



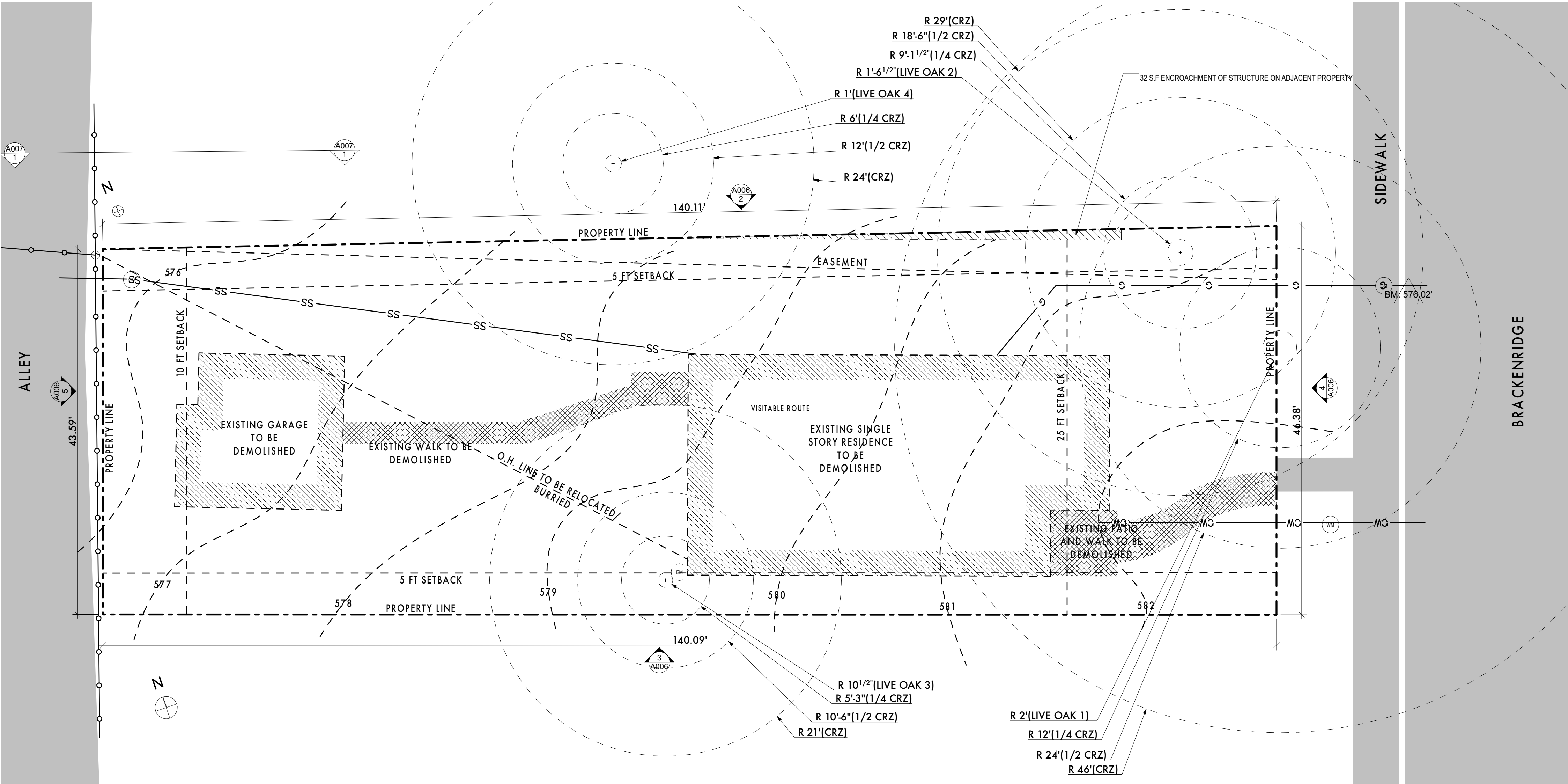




FOR MORE INFORMATION
PLEASE CALL 3-1-1
austinrecycles.com

138-305124





EXISTING SITE PLAN

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

ARCHITECTURAL SHEETS	
ID	Name
A001	EXISTING SITE PLAN
A002	PROPOSED SITE PLAN
A003	TRANSPORTATION STANDARDS
A004	TREE PROTECTION PLAN
A005	TREE PROTECTION PLAN
A006	SUB CHAPTER F EXHIBITS
A007	AE OH LINE EXHIBITS
A008	SPECIFICATIONS AND SCHEDULES
A009	ARCHITECTURAL FOUNDATION PLAN
A010	FLOOR PLANS
A011	FLOOR PLANS
A012	ELECTRICAL PLANS
A013	ROOF PLAN
A014	EXTERIOR ELEVATIONS
A015	EXTERIOR ELEVATIONS

- SEWER LINE
- WATER SUPPLY LINE
- GAS SUPPLY LINE
- OVERHEAD POWER LINES
- TREE PROTECTION FENCING
- GUY ANCHOR LINE

BRACKENRIDGE RESIDENCE

1804 BRACKENRIDGE, AUSTIN, TEXAS

ATX ARCHITECTS

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

REGISTERED ARCHITECT

MICHAEL PETERSEN

STATE OF TEXAS

10/20/2022

ISSUED FOR PERMITTING AND CONSTRUCTION

10/20/2022

REVISION HISTORY

EXISTING SITE PLAN

Sheet Name:

Project #:

220702

Date:

10/20/2022

Drawn:

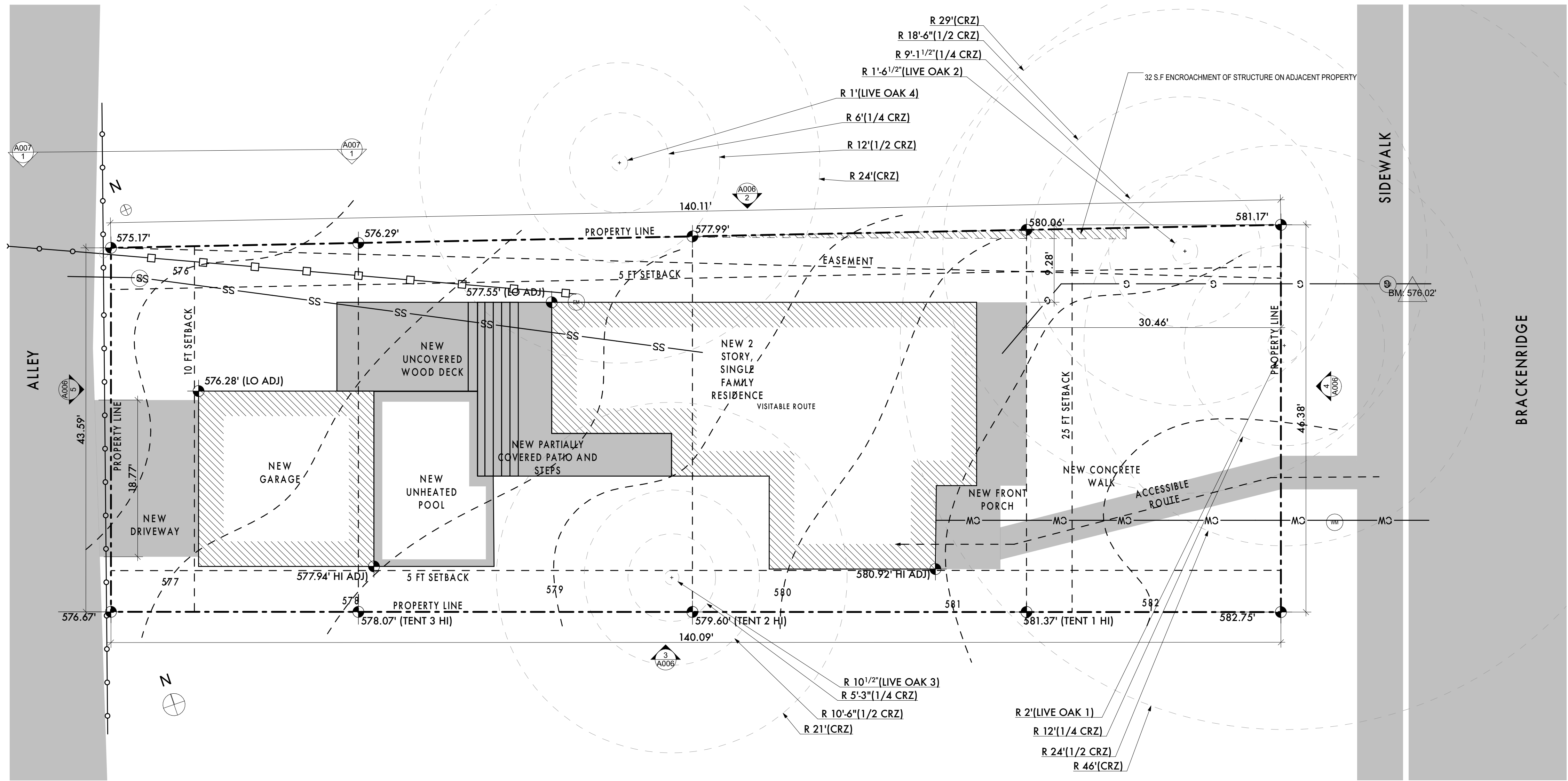
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Chkd:

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Sheet Number

A001



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

- SEWER LINE
- WATER SUPPLY LINE
- GAS SUPPLY LINE
- OVERHEAD POWER LINES
- TREE PROTECTION FENCING
- GUY ANCHOR LINE

SEE A003 FOR ADDITIONAL
APPROACH AND APRON
STANDARDS

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PROPOSED SITE PLAN

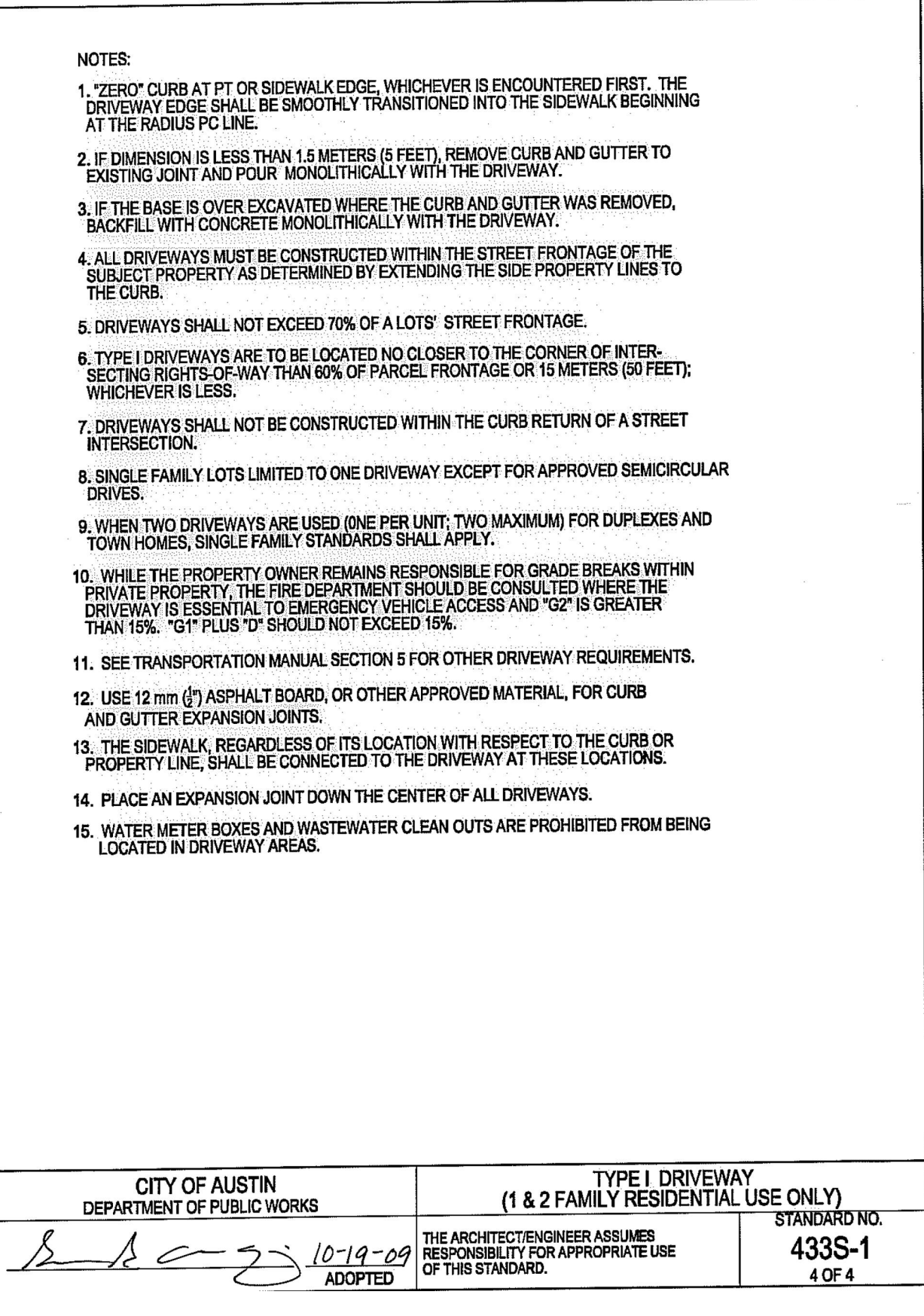
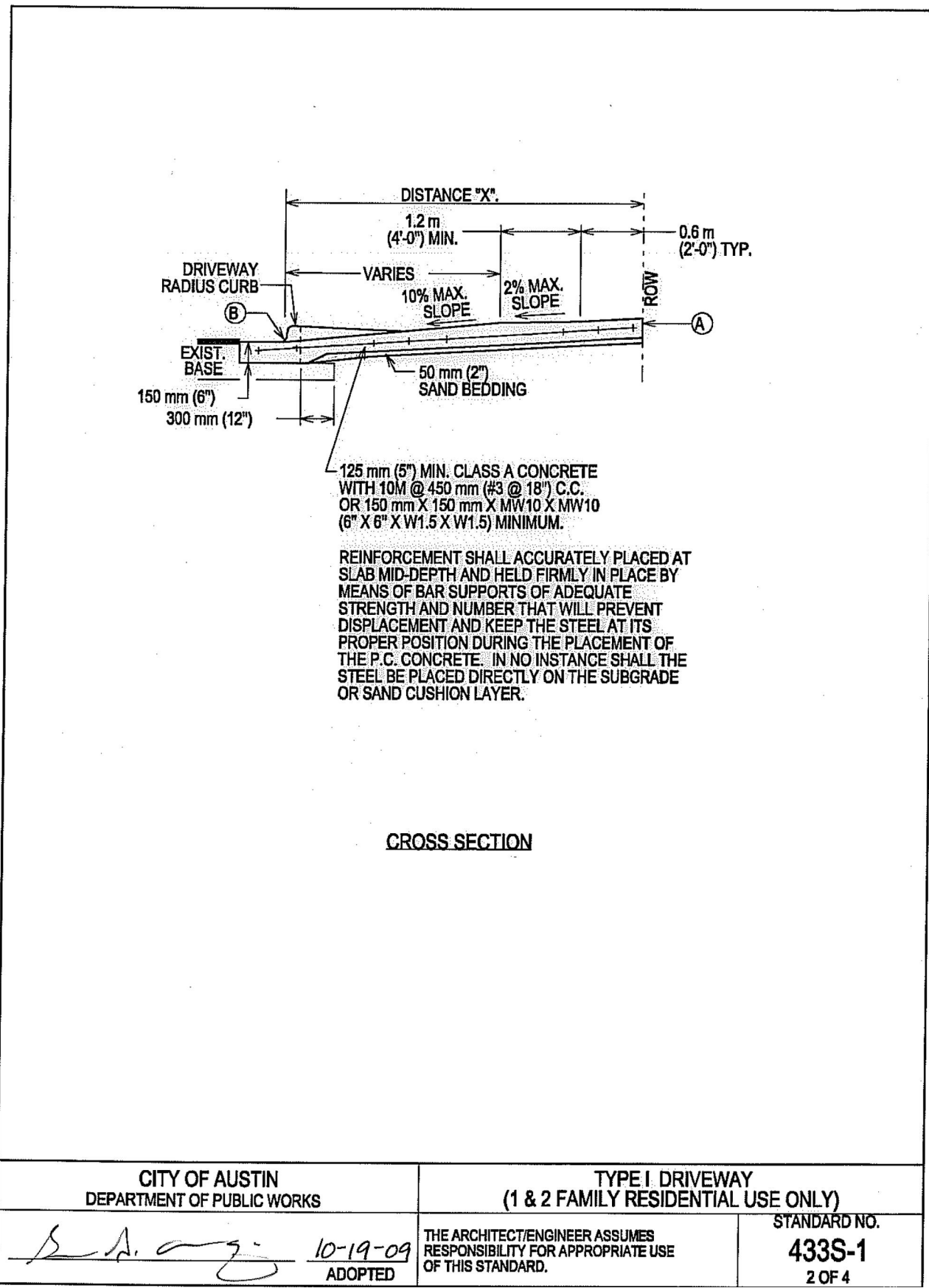
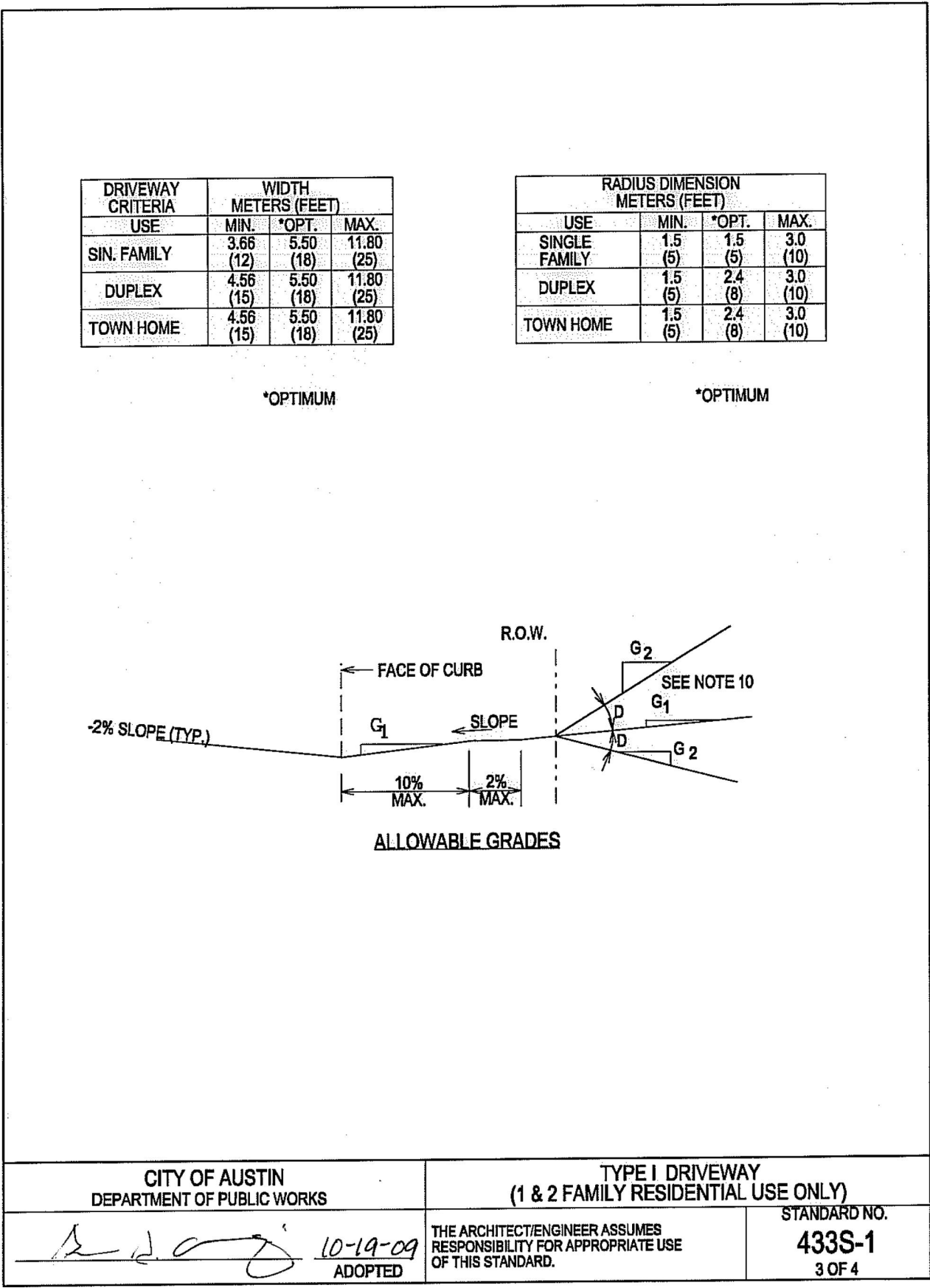
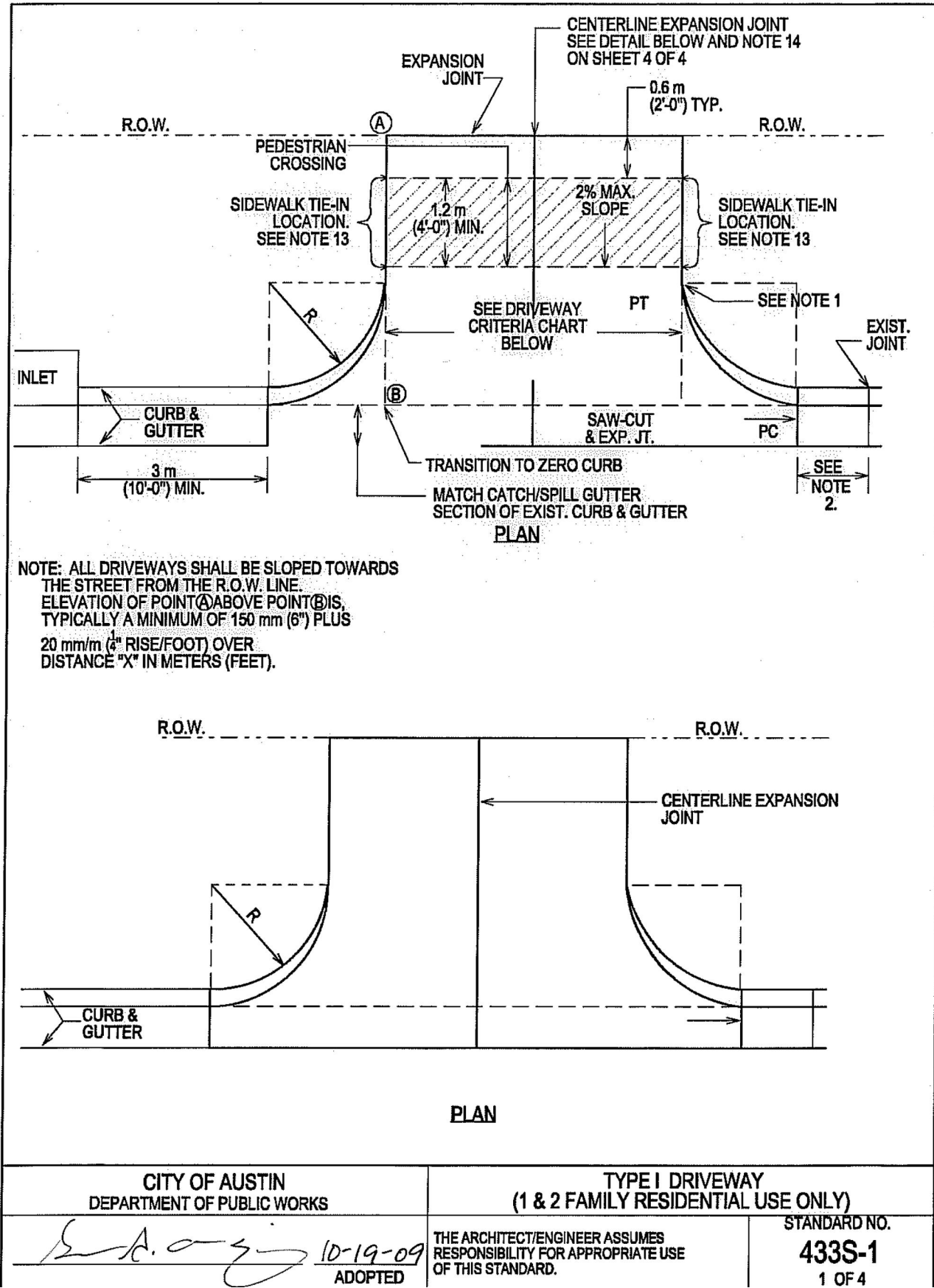
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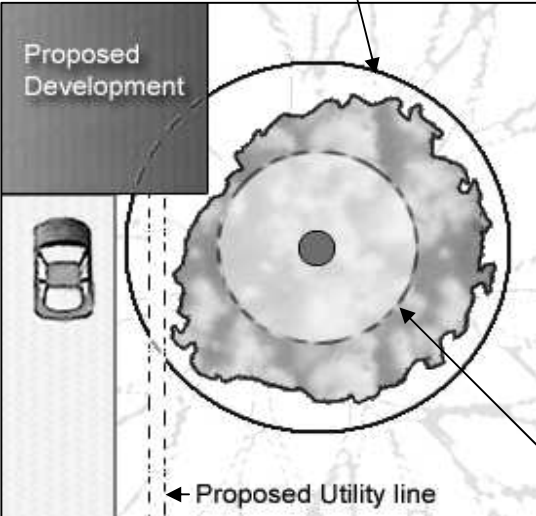
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Sheet Number
A002



