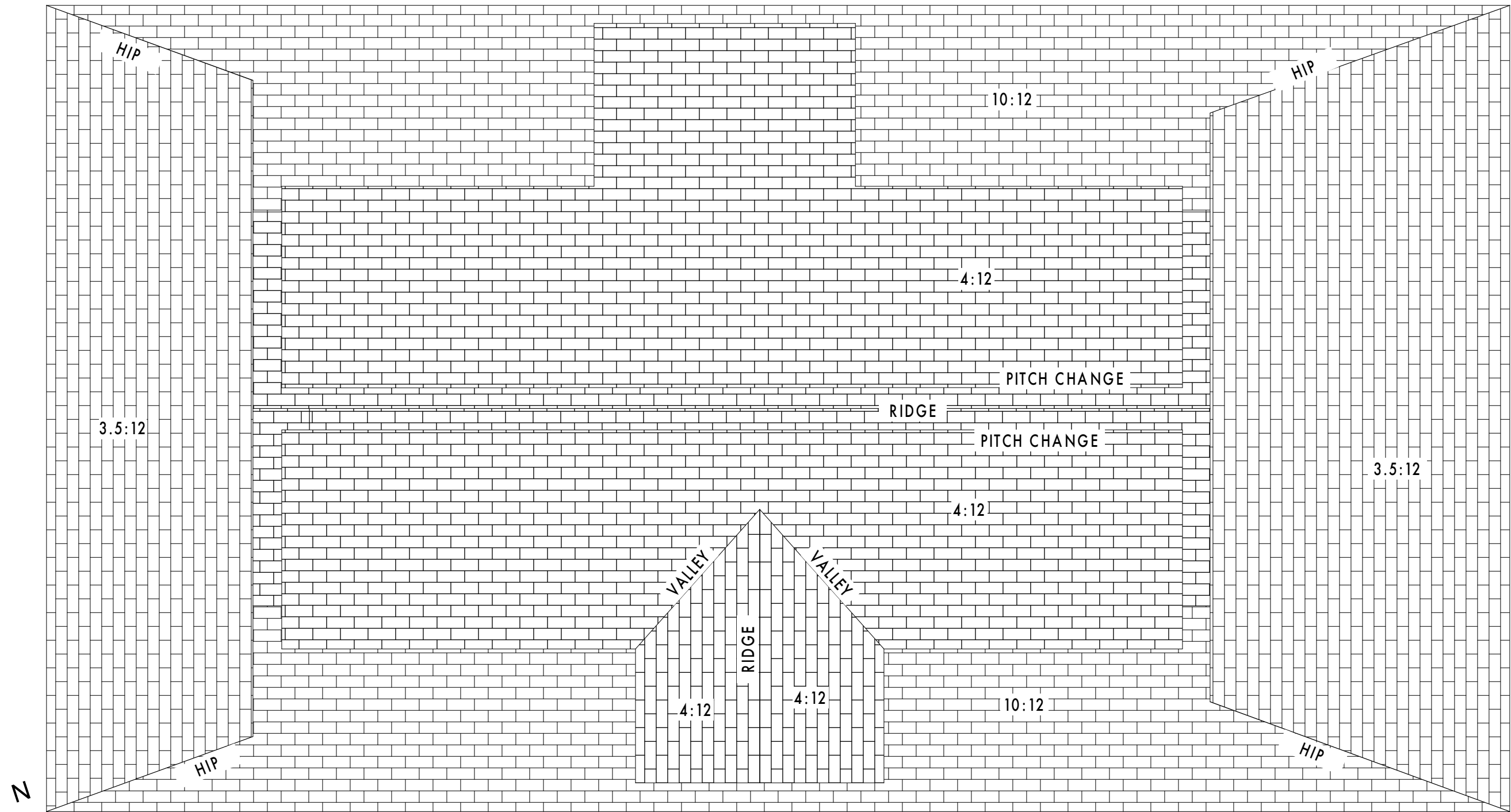
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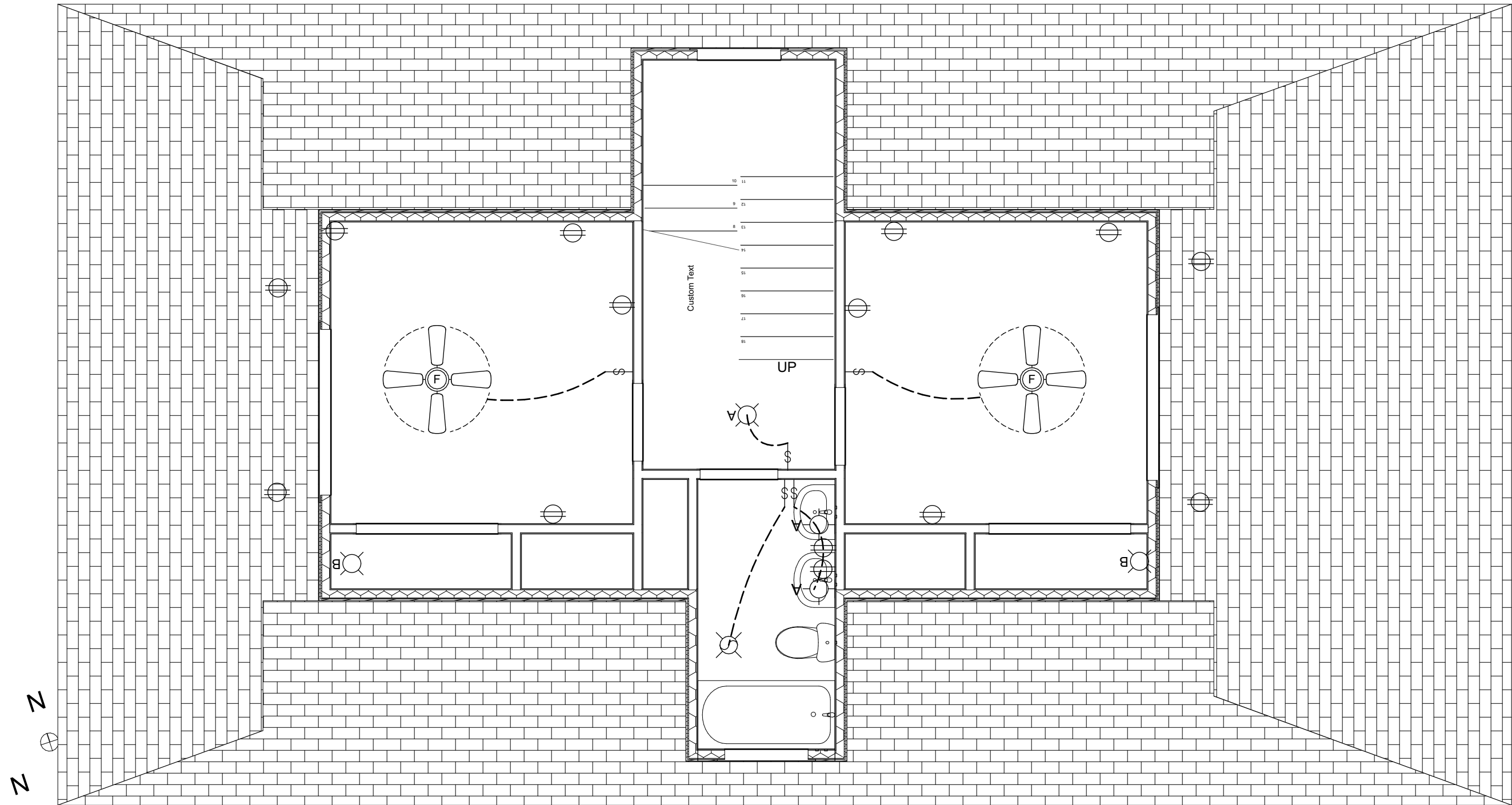
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EMP

Sheet Number
A004



ROOF PLAN
SCALE: 1/4" = 1'-0"



