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OWNER / DEVELOPER
816 CONGRESS INVESTMENT, LLC
816 CONGRESS, SUITE 300
AUSTIN, TEXAS 78701
CONTACT: PATRICK DEVITT

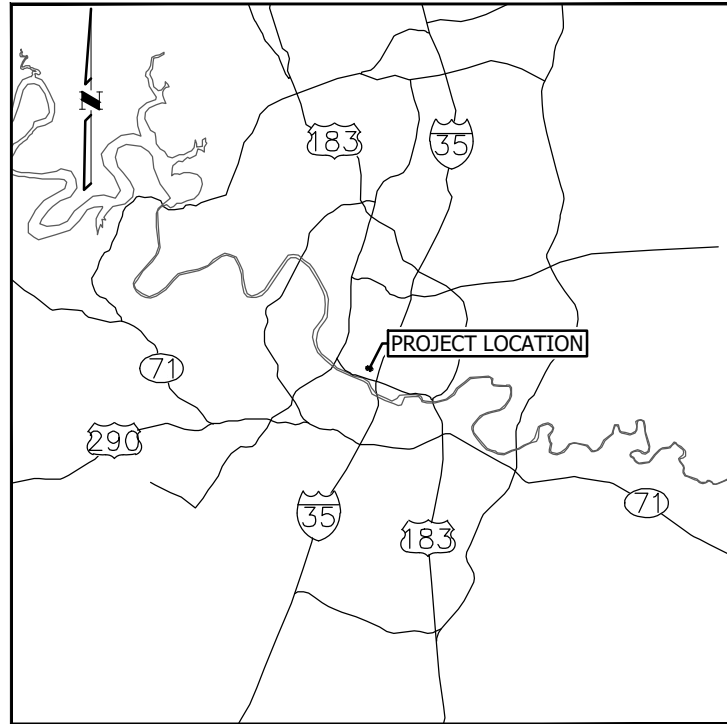
CIVIL ENGINEER:
WGI
2021 E 5TH STREET
AUSTIN, TEXAS 78702
512-669-5560
CONTACT: KATHRYN BOLGER, P.E.

ARCHITECT:
IA INTERIOR ARCHITECTS
728 NORTHWESTERN AVENUE, BLDG A
AUSTIN, TEXAS 78702
CONTACT: KENDI SPARKS, RID

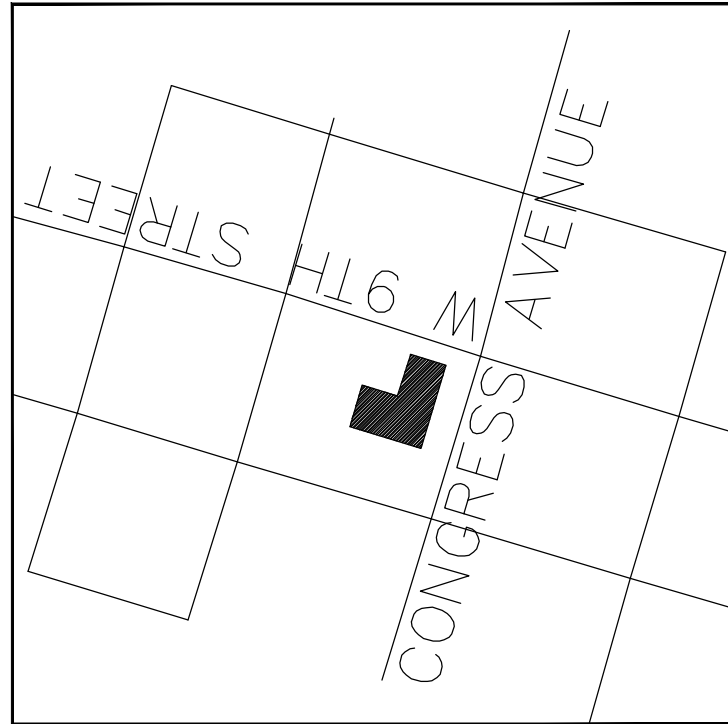
LANDSCAPE ARCHITECT:
DWG
912B CONGRESS AVENUE
AUSTIN, TEXAS 78701
CONTACT: ERIC TRAN

SURVEYOR:
QUIDDITY
3100 ALVIN DEVANE BOULEVARD, SUITE
150
AUSTIN, TEXAS 78741
CONTACT: REX HACKETT, R.P.L.S

--LICENSE AGREEMENT--
FOR
816 CONGRESS AVENUE
816 CONGRESS AVENUE
AUSTIN, TRAVIS COUNTY, TEXAS



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

SUBMITTAL DATE:
DECEMBER 30, 2022

RELATED CASES:
2022-155659 DA
2022-148764 DA

PROJECT DESCRIPTION:
THE PROJECT CONSIST OF PLACING PLANTERS, BIKE RACKS, LANDSCAPE IMPROVEMENTS, AND
PAVING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.

TRAFFIC CONTROL PLAN NOTE:

THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/ REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW. THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:

- PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
- NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
- PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.

Sheet List Table		
Sheet Number	Sheet Description	Sheet Title
1	C001	COVER SHEET
2	LA-01	EXISTITNG CONDITIONS & DEMOLITION PLAN
3	LA-02	PROPOSED IMPROVEMENTS & LICENSE AGREEMENT SHEET
4	LA-03	LANDSCAPE NOTES AND MATERIALS SCHEDULE
5	LA-04	HARDSCAPE PLAN
6	LA-05	LANDSCAPE PLANTING PLAN
7	LA-06	LANDSCAPE IRRIGATION PLAN
8	LA-07	LANDSCAPE DETAILS
9	LA-08	LANDSCAPE DETAILS
10	LA-09	LANDSCAPE DETAILS
11	LA-10	IRRIGATION PLAN
12	LA-11	TREE MITIGATION CALCULATIONS

SUBMITTED BY :

Katie Bolger

4/19/2023

KATHRYN BOLGER, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 143373
WGI INC.
2021 EAST 5TH STREET, SUITE 200
AUSTIN, TEXAS 78702
512.669.5560



I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL. THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER A OF THE LAND DEVELOPMENT CODE. [LDC 25-8-152]

APPROVED BY:

DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

DATE

SHEET 1 OF 12	
FILE NUMBER: 2022-187172 LM	APPLICATION DATE: May 8th, 2009 (SGM)
APPROVED BY COMMISSION ON _____	UNDER SECTION _____ OF CHAPTER _____
OF THE CITY OF AUSTIN CODE.	
EXPIRATION DATE (25-5-81, LDC): _____	CASE MANAGER: _____
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT	
RELEASED FOR GENERAL COMPLIANCE:	ZONING: _____
REV. 1: _____	CORRECTION 1: _____
REV. 2: _____	CORRECTION 2: _____
REV. 3: _____	CORRECTION 3: _____
FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.	

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



PHONE NO:

816 CONGRESS AVENUE
816 CONGRESS AVENUE
AUSTIN, TRAVIS COUNTY, TEXAS

COVER SHEET

SHEET

C001

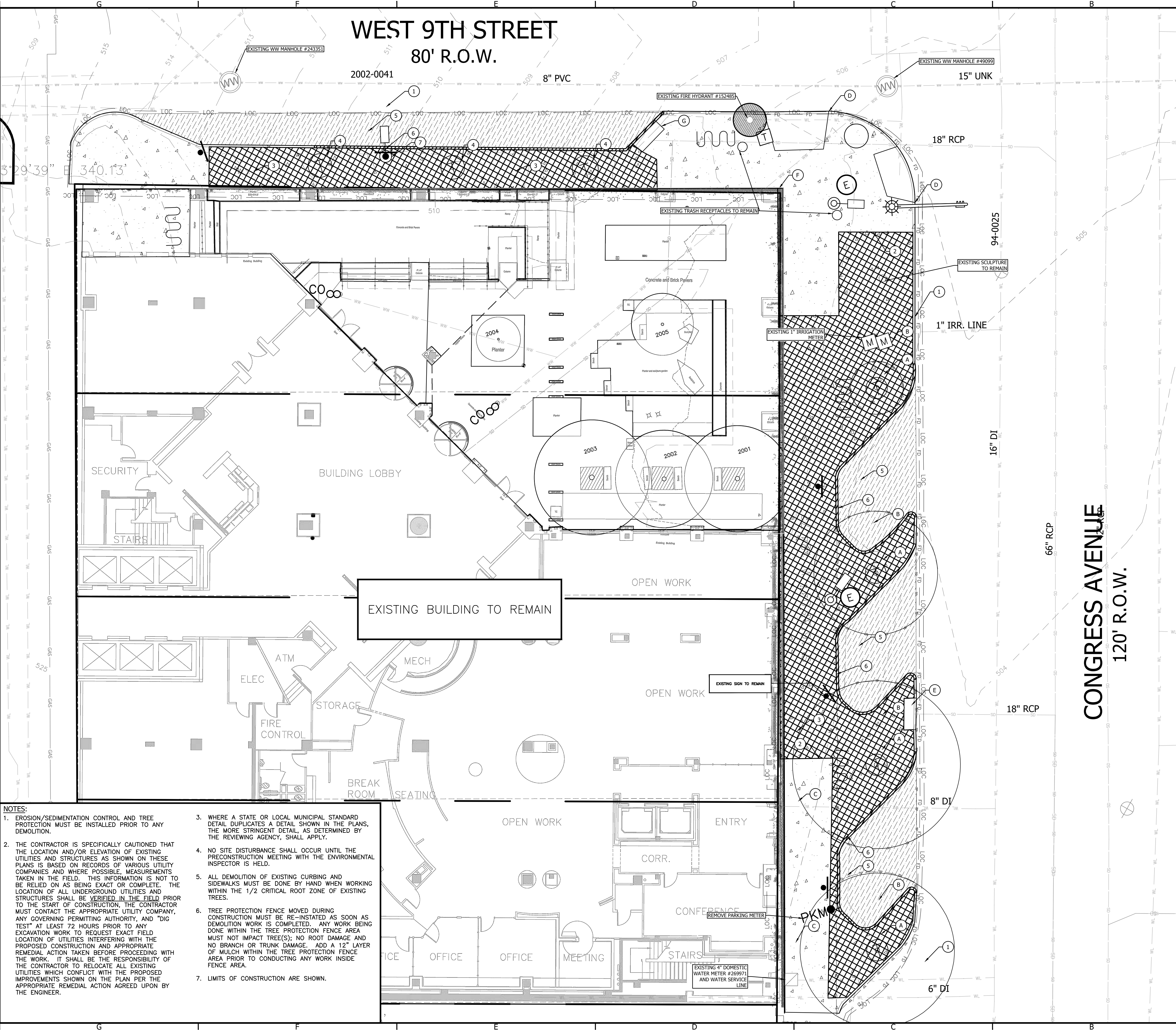
1 OF 12

2022-187172 LM

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ROUTED BY: INARA METT
Comments: Unapproved Project/990-7956305 816 congress avenue/816 Congress Avenue Conditions.dwg

NOTES:

1. EROSION/SEDIMENTATION CONTROL AND TREE PROTECTION MUST BE INSTALLED PRIOR TO ANY DEMOLITION.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG TEST" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN PER THE APPROPRIATE REMEDIAL ACTION AGREED UPON BY THE ENGINEER.
3. WHERE A STATE OR LOCAL MUNICIPAL STANDARD DETAIL DUPLICATES A DETAIL SHOWN IN THE PLANS, THE MORE STRINGENT DETAIL, AS DETERMINED BY THE REVIEWING AGENCY, SHALL APPLY.
4. NO SITE DISTURBANCE SHALL OCCUR UNTIL THE PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS HELD.
5. ALL DEMOLITION OF EXISTING CURBING AND SIDEWALKS MUST BE DONE BY HAND WHEN WORKING WITHIN THE 1/2 CRITICAL ROOT ZONE OF EXISTING TREES.
6. TREE PROTECTION FENCE MOVED DURING CONSTRUCTION MUST BE RE-INSTATED AS SOON AS DEMOLITION WORK IS COMPLETED. ANY WORK BEING DONE WITHIN THE TREE PROTECTION FENCE AREA MUST NOT IMPACT TREE(S); NO ROOT DAMAGE AND NO BRANCH OR TRUNK DAMAGE. ADD A 12" LAYER OF MULCH WITHIN THE TREE PROTECTION FENCE AREA PRIOR TO CONDUCTING ANY WORK INSIDE FENCE AREA.
7. LIMITS OF CONSTRUCTION ARE SHOWN.