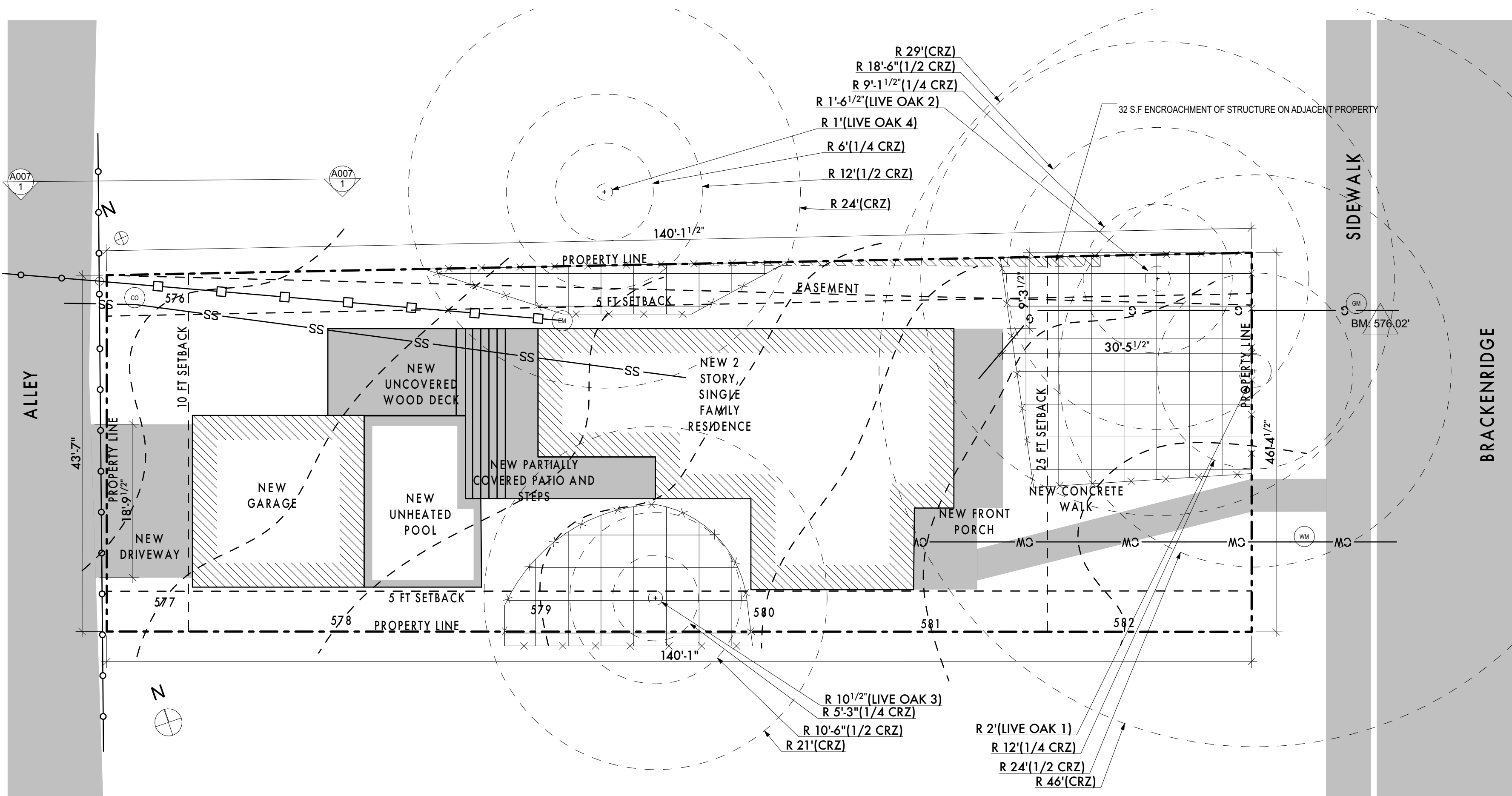
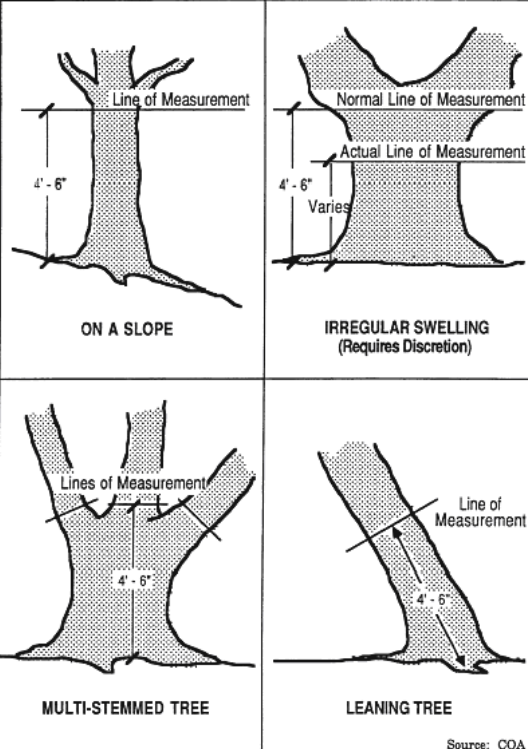


Environmental Criteria Manual Tree Preservation Design Criteria

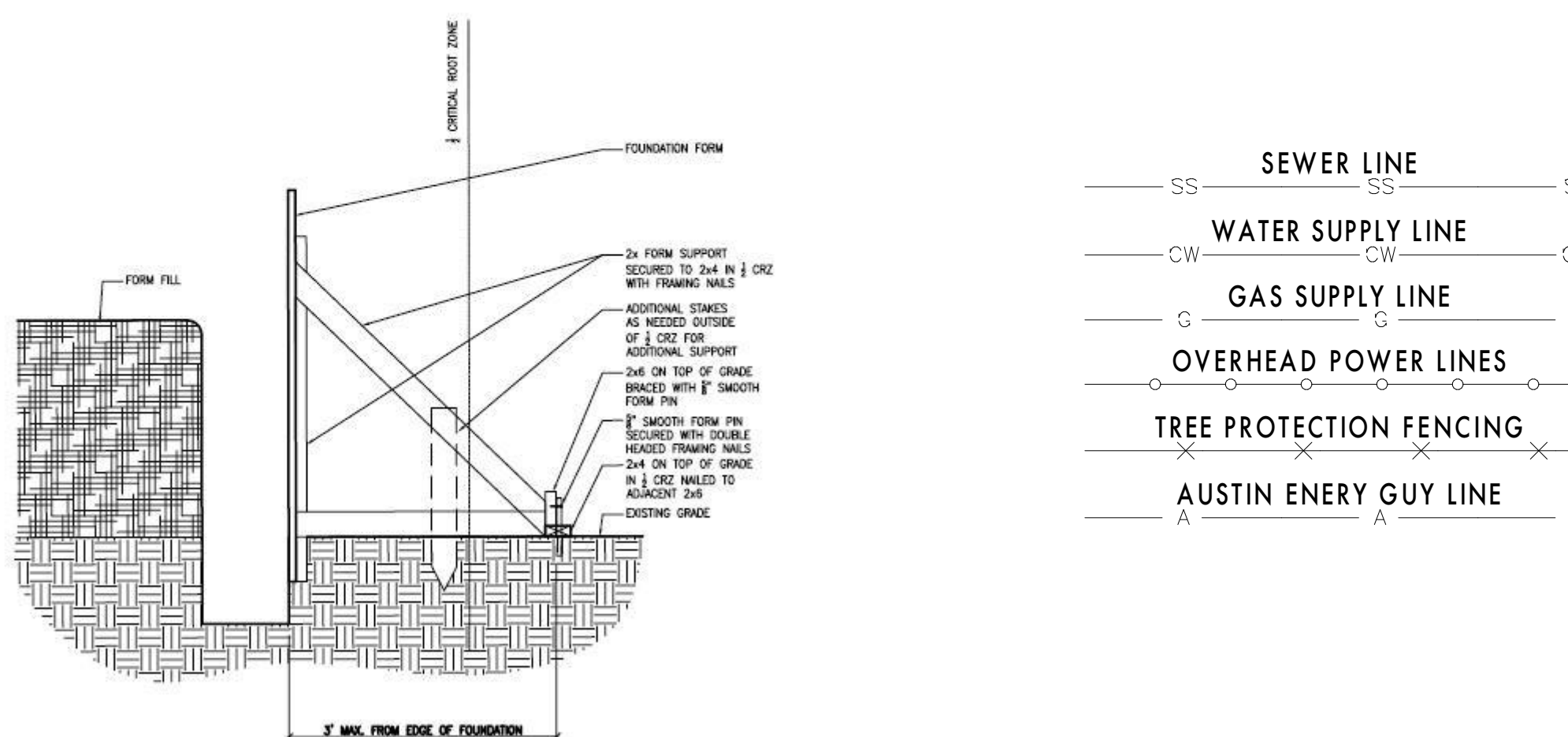
◀ **3.5.2 Critical Root Zone Impacts** –

A tree's root system ranges well beyond the drip-line. 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 the 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 cut and greater
- No cut or fill greater than four (4) inches will be located closer to the tree trunk than the ½ CRZ.




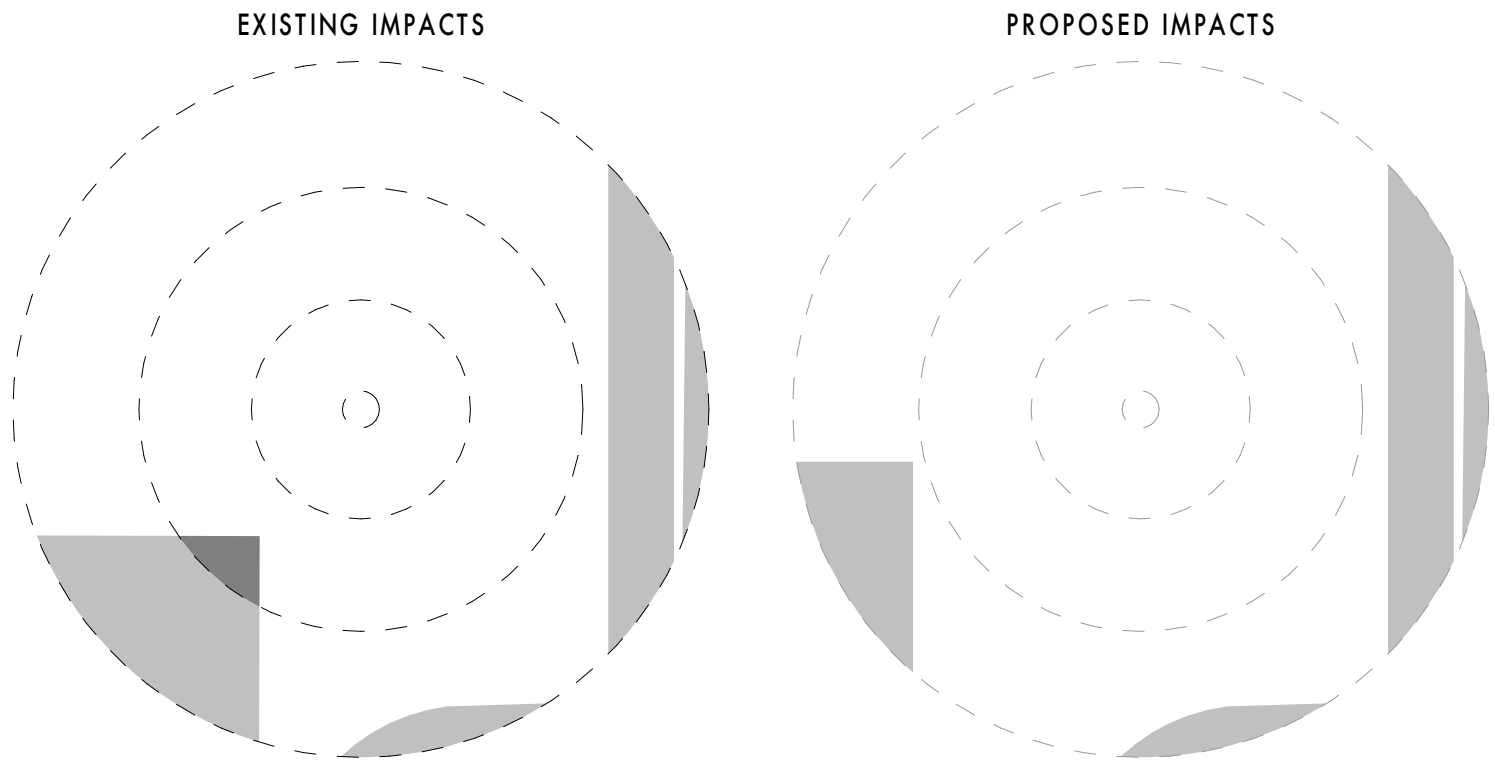
TREE PROTECTION PLAN
SCALE: 1" = 10'



FORM BRACING DETAIL #1

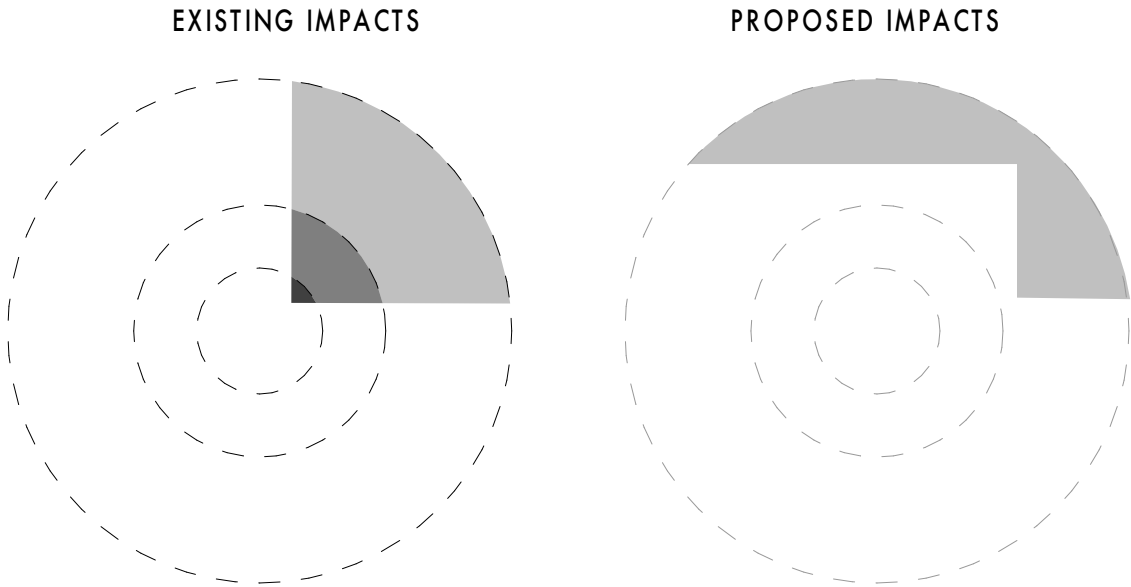
NOTE: THE CONTRACTOR MAY BE REQUIRED TO UTILIZE ALTERNATE FORM BRACING METHODS SUCH AS "FORM BRACING DETAIL #1" WHERE FORMS WOULD BE PLACED WITHIN THE 1/2 CRITICAL ROOT ZONE. CONTRACTOR WILL COORDINATE WITH THE ENGINEER AND ARBORIST AS REQUIRED


 TREE PROTECTION FENCE AROUND THIS AREA. WITHIN FENCE
 NO PORTABLE TOILET, CONCRETE WASHOUT, PAINT WASHOUT
 ACCESS ROUTES, MATERIAL STAGING, DUMPSTER, SPOILS
 PLACEMENT PERMITTED. COVER AREA WITHIN FENCE WITH 8"
 MULCH.