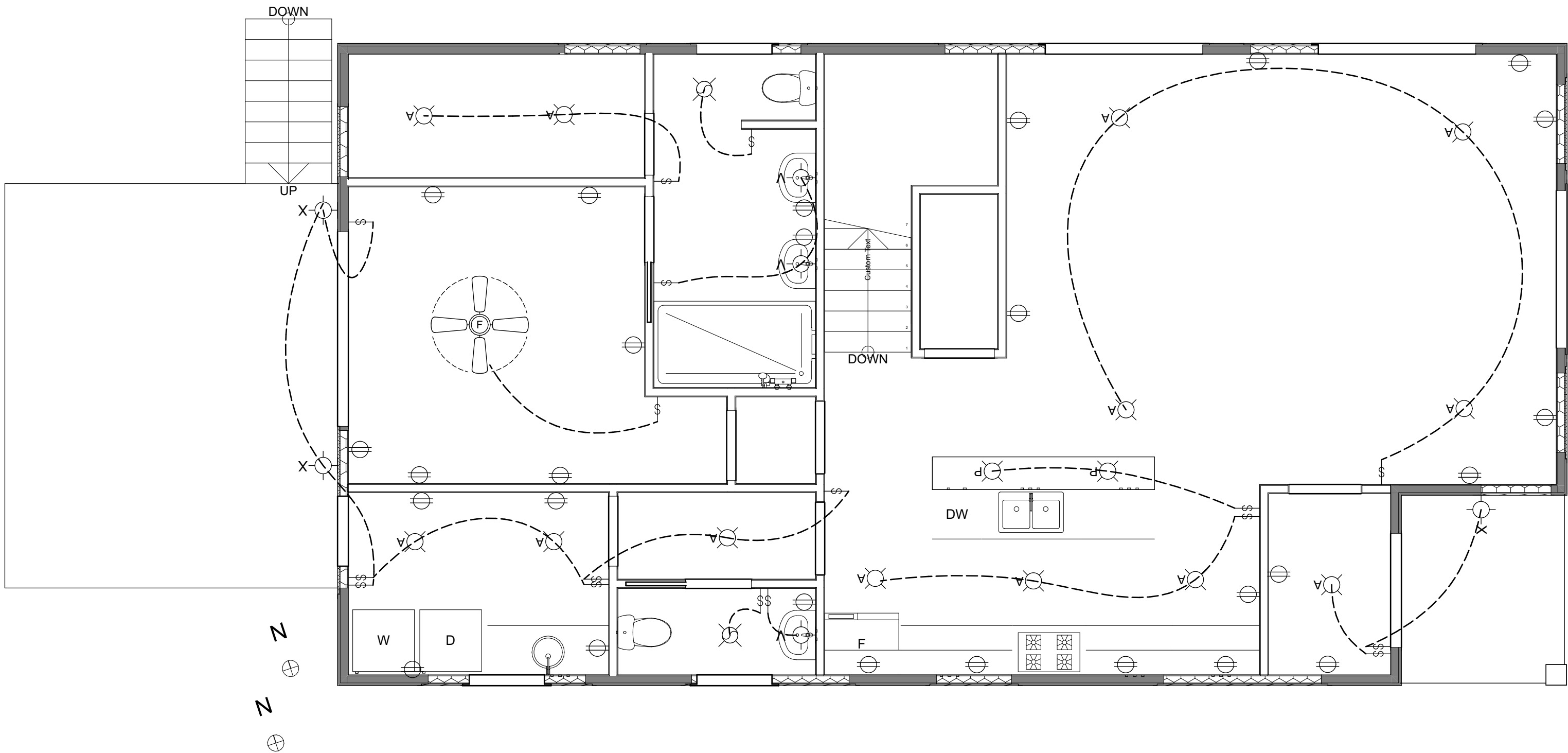
SECOND FLOOR PROPOSED ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

	RECESSED CAN LIGHT		LED STRIP LIGHT
	PULL CHAIN LIGHT		SMOKE DETECTOR
	CHANDELIER		CARBON MONOXIDE DETECTOR
	EXTERIOR WALL SCONCE		JUNCTION BOX
	INTERIOR WALL SCONCE		DUPLEX OUTLET
	VANITY SINK LIGHT		UNDER COUNTER DUPLEX OUTLET
	PENDANT LIGHT		CABLE TV/ INTERNET JACK
	SURFACE MOUNTED FLOOR FIXTURE		SWITCH
	CEILING FAN		PUSH BUTTON SWITCH
	COMBO LIGHT/FAN		

ADDITIONAL NOTES:

ALARMS:

1 - CONTRACTOR TO PROVIDE SMOKE ALARMS. SMOKE ALARMS TO BE HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS, AND LOCATED NOT LESS THAN 3 FT. FROM A DOOR TO A BATHROOM WITH A TUB OR SHOWER EXCEPT WHEN THIS REQUIREMENT WILL PREVENT THE INSTALLATION OF A SMOKE ALARM IN A REQUIRED LOCATION, AND IF APPLICABLE, ON EACH ADDITIONAL STORY INCLUDING BASEMENTS AND HABITABLE ATTICS. NOTE: INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS/REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE.
2 - CONTRACTOR TO INSTALL CARBON MONOXIDE ALARMS. CARBON MONOXIDE ALARMS TO BE HARD WIRED WITH BATTERY BACKUP, INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF HE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIED APPLIANCES ARE INSTALLED AND/OR HAVE AN ATTACHED GARAGE.



FIRST FLOOR PROPOSED ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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ADDITIONAL PLANS -
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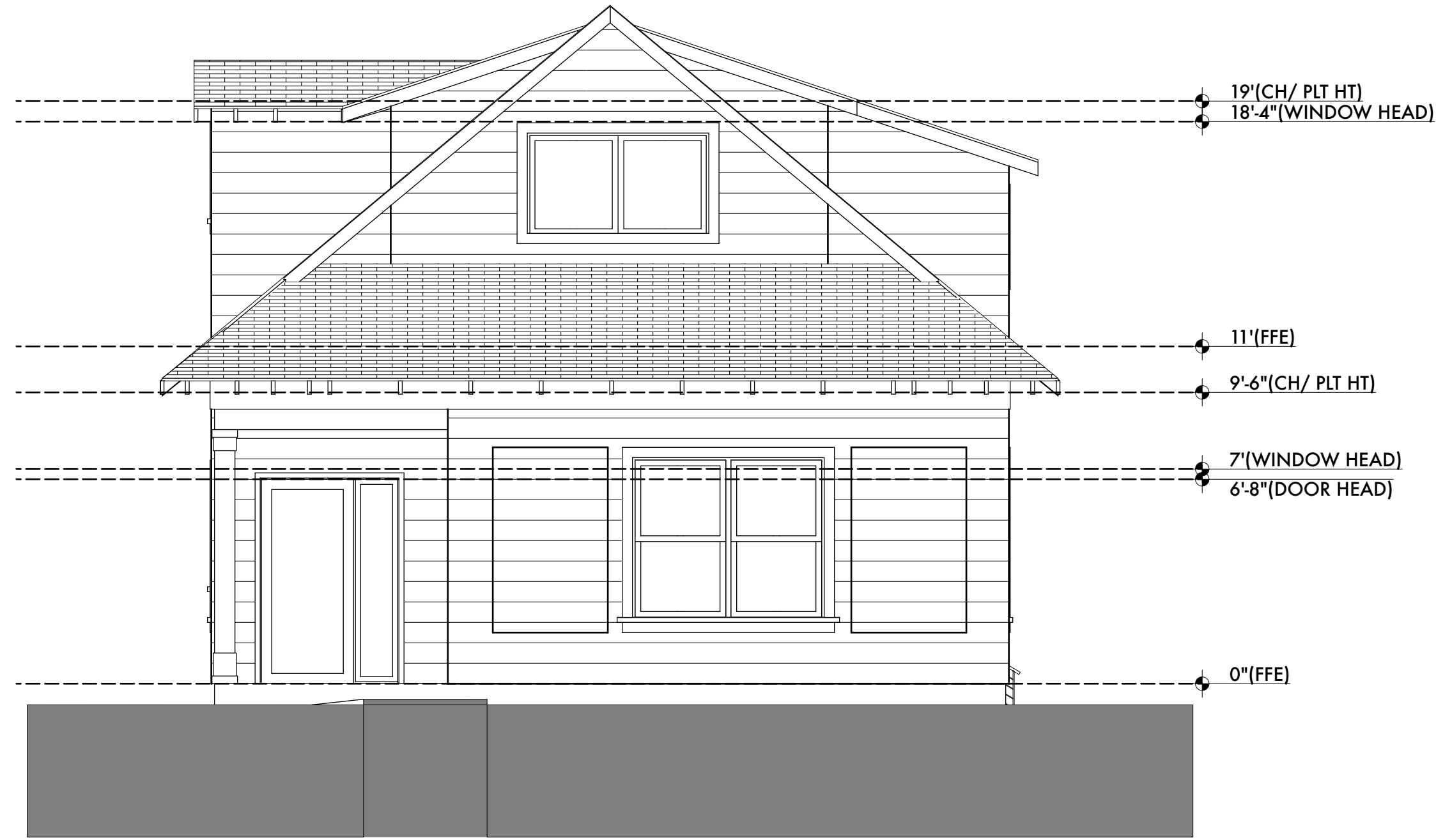
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A005

