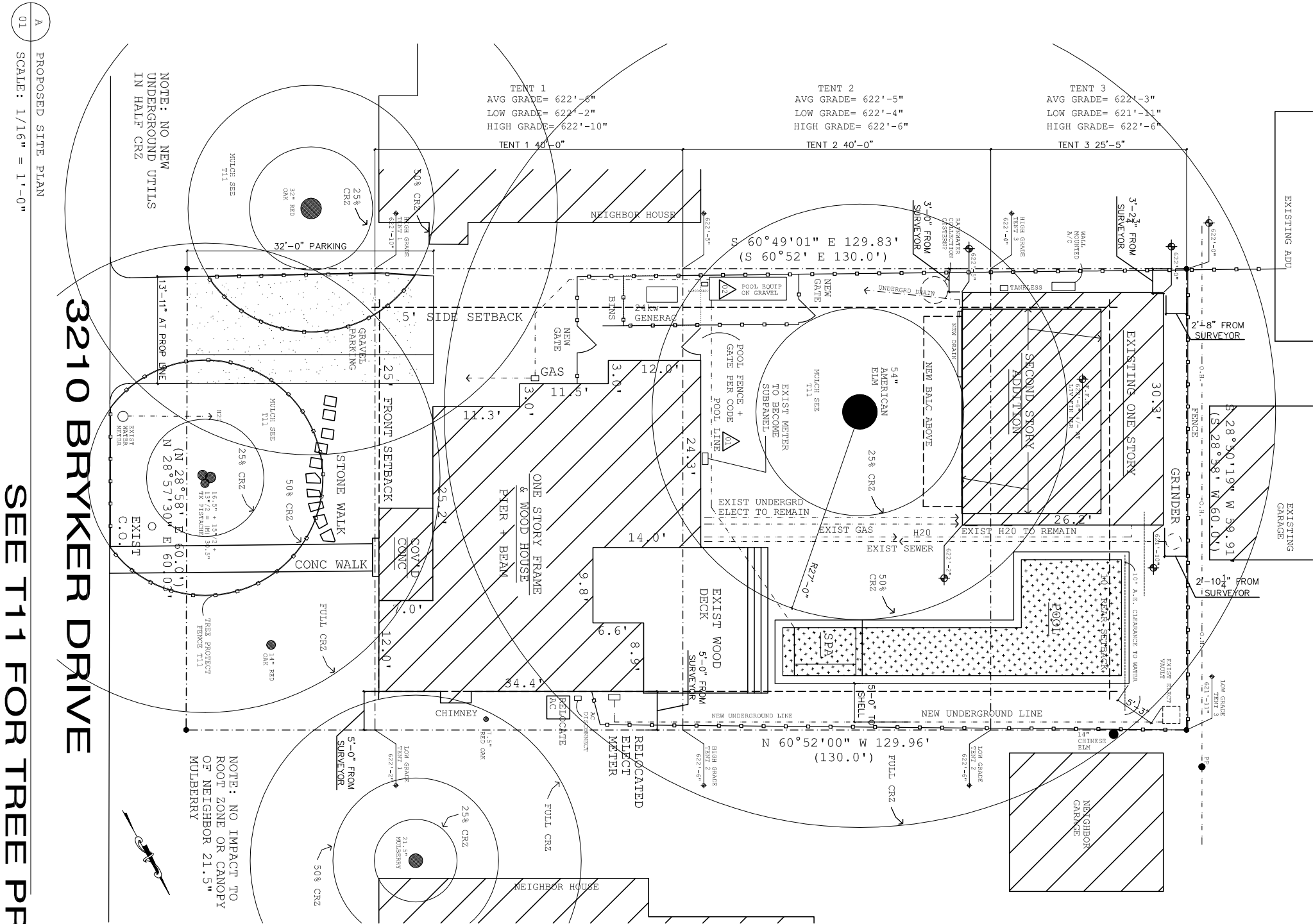


1. BUILDING & SITE AREA CALCULATIONS 12-20-22 mw				
	EXIST	NEW	TOTAL	
a. FIRST FLR. CONDITIONED AREA (etc) = existing to remain (etp)	2067 sf	0 sf	2067 sf	
b. SECOND FLR. CONDITIONED AREA	0 sf	480 sf	480 sf	
c. THIRD FLR. CONDITIONED AREA	0 sf	0 sf	0 sf	
d. BASEMENT	0 sf	0 sf	0 sf	
e. GARAGE	1. ATTACHED (or <10' away)	0 sf	0 sf	0 sf
	2. CARPORT 2 sides 80% open	0 sf	0 sf	0 sf
f. 1. COVERED PATIO, DECK OR PORCH	0 sf	0 sf	0 sf	0 sf
2. BALCONIES (not over bldg)	84 sf	0 sf	84 sf	
g. OTHER BUILDING OR COV'D AREAS (CANTEEN/EVER)	0 sf	122 sf	122 sf	
h. UNCOVERED WOOD DECK(s) (COUNT 100%)	0 sf	0 sf	0 sf	0 sf
i. SWIMMING POOL (water surface only)	370 sf	0 sf	370 sf	
j. SPA	0 sf	324 sf	324 sf	
k. TOTAL BLDG AREA (a thru j)	0 sf	63 sf	63 sf	
	2521 sf	991 sf	3512 sf	

2. BUILDING COVERAGE				
	EXIST	NEW	TOTAL	
1. TOTAL BLDG COVERAGE (k less b,c,d,i,j,k)				
EXIST BLDG COVERAGE per LDC 25-1-21	2521 sf	0 sf	2521 sf	
2. TOTAL LOT AREA			7782 sf	
PROPOSED % OF BLDG COVERAGE ON LOT (2521/7782)			32.3 %	
ALLOWABLE % OF BLDG COVERAGE ON LOT = 3113 SF			40 %	

3. IMPERVIOUS COVERAGE				
	EXIST	NEW	TOTAL	
1. TOTAL BLDG COVERAGE (k less b,c,d,i,j,k)	2151 sf	0 sf	2151 sf	
m. DRIVEWAY ON PRIVATE PROPERTY	0 sf	423 sf	423 sf	
n. SIDEWALK/MALMAIS ON PRIVATE PROP.	120 sf	0 sf	120 sf	
o. UNCOVERED PATIOS (BALCONY)	0 sf	122 sf	122 sf	
p. UNCOVERED WOOD DECKS (COUNT 50%) (370x.5)	185 sf	0 sf	185 sf	
q. AIR CONDITIONER PADS	9 sf	0 sf	9 sf	
r. CONCRETE DECKS	0 sf	0 sf	0 sf	0 sf
s. SITE WALLS & RETAINING	0 sf	0 sf	0 sf	0 sf
t. OTHER (POOL COILING, POOL EQUIP, GENERATOR)	0 sf	160 sf	160 sf	
u. TOTAL IMPERVIOUS COVERAGE	2465 sf	701 sf	3172 sf	
2. TOTAL LOT AREA			7782 sf	
PROPOSED IMPERVIOUS COVERAGE (3172/7782 = 40.7%)			40.7 %	
ALLOWABLE IMPERVIOUS COVERAGE ON LOT = 3502 SF			45 %	