LIVE OAK 2 IMPACTS:			
	AREA	EXISTING	PROPOSED
- CRZ	1567 S.F	440 S.F./28%	363/23%
- 1/2 CRZ	814 S.F,	23 S.F./3%	0
- 1/4 CRZ	262 S.F	0	0

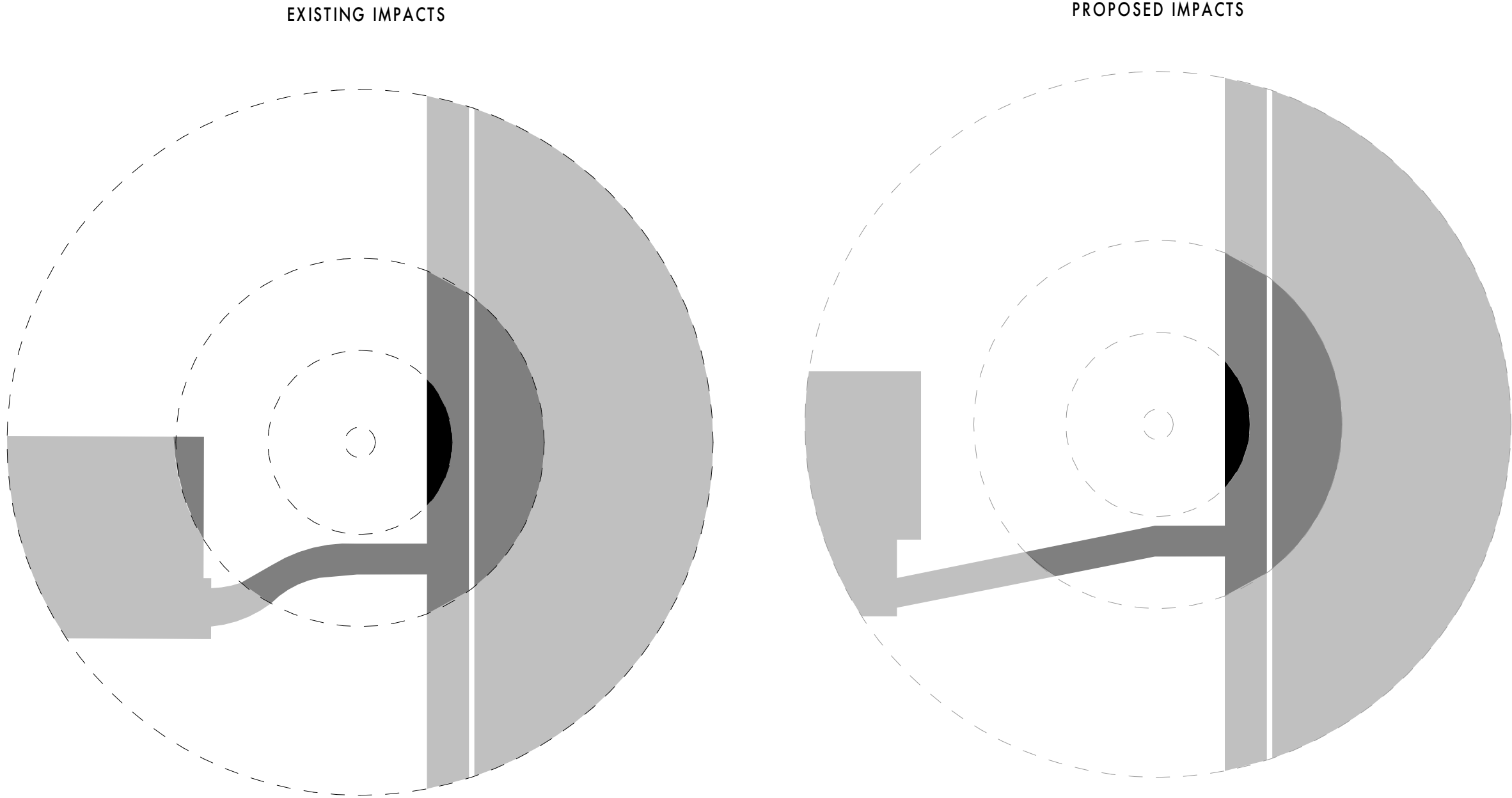
LIVE OAK 2
SCALE: 1/16" = 1'-0"



LIVE OAK 3 IMPACTS:			
	AREA	EXISTING	PROPOSED
- CRZ	1039 S.F	207 S.F./20%	237/23%
- 1/2 CRZ	260 S.F.	38 S.F./15%	0
- 1/4 CRZ	87 S.F	3 S.F./3%	0

LIVE OAK 3
SCALE: 1/16" = 1'-0"

NOTE: PROPOSED IMPACT ON LIVE OAK 4 CRZ= 17%



LIVE OAK #1			
	AREA	EXISTING	PROPOSED
- CRZ	4838 S.F	2610S.F./54%	2461/50%
- 1/2 CRZ	1357 S.F.	558 S.F./41%	523 S.F./39%
- 1/4 CRZ	452 S.F	37 S.F./8%	37 S.F./8%

LIVE OAK 1
SCALE: 1/16" = 1'-0"

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.

Example: a tree with a 20-inch diameter trunk has a 20-foot CRZ, and a 10-foot 1/2 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 1/2 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 1/2 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 1/2 the diameter of each additional trunk.

For more information visit www.ci.austin.tx.us/trees/ or contact the City Arborist at (512) 974-1876 or Michael.Embesei@ci.austin.tx.us.

ON A SLOPE
Line of Measurement
4'-6" Variance

IRREGULAR SWELLING (Requires Discretion)
Normal Line of Measurement
Actual Line of Measurement
4'-6" Variance

MULTI-STEMMED TREE
Lines of Measurement
4'-6"

LEANING TREE
Line of Measurement
4'-6"

Source: CDA

1804 BRACKENRIDGE
BUILDING AND SITE AREA

LOT SIZE

6302

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			1217		1217	0
B) 2ND FLOOR CONDITIONED AREA		1300			1300	0
C) 3RD FLOOR CONDITIONED AREA					0	0
D) BASEMENT				450	0	450
E) GARAGE (ATTACHED)					0	0
F) GARAGE (DETACHED)					0	0
G) CARPORT (ATTACHED)					0	0
H) COVERED PATIO, DECK, PORCH AND/OR BALCONY		277			277	0
I) OTHER COVERED OR ROOFED AREA (STRUCTURE ON ADJACENT PROPERTY)		189			189	0
J) UNCOVERED WOOD DECK					283	450
K) POOL		281			281	0
L) SPA					0	0
M) REMODELED FLOOR AREA, EXCLUDING ADDITION/NEW CONSTRUCTION					1916	MAX

TOTAL BUILDING COVERAGE	SQUARE FEET:	1944	% OF LOT SIZE:	30.85%
SURPLUS BUILDING COVERAGE				576.8
TOTAL IMPERVIOUS COVERAGE	SQUARE FEET:	2731.5	% OF LOT SIZE:	43.34%
SURPLUS I.C.				104.4

SUBCHAPTER F: GROSS FLOOR AREA (APPLICATION PAGE 3)

	EXISTING S.F.	NEWADDED S.F.	PROPOSED EXEMPTION	APPLIED EXEMPTION	TOTAL S.F.
1ST FLOOR	0	1217	N/A		1217
2ND FLOOR	0	1300	N/A		1300
3RD FLOOR	0	0	N/A		0
AREA W/ CEILINGS > 15'	0	0	FOLLOW 3.3.5		0
GROUND FLOOR PORCH	0	277	FULL PORCH/200S.F.	277	0
BASEMENT	0	0	FOLLOW 3.3.3B		0
ATTIC	0	0	FOLLOW 3.3.3C	0	0
GARAGE (ATTACHED)	0	0	200	0	0
GARAGE (DETACHED)	0	450	450/200	450	0
CARPORT (ATTACHED)	0	0	450/200	0	0
CARPORT (DETACHED)	0	0	450	0	0

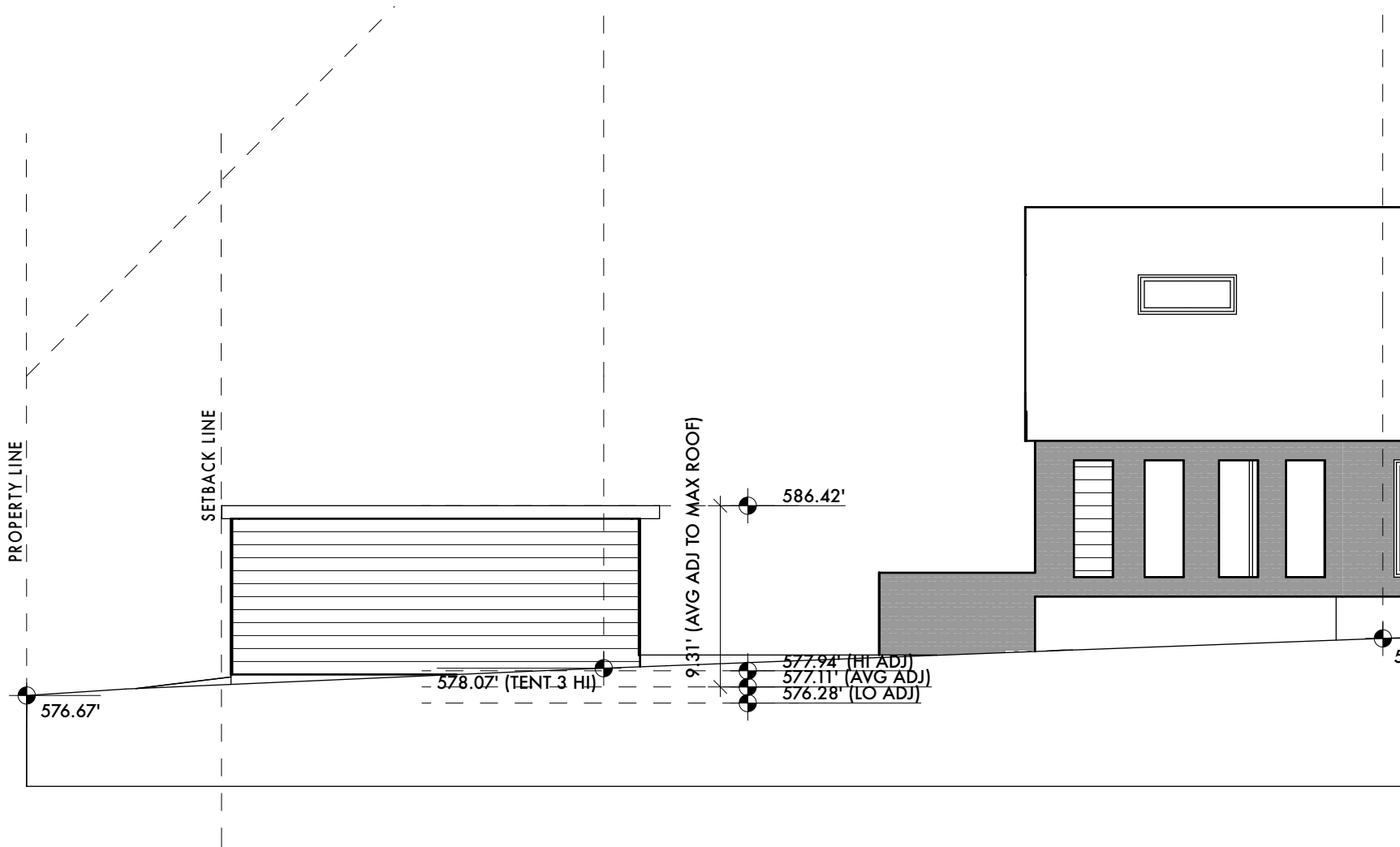
TOTAL GROSS FLOOR AREA	2517
(TOTAL GROSS FLOOR AREA / LOT AREA) X 100	39.94%
SURPLUS F.A.R.	5.8

CALCULATION AID (APPLICATION PAGE 7)

	EXISTING S.F.	NEWADDED S.F.	TOTAL S.F.
A) 1ST FLOOR CONDITIONED AREA	0	1217	1217
B) 2ND FLOOR CONDITIONED AREA	0	1300	1300
C) 3RD FLOOR CONDITIONED AREA	0	0	0
D) BASEMENT	0	0	0
E) GARAGE (ATTACHED)	0	0	0
F) GARAGE (DETACHED)	0	450	450
G) CARPORT (ATTACHED)	0	0	0
H) CARPORT (DETACHED)	0	0	0
I) COVERED PATIOS	0	277	277
J) COVERED PORCH	0	0	0
K) BALCONY	0	0	0
L) OTHER	0	0	0
TOTAL BUILDING AREA	0	3244	3244
TOTAL BUILDING COVERAGE	0	1944	1944
M) DRIVEWAY	0	220	220
N) SIDEWALKS	0	133	133
O) UNCOVERED PATIO	0	213	213
P) UNCOVERED WOOD DECKS (COUNTED AT 50%)	0	189	94.5
Q) AC PAVES AND OTHER CONCRETE FLATWORK	0	18	18
R) OTHER (STRUCTURE ON ADJACENT PROPERTY: 32; POOL COPING: 67)	32	67	99
TOTAL SITE IMPERVIOUS COVERAGE	32	2794	2731.5
S) POOLS	0	281	281
T) SPA	0		