WINDOW ELEVATIONS						
ELEVATION						
Element ID	A	B*	C	D	D	E
Quantity	3	2	2	1	1	1
Nominal W x H Size	6'-4"×5'-5"	3'-0"×5'-0"	3'-0"×3'-0"	6'-0"×3'-6"	6'-0"×3'-6"	3'-0"×4'-0"
DESCRIPTION	SINGLE HUNG WINDOW. FINISH PER OWNER SPEC.	SINGLE HUNG WINDOW. FINISH PER OWNER SPEC. MUST COMPLY WITH EGRESS REQUIREMENTS. TEMPERED GLASS	SINGLE HUNG WINDOW. FINISH PER OWNER SPEC. TEMPERED GLASS	SINGLE HUNG WINDOW. FINISH PER OWNER SPEC. MUST COMPLY WITH EGRESS REQUIREMENTS	TWIN CASEMENT WINDOW. FINISH PER OWNER SPEC. MUST COMPLY WITH EGRESS REQUIREMENTS.	SINGLE HUNG WINDOW. FINISH PER OWNER SPEC. TEMPERED GLASS

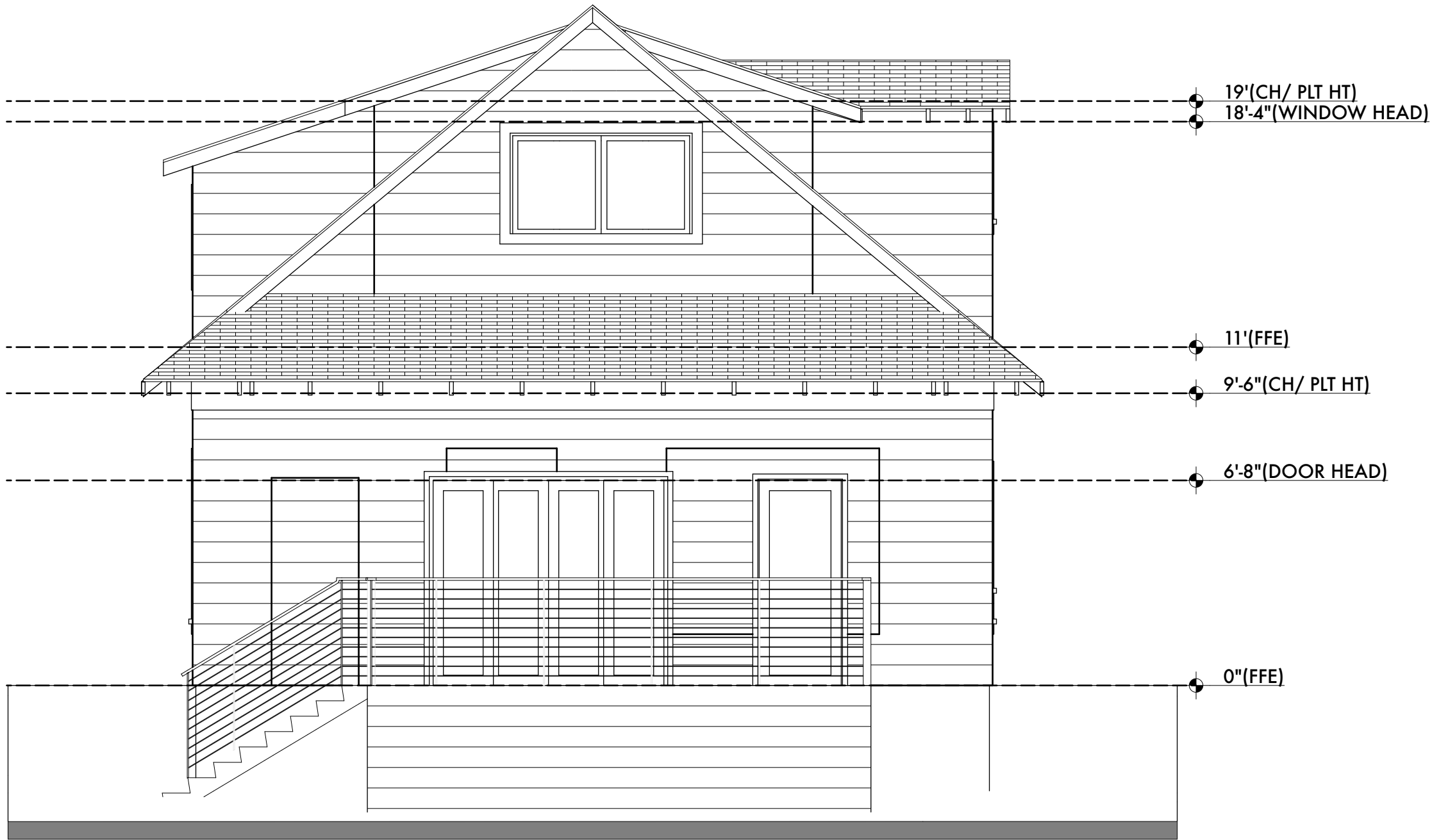
DOOR ELEVATIONS								
ELEVATION								
Element ID	A	B	C	CASED	D	E	F	G
Nominal W x H Size	2'-8"×6'-8"	2'-6"×6'-8"	5'-0"×6'-8"	3'-0"×7'-0"	2'-4"×6'-8"	3'-0"×6'-8"	7'-6"×6'-8"	2'-8"×6'-8"
Quantity	6	2	2	3	1	1	1	1
DESCRIPTION	INTERIOR WOOD DOOR. FINISH PER OWNER SPEC.	INTERIOR WOOD DOOR. FINISH PER OWNER SPEC.	INTERIOR WOOD BIFOLD CLOSET DOOR. FINISH PER OWNER SPEC.	CASED OPENING	INTERIOR WOOD DOOR. FINISH PER OWNER SPEC.	EXTERIOR WOOD DOOR. FINISH PER OWNER SPEC. TEMPERED GLASS.	EXTERIOR TWO WAY SLIDING GLASS DOOR. FINISH PER OWNER SPEC. TEMPERED GLASS	EXTERIOR FULL LITE LEAF DOOR. FINISH PER OWNER SPEC. TEMPERED GLASS

NOTE:
- ALL EXTERIOR WALLS TO BE CEMENTITIOUS FIBERBOARD, HORIZONTAL, PAINTED.
- ALL ROOFS TO BE COMPOSITE SHINGLE
- ALL EXTERIOR TRIM TO BE CEMENTITIOUS FIBERBOARD, PAINTED



1
A006

EAST ELEVATION
SCALE: 1/4" = 1'-0"



2
A006

WEST ELEVATION
SCALE: 1/4" = 1'-0"

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Sheet Name:

EXTERIOR ELEVATIONS - PRINCIPLE

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220702

Date:

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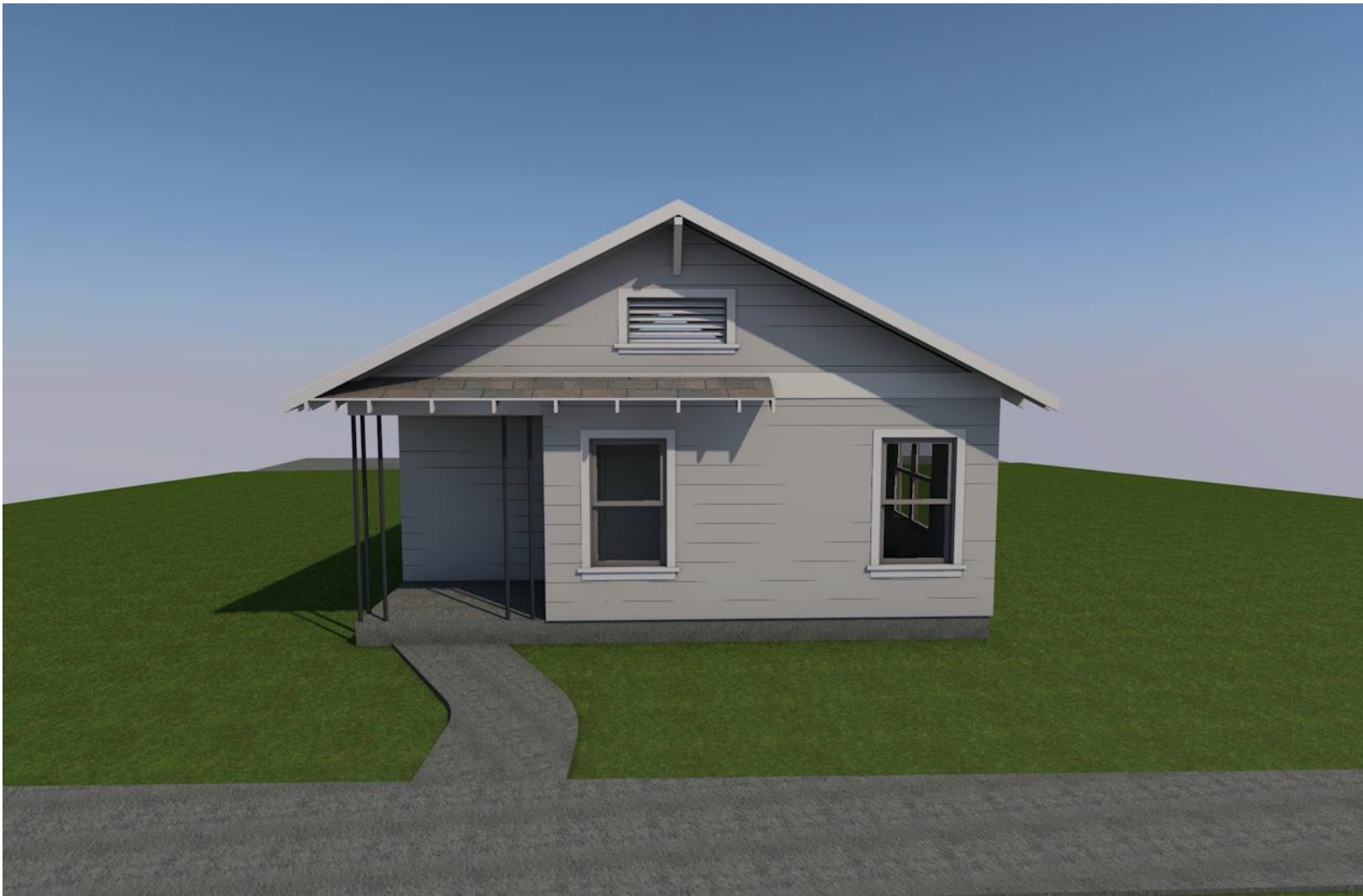
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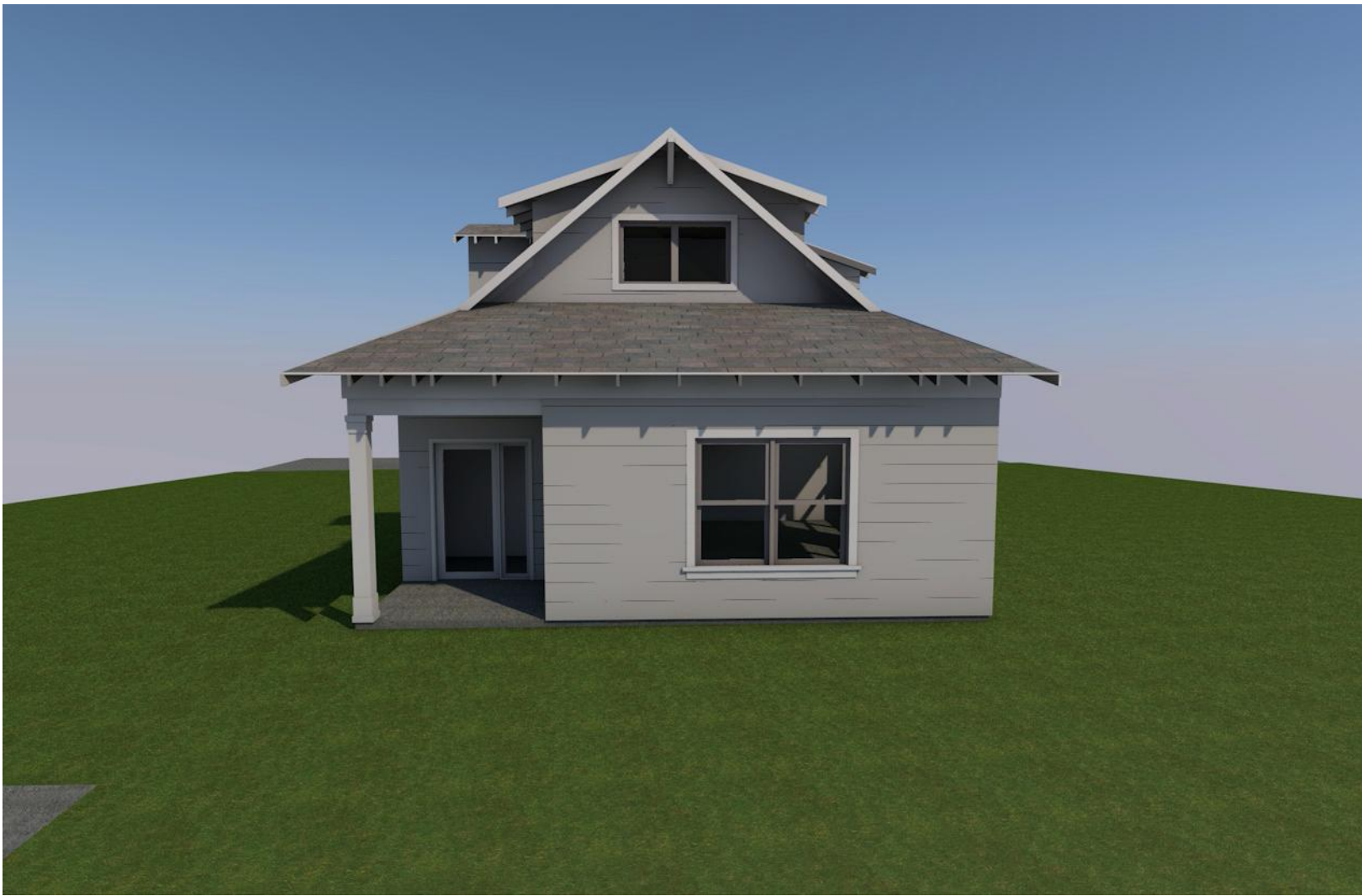
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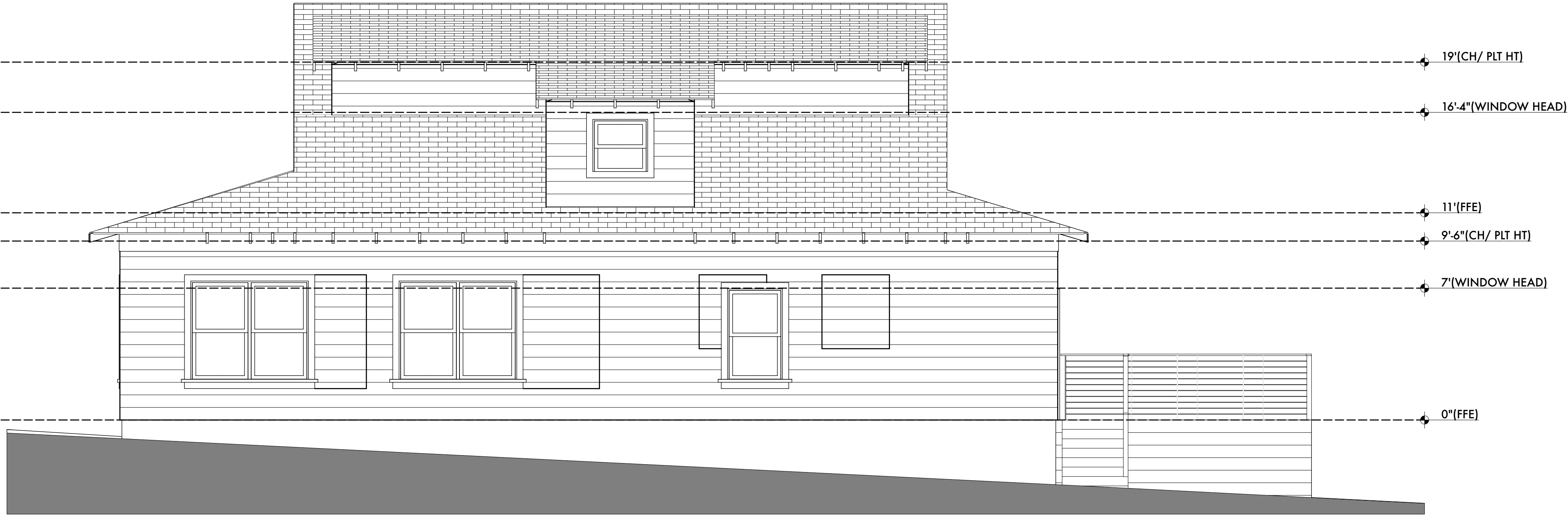
A006