4. F.A.R. CALCULATIONS				
	EXIST	NEW	TOTAL	
a. FIRST FLR. CONDITIONED AREA	2067 sf	0 sf	2067 sf	
b. FIRST FLR. CONDITIONED AREA > 15'	0 sf	30 sf	30 sf	
c. FIRST FLR COVERED PORCH	84 sf	0 sf	84 sf	
d. FIRST FLR COVER PORCH EXEMPT (full)	<84> sf	<122> sf	<206> sf	
e. SECOND FLR. CONDITIONED AREA	0 sf	480 sf	480 sf	
f. SECOND FLR. CONDITIONED AREA > 15'	0 sf	0 sf	0 sf	
g. SECOND FLR. COVERED PORCHES	0 sf	0 sf	0 sf	
h. THIRD FLR. CONDITIONED AREA	0 sf	0 sf	0 sf	
i. BASEMENT	0 sf	0 sf	0 sf	
j. BASEMENT EXEMPTION	0 sf	0 sf	0 sf	
k. ATTIC	0 sf	0 sf	0 sf	
l. HABITABLE ATTIC EXEMPTION	0 sf	<0> sf	<0> sf	
m. GARAGE	1. ATTACHED	0 sf	0 sf	0 sf
	2. DETACHED >10' AWAY	0 sf	0 sf	0 sf
n. CARPORT	0 sf	0 sf	0 sf	0 sf
o. PARKING EXEMPTION (a1-200, a2-450, a3-150)	<0>	<0> sf	<0> sf	
p. OTHER BUILDING OR COVERED AREAS	0 sf	0 sf	0 sf	
q. TOTAL HOUSE GROSS FLOOR AREA	2067 sf	510 sf	2577 sf	
r. TOTAL LOT AREA			7782 sf	
s. PROPOSED % FLOOR AREA RATIO (2577/7782)			33.1 %	
t. ALLOWABLE FLOOR AREA RATIO 40% x 7782 lot = 3113 SF			40 %	



DRAWING INDEX	
A01	SITE PLAN
A11	LOWER PLAN + DEMO PLAN
A12	UPPER PLAN + ROOF PLAN
A21	PROPOSED ELEV
E11	LOWER ELECT PLAN
E12	UPPER ELECTRICAL & NOTES
T11	TREE PROTECTION PLAN
T12	TREE CRZ IMPACT DIAGRAM
S0.0	STRUCTURAL NOTES
S0.1	STRUCTURAL NOTES
S1.0	FOUNDATION PLAN
S2.0	UPPER FLR FRAMING
S2.1	UPPER ROOF FRAMING
S2.3	LOWER BRACING
S2.4	UPPER BRACING
S3.0	FDN DETAILS
S4.0	FRAMING DETAILS
S4.1	FRAMING DETAILS



11 NOV 2022

ADOPTED BUILDING CODES:

- 2021 International Residential Code (IRC)
- 2021 International Building Code (IBC)
- 2020 National Electrical Code (NEC)
- 2021 Uniform Mechanical Code (UMC)
- 2021 Uniform Plumbing Code (UPC)
- 2021 Int'l Energy Conservation Code (IECC)
- 2021 International Fire Code (IFC)

ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS AND LAWS OF THE STATE OF TEXAS AND THE CITY OF AUSTIN. THE ARCHITECT HAS REVIEWED THE SUBMITTALS AND HAS DETERMINED THAT THEY COMPLY WITH THE REQUIREMENTS OF THE CITY OF AUSTIN. THE ARCHITECT HAS REVIEWED THE SUBMITTALS AND HAS DETERMINED THAT THEY COMPLY WITH THE REQUIREMENTS OF THE CITY OF AUSTIN. THE ARCHITECT HAS REVIEWED THE SUBMITTALS AND HAS DETERMINED THAT THEY COMPLY WITH THE REQUIREMENTS OF THE CITY OF AUSTIN.

PROJECT INFO:

ZONING	ST-3-NP
ALLOWABLE BLDG COVERAGE	40%
IMPERVIOUS COVER LIMIT	45%
SUB-CHAPTER F	YES
F.A.R. LIMIT	40%
HEIGHT LIMIT - 32 FEET	21'-2" SEE 1/A21

LEGAL DESCRIPTION:

NORTH 15' OF LOT 22 AND SOUTH 45' OF LOT 23, BLOCK 4, BRYKER WOODS "E," VOL 4, PAGE 104, TRAVIS CO.

FOR PERMIT

MALONEY GARAGE
3210 BRYKER DRIVE
AUSTIN, TEXAS 78703

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ph 512.452.7800 fax 452.7801
atlantisarchitects.com

2

LOWER DEMO PLAN
SCALE: 1/8" = 1'-0"

TOTAL EXT WALL
60'-9" + 52'-7" 113'-4"

EXT WALL REMOVED
51'-1 1/2" / 113'-4" 45.1 %

EXT WALLS TO REMAIN
62'-1 1/2" / 113'-4" 54.9 %

EAST WALL TO REMOVE
27'-3 1/2" 27'-3 1/2"

NORTH WALL TO REMOVE
20'-8 1/2" 20'-8 1/2"

SOUTH WALL TO REMOVE
3'-2 1/2" 3'-2 1/2"

TOTAL WALLS REMOVED
51'-2 1/2" 51'-2 1/2"

EAST WALL TO REMAIN
3'-1" 3'-1"

NORTH WALL TO REMAIN
5'-7" 5'-7"

WEST WALL TO REMAIN
30'-4 1/2" 30'-4 1/2"

SOUTH WALL TO REMAIN
23'-1" 23'-1"

TOTAL WALLS TO REMAIN
62'-1 1/2" 62'-1 1/2"