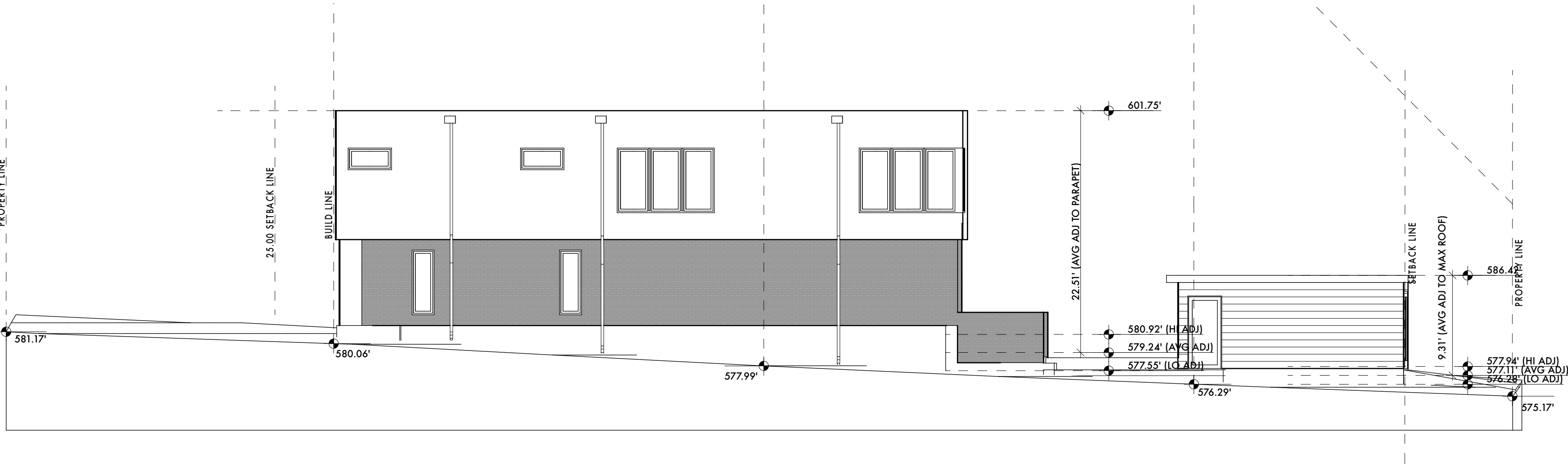
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WEST SITE ELEVATION
SCALE: 1/8" = 1'-0"



3

SOUTH SITE ELEVATION
SCALE: 1/8" = 1'-0"

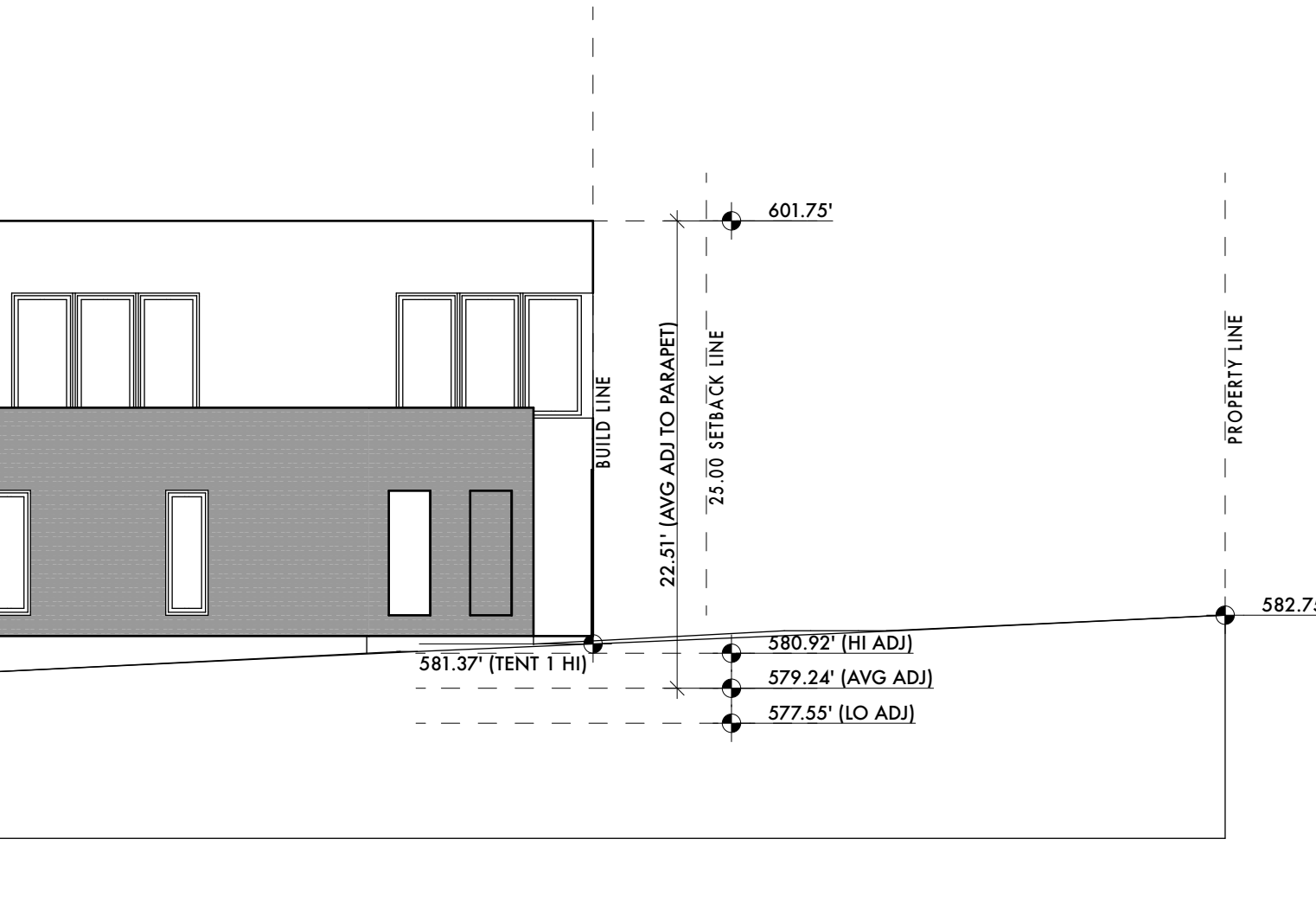


2

NORTH SITE ELEVATION
SCALE: 1/8" = 1'-0"

4

EAST SITE ELEVATION
SCALE: 1/8" = 1'-0"



BRACKENRIDGE RESIDENCE
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ATX
ARCHITECTS

p.o. box 81002, austin, tx
78708
512.809.0406
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10/20/2022

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REVISION HISTORY

SUB CHAPTER EXHIBITS

Sheet Name:

Project #:
220702

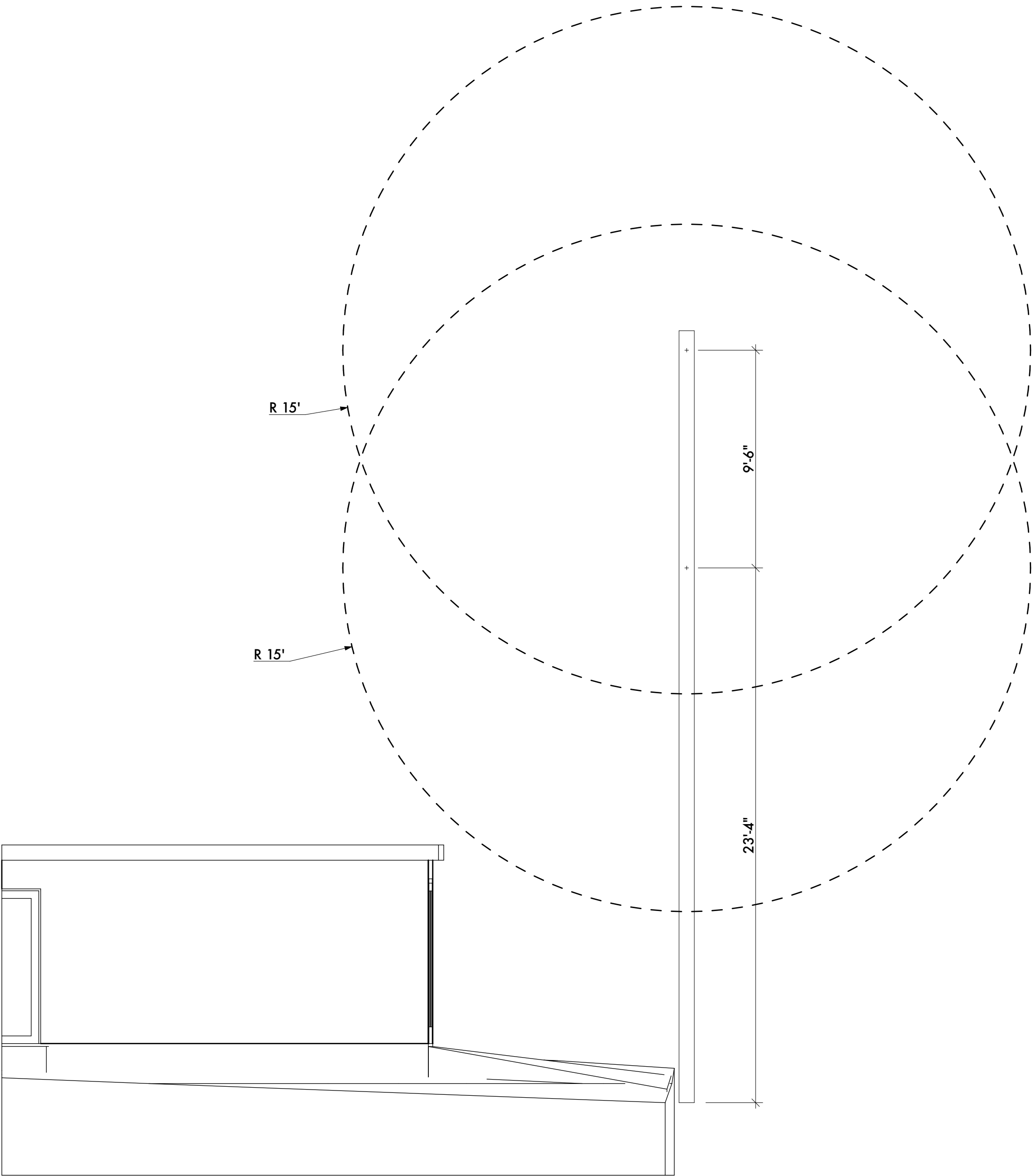
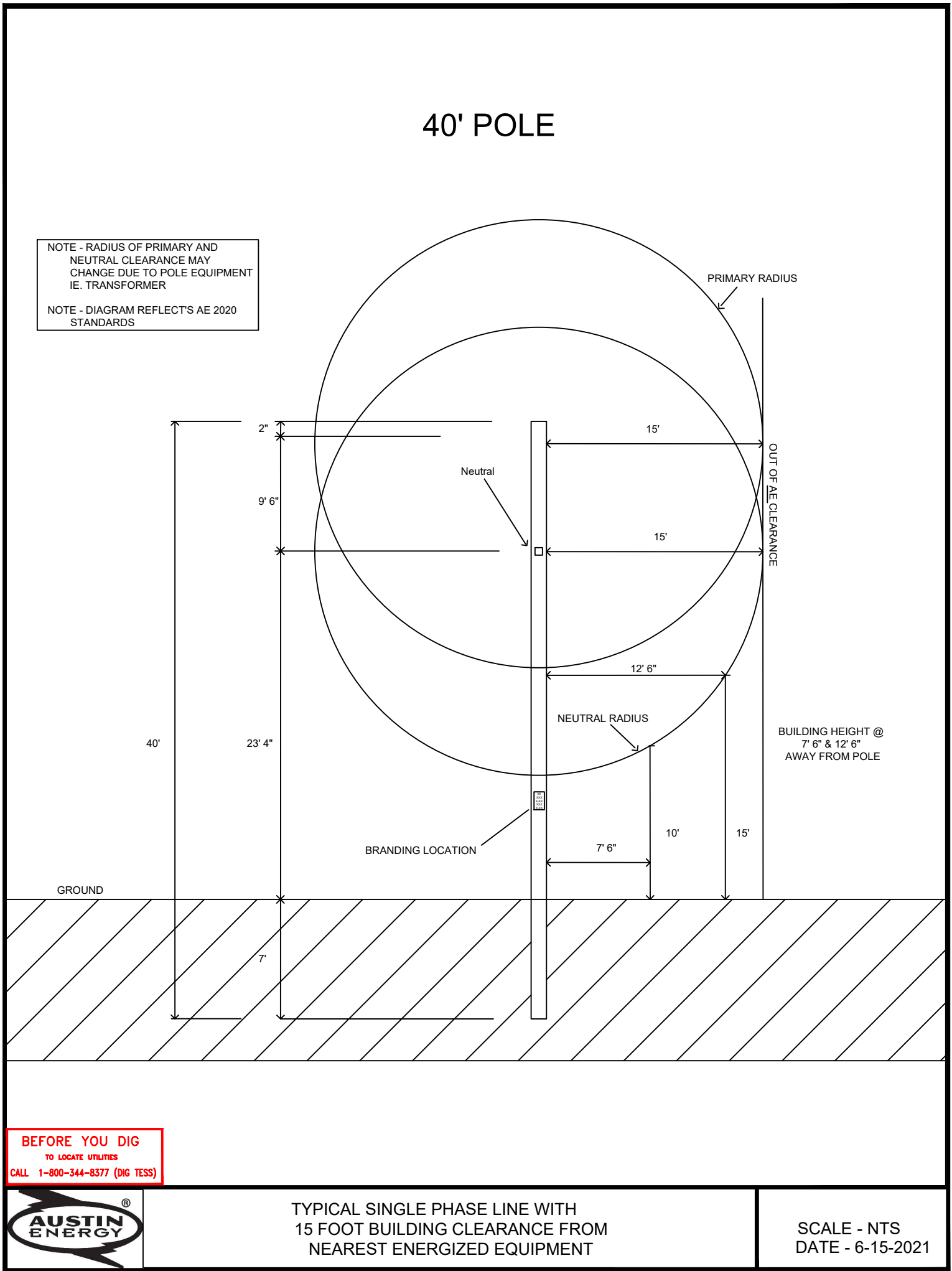
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A006



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

10/20/2022

project phase:
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REVISION HISTORY

Sheet Name:
AE OH LINE EXHIBITS

Project #:
220702

Date:
10/20/2022

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EMP

Chkd:
EMP

Sheet Number
A007

1. GENERAL

1. CONTRACT DOCUMENTS - THE DRAWINGS AND SPECIFICATIONS ISSUED BY THE ARCHITECT DATED 10/20/2022, 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 PORTION TYPES INDICATED ON THIS DRAWING MAY NOT NECESSARILY BE USED ON THIS SPECIFIC PHASE OF THE PROJECT.
15. VERIFY 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. CABINETRY 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. PENETRATION 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