EXISTING VIEW FROM BRACKENRIDGE



PROPOSED VIEW FROM BRACKENRIDGE



1 NORTH ELEVATION
A007 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A007 SCALE: 1/4" = 1'-0"

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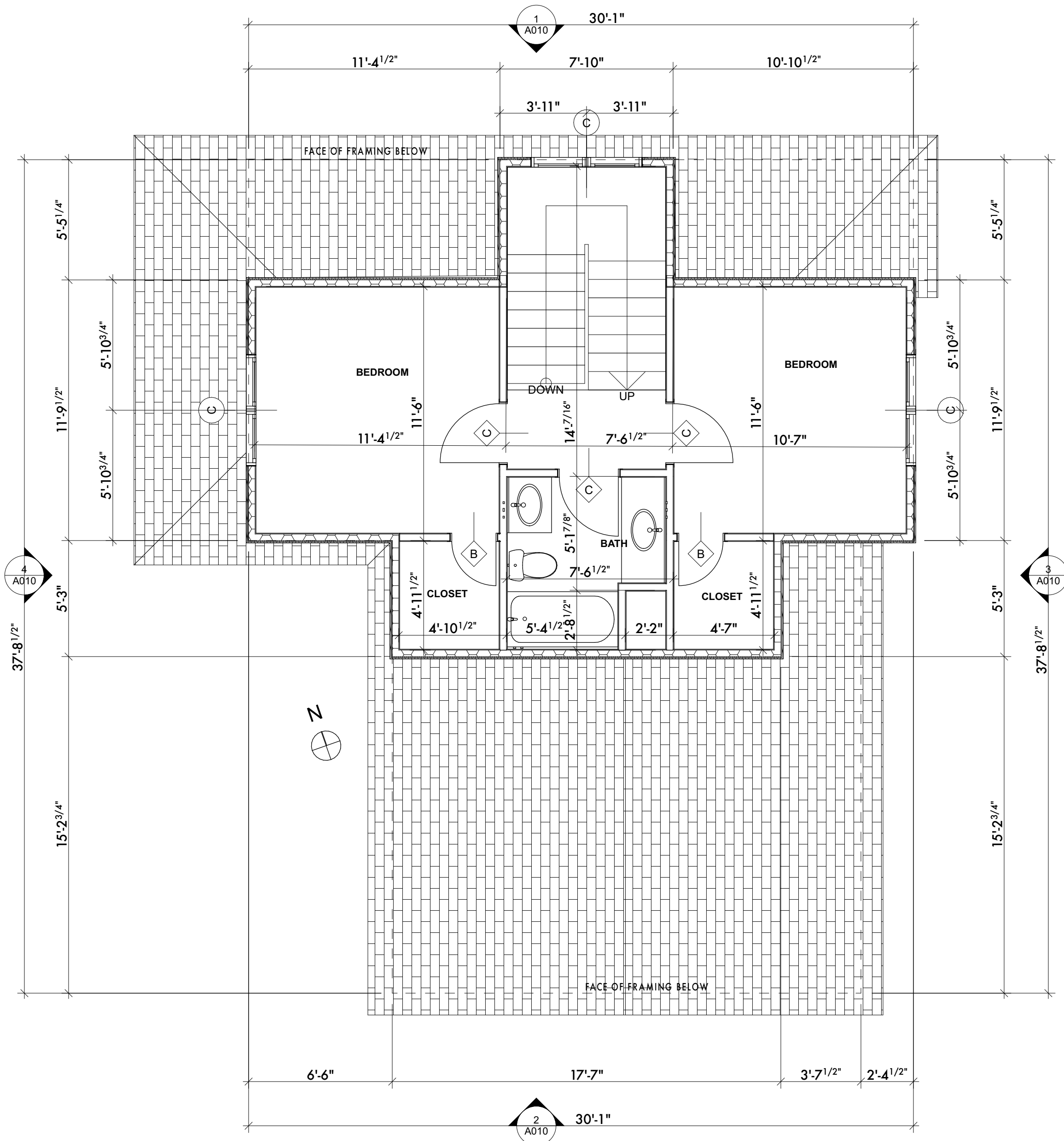
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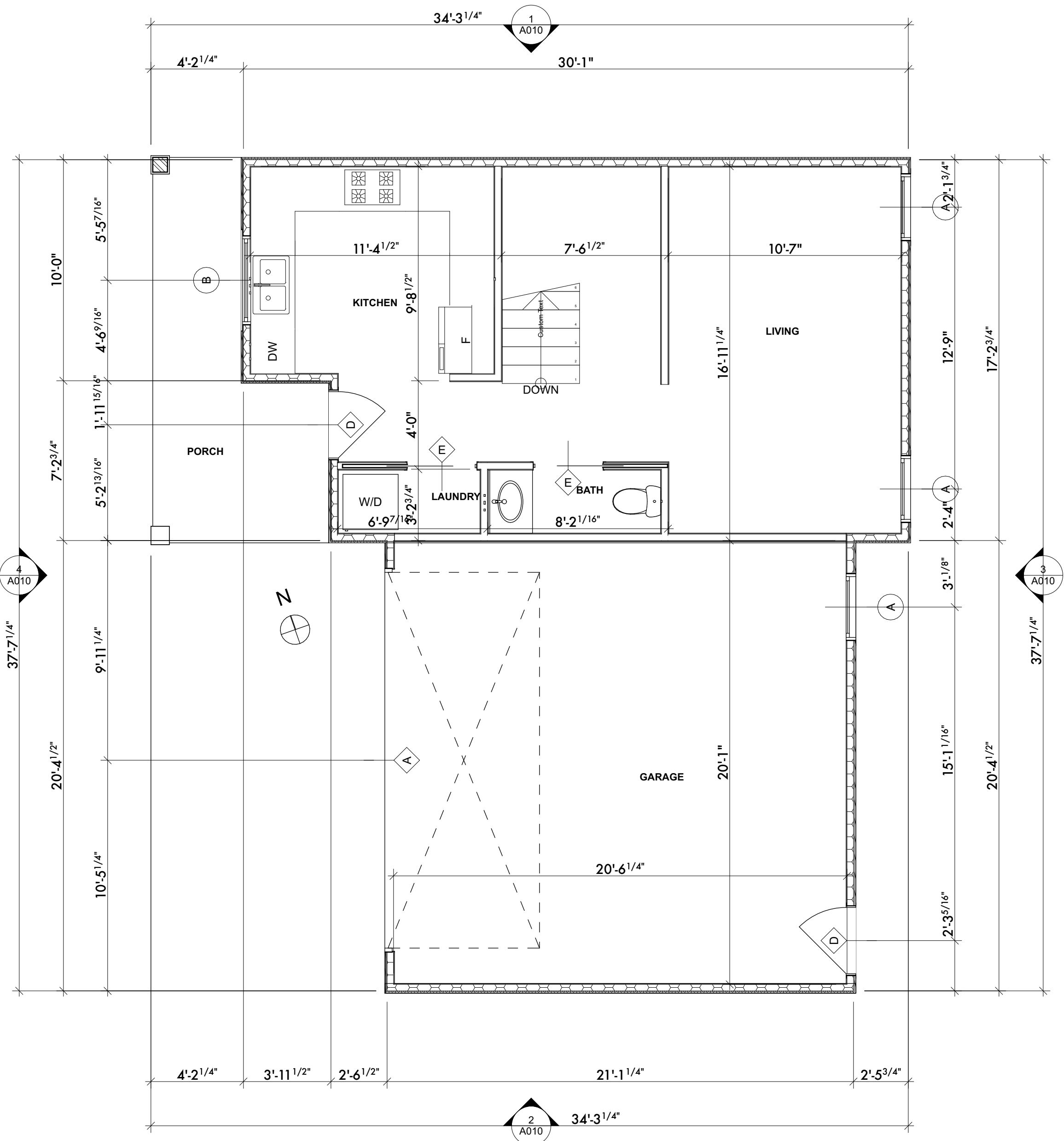
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Sheet Number
A007