PROPERTY LINE

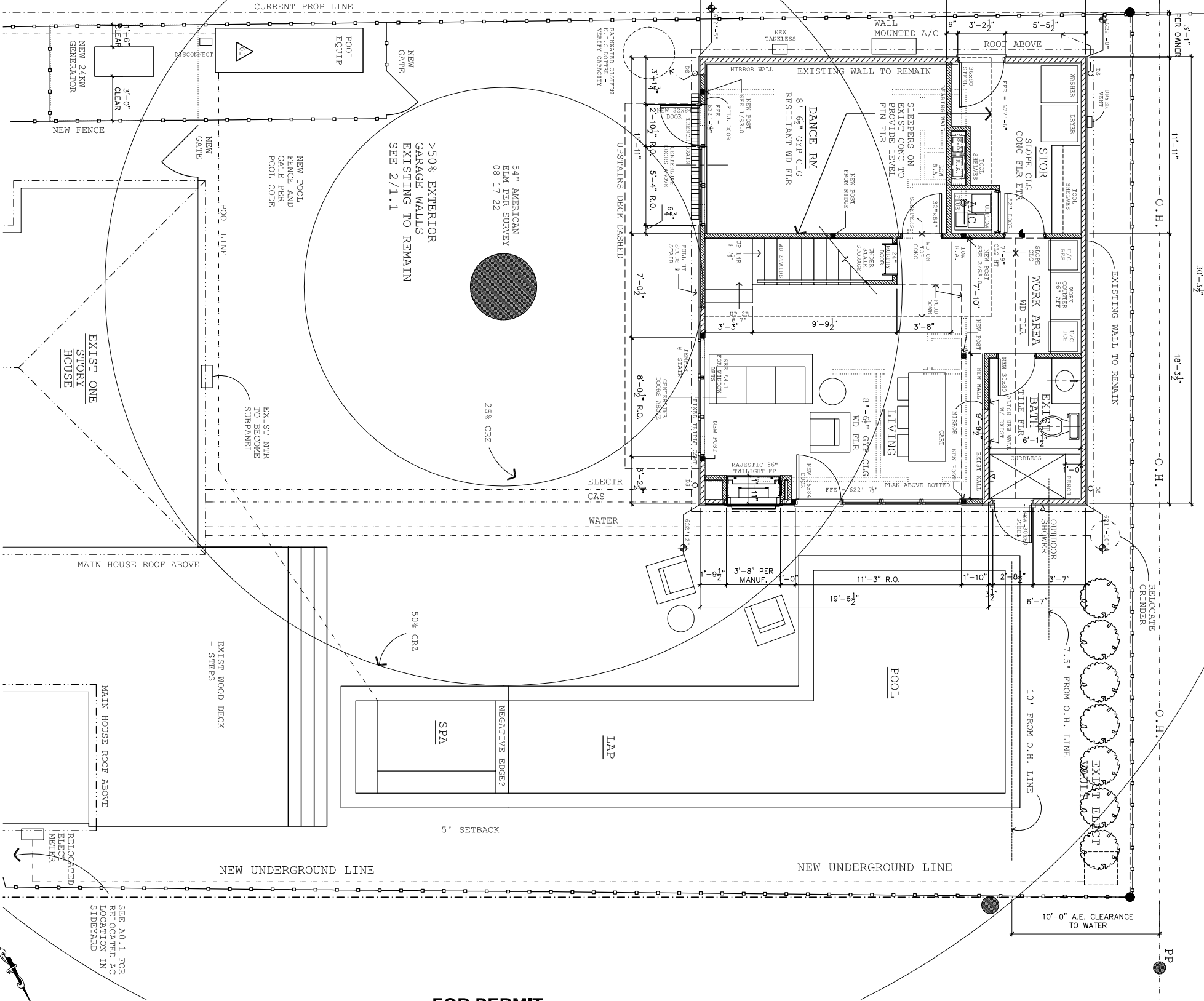
54"
AMERICAN
ELM

11 NOV 2022



1

PROPOSED LOWER ADU PLAN
SCALE: 1/8" = 1'-0"



FOR PERMIT

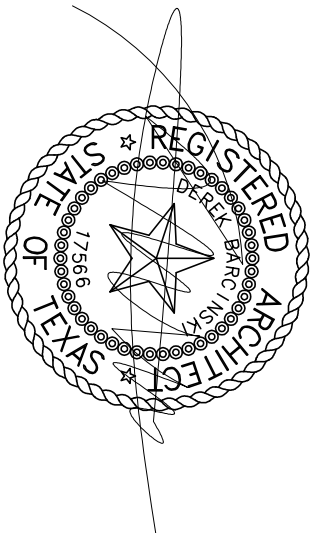
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A

11

POOL/DECK
20 DEC 23
12 DEC 22
RESENT AST
11 NOV 22



MALONEY GARAGE
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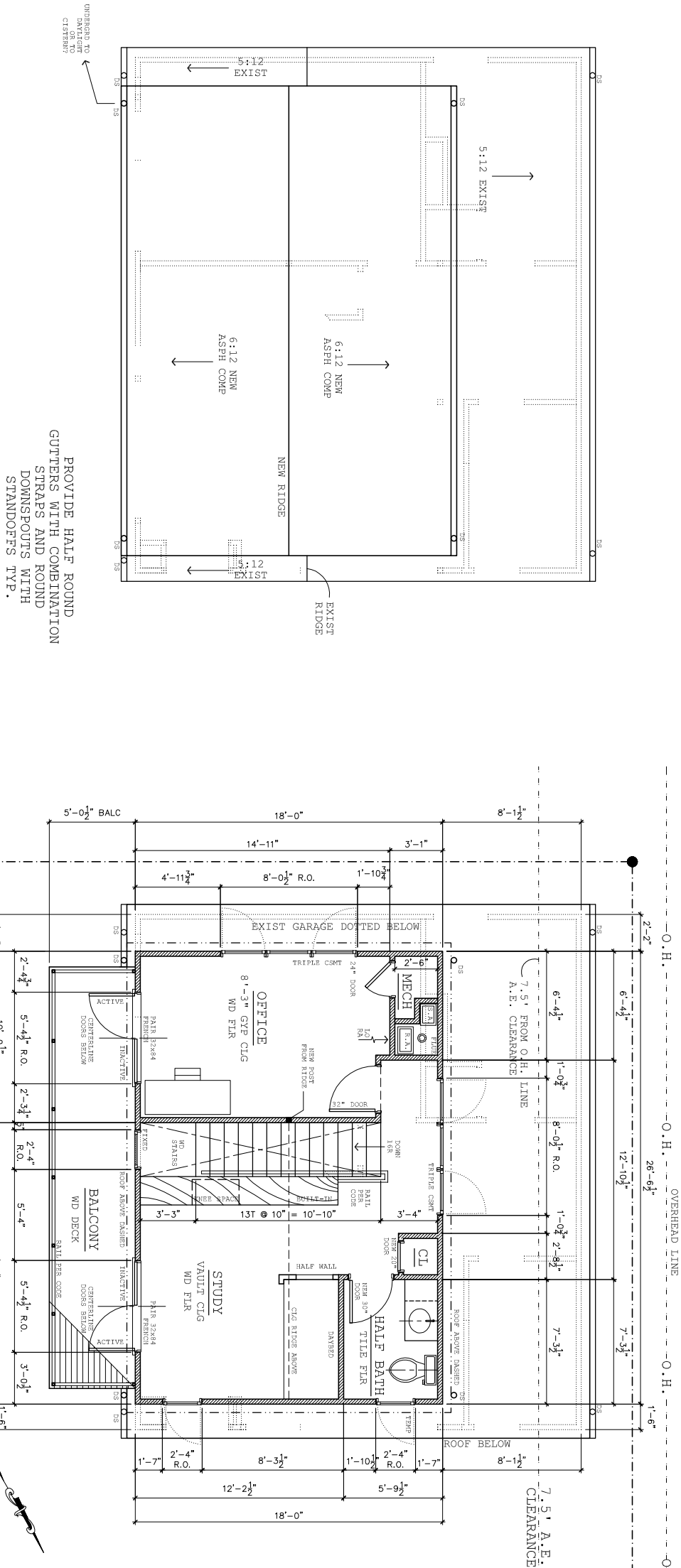
REV'D DIM LOMER
05 JAN 23
PERMIT SET
11 NOV 22

12A

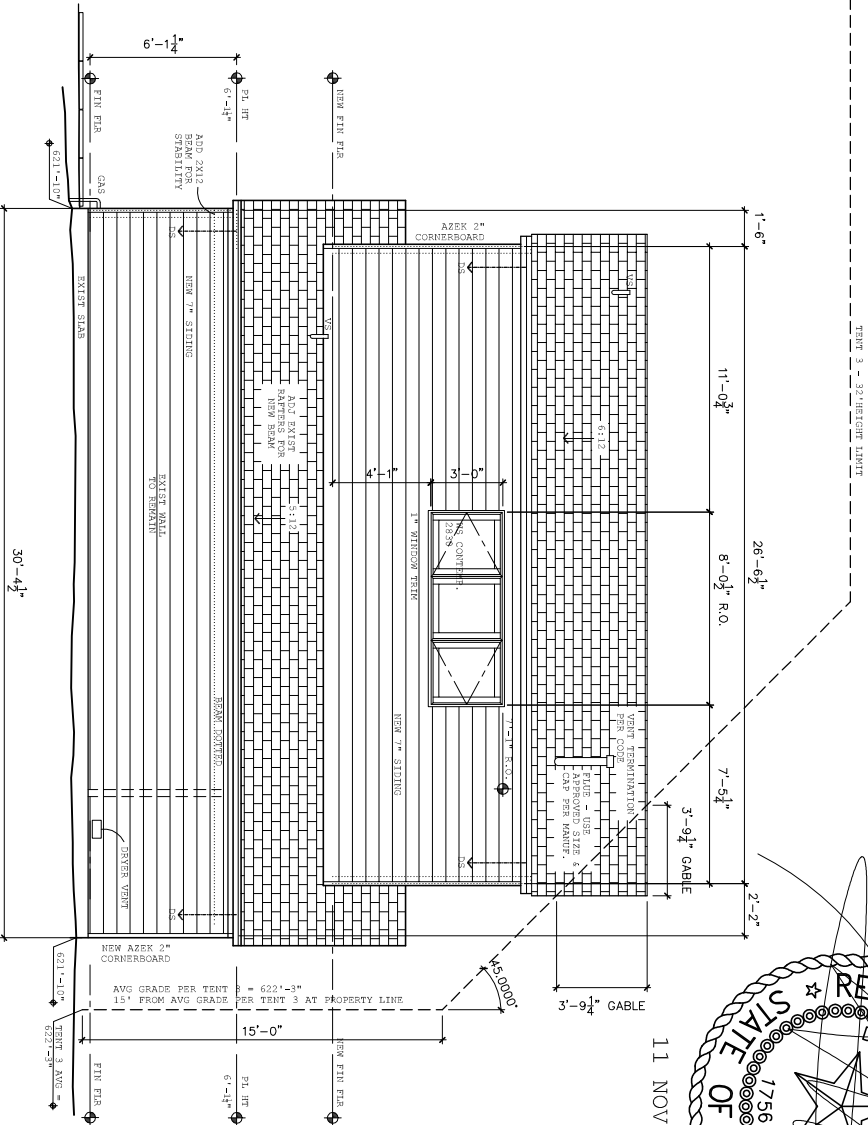
1	PROPOSED UPPER PLAN
12	SCALE: 1/8" = 1'-0"