- 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

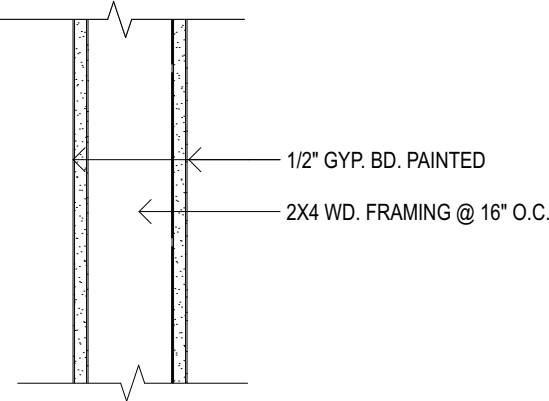
1. U.N.O. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INTEGRATION OF NEW AND EXISTING HVAC SYSTEMS AND PRODUCTS.
2. DUCT WORK, GRILLS AND TERMINATIONS
 1. PROVIDE SHEET METAL PRIMARY TRUNKS WITH FLEX DUCT SECONDARY DUCTS.
 2. PROVIDED DUCTED RETURNS AT BEDROOM.
 3. ROOF TERMINATIONS TO MATCH EXISTING.
 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 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 RECEPTALS 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 REPLACED 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

- 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 THE STUD 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:

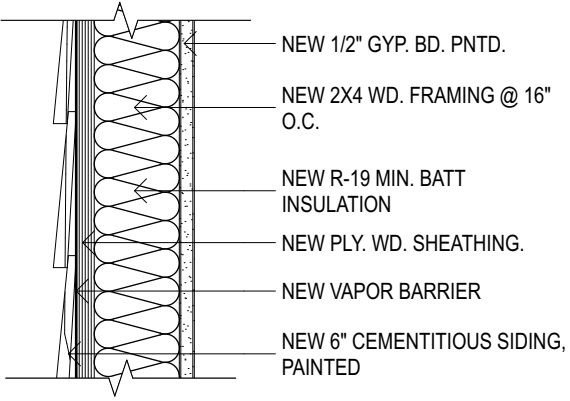
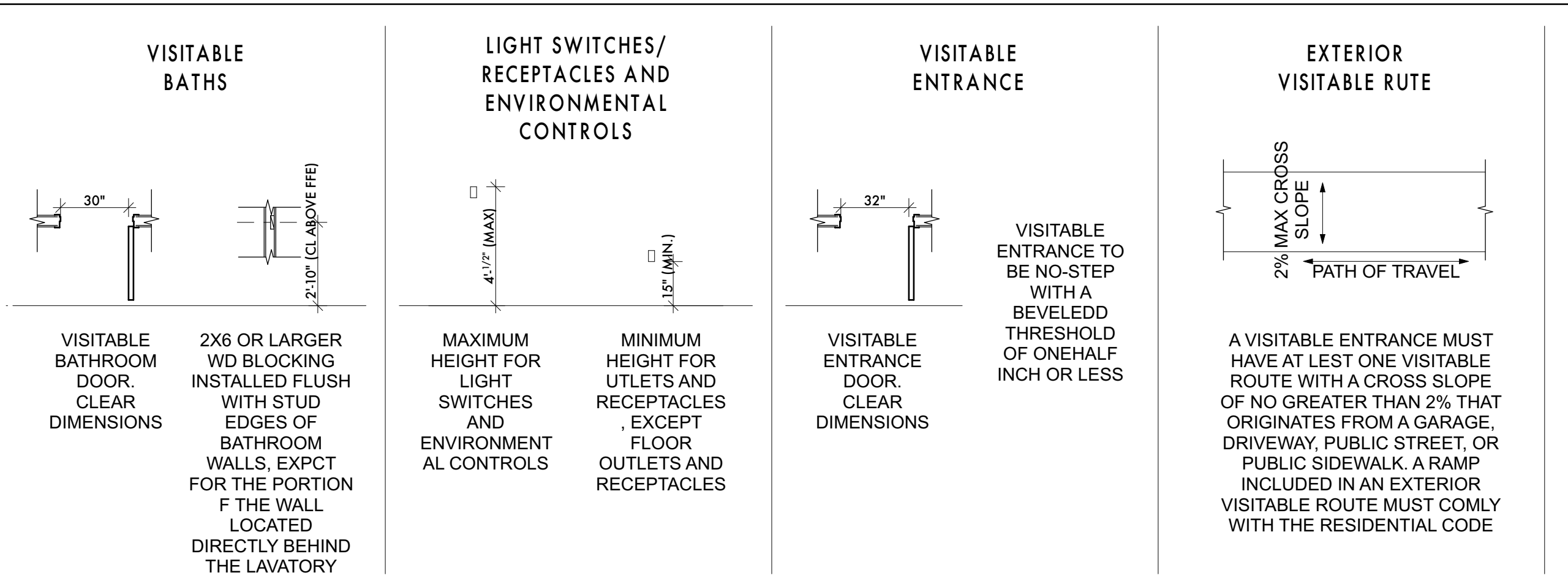
TREE PROTECTION FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRITICAL ROOT ZONE, AN EIGHT-INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WHICH HAVE ANY DISTURBANCE 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 RECEIVE 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.

VISITABILITY STANDARDS



W1 WALL

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

ADDITIONAL NOTES:

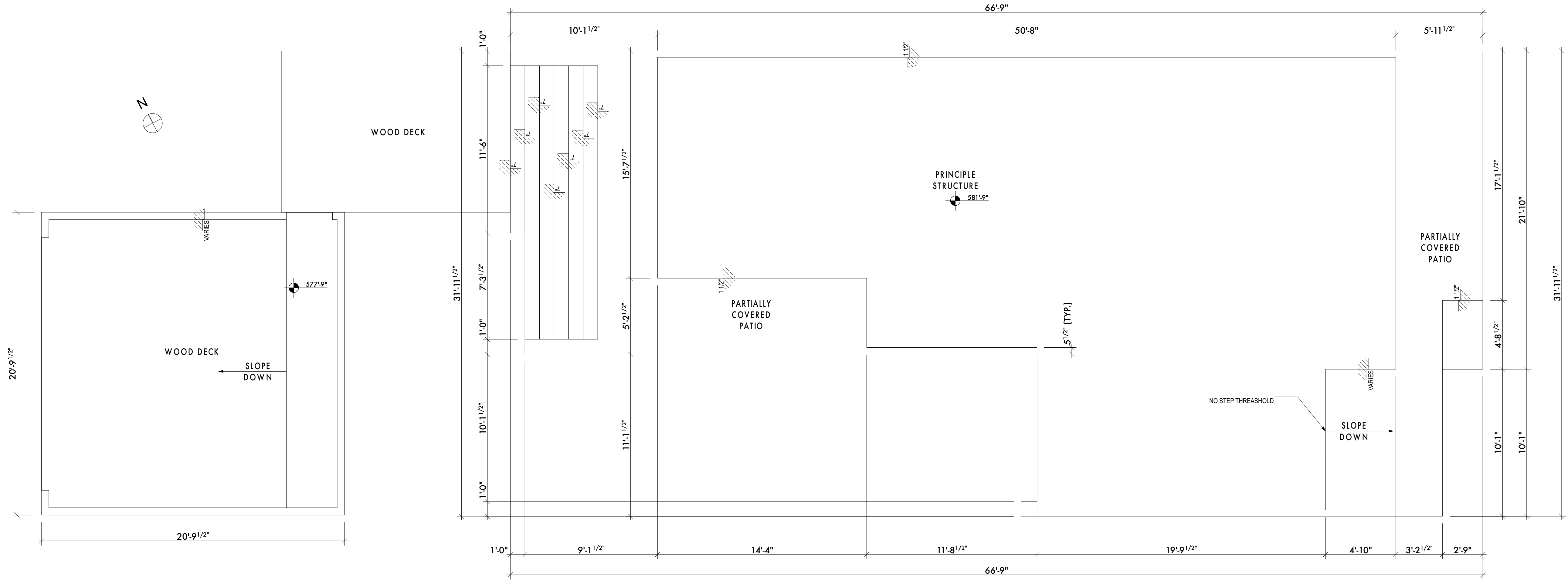
1. HANDRAILS WILL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
2. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLAN ADJOINING THE TREAD NOSING, OR FINISH FLOOR, SHALL BE NOT LESS THAN 36 INCHES AND NOT MORE THAN 48 INCHES. HANDRAILS 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 AN OUTSIDE RADIUS OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
3. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION AND SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4" AND NOT GREATER THAN 2"

GUARDS:

7. 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 WALKING SURFACE. REQUIRED GUARDS SHALL BE LESS THAN 4 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONTACTING THE LEADING EDGES OF THE TREADS.
8. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

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 10 FEET FROM A BATHTUB OR SHOWER EXCEPT THIS REQUIREMENT MAY BE EXCEEDED TO 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- PROVIDE 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 THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-



ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
NOTE: FOUNDATION MUST BE DESIGNED BY A TEXAS REGISTERED STRUCTURAL ENGINEER.

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ATX ARCHITECTS
p.o. box 81002, austin, tx 78708
512.809.0406
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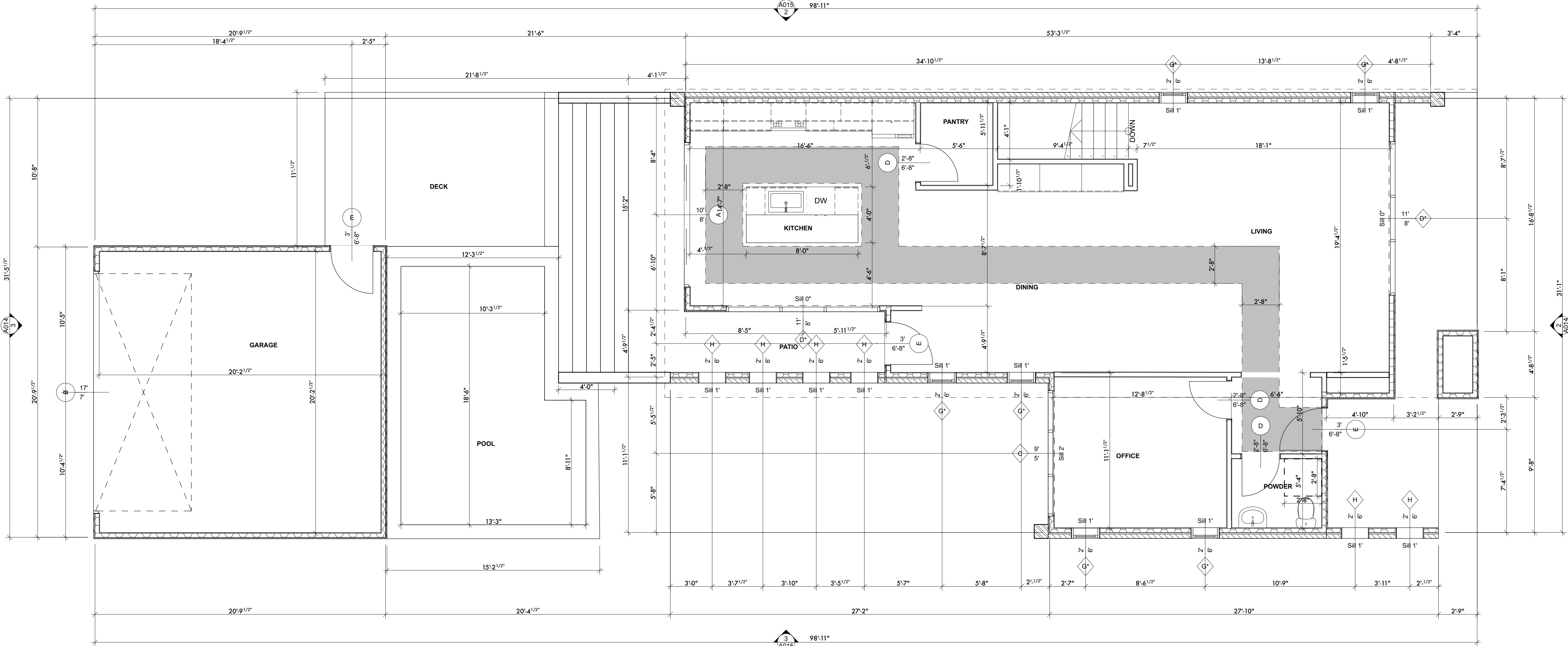
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EMP

Sheet Number
A009

PROPOSED FIRST FLOOR PLAN

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

NOTE: UNLESS NOTED
OTHERWISE C.H. TO
BE 8'-0" AFF



DOOR ELEVATIONS						
ELEVATION						
Element ID	A	B	C	D	E	F
Nominal W x H Size	10'-0"x8'-0"	17'-0"x7'-0"	2'-6"x6'-8"	2'-8"x6'-8"	3'-0"x6'-8"	4'-0"x6'-8"
Quantity	1	1	3	11	3	1
DESCRIPTION	EXTERIOR SLIDING DOOR. FINISH PER OWNER SPEC.	GARAGE DOOR. FINISH PER OWNER SPEC.	INTERIOR WOOD DOOR. FINISH PER OWNER SPEC.	INTERIOR WOOD DOOR. FINISH PER OWNER SPEC. MUST COMPLY WITH VISITABILITY STANDARDS.	EXTERIOR WOOD DOOR. FINISH PER OWNER SPEC. MUST COMPLY WITH VISITABILITY STANDARDS	POCKET DOOR. FINISH PER OWNER SPEC.