0 5' 10' 20'

LEGEND

--- BOUNDARY / RIGHT OF WAY

--- CURB / EDGE OF PAVEMENT

--- BUILDING FACE

--- GAS

--- SD

--- WL

--- WW

--- SIGN

--- UTILITY / LIGHT POLE

--- TRAFFIC SIGNAL

--- ELECTRIC MANHOLE

--- TRAFFIC SIGNAL BOX

--- WASTEWATER MANHOLE

--- WATER METER VAULT

--- WATER VALVE

--- FIRE HYDRANT

--- STORM DRAINAGE INLET

--- STORM DRAIN MANHOLE

--- TREE W/ TAG NUMBER

--- LOC

--- TP

--- MS

--- XXX

--- XXXX

--- REMOVAL OF GRANITE PAVERS

--- REMOVAL OF CURB AND GUTTER

--- REMOVAL OF ASPHALT CONCRETE

DEMOLITION KEY NOTES	
1	PROPOSED SAW CUT LINE. ALL SAW CUTS TO BE CLEAN, CUT EDGES. NO BROKEN/CHIPPED EDGES ACCEPTED
2	REMOVE EXISTING PAVING COMPLETELY TO SAW CUT.
3	REMOVE EXISTING GRANITE PAVERS AND SUB BASE.
4	REMOVE AND RELOCATE EXISTING TREE. REMOVE TREE WELLS
5	REMOVE EXISTING ASPHALT PAVING/PARKING. PROPOSING TO REMOVE 9 PARKING SPACES.
6	REMOVE EXISTING CURB & GUTTER.
7	REMOVE AND RELOCATE EXISTING STREET LIGHT.
EXISTING HARDSCAPE AND SOFTSCAPE LEGEND	
A	EXISTING RED OAK TREE AND TREE WELLS TO REMAIN.
B	PROTECT TREE HALF CRITICAL ZONE IN PLACE. REMOVE EXISTING STONE PAVERS BY HAND. NO MORE THAN 4" CUT/FILL DISTURBANCE ALLOWED.
C	EXISTING GRANITE PAVERS TO REMAIN.
D	EXISTING CURB AND GUTTER TO REMAIN.
E	EXISTING DRAIN INLET TO REMAIN.
F	EXISTING BUILDING COLUMNS TO REMAIN, UNLESS OTHERWISE NOTED ON ARCHITECTURE PLANS.
G	EXISTING DRAIN INLET TO BE RELOCATED

ZONING:
CBD
FLOODPLAIN:
THIS PROJECT IS LOCATED IN ZONE 'X', AREAS NOT AFFECTED BY A 100 YEAR FLOODPLAIN, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 48453C0465K, DATED JANUARY 22, 2020.
WATERSHED:
THIS PROJECT IS LOCATED IN THE LADY BIRD LAKE WATERSHED, WHICH IS CLASSIFIED AS AN URBAN WATERSHED, AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH TERMS AND CONDITIONS OF THE CITY OF AUSTIN WATERSHED DEVELOPMENT ORDINANCE. THE APPLICABLE WATER QUALITY ORDINANCE IS CHAPTER 25-8. THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
LEGAL DESCRIPTION:
LOT 3 & S 19FT OF LOT 4 BLOCK 098 ORIGINAL CITY

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

wgi.
WGInc.com

PHONE NO:

4/19/2023

KATHRYN BOLGER
143376
LICENSED PROFESSIONAL ENGINEER

Katie Bolger

816 CONGRESS AVENUE
816 CONGRESS AVENUE
AUSTIN, TRAVIS COUNTY, TEXAS

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET
LA-01
2 OF 12
2022-187172 LM

label	item	type/color/finish	manufacturer/supplier/contact	remarks
04 MASONRY				
04.a	Patio Curb	Type: Granite Color: Charcoal Black Size: 6" H Finish: Thermal	Coldspring Bryce Kock 320.685.3621 bkock@coldspringusa.com coldspringusa.com	• Per details.
05 METALS				
05.c	Guardrail at Pocket Patio	Posts Type: Mild Steel Construction Infill Type: Stainless Steel Cable & Steel Slats Size: 42" Height Finish: Primed and Painted Color: Match Arch, Metal Panel (Graphite)	Local Source	• Per details. • Provide full shop drawings signed and sealed by Texas-registered PE.
05.d	Trim Plate at Pocket Patio	Type: Mild Steel Construction Finish: Primed and Painted Color: Match Arch, Metal Panel (Graphite)	Local Source	• Per details.
05.e	Steel Planter	Type: Mild Steel Construction Finish: Primed and Painted Size: See plans and details.	Local Fabricator	• Per details.
13 SPECIAL CONSTRUCTION				
13.c	Bench at Sidewalk	Type: Granite on Steel Post Bench Color: Charcoal Black; Bench Finish: Polished Post Finish: Primed and Painted Post Color: Match Arch, Metal Panel (Graphite)	Coldspring Bryce Kock 320.685.3621 bkock@coldspringusa.com coldspringusa.com	• Per details.
13.d	Bench at Pocket Patio	Type: Composite Lumber and Mild Steel Framing Lumber: To Match Deck Framing Finish: Primed and Painted Framing Color: Match Arch, Metal Panel (Graphite)	Trex trex.com	• Per details.
13.e	Drinkrail at Pocket Patio	Type: Composite Lumber and Mild Steel Framing Size: 42" Height with ADA portion Lumber: To Match Deck Framing Finish: Primed and Painted Framing Color: Match Arch, Metal Panel (Graphite)	Trex trex.com	• Per details. • Provide full shop drawings signed and sealed by Texas-registered PE. • ADA and TAS compliant.
26 ELECTRICAL				
26.b	Landscape Accent Luminaire	Type: ACCENT 12V Landscape Accent Luminaire Color Temp: 3000K (85) Finish: Black on Aluminum (BK)	WAC Lighting waclighting.com	• Coordinate all necessary electrical conduit with project MEP. Lighting location is by Landscape Architect. • Directional light distribution, pointed at trees. • Refer to details for mounting on concrete footing.
26.c	Tree Well Light	Type: WAC 3" in-grade 12V Landscape Recessed LED 5031-9-15 WAC Color Temp: 3000K (85) Finish: Bronze on Aluminium (BZ)	WAC Lighting waclighting.com	• Coordinate all necessary electrical conduit with project MEP. Lighting location is by Landscape Architect. • Directional light distribution, pointed at trees. • Refer to details for mounting. • Provide mounting mockup for LA review.
26.d	Step and Wall Light	Type: WAC - 2041-30-SS Size: 2.75" diameter x 3.25" ID Color Temp: 3000K (85) Finish: Stainless Steel	WAC Lighting waclighting.com	• Coordinate all necessary electrical conduit with project MEP. Lighting location is by Landscape Architect. • Flush mounted at patio wall. • Provide mounting mockup for LA review.
26.e	ROW Power Receptacle	Type: Hubbell Taymac MX3200, 1 gang, vertical, 8-in-1, In-Use Cover Color: Gray	BK Lighting	• Coordinate all necessary electrical conduit with project MEP. Lighting location is by Landscape Architect. • Refer to details for mounting. • Refer to plans for orientation.
32 EXTERIOR IMPROVEMENTS				
32.a	Small Red Granite Paver	Type: Granite Color: Sunset Red Size: 6" x 12" x 1.25" Finish: Thermal (Split Edge)	Coldspring Bryce Kock 320.685.3621 bkock@coldspringusa.com coldspringusa.com	• To match existing Congress Avenue Paving. Provide samples to LA to confirm. • Mortar/grout to match existing conditions. • Existing pavers to remain where possible. Contractor to evaluate existing condition of pavers with Owner/Land Architect to determine extent of replacement
32.i	Composite Decking	Type: Transcend Lineage Composite Decking Size: 1" Grooved Edge (.84" x 5.5") Color: Biscayne	Trex trex.com	• Install atop pressure treated framing, atop concrete block and diamond piers. • Use matching composite nailer strips.
32.m	Bike Rack	Type: Loop Color: Matte Black	Landscape Forms Jillian Vandermeeden 269-337-1208 jillianv@landscapeforms.com	• Install per COA standard detail 710S-1. • Use stainless steel hardware.

1. ALL PROPOSED LANDSCAPE AREAS WITHIN PROPERTY LINE TO RECEIVE 100% HEAD TO HEAD IRRIGATION COVERAGE.
2. ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR USE SHALL BE PROTECTED BY MIN. 6" HD. WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS PER ECD 2.4.7.
3. THE OWNER SHALL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH THE LDC SECTION 25-2-984
4. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WILL BE USED TO IRRIGATE ALL NEW LANDSCAPE MATERIAL WITH TURF ZONES SEPARATED FROM PLANTING ZONES. AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE WATER CONSERVATION IRRIGATION SYSTEM REQUIREMENTS, AS REQUIRED BY THE ENVIRONMENTAL SERVICES MANUAL.
5. THE IRRIGATION SYSTEM SHALL BE IN PLACE AND FUNCTIONAL AT THE TIME OF THE LANDSCAPE INSPECTION.
6. REFERENCE TREE STAKING DETAIL FOR ALL NEW TREES.
7. A MINIMUM OF 3" OF ORGANIC MULCH SHALL BE ADDED IN NON-TURF AREAS TO THE SOIL SURFACE AFTER PLANTING.
8. A MINIMUM OF 6" OF PERMEABLE SOIL, NATIVE OR IMPORTED AND MEETING THE REQUIREMENTS OF CITY OF AUSTIN STANDARD SPECIFICATION 601S, SHALL BE REQUIRED FOR TURF AND LANDSCAPE AREAS.
9. IRRIGATION LINES SHOULD BE TRENCHED SO THAT THERE IS NO DISTURBANCE TO THE CRITICAL ROOT ZONE OF EXIST. TREES.
10. PROOF OF PAYMENT OF THE LANDSCAPE INSPECTION FEE IN THE AMOUNT REQUIRED BY C.O.A. WILL BE REQUIRED PRIOR TO FINAL APPROVAL OF THIS SITE PLAN BY ECSD.
11. IF ESTABLISHING VEGETATION DURING ANY STAGE OF A DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT waterusecomplaint@austintexas.gov OR CALL (512) 974-2199.
12. PER GREAT STREETS STANDARDS, TWO IRRIGATION BUBBLERS ARE REQUIRED PER STREET TREE.
13. ZERO (0) CALIPER INCHES OF TREES REMOVED FROM THIS SITE ARE TO BE MITIGATED BY PAYMENT TO THE URBAN FOREST REPLENISHMENT FUND.
14. BALANCE OF MITIGATION INCHES REQUIRED TO BE PROVIDED THROUGH ALTERNATE MITIGATION MEANS PER APPROVAL BY CITY ARBORIST. 4 ADDITIONAL INCHES REQUIRED x \$200/INCH = \$800. OF MITIGATION TO BE PROVIDED BY SUSPENDED PAVEMENT SYSTEM (SILVA CELL OR EQUAL) BETWEEN TREE WALLS ALONG RED RIVER ST. REF. PLANS.

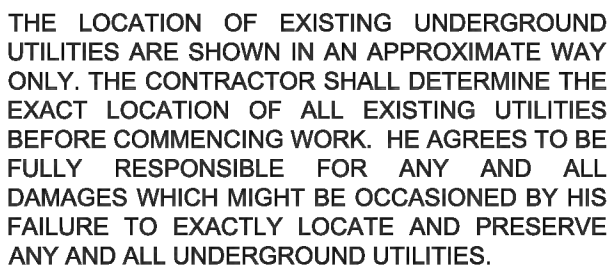
IRRIGATION FOR REQUIRED LANDSCAPE AREAS AND NON-REQUIRED LANDSCAPE AREAS FOR THIS PROJECT IS COMPRISED OF THE FOLLOWING:

- A. IN ACCORDANCE WITH THE INTENT OF LDC 25-2-1008 (A) (2) TO REDUCE THE AMOUNT OF POTABLE WATER BEING USED FOR LANDSCAPE IRRIGATION, THIS PROJECT WILL UTILIZE THE CITY'S RECLAIMED WATER LINE ALONG 51ST STREET TO IRRIGATE 100% OF THE TOTAL REQUIRED LANDSCAPE AREA AS DETERMINED BY THE LANDSCAPE CALCULATIONS.
- B. FOR ALL LANDSCAPE AREAS WITHIN THE PROPERTY LINE AND BACK OF CURB (THE ROW), IRRIGATION WILL BE ACCOMPLISHED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH ECM 2.4.6. IRRIGATION SYSTEM WILL BE PERMITTED THROUGH A CITY OF AUSTIN LICENSE AGREEMENT.
- C. FOR ALL REQUIRED LANDSCAPE AREAS WITHIN THE STREET/PAVING, AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED EXCEPT FOR AREAS WHICH ARE NOT REQUIRED LANDSCAPE AREAS LDC 25-2-1002. FOR THESE AREAS, THE PLANNING DEPARTMENT WILL PROVIDE A PLAN GRAPHIC FOR AREA DESIGN. THE IRRIGATION SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH ECM 2.4.6 AND WILL BE PART OF THE ROW IRRIGATION SYSTEM.
- D. FOR LANDSCAPE AREAS DESIGNATED AS A RAIN GARDEN, ONE ROW OF POP-UP TYPE SPRAY HEADS WILL BE INSTALLED AROUND THE PERIMETER OF THE CONTAINMENT WALL TO IRRIGATE THE RAIN GARDEN PLANTS WITH IN THE BASIN BOTTOM. THESE HEADS WILL BE ZONED SEPARATELY AND WILL PROVIDE SUPPLEMENTAL IRRIGATION TO THE RAIN GARDEN PLANTS IN PERIODS OF EXTENDED DROUGHT.
- E. FOR ALL NON-REQUIRED LANDSCAPE AREAS, AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH ECM 2.4.6.

AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH TCEQ CHAPTER 344, AS WELL AS THE FOLLOWING REQUIREMENTS:

1. THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION:
 - a. THE SYSTEM MUST PROVIDE A MOISTURE LEVEL ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS;
 - b. THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN TEN (10) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS);
 - c. CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;
 - d. SERVICEABLE IN-HEAD CHECK VALVES AREA ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;
 - e. A MASTER VALVE INSTALLED ON THE DISCHARGE SIDE OF THE BACKFLOW PREVENTER;
 - f. ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES;
 - g. AUTOMATIC RAIN SHUT-OFF DEVICES SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER MORE THAN A ONE-HALF INCH (½) RAINFALL; AND
 - h. NEWLY PLANTED TREES SHALL HAVE PERMANENT IRRIGATION CONSISTING OF DRIP OR BUBBLERS.
2. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN TO THE CITY AT THE TIME THE FINAL IRRIGATION INSPECTION IS PERFORMED;
 - a. UNLESS FISCAL SECURITY IS PROVIDED TO THE CITY FOR THE INSTALLATION OF THE SYSTEM, IT MUST BE OPERATIONAL AT THE TIME OF THE FINAL LANDSCAPE INSPECTION.
3. THE IRRIGATION INSTALLER SHALL ALSO PROVIDE EXHIBITS TO BE PERMANENTLY INSTALLED INSIDE OR ATTACHED TO THE IRRIGATION CONTROLLER, INCLUDING:
 - a. A LAMINATED COPY OF THE WATER BUDGET CONTAINING ZONE NUMBERS, PRECIPITATION RATE, GALLONS PER MINUTE AND THE LOCATION OF THE ISOLATION VALVE; AND AN AS BUILT PLAN.
4. THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY AUSTIN WATER CERTIFYING COMPLIANCE WITH SUBSECTION 1. WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY. SOURCE: RULE NO. R161-17.09, 5-16-2017; RULE NO. R161-18.01, 3-2-2018.