NEW WALLS - REMODEL
EXISTING WALLS - REMODEL

FOR PERMIT



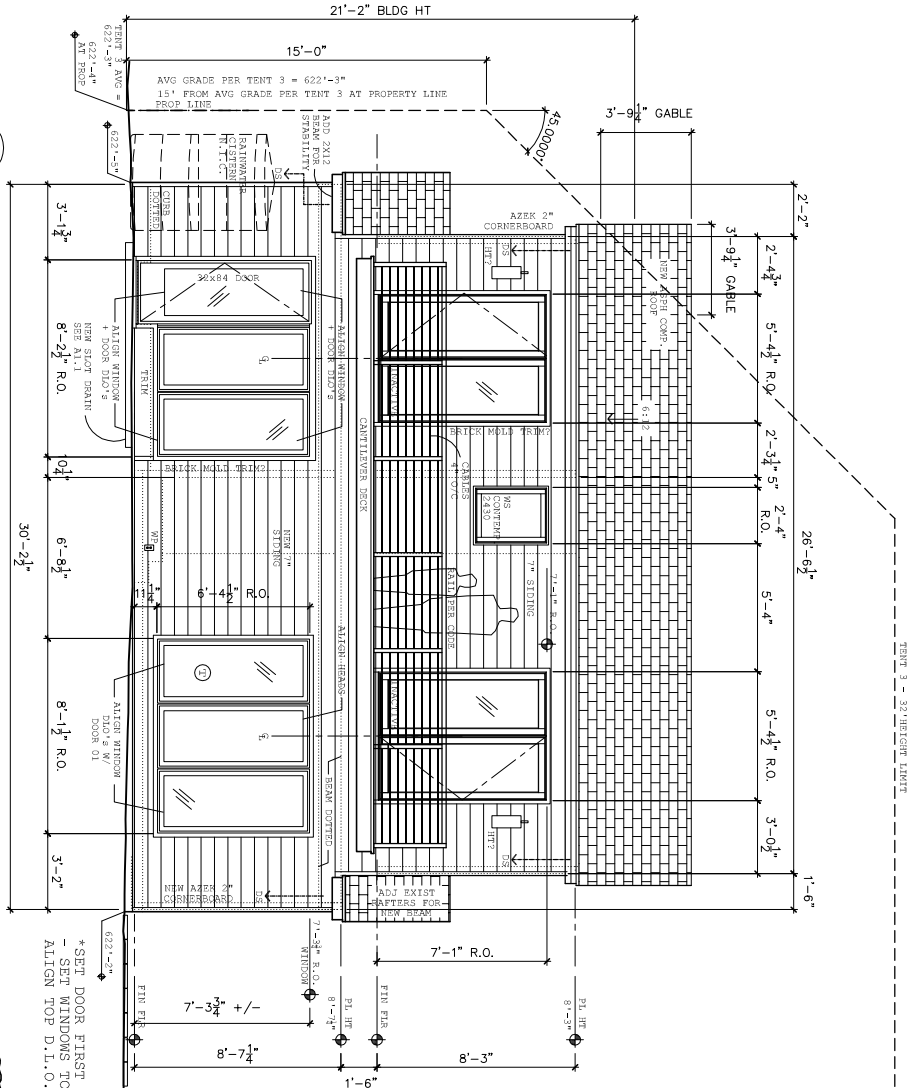
3 PROPOSED REAR (PLAN SOUTH) ELEVATION
21 SCALE: 1/8" = 1'-0"