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FLOOR PLANS

Project #:
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Date:
10/20/2022

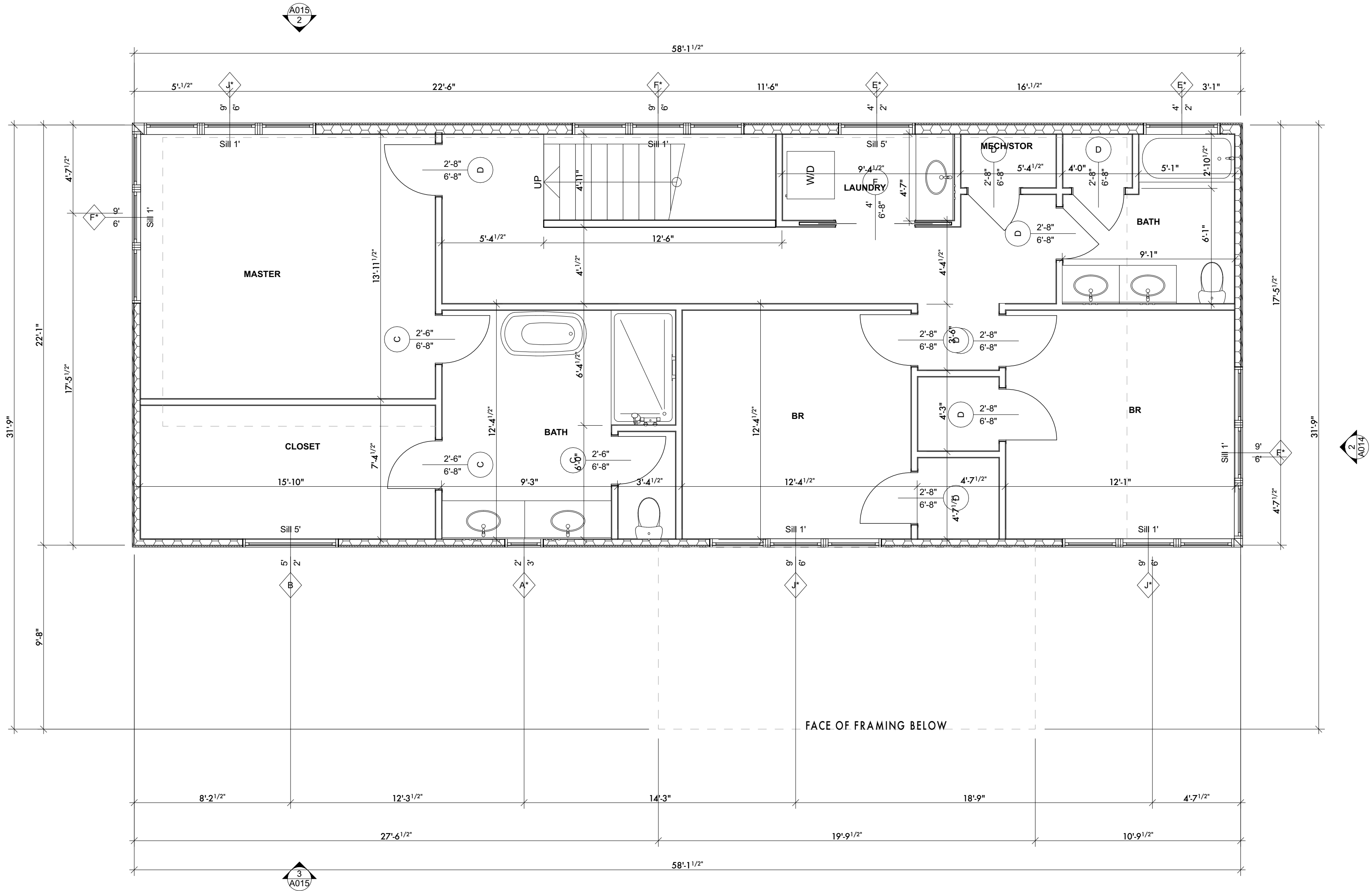
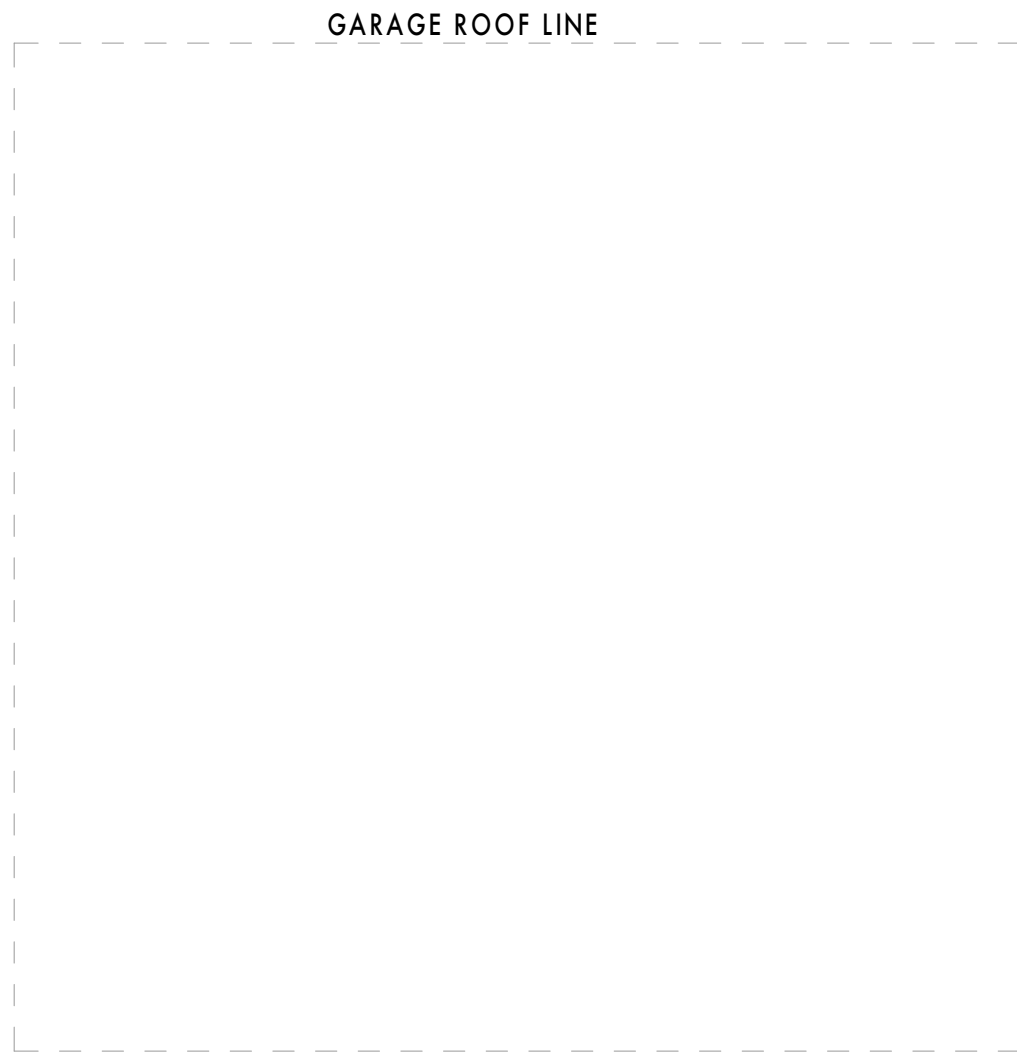
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EMP

Chkd:
EMP

Sheet Number
A010

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

NOTE: UNLESS NOTED
OTHERWISE C.H. TO
BE 8'-0" AFF



WINDOW ELEVATIONS									
ELEVATION									
Element ID	A*	B	C	D*	E*	F*	G*	H	J*
Quantity	1	1	1	2	2	3	6	6	3
Nominal W x H Size	2'-0"×3'-0"	5'-0"×2'-0"	9'-0"×5'-0"	11'-0"×8'-0"	4'-0"×2'-0"	9'-0"×6'-0"	2'-0"×6'-0"	2'-0"×6'-0"	9'-0"×6'-0"
DESCRIPTION	CASEMENT WINDOW. FINISH PER OWNER SPEC. TEMPERED.	FIXED LITE WINDOW. FINISH PER OWNER SPEC.	FIXED LITE WINDOW. FINISH PER OWNER SPEC.	FIXED LITE WINDOW. FINISH PER OWNER SPEC. TEMPERED.	CASEMENT WINDOW. FINISH PER OWNER SPEC. TEMPERED.	CASEMENT WINDOW. FINISH PER OWNER SPEC. TEMPERED.	CASEMENT WINDOW. FINISH PER OWNER SPEC. TEMPERED.	OPENING IN BRICK WALL.	FIXED/CASEMENT WINDOW. MUST INCLUDE AT LEAST ONE OPERABLE LITE COMPLYING WITH EGRESS REQUIREMENTS. FINISH PER OWNER SPEC. TEMPERED.

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
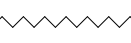








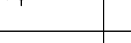



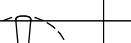

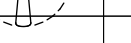


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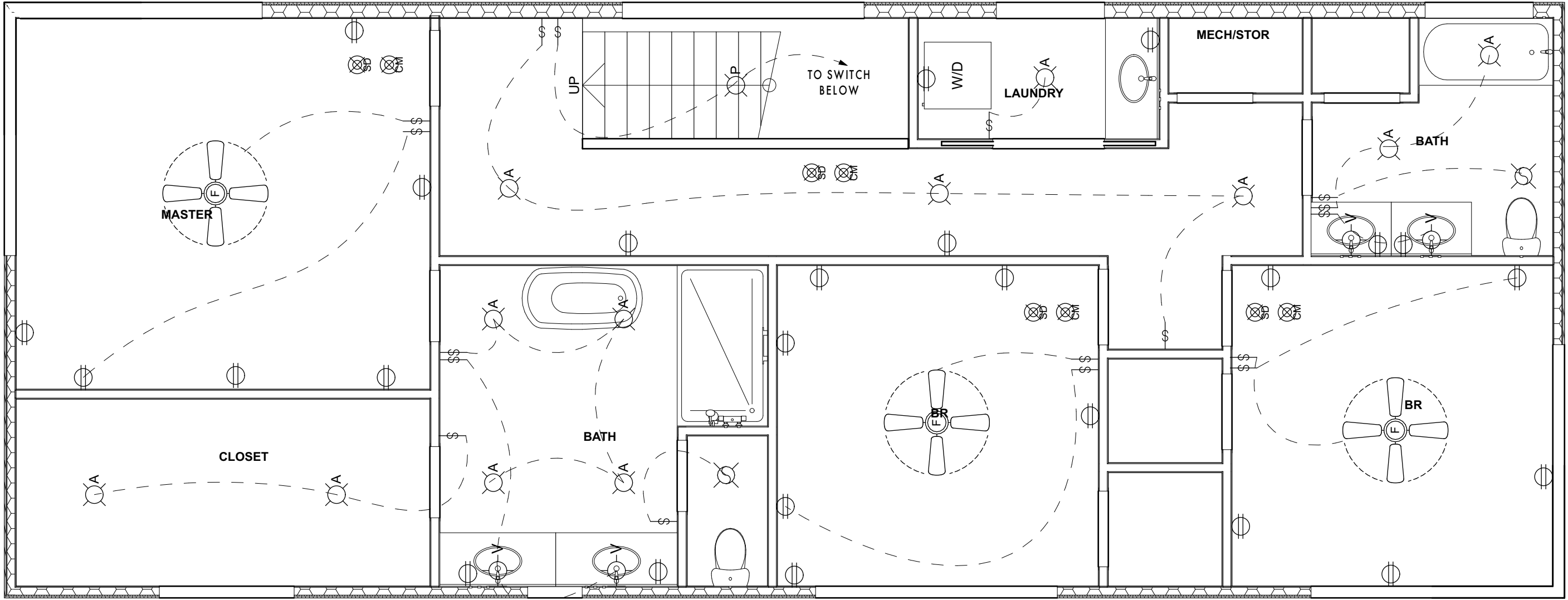
ADDITIONAL NOTES:

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"

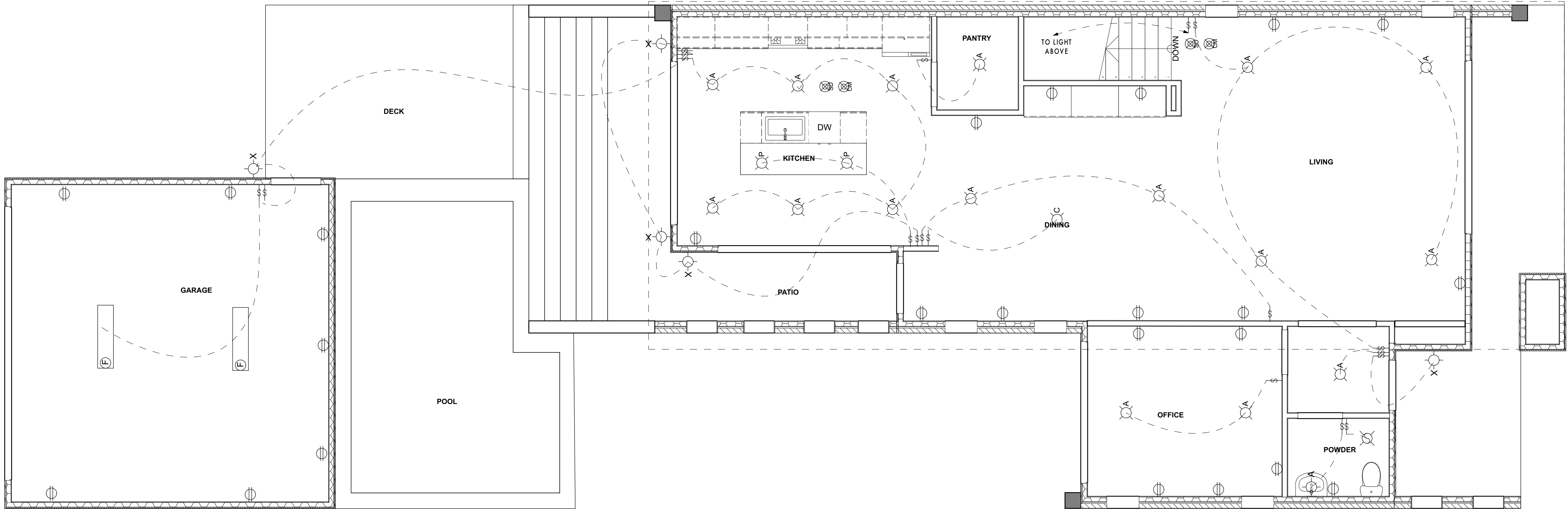
GUARDS:
1. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
2. REQUIRED GUARDS SHALL BE 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.