LA-03	LANDSCAPE NOTES & MATERIALS SCHEDULE
LA-04	LANDSCAPE SITE PLAN
LA-05	LANDSCAPE PLANTING PLAN
LA-06	LANDSCAPE IRRIGATION PLAN
LA-07	LANDSCAPE DETAILS
LA-08	LANDSCAPE DETAILS
LA-09	LANDSCAPE DETAILS
LA-10	IRRIGATION DETAILS



CITY APPROVAL STATE



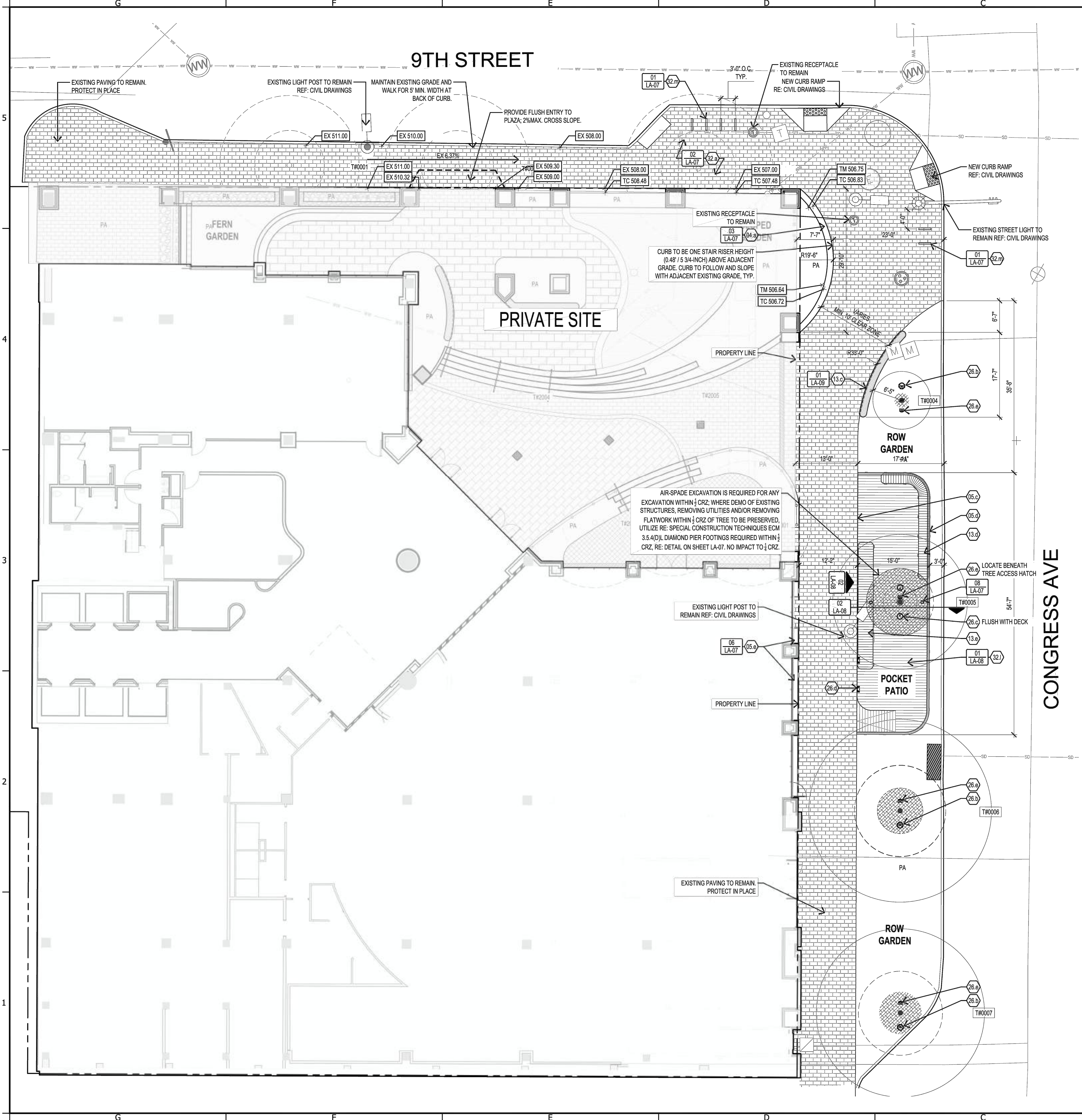
 April 19, 2023

816 CONGRESS AVE
AUSTIN, TRAVIS COUNTY, TEXAS

LANDSCAPE NOTES AND MATERIALS SCHEDULE

4 OF 12

2022-187172 L



NOTES:
1. See sheet LA-03 for Materials Schedule.

GRADING LEGEND

---	EXISTING CONTOURS	~	APPROXIMATELY	LA	LANDSCAPE ARCHITECT
X.X%	SLOPE PERCENTAGE	AFG	ABOVE FINISHED GRADE	TB	TOP OF BENCH
EX 507.00	EXISTING SPOT GRADE	BFG	BELOW FINISHED GRADE	TC	TOP OF CURB
507.00	PROPOSED SPOT GRADE	BS	BOTTOM OF STAIR	TD	TOP OF DRAIN
		EX	EXISTING	TM	TOP OF MEDIA
		FFE	FINISHED FLOOR ELEVATION	TS	TOP OF STAIR
		FG	FINISHED GRADE	TW	TOP OF WALL
		+HP	HIGH POINT	TYP	TYPICAL
				VIF	VERIFY IN FIELD

GRADING NOTES

- GENERAL
- REFER TO THE GENERAL CONDITIONS AND THE TECHNICAL SPECIFICATION SECTIONS FOR THE PREPARATION, PLACEMENT, COMPACTION, GRADING AND TESTING OF ALL EXISTING AND / OR IMPORT FILL MATERIALS.
 - EXISTING GRADING INFORMATION IS BASED UPON SURVEY INFORMATION PROVIDED BY CIVIL ENGINEER AND FIELD DATA MEASUREMENTS TAKEN BY THE LANDSCAPE ARCHITECT. REFER TO CIVIL DRAWINGS FOR MASS GRADING AND DRAINAGE. REFER TO LANDSCAPE FOR FINE GRADING AND DRAINAGE PER THIS DOCUMENT. EXISTING CONTOURS, SLOPES, AND SPOT ELEVATIONS PROVIDED FOR CONTRACTOR CONVENIENCE ONLY. REFER TO EXISTING SURVEY FOR EXACT ELEVATIONAL INFORMATION. TOP OF CURB ELEVATIONS AND FIELD CONDITIONS MAY VARY FROM PLANS. DEFER TO DESCRIPTIVE NOTES FOR GRADING INTENT.
 - ALL EXISTING GRADES SHALL BE FIELD-VERIFIED BY THE CONTRACTOR. ANY EXISTING AND/OR ON-SITE CONDITIONS WHICH VARY FROM THOSE SHOWN ON DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- UTILITIES
- REFERENCE CIVIL AND M.E.P. ENGINEERING PLANS FOR MODIFICATIONS TO, AND RECONDITIONING OF, ALL EXISTING PLUMBING AND UTILITIES (VENTS, DRAIN BASINS, ETC.).
 - CONTRACTOR TO COORDINATE WITH CIVIL ENGINEER TO VERIFY LOCATION AND ELEVATIONS OF ALL STORM WATER LINES, DRAIN INLETS, FLOWLINES, AND OTHER SUBSURFACE UTILITIES.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION - CONTACT ONE-CALL 811 'BEFORE YOU DIG', ALL PUBLIC AND ALL PRIVATE FRANCHISE UTILITIES.
 - AFTER PLACEMENT AND ADJUSTMENT OF ALL DRAINAGE COMPONENTS TO PROPOSED FINISH GRADES AND INVERT ELEVATIONS, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT & CIVIL ENGINEER TO INSPECT AND APPROVE FINAL GRADES IN ALL AREAS.

- PAVING
- GRADING OF PAVED SURFACES SHALL BE SMOOTH, EVEN, AND GRADUAL, FREE OF KINKS, RIDGES OF LOW SPOTS.
 - ALL GRADING SHALL PROVIDE FOR GRAVITY FLOW OF SURFACE RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. FLOW LINES SHALL BE ACCURATELY SET AND SHALL NOT BE LESS THAN 1% GRADIENT UNLESS OTHERWISE NOTED.
 - FLOW LINES AT FURNISHED PLAZAS ARE TO BE 1% UNLESS OTHERWISE NOTED. FLOW LINES IN EXCESS OF 1.25% WHERE NOTED AS 1.0% WILL BE REJECTED FOR NOT PROVIDING ADEQUATE FLAT SURFACES FOR FURNISHINGS.
 - ALL PROPOSED PAVED AREAS MUST NOT EXCEED MAXIMUM SLOPES AND CONDITIONS ALONG PEDESTRIAN ROUTES IDENTIFIED PER THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
 - REFER TO CIVIL DRAWINGS FOR MASS GRADING AND DRAINAGE, CURB, GUTTER, AND ROADWAY ELEVATIONS. FINAL GRADING OF ALL VEHICULAR AREAS TO BE DETERMINED BY CIVIL.
 - ALL SIDEWALKS SHALL BE STAKED ON APPROVED FINISH GRADE, AND SHALL BE POURED TO ENSURE POSITIVE SHEET FLOW DRAINAGE ACROSS WALKS IN DIRECTIONS SHOWN.

- PLANTING
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE WITHIN ALL PLANTING AREAS, AND AWAY FROM STRUCTURES UNLESS INDICATED OTHERWISE.
 - ALL FINAL SHAPING OF BERMS AND SWALES IN LANDSCAPE AREAS TO BE DIRECTED AND APPROVED BY LANDSCAPE ARCHITECT.
 - NO PLANTED SLOPES SHALL EXCEED 2:1.
 - TOP OF PLANTING MEDIA IS TO SIT 1-INCH BELOW THE ADJACENT FINISHED GRADE OF PAVED SURFACES UNLESS OTHERWISE NOTED.
 - REFER TO SITE DEVELOPMENT PLAN "PERMIT" LANDSCAPE SHEETS FOR REQUIREMENTS WHEN WORKING WITHIN THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED.

I, Daniel Woodroffe, a registered landscape architect No. 2285 with the State of Texas, certify that these plans meet the minimum requirements of Chapter 25-2, Article 9 of the Land Development Code of the City of Austin.

All responsibility for the adequacy of these plans remains with the landscape architect who prepared them. In approving these plans, the City of Austin must rely upon the adequacy of the work of the landscape architect.

The Texas Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78711-2337, telephone (512) 305-9000, has jurisdiction over individuals licensed under the Landscape Architects Registration Law Article 249c, Vernon's Texas Civil Statutes.