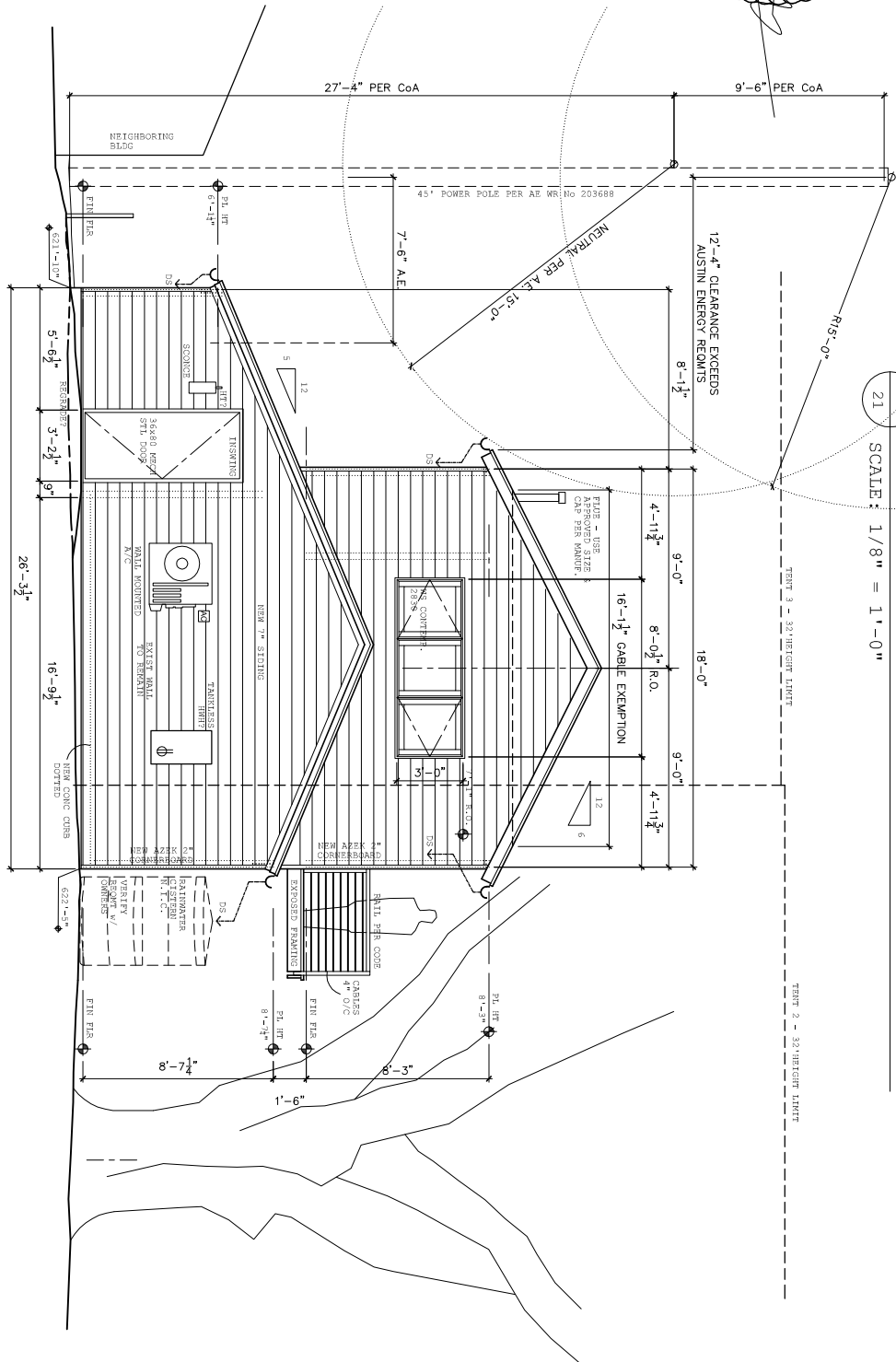
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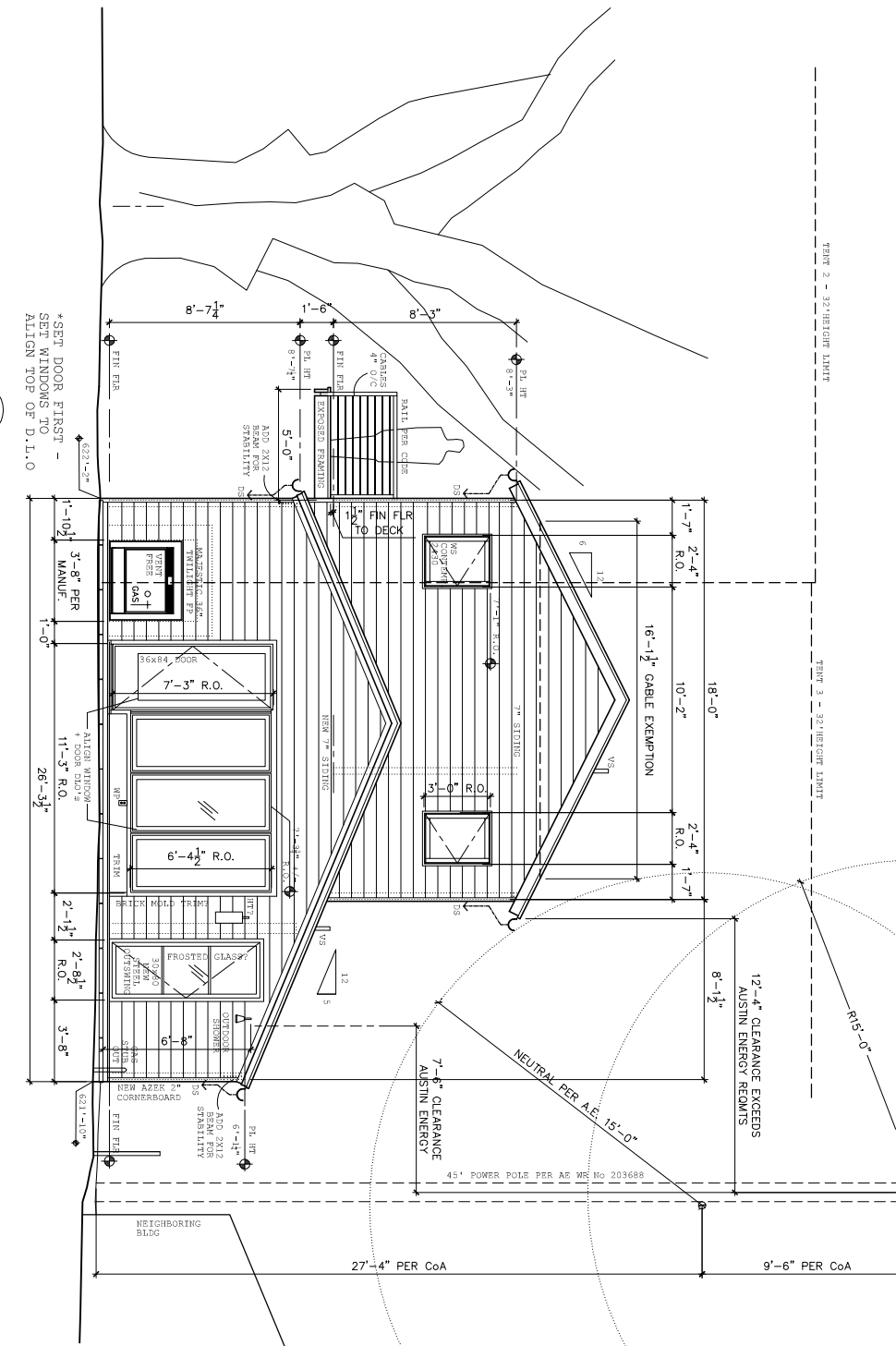
1 PROPOSED FRONT (PLAN NORTH) ELEVATION
21 SCALE: 1/8" = 1'-0"



4 PROPOSED SIDE (PLAN WEST) ELEVATION
21 SCALE: 1/8" = 1'-0"



2 PROPOSED SIDE (PLAN EAST) ELEVATION
21 SCALE: 1/8" = 1'-0"



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A
21

A.E. REVISED
05 JAN 23
PERMIT SET
11 NOV 22

LIGHTING SYMBOL LEGEND

RECESSED CAN - STD SIZE (5" u.n.o.)	EXHAUST FAN
SMALL DIA CAN (3" u.n.o.)	HEATER - TOE SPACE
RECESSED CAN-WALL WASHER	HEATER - CEILING
RECESSED CAN - LENSED	SPEAKER
RECESSED CAN - FLUORESCENT	FLOOR OUTLET
RECESSED CAN w/ EXHAUST FAN	JUNCTION BOX
CEILING SURFACE MOUNT	DUPLEX OUTLET - STD HEIGHT
PENDANT CEILING FIXTURE	OUTLET BY SPECIAL HEIGHT
WALL SCONCE - with 6" height	SWITCHED DUPLEX OUTLET
WALL SURFACE MOUNT	FOURPLEX
VAPOR TIGHT	WEATHERPROOF OUTLET
MONOPPOINT	GEFI OUTLET
TORCHIERE	220 VOLT APPLANCE - VERIFY
RECESSED WALL LIGHT	CEILING FAN - NO LIGHT
UNDER CABINET LIGHT	PLUG STRIP
ABOVE CABINET LIGHT	LINEAR ART LIGHT
FLUOR. LIGHT	PUCK LIGHT
SMOKE DETECTOR	IN-GROUND LENSED LIGHT
MIRROR LIGHTS	HIGH DENSITY LIGHT
HEATER - TOE SPACE	MULTI LIGHT CONTROL PANEL
SWITCH	3-WAY SWITCH
4-WAY SWITCH	DIMMER SWITCH
LANDSCAPE / EXTERIOR SWITCH	A/C DISCONNECT
GARAGE KEYPAD	TIMER
COMPUTER DATA PORT	DOORBELL - BEZEL
DOORBELL - CHIME	TV
PHONE	THERMOSTAT
STEP LIGHT	FLOOD LIGHT - PHOTOCELL
FLOOD LIGHT - MOTION	LANDSCAPE LIGHT / J-BOX