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WINDOW ELEVATIONS				
ELEVATION				
Element ID	A	B	C	C*
Nominal W x H Size	3'-0"×5'-0"	4'-0"×3'-0"	5'-0"×5'-0"	5'-0"×5'-0"
W/D Nominal Sill Height	2'-0"	4'-0"	2'-0"	2'-0"
Quantity	3	1	2	1
DESCRIPTION	SINGLE HUNG WINDOW. FINISH PER OWNER SPEC.	FIXED WINDOW. FINISH PER OWNER SPEC. TEMPERED GLASS.	TWIN SINGLE HUNG WINDOW. FINISH PER OWNER SPEC. MUST MEET EGRESS REQUIREMENTS.	TWIN SINGLE HUNG WINDOW. FINISH PER OWNER SPEC. MUST MEET EGRESS REQUIREMENTS. TEMPERED GLASS

DOOR ELEVATIONS					
ELEVATION					
Element ID	A	B	C	D	E
Nominal W x H Size	17'-0"×7'-0"	2'-0"×6'-8"	2'-8"×6'-8"	3'-0"×6'-8"	3'-0"×6'-8"
Quantity	1	2	3	2	2
DESCRIPTION	GARAGE DOOR. FINISH PER OWNER SPEC.	INTERIOR WOOD DOOR. FINISH PER OWNER SPEC.	INTERIOR WOOD DOOR. FINISH PER OWNER SPEC.	EXTERIOR DOOR. FINISH PER OWNER SPEC. IF GLASS, TEMPER GLASS.	SLIDING DOOR. FINISH PER OWNER SPEC.

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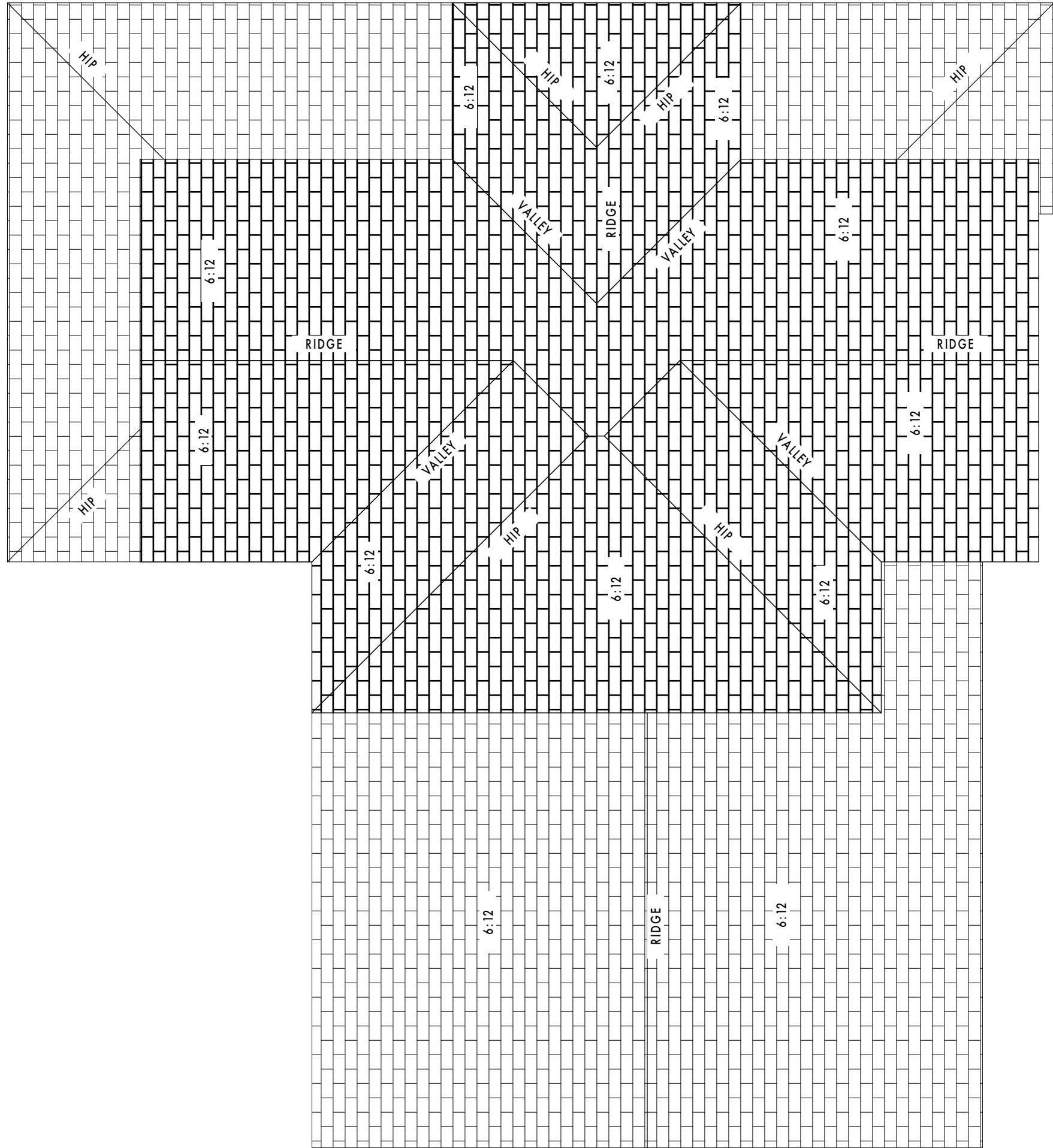
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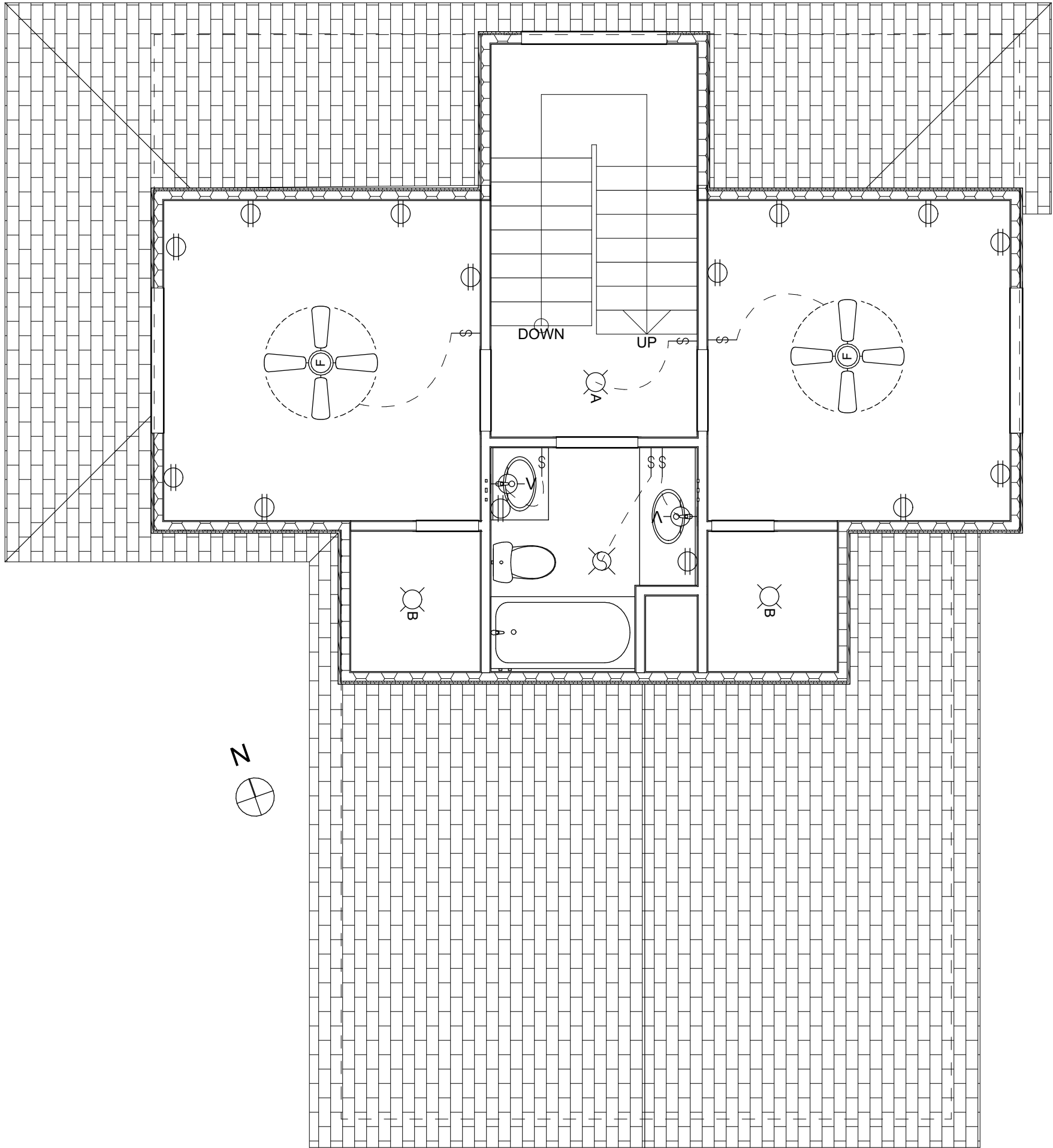
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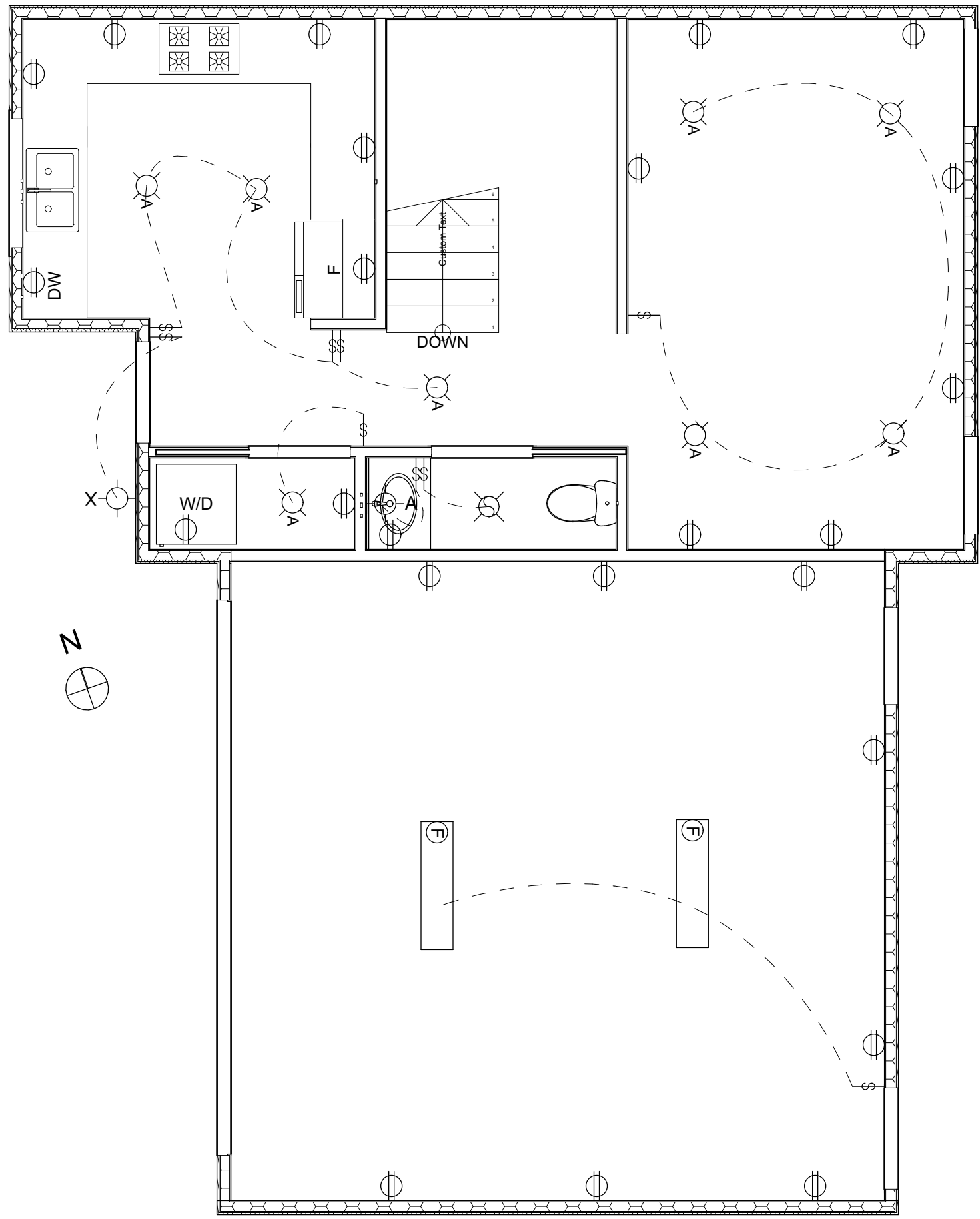
A008