DANIEL WOODROFFE, LANDSCAPE ARCHITECT #2285
April 19, 2023

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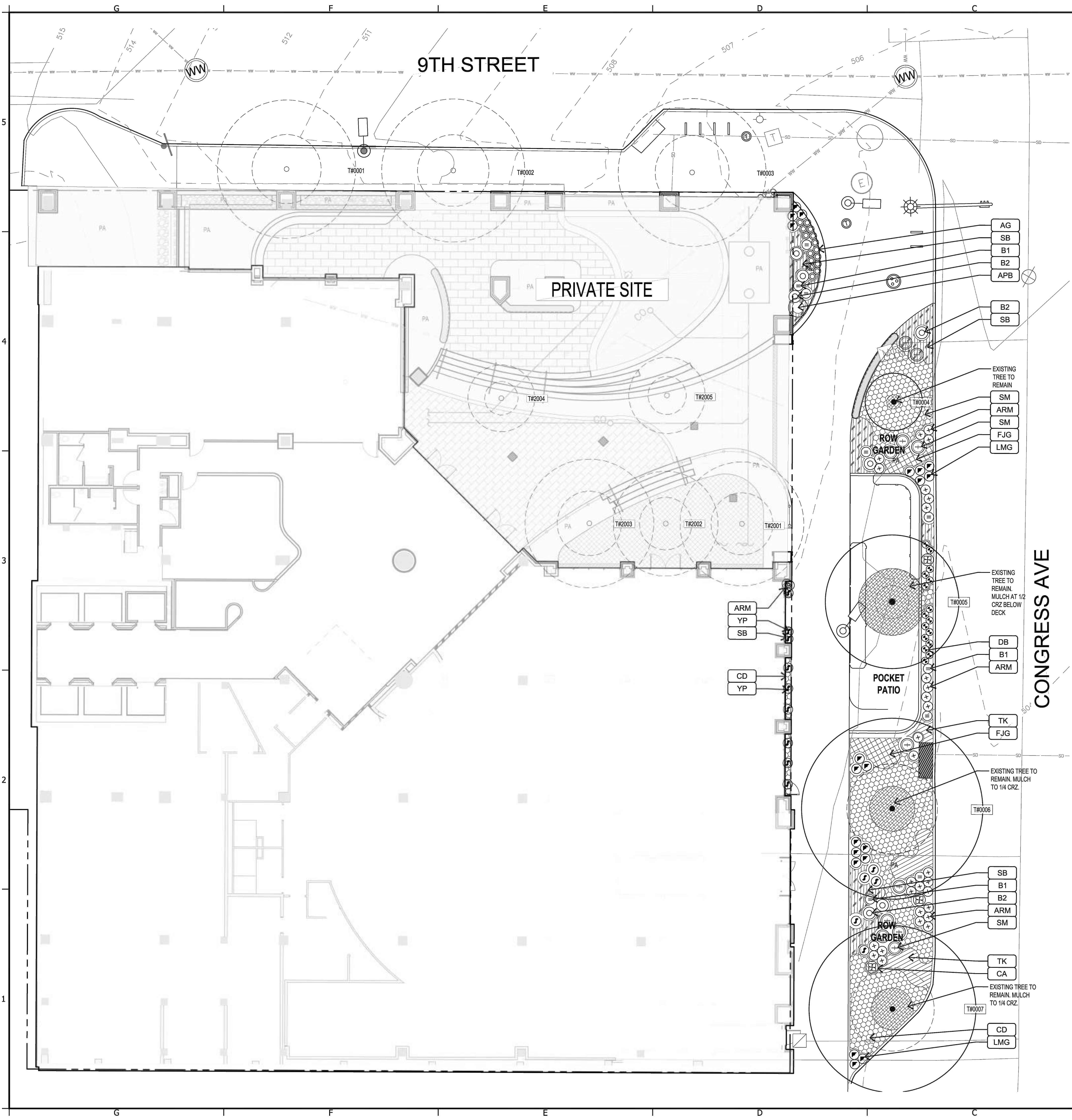
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HARDSCAPE PLAN





TREE SCHEDULE		comments
	T#	EXISTING TREE TO BE REMOVED
	TR	EXISTING TREE TO BE PROTECTED AND PRESERVED

SHRUB AND GROUNDCOVER SCHEDULE		
ID	Common Name -	Botanical name - Size
AG	Lily of the Nile -	White Agapanthus - #3
APB	Bloodgood Japanese Maple -	Acer palmatum - 36" Box
ARM	Ming Fern -	Asparagus retrofractus macowanii - #3
B1	Wintergem Boxwood -	Buxus microphylla var.japonica - 24" sphere
B2	Wintergem Boxwood -	Buxus microphylla var.japonica - 30" sphere
CA	American Beautyberry -	Calicarpa americana - #3
CD	Berkeley Sedge -	Carex divulsa - #1 @ 12"o.c.
DB	Butterfly Iris -	Dietes bicolor - #3
FJG	Giant Leopard Plant -	Farfugium japonicum 'giganteum' - #3 @ 18"o.c.
LMG	Giant Liriope -	Liriope muscari - #3
SB	Lamb's Ear -	Stachys byzantia - #1 @ 12" o.c.
SM	Dwarf Palmetto -	Sabal minor - #30
TK	River Fern -	Thelypteris kunthii - #1
YP	Pale Leaf Yucca -	Yucca pallida - #3

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LANDSCAPE PLANTING PLAN

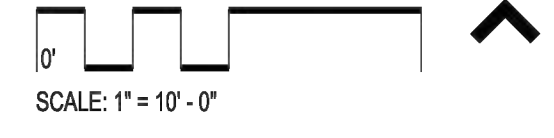
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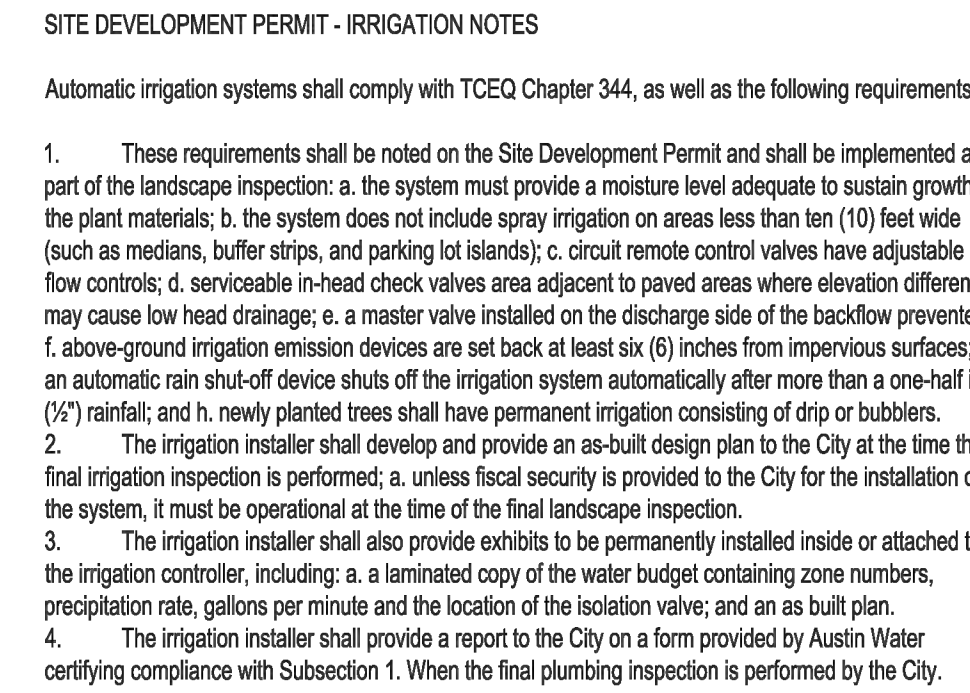
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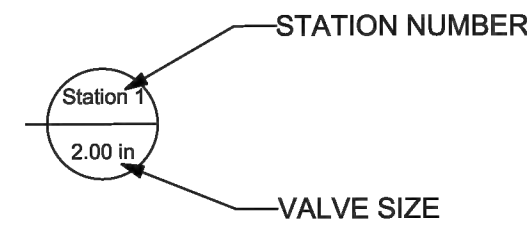
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- ☒ BACKFLOW ASSEMBLY: FEBCO FE850-150 WITH 1.5" WYE STRAINER
- ⊗ MASTER VALVE: RAIN BIRD 200-PEB
- ⊕ PLANT BED VALVE 1": RAIN BIRD XCZ-100-PRF
- ⊞ PLANT BED VALVE 1.5" RAIN BIRD XCZ-150-LCS
- ⊕ FLOWER POT VALVE: RAIN BIRD XCZ-100-PRF
- ⊗ TREE VALVE: RAIN BIRD 100-HV-SS
- ☒ DRIPLINE: RAIN BIRD XFCV-09-12 (4500')
- MAINLINE: SCHEDULE 40 PVC (1"-150', 2"120')
- LATERAL LINE: CLASS 200 PVC (992')
- ⊕ BUBBLER: RAIN BIRD PCT-10 (TREES)



Irrigation Valve Schedule					
Zone ID	Symbol	Type	Model	Size	Design Flow
				14.500	55.182
Master Valve		Control / Zone	200-PEB	2.000	0
Station 1		Zone Kit	XC Z-150-LCS	1.500	35.190
Station 4		Control / Zone	100-HV-NPT	1.000	2.338



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SCALE: 1" = 10' - 0"

APPROVED BY AUSTIN WATER		DATE
DATE	NO	REVISION

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April 19, 2023

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LANDSCAPE IRRIGATION PLAN

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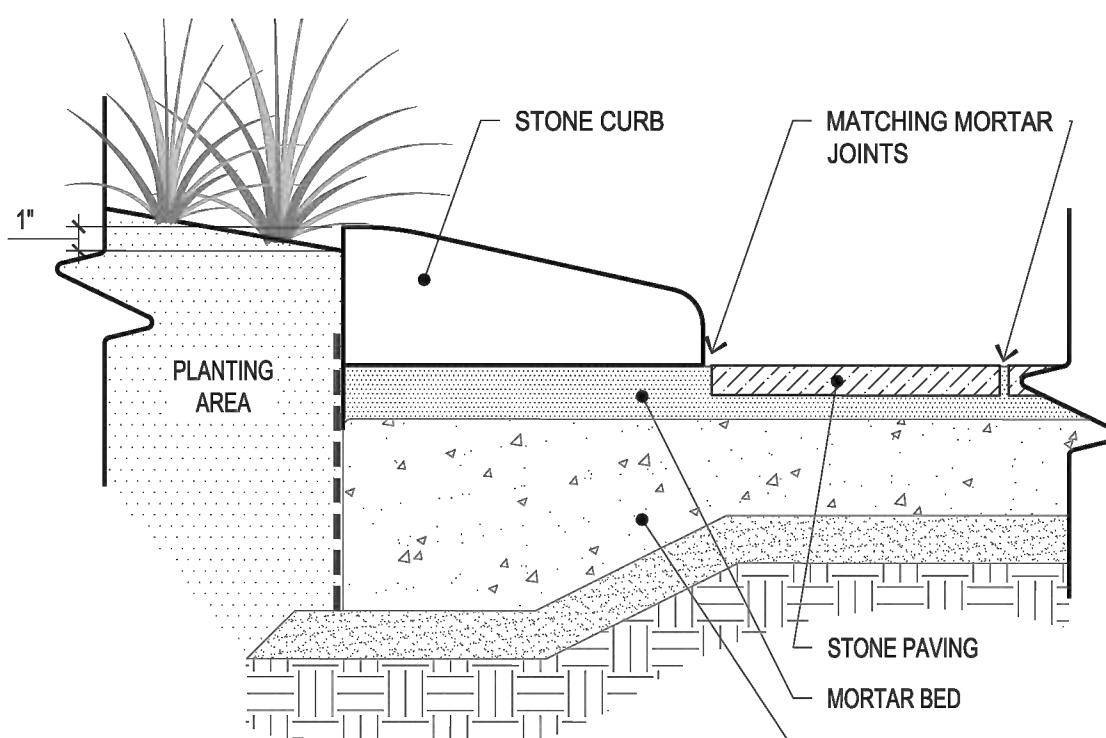


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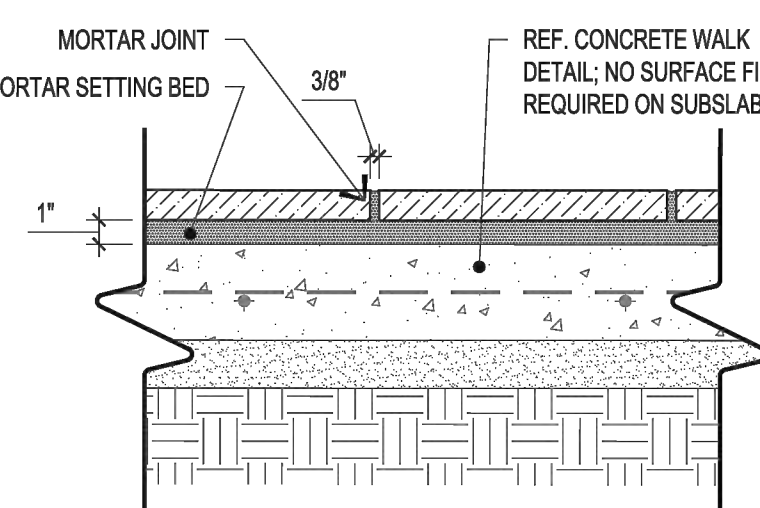
LANDSCAPE DETAILS