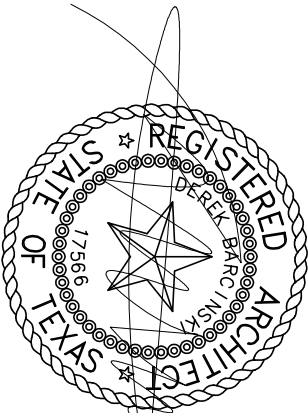
ELECTRICAL NOTES

- ALL WORK PER APPLICABLE LOCAL CODES (NEC, IECC, ETC).
- LIGHTING AT ATTIC, CRAWL SPACE & MECH EQUIP PER CODE.
- ALL EXPOSED WIRING TO BE RUN IN CONDUIT (1ø BMT /GAR).
- ALL FIXTURES AND DEVICES COLORS SELECTED BY OWNERS.
- ALL SWITCHES TO BE STANDARD TOGGLE WITH BID
- MULTI-FUNCTION CONTROLS (CRESTON, LUTRON OR EQ) NOT USED.
- DIMMERS AS INDICATED. CONFIRM WITH OWNERS.
- INT. SWITCH HEIGHT TO BE 30" A.F.F. OR MATCH EXISTING.
- ALL LANDSCAPE SWITCHES TO BE SEPARATE FACEPLATES
- LOCATED 6" BELOW HOUSE SWITCHES U.N.O.
- T-STAR ABOVE SWITCHES - ALIGNED BY CENTER LINE.
- STEREO/COMPUTER WIRING PER OWNERS REQUIREMENTS.
- ALL NEW PLUGS TO MATCH HEIGHT OF EXIST'G - U.N.O
- STEP LIGHTS 14" ABOVE NOSING CENTERED ON RISER U.N.O.
- SMOKE DETECTORS PER CODE. ALL SMOKE DETECTORS ON WALL ABOVE CENTER LINE OF DOOR.
- VERIFY DEDICATED COMPUTER CIRCUIT AND WIFI REQ'MT.
- UNLESS NOTED OTHERWISE, ALL RECESSED CAN FIXTURE ARE 5" DIA. LINE VOLTAGE CLEAR REFLECTOR HALOGEN PAR 30.
- UNLESS NOTED OTHERWISE, ALL ADJUSTABLE RECESSED CANS ARE MR16 PERISCOPE FIXTURES WITH 360 ROAVATION
- UNLESS NOTED OTHERWISE, ALL MINI RECESSED CANS AT SINKS ARE MR16 FIXTURES
- KITCHEN UNDERCABINET SHALL BE LED WITH LENS.
- UNDER COUNTER PLUG STRIP BY WIREMOLD OR EQUIV.
- PROVIDE DISCONNECT, POWER AND LIGHTING FOR A/C UNITS PER CODE.
- PRIOR TO ANY WIRING, ELECTRICIAN SHALL HAVE ALL J-BOX AND FIXTURE LOCATIONS REVIEWED ONSITE WITH ARCHITECT PRESENT

PROVIDE SMOKE DETECTOR SYSTEM - HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND VICINITY IF APPLICABLE AS WELL ON EACH ADDITIONAL STORY WITHIN THE DWELLING UNIT INCLUDING IN BASEMENTS IN ACCORDANCE WITH 2012 IRC SECTION R314.

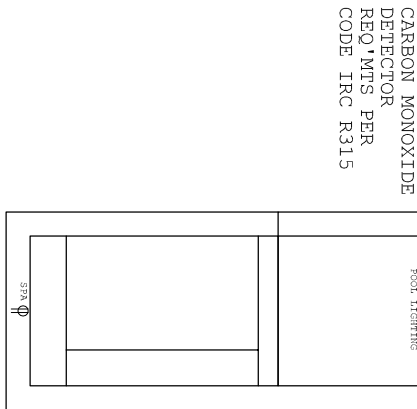
GENERAL CONTRACTOR SHALL VERIFY FOR SMOKE DETECTORS TO BE LOCATED AT LEAST 36" AWAY FROM HORIZONTAL PATH OF MECHANICAL AIR FLOW PER 2007 NFPA 72 CHAPTER 11.

APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WHICH FUEL FIRED APPLANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES IN ACCORDANCE WITH 2012 IRC SECTION R315.1.



11 NOV 2022

>50% EXTERIOR GARAGE WALLS EXISTING TO REMAIN SEE 2/A11



SMOKE DETECTOR REQ'MTS PER CODE IRC R314

CARBON MONOXIDE DETECTOR REQ'MTS PER CODE IRC R315

FOR PERMIT

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SEE A0.1 FOR RELOCATED A/C LOCATION IN SIDE YARD

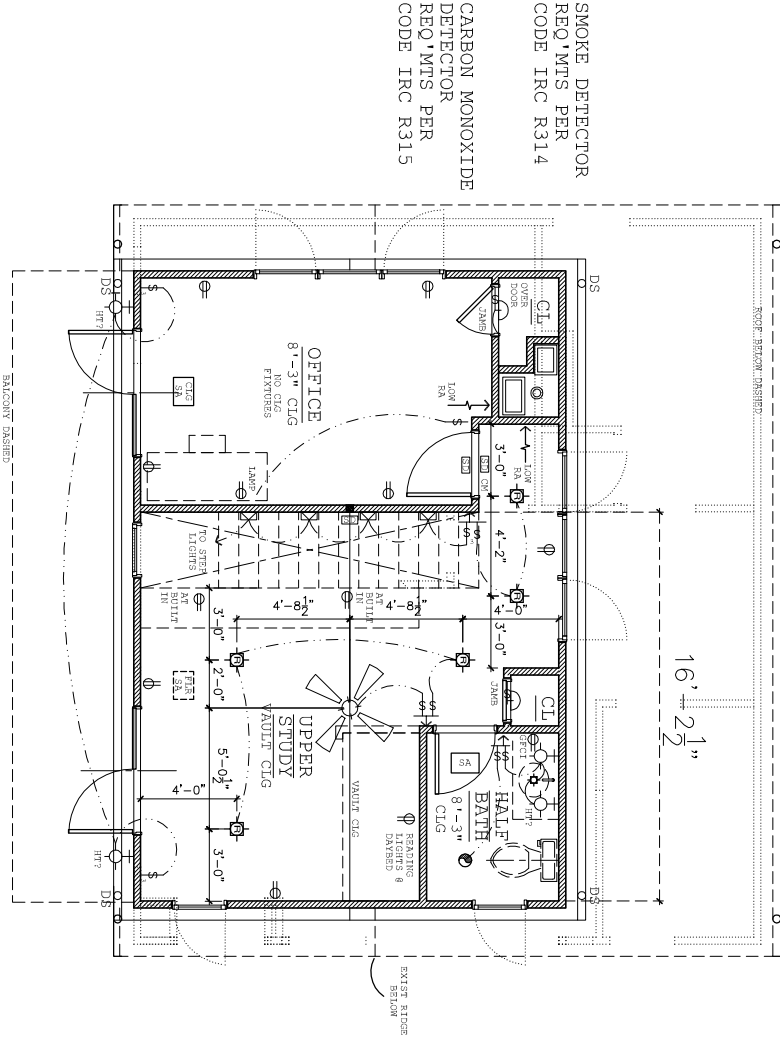
RELOCATED A/C LOCATION IN SIDE YARD

PROPOSED LOWER ELECTRICAL/RCP

SCALE: 1/8" = 1'-0"

LIGHTING SYMBOL LEGEND

RECESSED CAN – STD SIZE (5" u.n.o.)		EXHAUST FAN	
SMALL DIA CAN (3" u.n.o.)		HEATER – TOE SPACE	
RECESSED CAN-WALL WASHER		HEATER – CEILING	
RECESSED CAN – LENSED		SPEAKER	
RECESSED CAN – FLUORESCENT		FLOOR OUTLET	
RECESSED CAN w/ EXHAUST FAN		JUNCTION BOX	
CEILING SURFACE MOUNT		DUPLEX OUTLET – STD HEIGHT	
PENDANT CEILING FIXTURE		OUTLET BY SPECIAL HEIGHT	
WALL SCONCE – with 6" height		SWITCHED DUPLEX OUTLET	
WALL SURFACE MOUNT		FOURPLEX	
VAPOR TIGHT		WEATHERPROOF OUTLET	
MONOPPOINT		GFI OUTLET	
TORCHIERE		220 VOLT APPLIANCE – VERIFY	
RECESSED WALL LIGHT		CEILING FAN – NO LIGHT	
UNDER CABINET LIGHT		PLUG STRIP	
ABOVE CABINET LIGHT		LINEAR ART LIGHT	
FLUOR. LIGHT		PUCK LIGHT	
SMOKE DETECTOR		IN-GROUND LENSED LIGHT	
MIRROR LIGHTS		HIGH DENSITY LIGHT	
HEATER –TOE SPACE		MULTI LIGHT CONTROL PANEL	
		SWITCH	
		3-WAY SWITCH	
		4-WAY SWITCH	
		DIMMER SWITCH	
		LANDSCAPE / EXTERIOR SWITCH	
		A/C DISCONNECT	
		GARAGE KEYPAD	
		TIMER	
		COMPUTER DATA PORT	
		DOORBELL – BEZEL	
		DOORBELL – CHIME	
		TV	
		PHONE	
		THERMOSTAT	
		STEP LIGHT	
		FLOOD LIGHT	
		FLOOD LIGHT – PHOTOCELL	
		FLOOD LIGHT – MOTION	
		LANDSCAPE LIGHT / J-BOX	