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-

	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		




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



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

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78708
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ROOF PLAN

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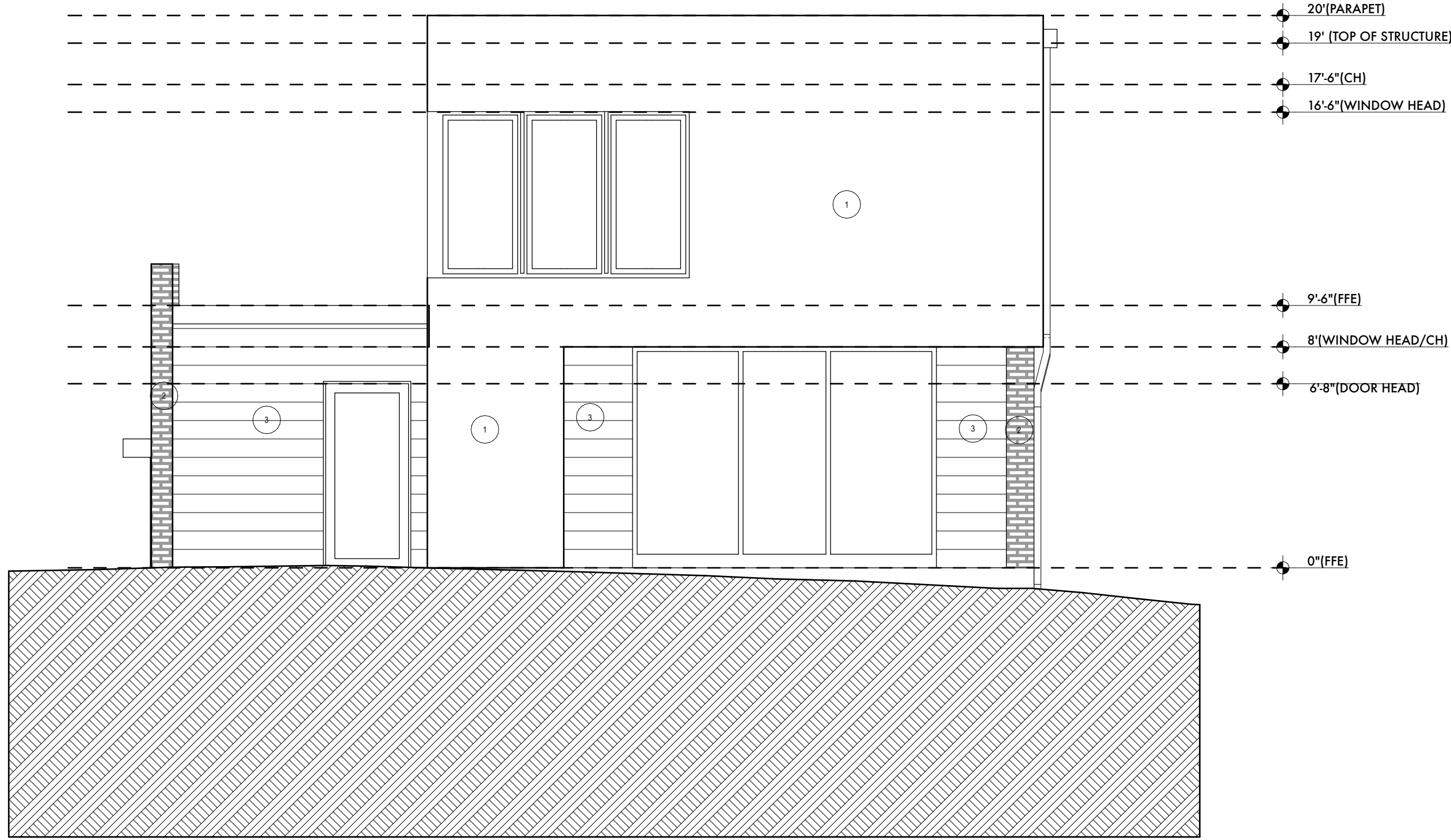
A013



VIEW FROM NE
SCALE: 1/8" = 1'-0"

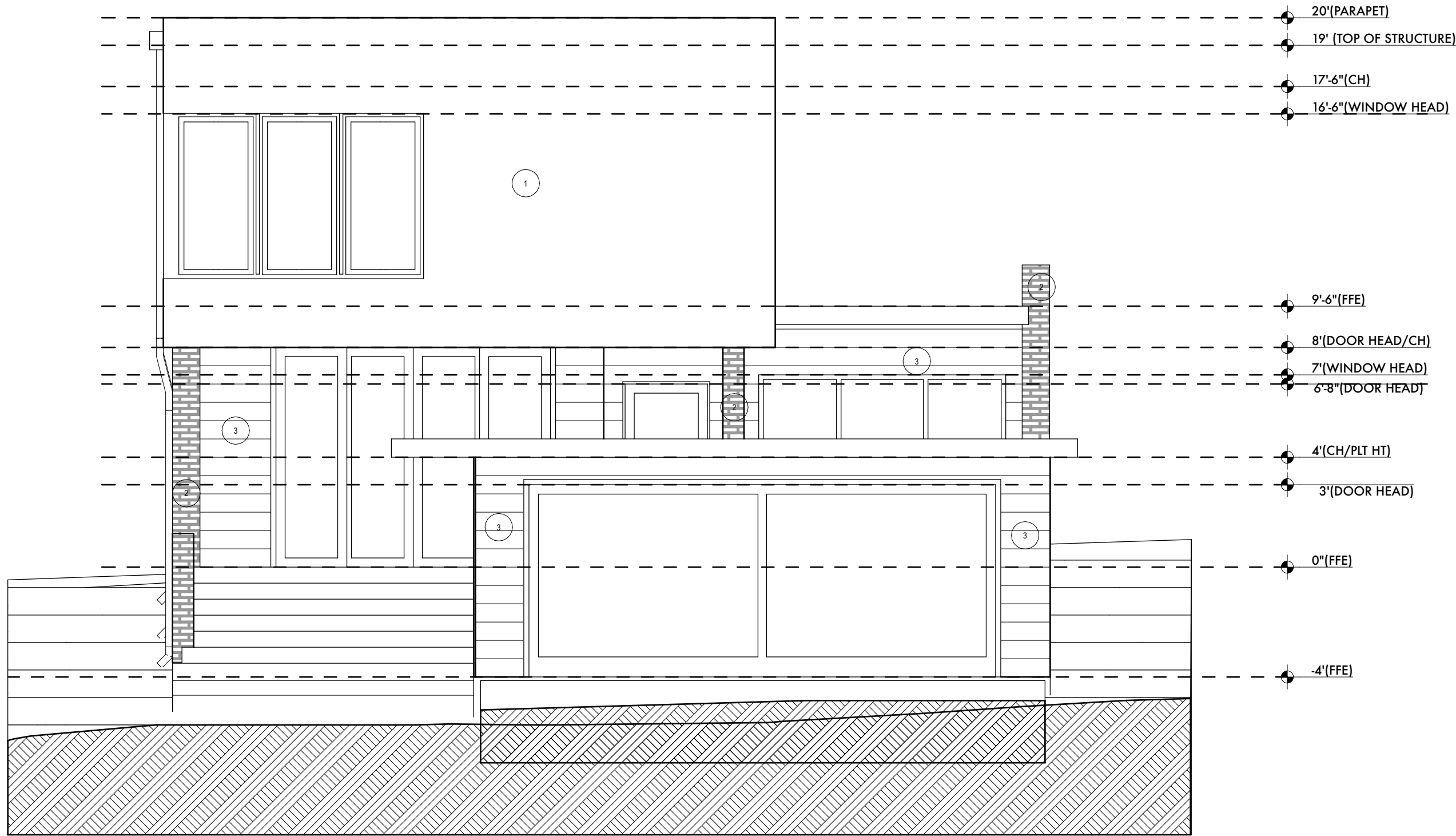


VIEW FROM SE
SCALE: 1/8" = 1'-0"



2
A014
EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION CODED NOTES:
1_ STUCCO PER OWNER SPEC.
2_ BRICK PER OWNER SPEC.
3_ VERTICAL OR BOARD AND BATTEN CEMENTITIOUS FIBERBOARD,
PAINTED PER OWNER SPEC.
EXTERIOR ELEVATION GENERAL NOTES:



3
A014
WEST ELEVATION
SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

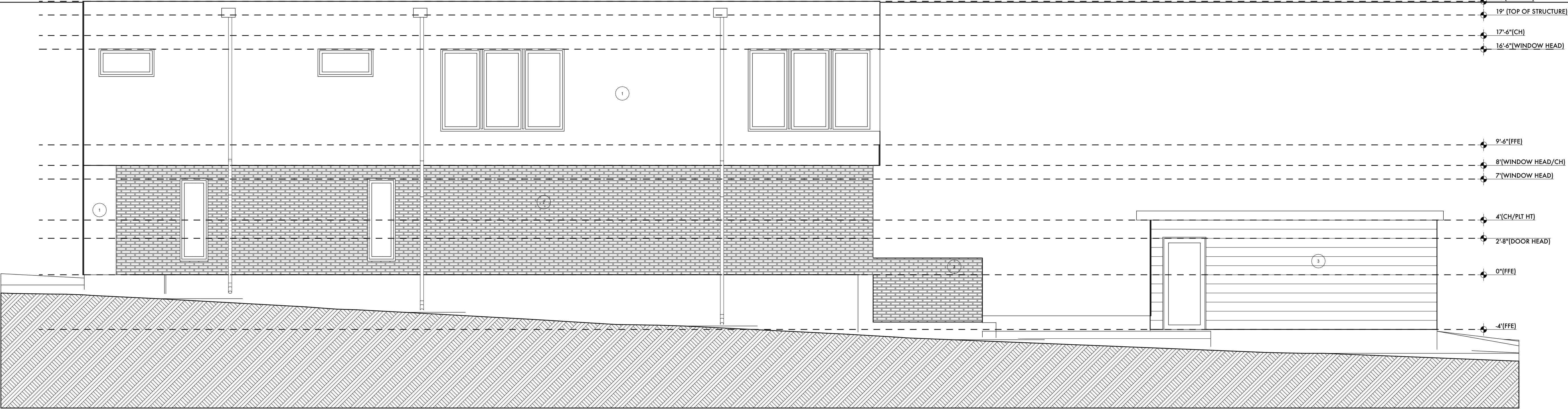
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220702

Date:
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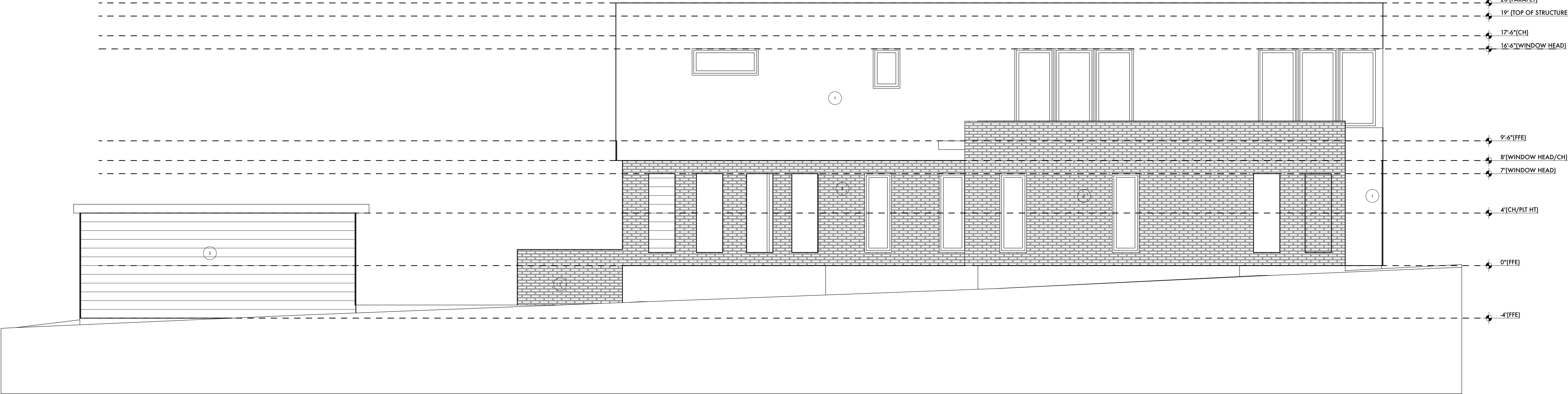
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EMP

Sheet Number
A014



2
A015 NORTH ELEVATION
SCALE: 1/4" = 1'-0"


EXTERIOR ELEVATION CODED NOTES:
1_ STUCCO PER OWNER SPEC.
2_ BRICK PER OWNER SPEC.
3_ VERTICAL OR BOARD AND BATTEN CEMENTITIOUS FIBERBOARD,
PAINTED PER OWNER SPEC.
EXTERIOR ELEVATION GENERAL NOTES:



3
A015 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

BRACKENRIDGE RESIDENCE
1804 BRACKENRIDGE, AUSTIN, TEXAS

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


10/20/2022

project phase:
ISSUED FOR
PERMITTING AND
CONSTRUCTION

REVISION HISTORY				

Sheet Name:
EXTERIOR ELEVATIONS

Project #:
220702

Date:
10/20/2022

Drawn:
EMP

Chkd:
EMP

Sheet Number
A015

To Whom It May Concern,

I have authorized Erin Michael Peavler and Lindsey Nicole Peavler to act as my agent in investigating requirements, obtaining permits and performing related activities regarding construction projects at my property at 1804 Brackenridge, Austin, TX.

Lisa M Gellman, Gellman Trust

Lisa M Gellman, Trustee of Gellman Trust

Notary Confirmation:

State of Texas

County of Travis

This instrument was acknowledged before me on 6/29/22 by Lisa M Gellman

See attached for notarization

Notary Public Signature

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 10/29/2022 before me, Mitchell Chiasson, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Lisa Gellman
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer is Representing: _____

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer is Representing: _____