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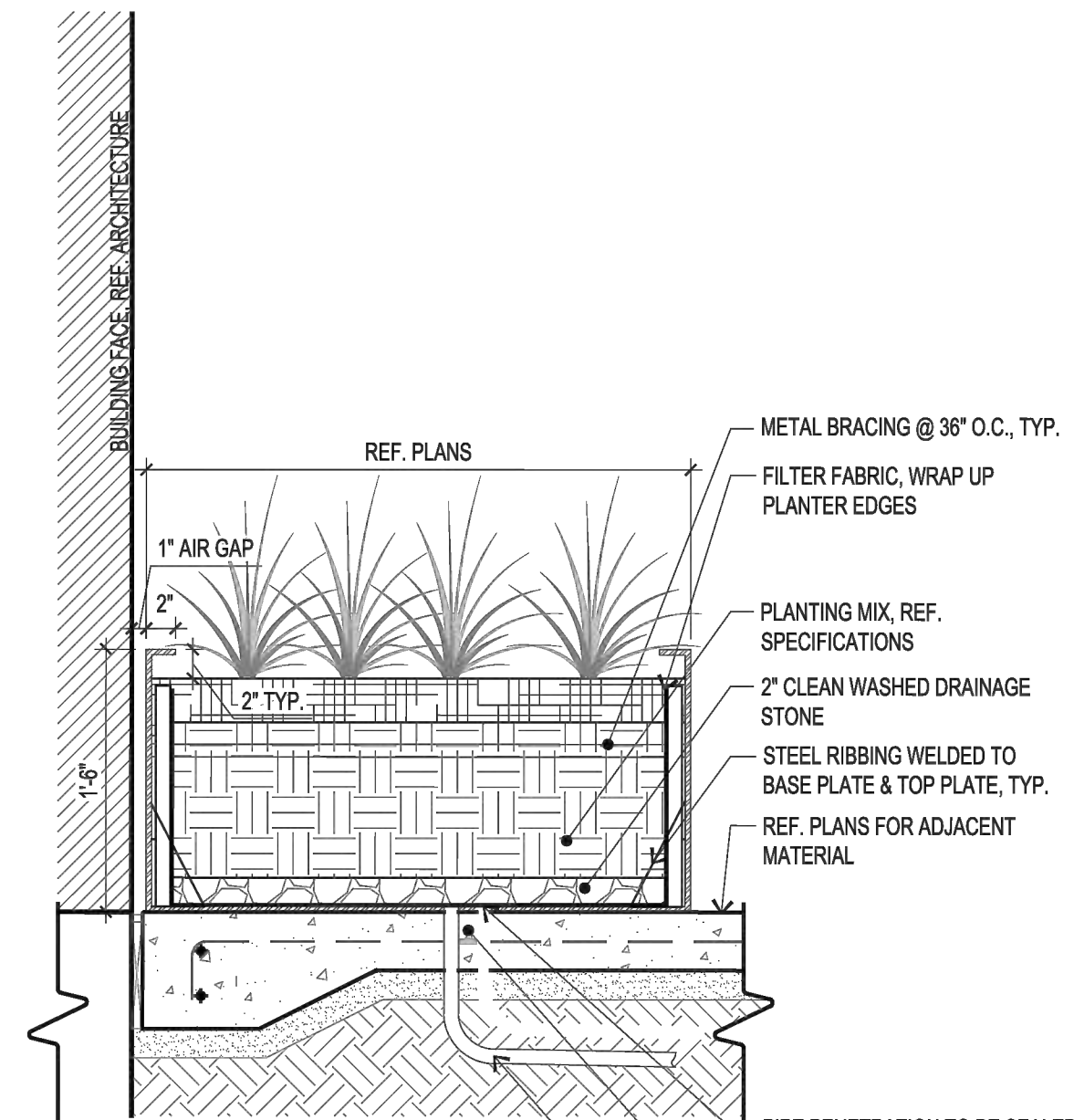
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LA-07
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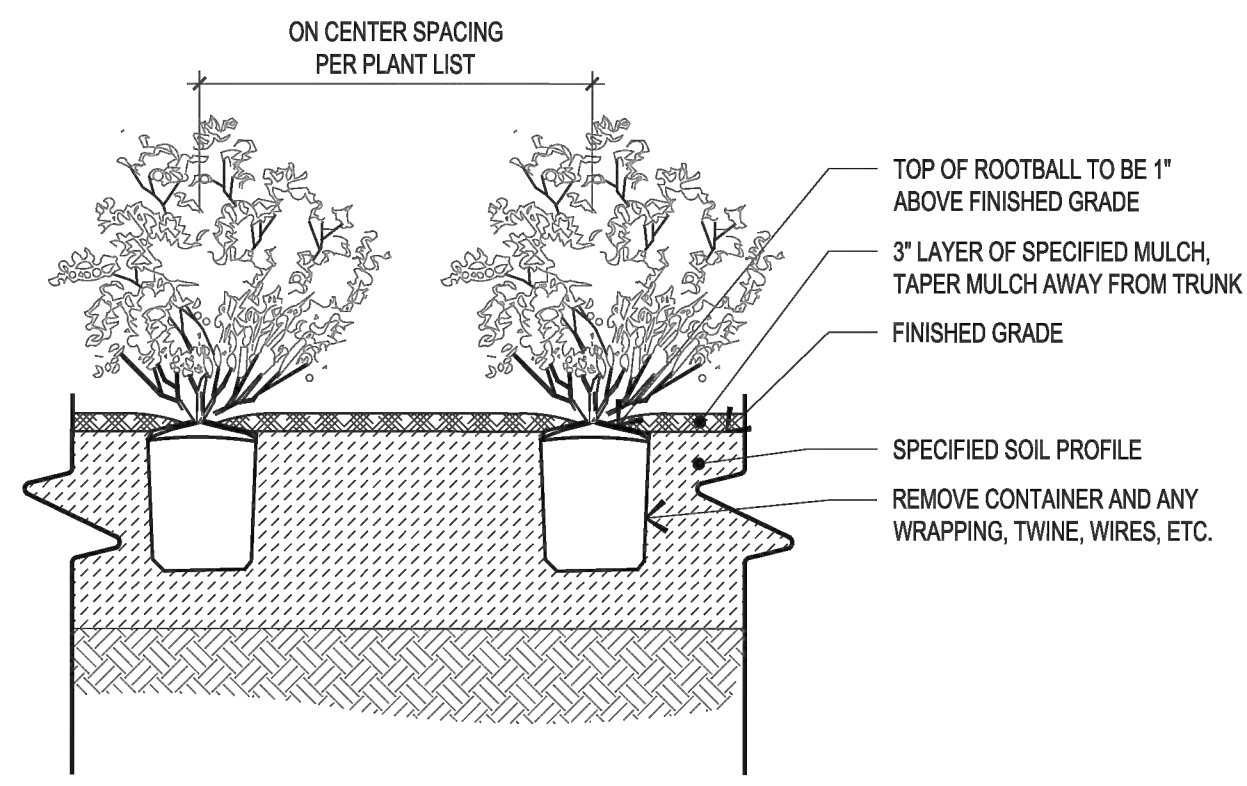
GRANITE CURB
SCALE: 1 1/2" = 1'



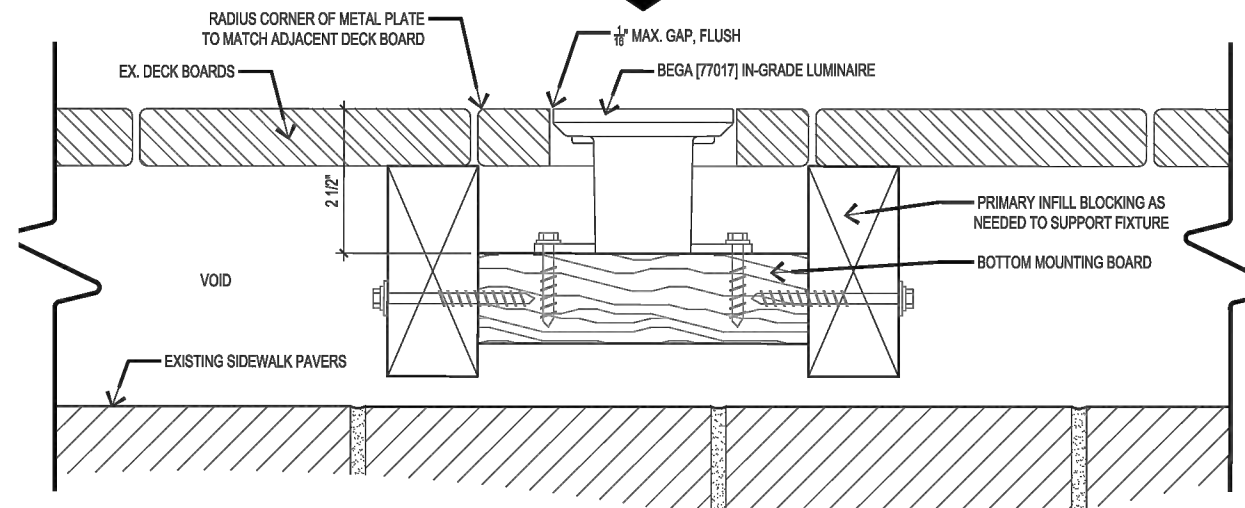
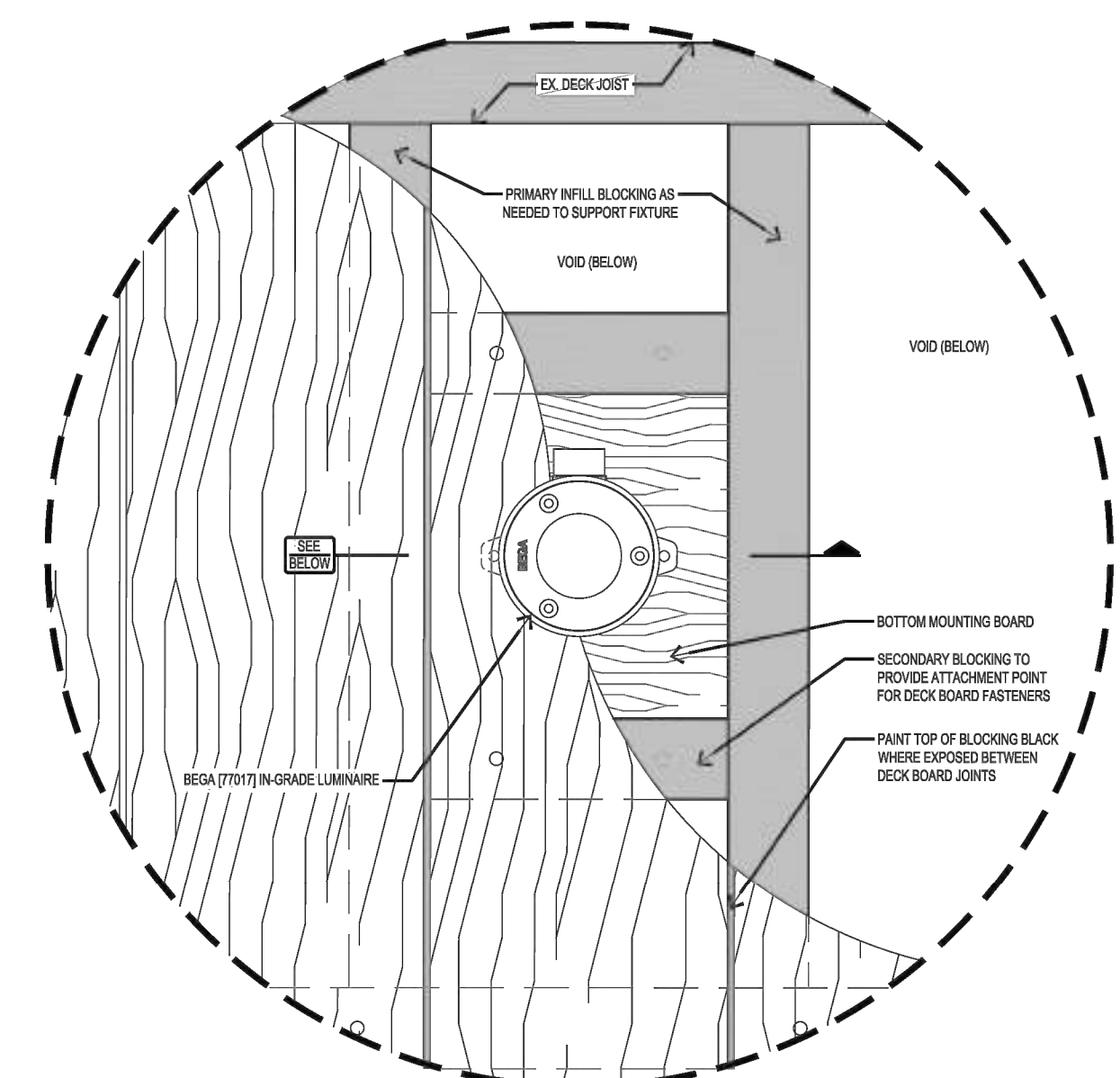
GRANITE PAVERS
SCALE: 1 1/2" = 1'



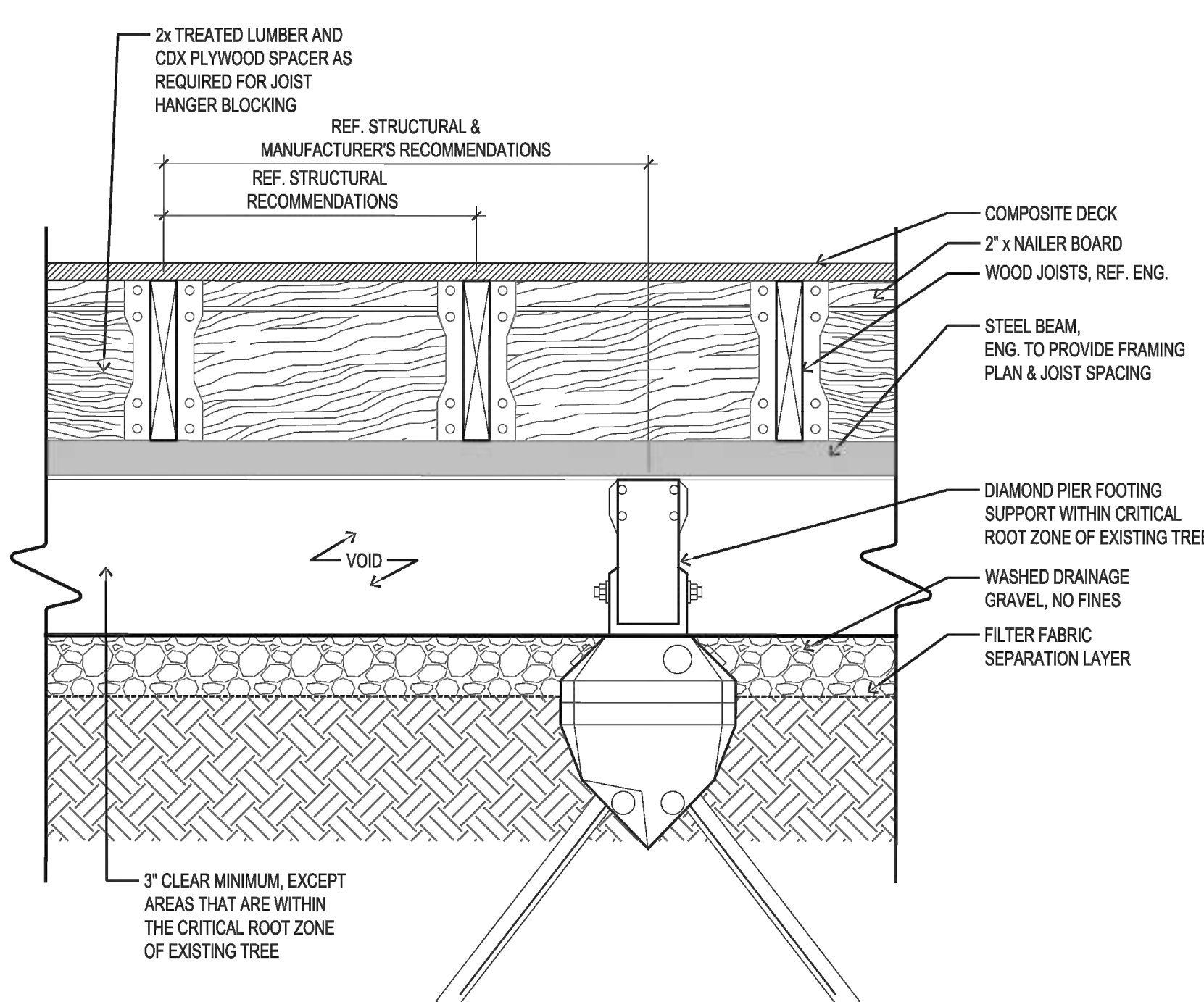
METAL PLANTER AT FACE OF BUILDING
SCALE: 1" = 1'-0" 06