ELECTRICAL NOTES

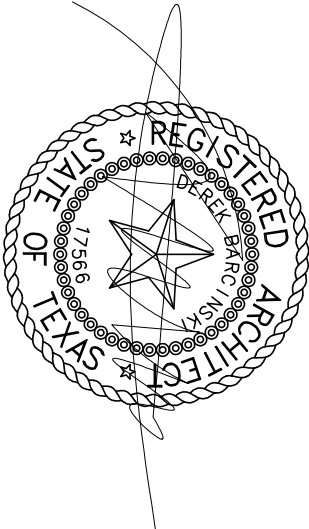
1. ALL WORK PER APPLICABLE LOCAL CODES (NEC,IECC,ETC).
2. LIGHTING AT ATTIC, CRAWL SPACE & MECH EQUIP PER CODE.
3. ALL EXPOSED WIRING TO BE RUN IN CONDUIT (16 BMT /GAR).
4. ALL FIXTURES AND DEVICES COLORS SELECTED BY OWNERS.
5. ALL SWITCHES TO BE STANDARD TOGGLE WITH BID ALTERNATE FOR LUTRON IF REQUESTED BY OWNER
6. MULTI-FUNCTION CONTROLS (CRESTON, LUTRON OR EQ) NOT USED.
7. DIMMERS AS INDICATED. CONFIRM WITH OWNERS.
8. INT. SWITCH HEIGHT TO BE 30" A.F.F. OR MATCH EXISTING.
9. ALL LANDSCAPE SWITCHES TO BE SEPARATE FACEPLATES LOCATED 6" BELOW HOUSE SWITCHES U.N.O.
10. T-STAR ABOVE SWITCHES – ALIGNED BY CENTER LINE.
11. STEREO/COMPUTER WIRING PER OWNERS REQUIREMENTS.
12. ALL NEW PLUGS TO MATCH HEIGHT OF EXIST'G – U.N.O
13. STEP LIGHTS 14" ABOVE NOSING CENTERED ON RISER U.N.O.
14. SMOKE DETECTORS PER CODE. ALL SMOKE DETECTORS ON WALL ABOVE CENTER LINE OF DOOR.
15. VERIFY DEDICATED COMPUTER CIRCUIT AND WIFI REQ'MT.
16. UNLESS NOTED OTHERWISE, ALL RECESSED CAN FIXTURE ARE 5" DIA. LINE VOLTAGE CLEAR REFLECTOR HALOGEN PAR 30.
17. UNLESS NOTED OTHERWISE, ALL ADJUSTABLE RECESSED CANS ARE MR16 PERISCOPE FIXTURES WITH 360 ROTATION
18. UNLESS NOTED OTHERWISE, ALL MINI RECESSED CANS AT SINKS ARE MR16 FIXTURES
19. KITCHEN UNDERCABINET SHALL BE LED WITH LENS.
20. UNDER COUNTER PLUG STRIP BY WIREMOULD OR EQUIV.
21. PROVIDE DISCONNECT, POWER AND LIGHTING FOR A/C UNITS PER CODE.
22. PRIOR TO ANY WIRING. ELECTRICIAN SHALL HAVE ALL J-BOX AND FIXTURE LOCATIONS REVIEWED ONSITE WITH ARCHITECT PRESENT

PROVIDE SMOKE DETECTOR SYSTEM – HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND VICINITY IF APPLICABLE AS WELL ON EACH ADDITIONAL STORY WITHIN THE DWELLING UNIT INCLUDING IN BASEMENTS IN ACCORDANCE WITH 2012 IRC SECTION R314.

GENERAL CONTRACTOR SHALL VERIFY FOR SMOKE DETECTORS TO BE LOCATED AT LEAST 36" AWAY FROM HORIZONTAL PATH OF MECHANICAL AIR FLOW PER 2007 NFPA 72 CHAPTER 11.

APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WHICH FUEL FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES IN ACCORDANCE WITH 2012 IRC SECTION R315.1.

1 PROPOSED UPPER ELECTRICAL/RCP
E12 SCALE: 1/8" = 1'-0"



11 NOV 2022

NEW WALLS – REMODEL
EXISTING WALLS – REMODEL

FOR PERMIT

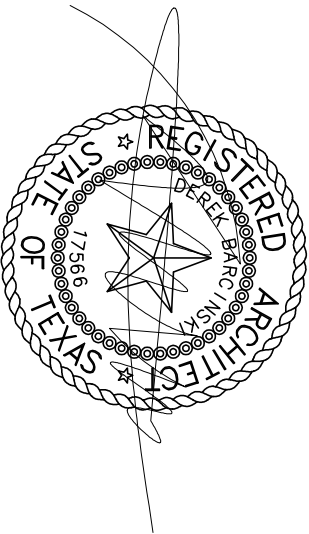
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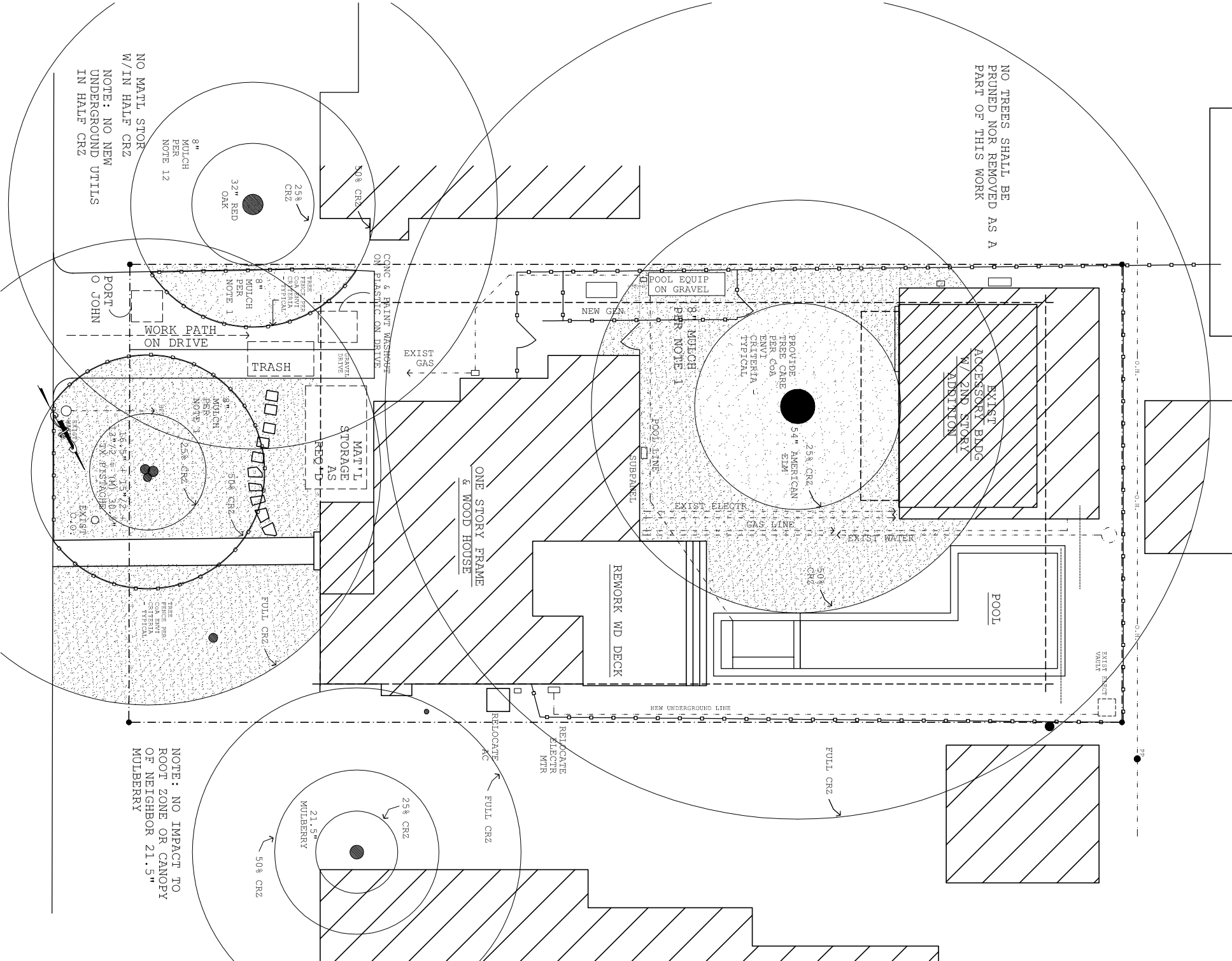
C.M. DETECTOR
05 JAN 23
PERMIT SET
11 NOV 22