ROOF PLAN
SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

	RECESSED CAN LIGHT
	PULL CHAIN LIGHT
	CHANDELIER
	EXTERIOR WALL SCONCE
	INTERIOR WALL SCONCE
	VANITY SINK LIGHT
	PENDANT LIGHT
	SURFACE MOUNTED FLOOR FIXTURE
	CEILING FAN
	COMBO LIGHT/FAN

	LED STRIP LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	JUNCTION BOX
	DUPLEX OUTLET
	UNDER COUNTER DUPLEX OUTLET
	CABLE TV/ INTERNET JACK
	SWITCH
	PUSH BUTTON SWITCH

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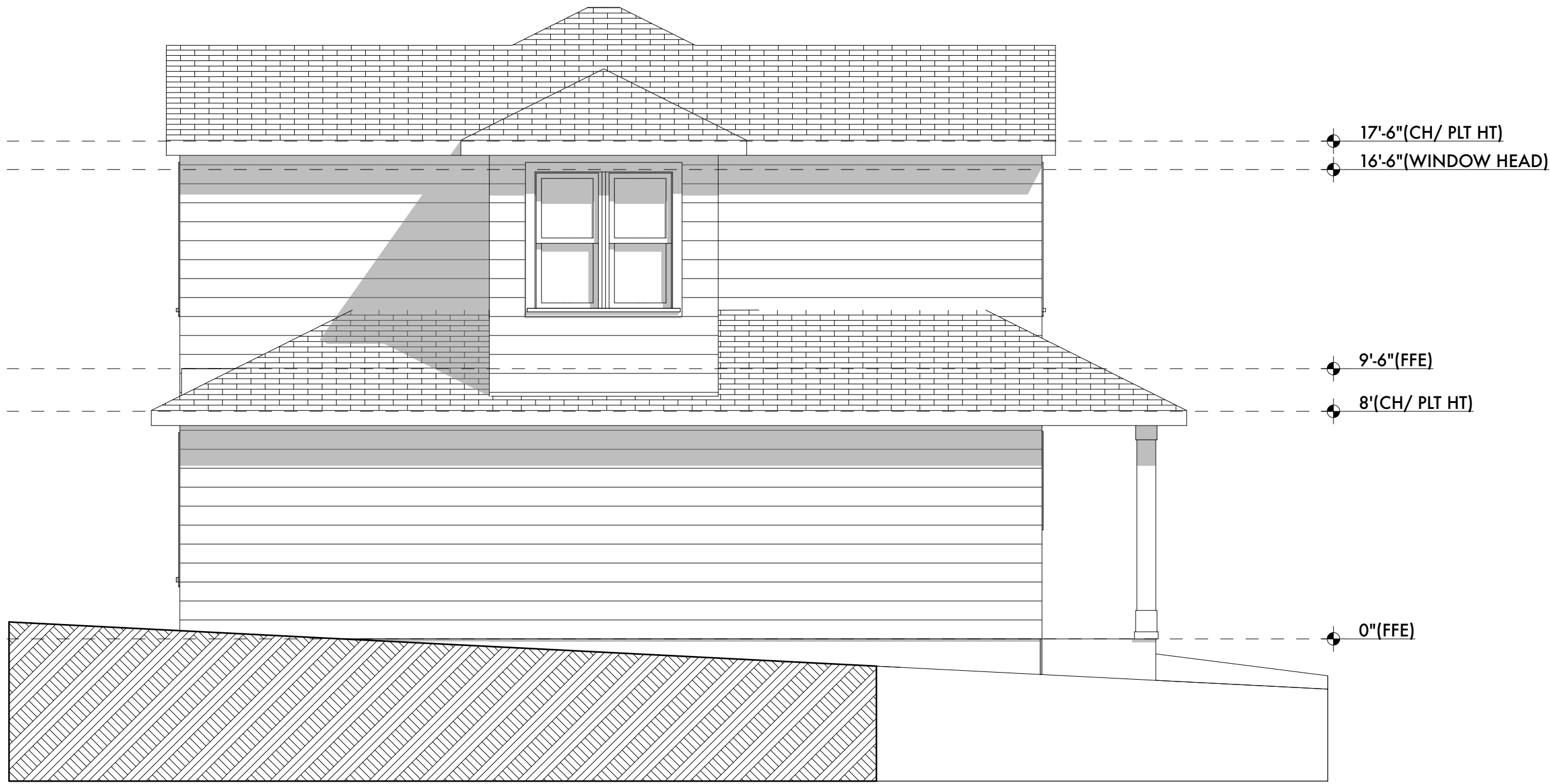
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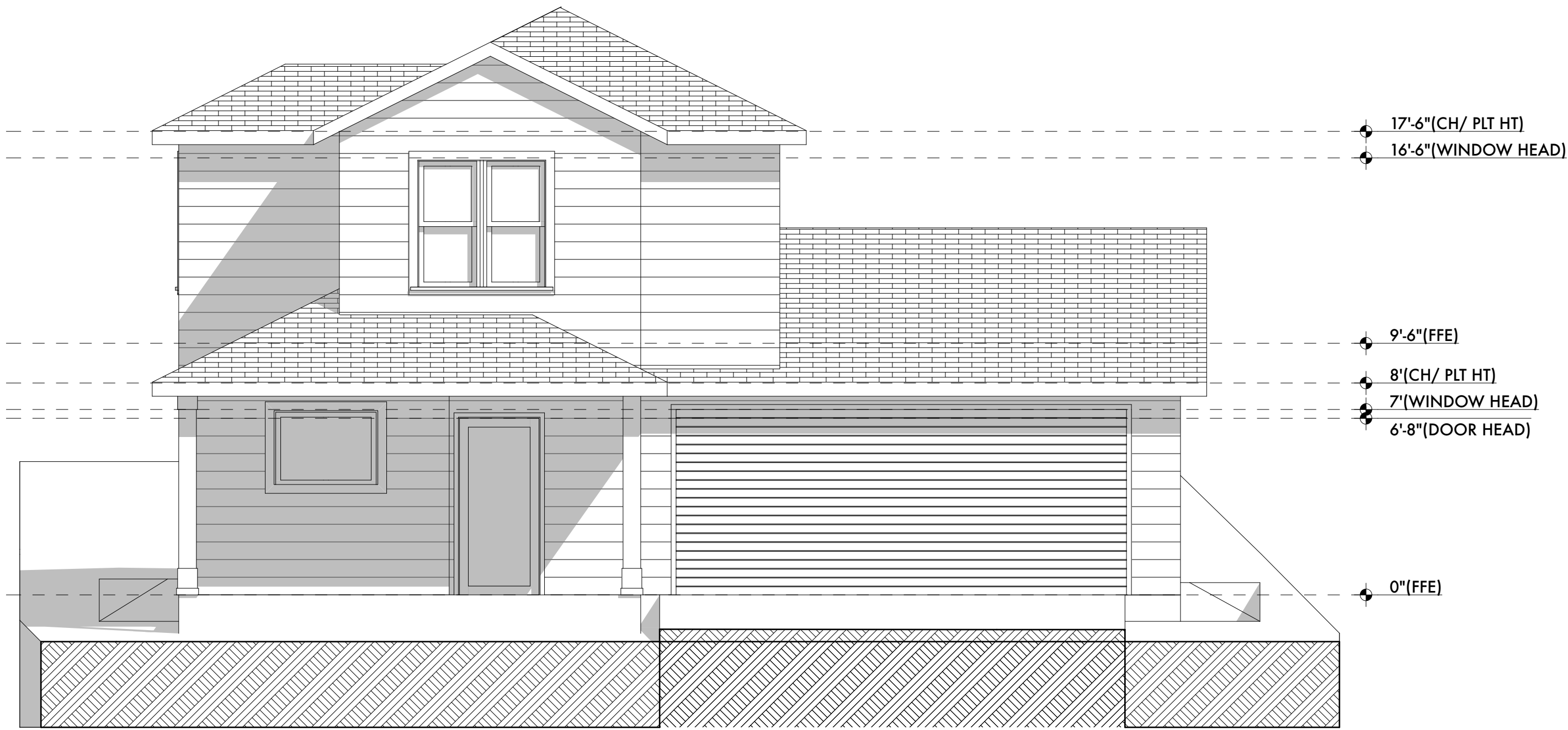
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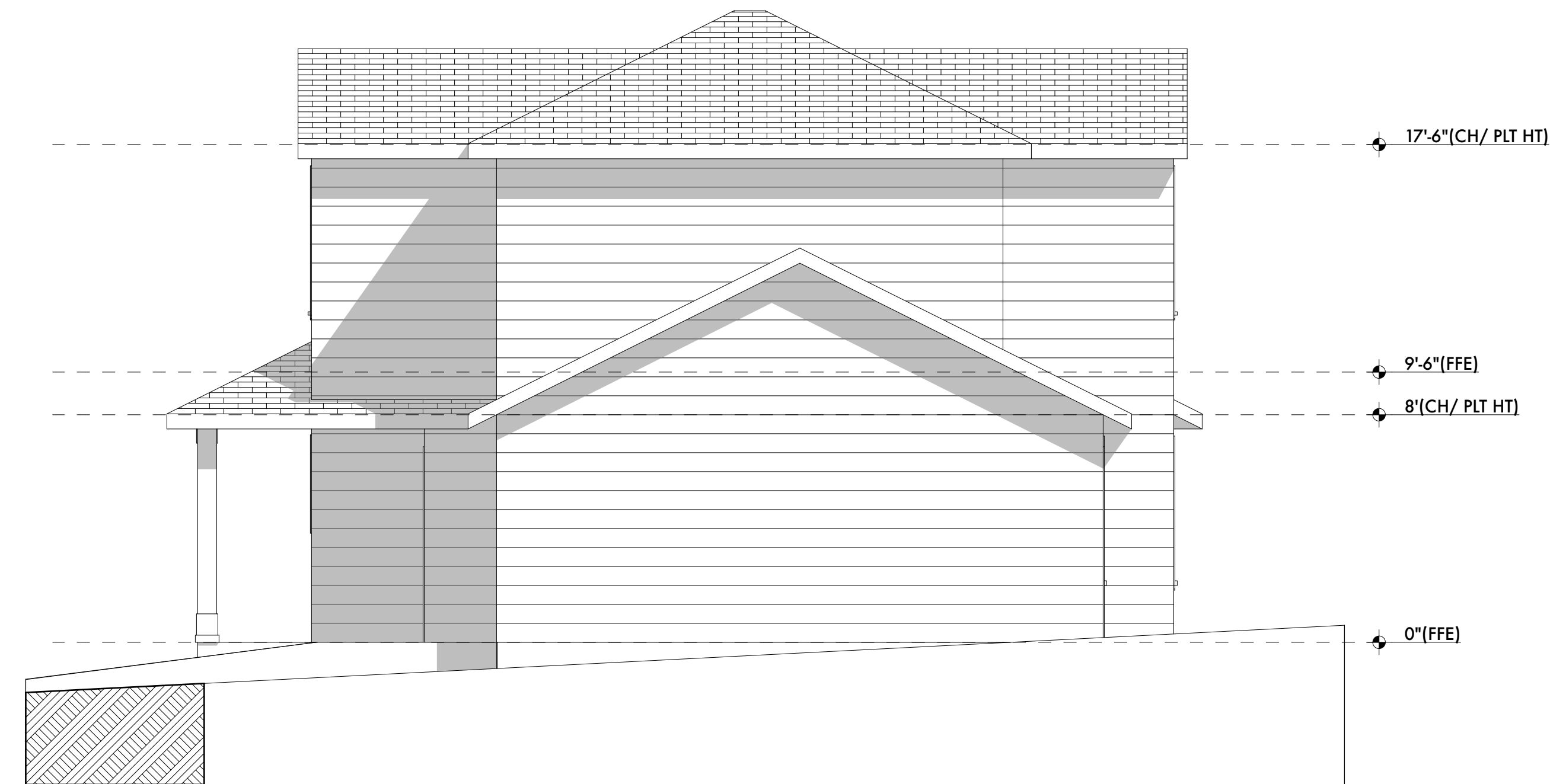
A009



1
A010 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4
A010 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2
A010 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"




3
A010 EAST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
- ALL EXTERIOR WALLS TO BE CEMENTITIOUS FIBERBOARD, HORIZONTAL, PAINTED.
- ALL ROOFS TO BE COMPOSITE SHINGLE
- ALL EXTERIOR TRIM TO BE CEMENTITIOUS FIBERBOARD, PAINTED

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A010