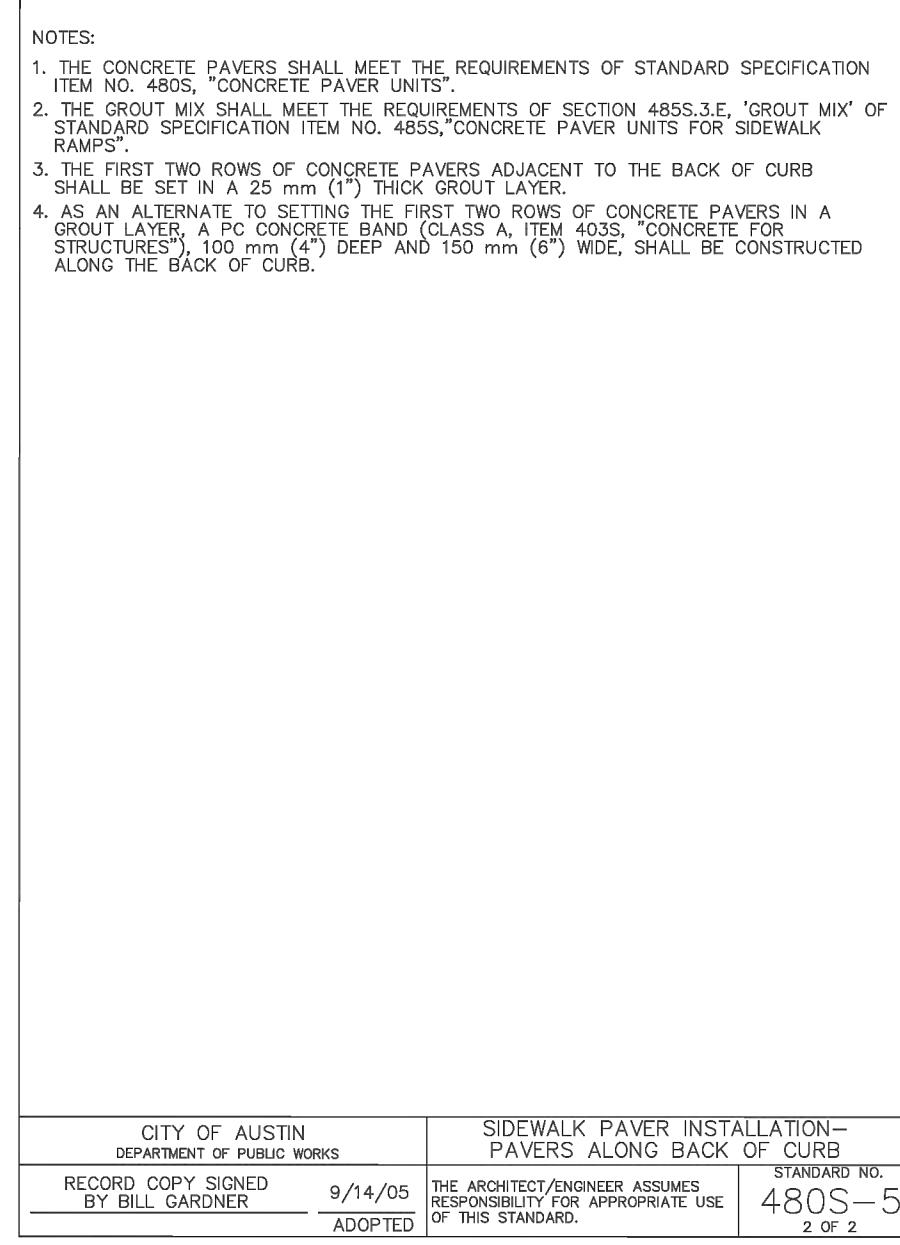
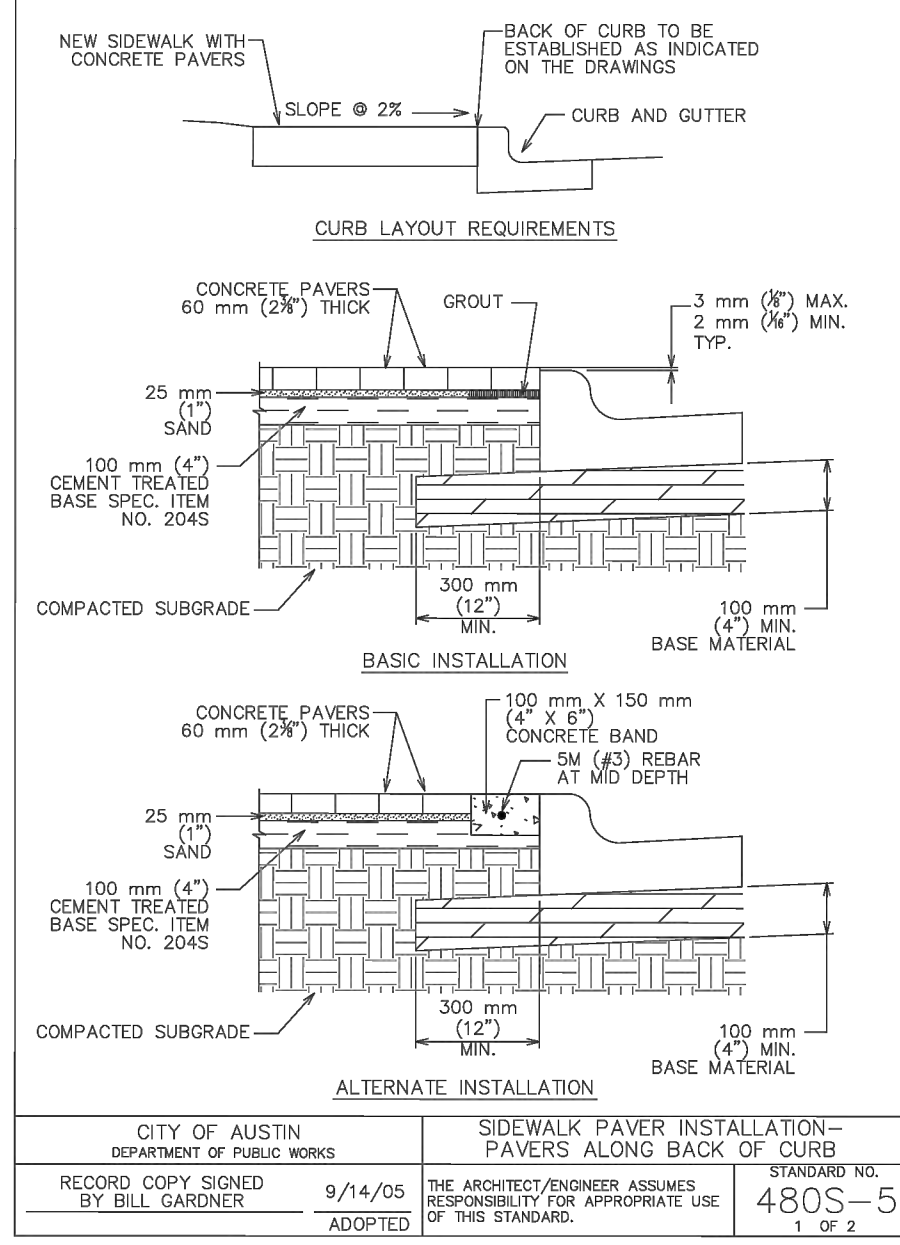
SHRUB PLANTING
SCALE: N.T.S. 05



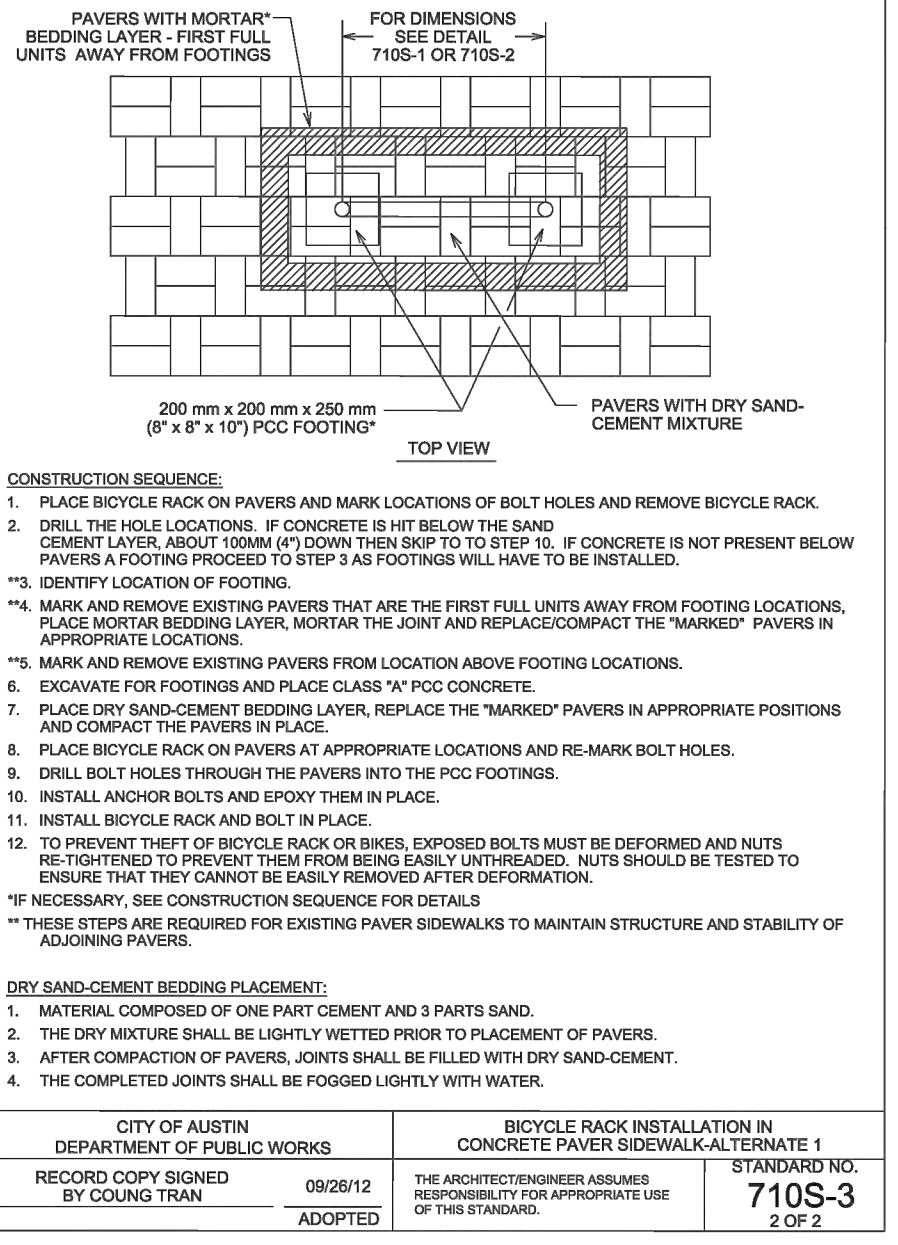
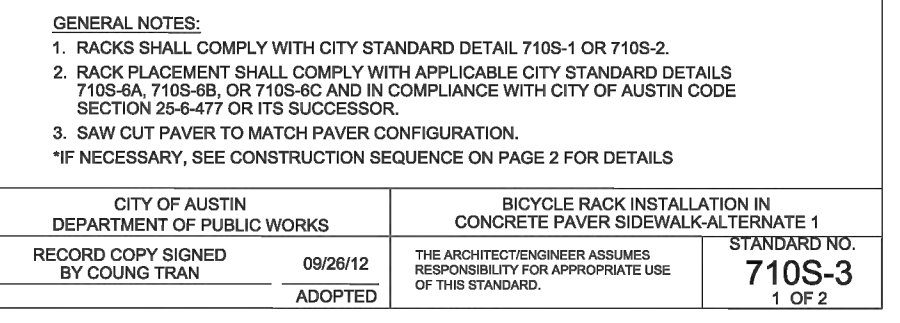
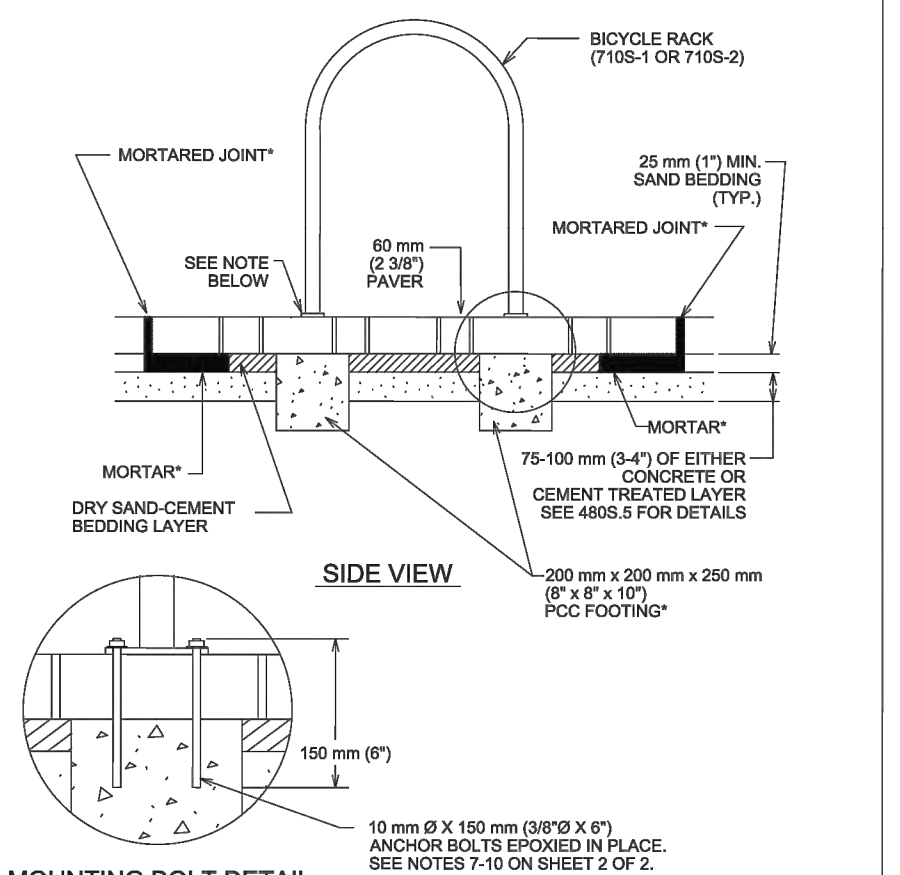
DECK LIGHTING
SCALE: 6" = 1'-0" 07