TREE PROTECTION GUIDELINES:

- NOTES:
- EXCAVATION/CONSTRUCTION ROUTE:** CONSTRUCTION ACCESS ROUTES AS INDICATED ON PLANS TO REMAIN OUTSIDE CRZ UNLESS OTHERWISE REQUIRED. IF ACCESS ENTERS CRZ, THERE SHALL BE AN 8" LAYER OF MULCH ALONG THE CRZ COVERED IN ITS ENTIRETY BY 2x8 BOARDS LENGTHWISE AND THEN A SECOND LAYER OF 2x8s CROSSWISE AND TO BE TOPPED BY PLYWOOD DECKING SO AS TO NOT COMPACT THE GROUND AROUND THE CRZ. THERE SHALL BE 2x4 PLANKS PLACED AROUND THE TRUNK OF THE TREE TO PROTECT FROM POSSIBLE SCRAPES FROM CONSTRUCTION VEHICLES.
 - DRIVEWAYS:** THE CONSTRUCTION OF THE DRIVEWAY SHALL TAKE INTO ACCOUNT PROTECTION OF THE TREE(S). THE DRIVE SHALL BE ON GRADE ALONGING AND EXCAVATION WITHIN CRZ SHALL BE CUT UNLESS AUTHORIZED BY A CERTIFIED ARBORIST.
 - FLATWORK:** FLATWORK IN THE ½ CRZ SHALL BE NO DEEPER THAN 4".
 - FENCING:** ALL PROTECTED TREE(S) SHALL HAVE A LAYER OF MULCH PLACED AROUND THE ½ CRZ SURROUNDED BY A 5' CHAIN LINK FENCE. NO IMPACTS TO THE ½ CRZ WILL BE ALLOWED. ANY DIGGING OR TRENCHING WITHIN THE TREE'S FULL CRITICAL ROOT ZONE SHALL BE HAND DUG OR AIR SPADED. ALL TREE PROTECTION SHALL REMAIN THROUGHOUT THE DURATION OF CONSTRUCTION.
 - CANOPIES:** NO MORE THAN 25% OF THE TREE CANOPY OF PROTECTED TREES SHALL BE REMOVED FOR THE PURPOSES OF CONSTRUCTION. NO LIMBS OR BRANCHES SHALL BE CUT EXCEPT BY A CERTIFIED ARBORIST WITH APPROVAL FROM THE CITY'S GOVERNING BODY.
 - FOUNDATIONS:** NEW SLAB ON GRADE FOUNDATION SHALL REMAIN OUTSIDE OF THE ½ CRZ. NEW PIER AND BEAM FOUNDATION SHALL REMAIN OUTSIDE THE ½ CRZ AND ANY OF THE STRUCTURE THAT EXCEEDS THIS SHALL BE CANTILEVERED SO AS TO NOT IMPACT THE ROOT ZONE OF THE TREE.
 - UTILITY LINES:** ALL UTILITY LINES WITHIN THE VICINITY OF THE TREES CRZ SHALL TAKE INTO ACCOUNT PROTECTION OF THE TREES CRITICAL ROOT ZONES AS WELL AS CANOPIES. ANY UTILITIES SHALL BE HAND DUG OR AIR SPADED TO PROTECT THE TREE'S CRITICAL ROOT ZONE. ANY CONSTRUCTION SHALL BE HAND DUG OR AIR SPADED. ALL TREE PROTECTION SHALL REMAIN THROUGHOUT THE DURATION OF CONSTRUCTION.
 - ½ CRZ:** THERE WILL BE NO IMPACT WITHIN QUARTER (¼) CRZ OF ANY TREES.
 - MATERIAL STAGING, SPOILS PLACEMENT AND DUMPSTER** CANNOT OCCUR WITHIN THE ½ CRZ -REFER PLANS FOR LOCATIONS
 - PORTABLE TOILET, CONCRETE WASHOUT AND PAINT WASHOUT** CANNOT OCCUR WITHIN THE FULL CRZ. -REFER PLANS FOR LOCATIONS.
 - THE WATER LINES, WASTEWATER LINES, GAS LINES/METER AND ELECTRIC LINES/METER** ARE EXISTING TO REMAIN AND WILL NOT BE AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
 - WHERE TREE FENCING CANNOT INCORPORATE THE ENTIRE AVAILABLE ½ CRZ, AN 8" LAYER OF SHREDDED HARDWOOD SHALL BE PLACED ON ANY AREA WITHIN THE ENTIRE ROOT ZONE DISTURBED OR USED FOR PATHWAY**
 - FOOT TRAFFIC CONSTRUCTION ACCESS** WITHIN THE ½ OR ¼ CRZ SHALL BE ¾" PLYWOOD ON 2x6 PLANKS ON AN 8" BED OF MULCH
 - EQUIPMENT CONSTRUCTION ACCESS** WITHIN THE ½ OR ¼ CRZ SHALL BE ALTRNA-MAT CONSTRUCTION MATS OR EQUIV. ON A 12" BED OF MULCH
- TREE LEGEND:
- 21.5" MULBERRY
 - 30.5" TX PISTACHE MULTI-TRUNK (16" + 15"/2 + 13"/2 = 30.5")
 - 32" RED OAK
 - 54" AMERICAN ELM
- ALL TREES LISTED IN THIS LEGEND ARE LOCATED ON THE PLANS AND REQUIRE THE FULL PROTECTION OF THE DRAWING NOTES AND THE TREE PRESERVATION CRITERIA OF CITY'S LAND DEVELOPMENT CODE 25-8 SUBCHAPTER B ARTICLE 1 AND THE ENVIRONMENTAL CRITERIA MANUAL SECTIONS 3.5.2.



11 NOV 2022



FOR PERMIT

MALONEY GARAGE
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EQUIP LOCATION REVD
05 JAN 23
POOL LINE ADDED
12 DEC 22
PERMIT SET
11 NOV 22

11

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