DIAMOND PIER
SCALE: 1-1/2" = 1'-0" 08



480S-5 PAVER INSTALLATION
SCALE: N.T.S. 04

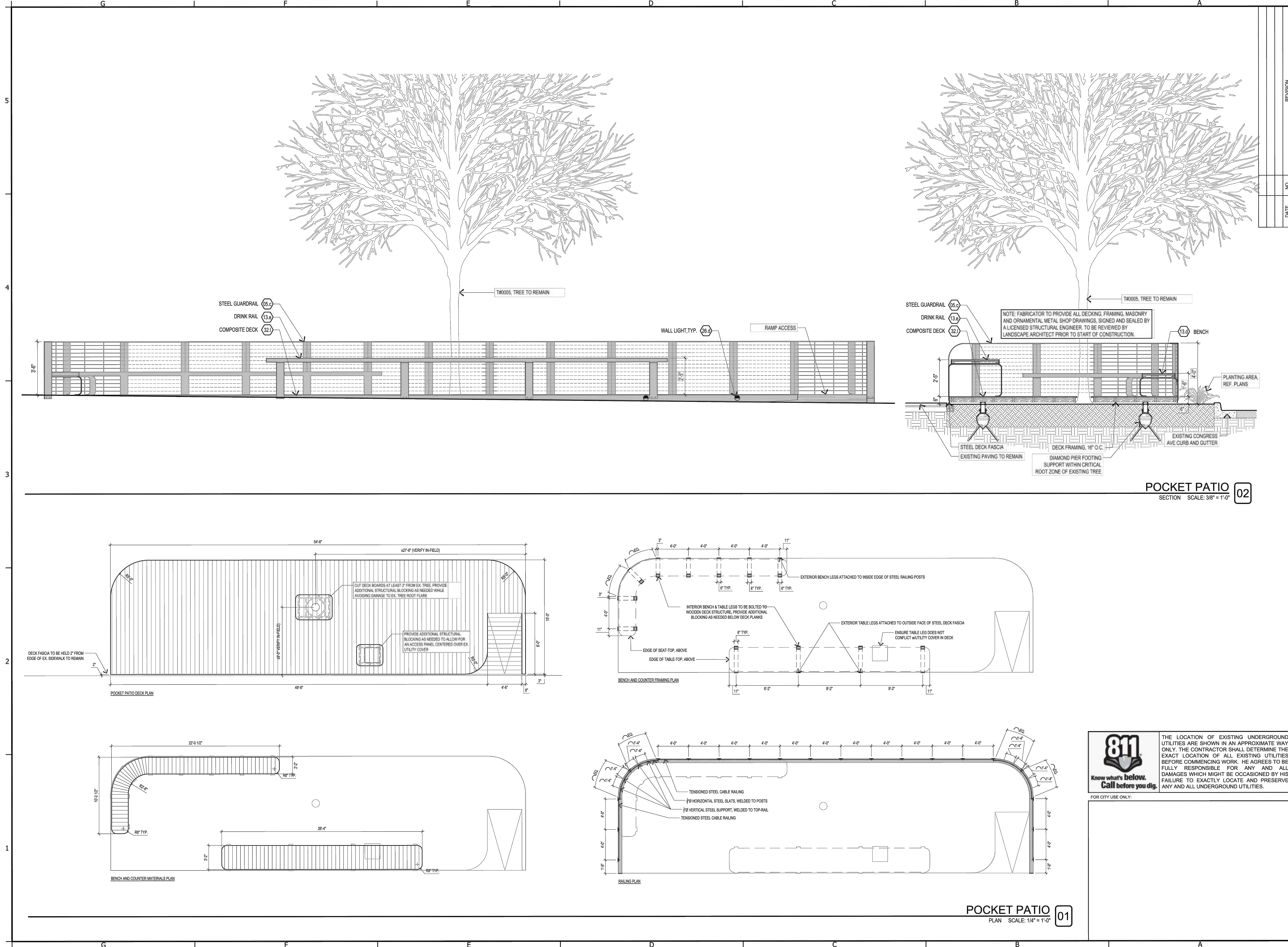


710S-3 BICYCLE PARKING
SCALE: N.T.S. 01



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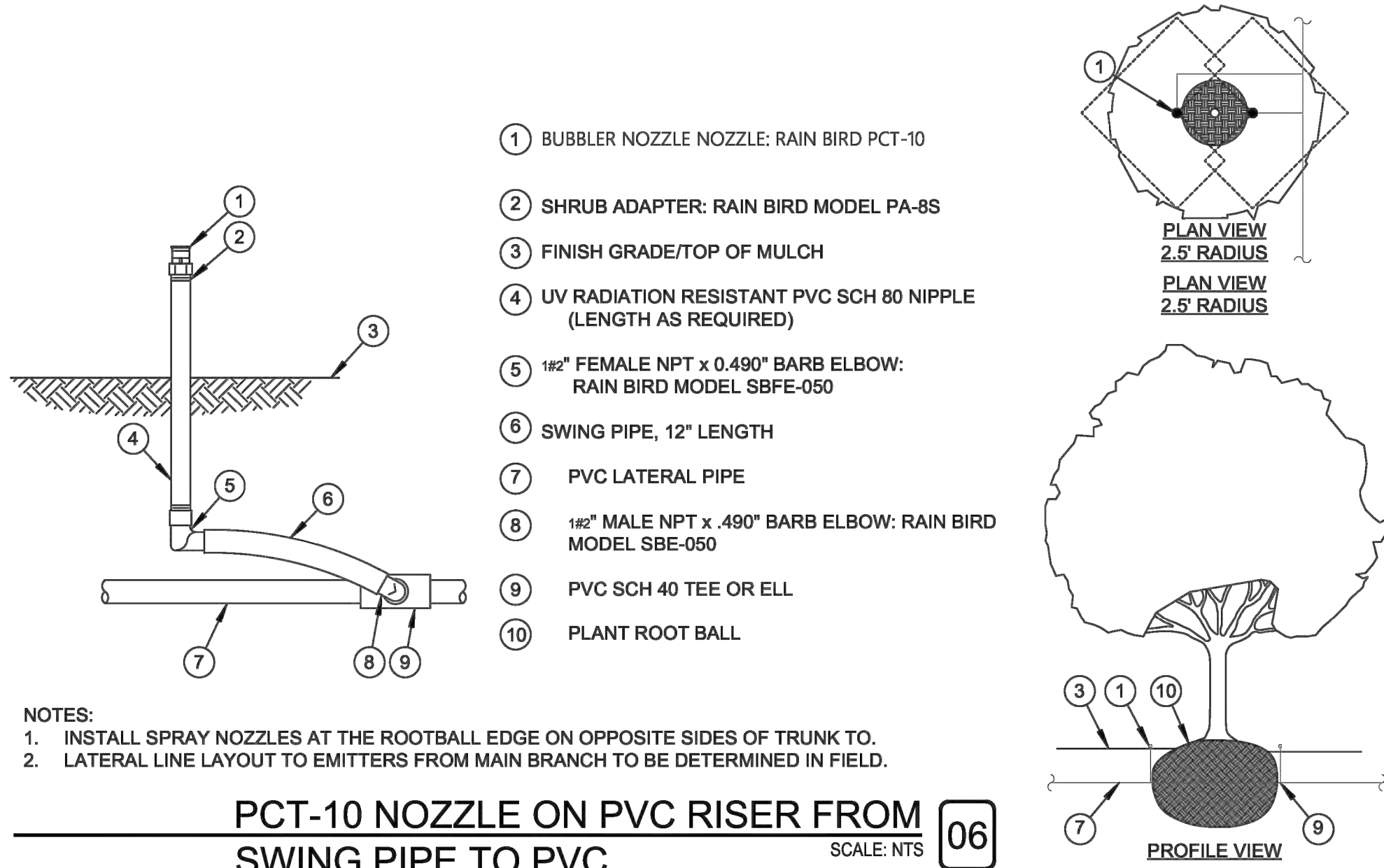
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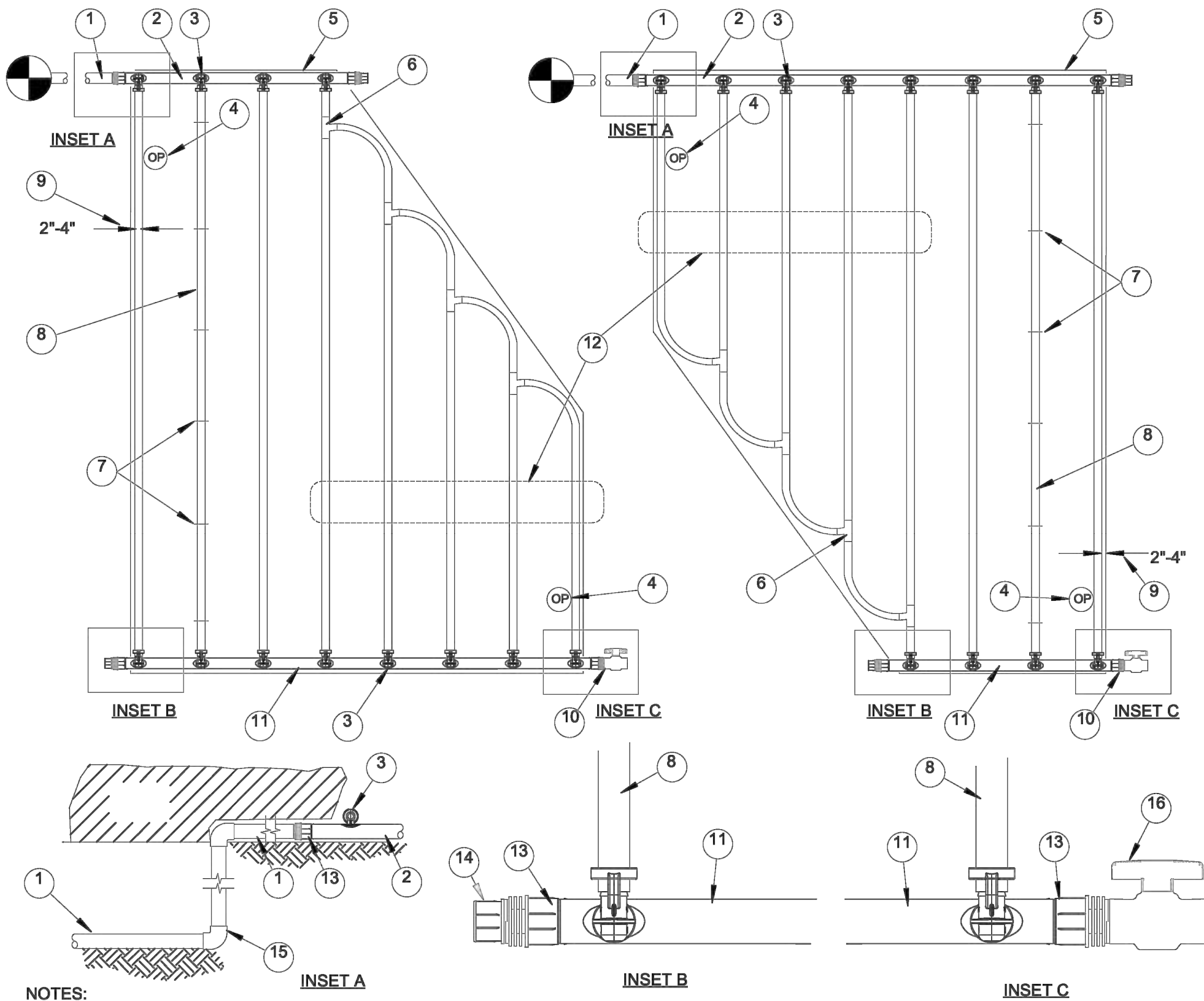


NOTES:
1. INSTALL SPRAY NOZZLES AT THE ROOTBALL EDGE ON OPPOSITE SIDES OF TRUNK TO.
2. LATERAL LINE LAYOUT TO EMITTERS FROM MAIN BRANCH TO BE DETERMINED IN FIELD.

PCT-10 NOZZLE ON PVC RISER FROM SWING PIPE TO PVC

SCALE: NTS

06

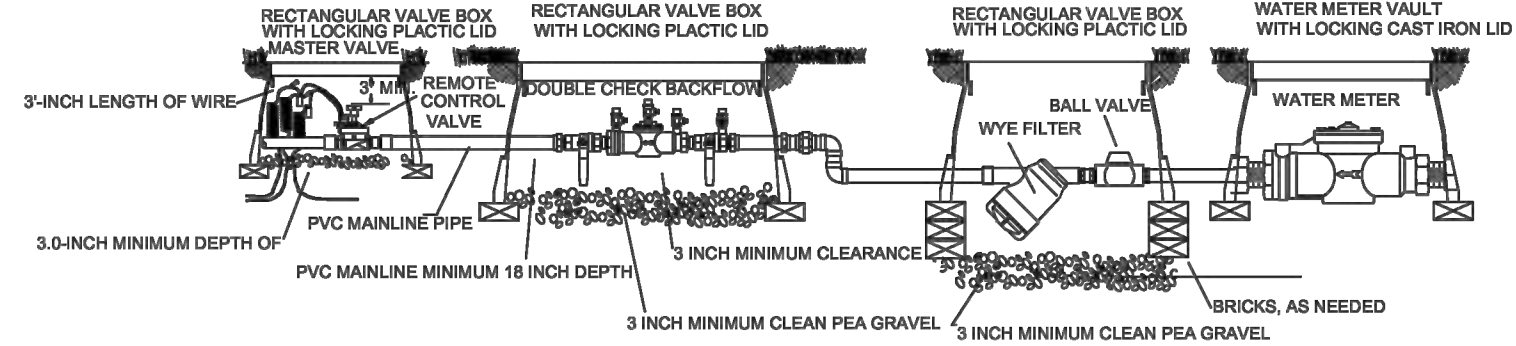


NOTES:
1. FOR ALL QF HEADER CONNECTIONS INSTALL TLF SERIES TWIST LOCK FITTINGS.
2. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
3. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.

XFS-CV SUB-SURFACE/ON-SURFACE DRIPLINE IRREGULAR SHAPED LAYOUT QF HEADER

SCALE: NTS

05

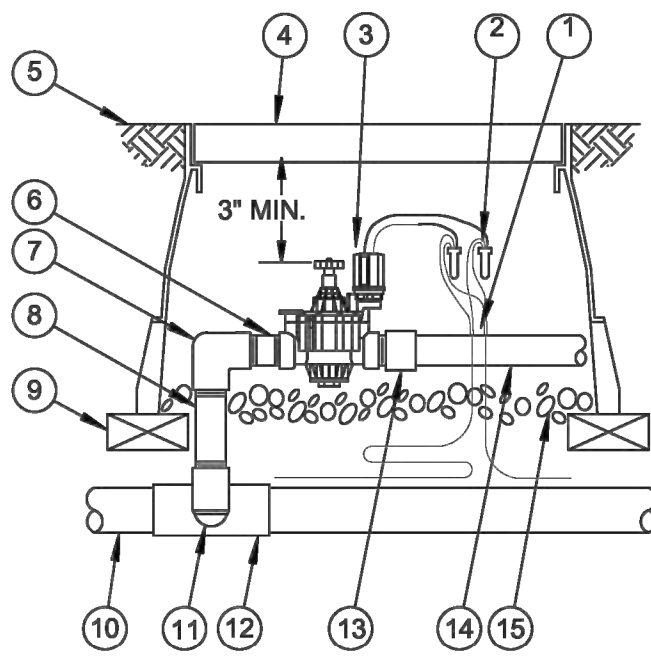


* CONFIRM WITH LOCAL CITY REQUIREMENTS

IRRIGATION VALVE ASSEMBLY

SCALE: NTS

04

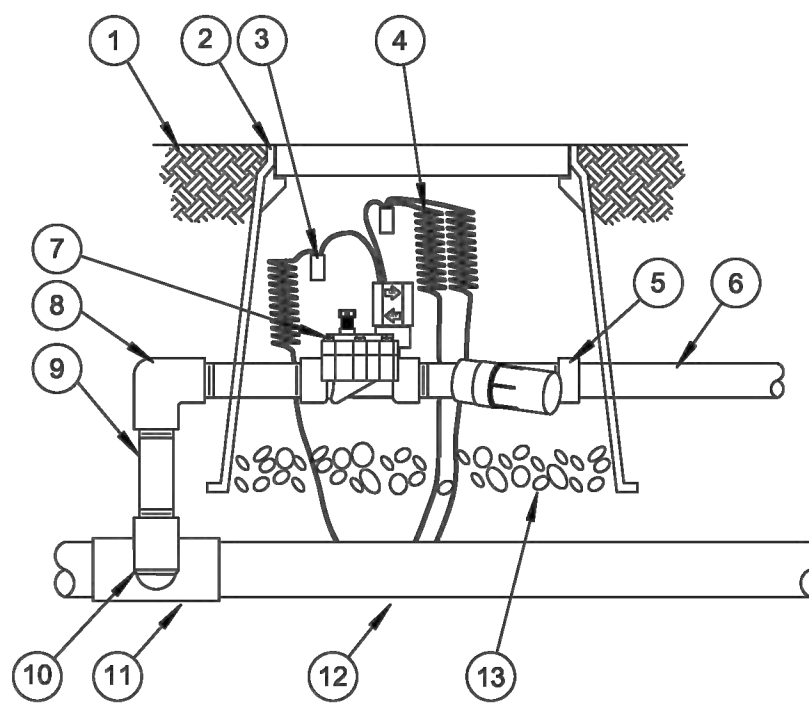


- 14 AWG IRRIGATION WIRE: COIL AN ADDITIONAL 3-FEET OF WIRE IN VALVE BOX
- WATERPROOF SPLICE CONNECTION
- REMOTE CONTROL VALVE
- RECTANGULAR VALVE BOX WITH COVER
- FINISH GRADE/TOP OF MULCH
- PVC SCH 80 CLOSE NIPPLE
- PVC SCH 80 ELL
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- BRICK (1 OF 4)
- PVC MAINLINE PIPE
- SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 80 ELL
- PVC SCH 80 TEE OR ELL
- PVC SCH 40 MALE ADAPTER
- PVC LATERAL PIPE
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

ELECTRONIC CONTROL VALVE

SCALE: NTS

03

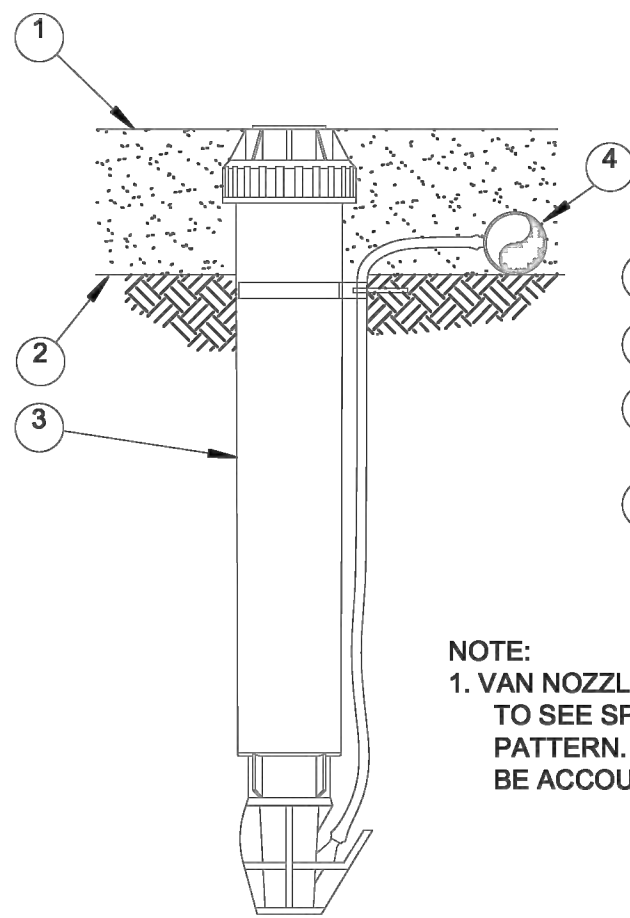


- FINISH GRADE
- RECTANGULAR VALVE BOX WITH COVER
- WATERPROOF CONNECTION
- 30-INCH LINEAR LENGTH OF WIRE, COILED PRESSURE REGULATING FILTER:
- PVC SCH 40 FEMALE ADAPTOR
- LATERAL PIPE
- REMOTE CONTROL VALVE
- PVC SCH 40 ELL
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- PVC SCH 40 TEE OR ELL
- PVC MAINLINE
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

ELECTRONIC DRIP KIT VALVE

SCALE: NTS

02



NOTE:
1. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4 PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

OPERATION INDICATOR

SCALE: NTS

01



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City of Austin Landscape Calculations

Replacement Trees – ECM 3.5.4

Tree Mitigation Requirements	Cal. Inch Removed	Mitigation Rate	Required Inches
Heritage Tree - 30"+	0.0 @	300% =	0.0
Heritage Tree - 24" - 29.9"	0.0 @	300% =	0.0
19" + ECM Apdx. F	0.0 @	100% =	0.0
8 - 18.9" ECM Apdx. F	45.0 @	50% =	22.5
19" + all other Trees	0.0 @	50% =	0.0
8 - 18.9" all other Trees	0.0 @	25% =	0.0
Trees in 'Fair' Condition	0.0 @	20% =	0.0
Trees in 'Poor' Condition	0.0 @	0% =	0.0
Invasives	0.0 @	0% =	0.0
Dead	0.0 @	0% =	0.0

Total Required Caliper Inches: 23

Tree Replacement Summary	Tree Quantity	Caliper Inch	Replacement Inches
8" caliper tree	0 @	8.0 =	0
5" caliper tree	3 @	5.0 =	15

Total Replacement Cal. Inches: 15

Required	Provided
23	15

1. Balance of mitigation inches required to be provided through alternate mitigation means. Six (6) additional inches required x \$200/inch = \$1200 of mitigation to be provided by fee in lieu.

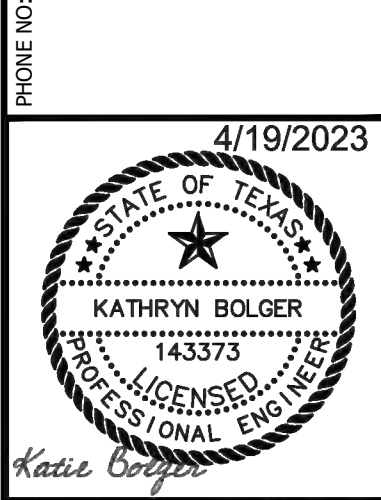
816 Congress - Tree Mitigation Calculations

Existing Tree Survey			Trees To Be Removed									
			Heritage Trees		Tree Type Categories – ECM 3.5.1 (A)(2)							
Tag #	Caliper / Species	Total	30"+ Heritage	24 - 29.9" Heritage	19" + ECM Apdx. F	8 - 18.9" ECM Apdx. F	19" + all other Trees	8 - 18.9" all other Trees	Trees in Fair Condition	Trees in Poor Condition	Invasives	Dead
T0001	14.5" Live Oak	14.5				14.5						
T0002	15" Live Oak	15				15						
T0003	15.5" Live Oak	15.5				15.5						
T0004	6" Red Oak	6										
T0005	14" Red Oak	14										
T0006	19" Red Oak	19										
T0007	17.5" Red Oak	17.5										
Total Caliper Inch per Column:			0	0	0	45	0	0	0	0	0	0
Total Caliper Inches Removed:			45									
<u>Mitigation Rates per ECM 3.5.4:</u>												
Mitigation Percentage:			300%	300%	100%	50%	50%	25%	20%	0%	0%	0%
Total Replacement Inches per Column:			0.0	0.0	0.0	22.5	0.0	0.0	0.0	0.0	0.0	0.0
Total Replacement Caliper Inches:			23									

Urban Forest Accounting Calculations	
Total Caliper Inches Surveyed:	101.5
Total ECM Apdx. F Inches Surveyed:	69
Total ECM Apdx. F Inches Removed	45
Total Non-Apdx. F Inches Removed	0
Total Caliper Inches – Trees Removed	
Heritage Tree - 30"+	0
Heritage Tree - 24" - 29.9"	0
19" + , ECM Apdx. F	0
8 - 18.9" ECM Apdx. F	45
ROW Trees Removed	0
8 - 18.9" all other Trees	0
Trees in 'Fair' Condition	0
Trees in 'Poor' Condition	0
Invasives	0
Dead	0
Total Caliper Inches removed:	45
Total Replacement Caliper Inches	23

Notes:
Existing tree diameter measurements done by Studio dwg. (not a certified arborist).
Measurements are taken from 4.5 feet above grade.

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TREE MITIGATION CALCULATIONS

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