



February 15, 2023

City of Austin

Development Services Department

6310 Wilhelmina Delco Dr.

Austin, Travis County, Texas 78752

RE: Engineer's Summary Letter

816 Congress

816 Congress Avenue

City of Austin, Travis County, Texas

Attention: Land Management Division

Please accept this Engineer's Summary Letter and report along with the accompanying license agreement application submittal package for the proposed streetscape improvements for 816 Congress. The proposed project is located at 816 Congress Avenue, located entirely within the Full Purpose limits of the City of Austin, in Travis County, Texas. The subject site is approximately 0.5382 acres and is currently developed. The proposed project will consist of the design and construction of 0.0167 acres of pavement reconstruction and landscape improvements. The proposed improvements include irrigation system, extension of planting curbs, granite pavers, granite benches on steel posts, bike racks, painted metal planters, tree lighting & convenience power, landscaping, composite deck with ramps, metal high bar table, drink rail, steel guard rail, step lights, and wall lights. The project includes necessary site improvements for access.

The property is located within the Lady Bird Lake Watershed, which is classified as an Urban Watershed. The subject site is not located within the Edwards Aquifer Recharge Zone nor the Contributing Zone as defined by the City of Austin. The subject site is not located within the current 100-year and 500-year FEMA designated flood plain as shown on FEMA Map Panel No. 48453C0465K, dated January 22nd, 2020. All development will be regulated under the applicable City of Austin zoning ordinances.

To our knowledge, the enclosed application materials are complete, correct, and in full compliance with the Land Development Code and Technical Criteria Manuals of the City of Austin. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

Sincerely,

WGI

Texas Engineering Firm No. F – 15085



Katie Bolger

Kathryn Bolger, P.E.

Project Manager

Saved: 5/10/2023 3:11 PM
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Location: \\pfs\comdata\Projects\2022\7566565 DA 816 Congress Avenue\01 Civil\01 Sheet\LA 7566565.DWG - COVER SHEET.dwg

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

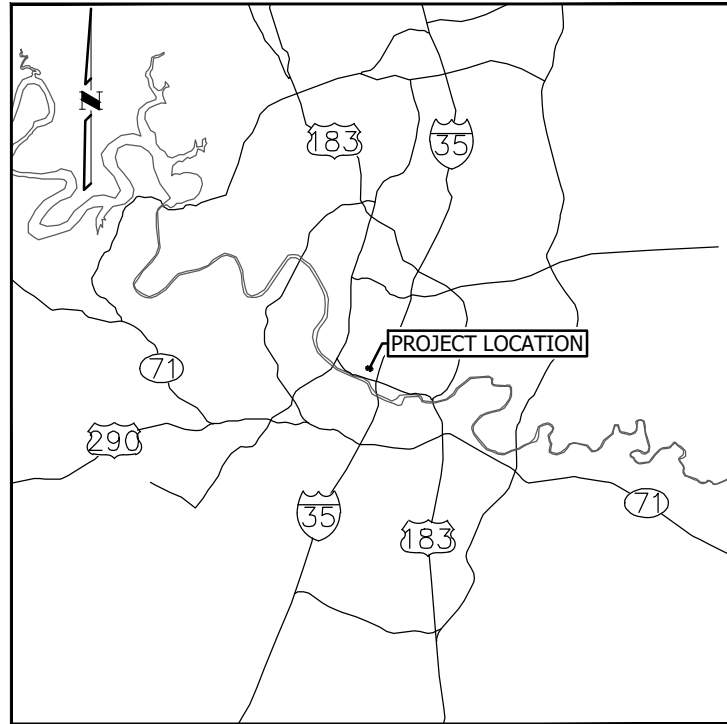
CIVIL ENGINEER:
WGI
2021 E 5TH STREET
AUSTIN, TEXAS 78702
512-669-5560
CONTACT: KATHRYN BOLGER, P.E.

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

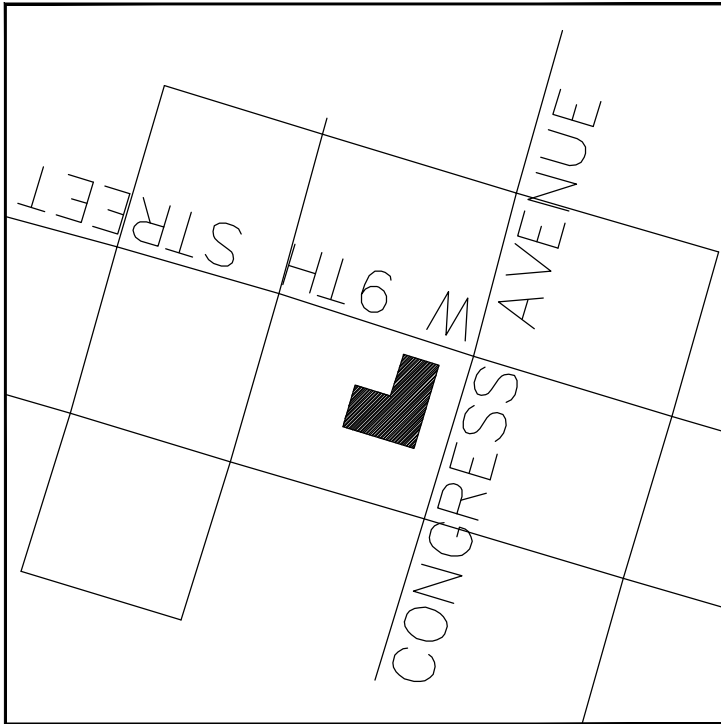
ARCHITECT:
IA INTERIOR ARCHITECTS
728 NORTHWESTERN AVENUE, BLDG A
AUSTIN, TEXAS 78702
CONTACT: KENDI SPARKS, RID

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

--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.

| 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-B SUBCHAPTER A OF THE LAND DEVELOPMENT CODE. [LDC 25-B-152]

APPROVED BY: _____

DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT _____ DATE _____

| | | | |
|---|--|---------------------------------------|--|
| SITE PLAN APPROVAL | | 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

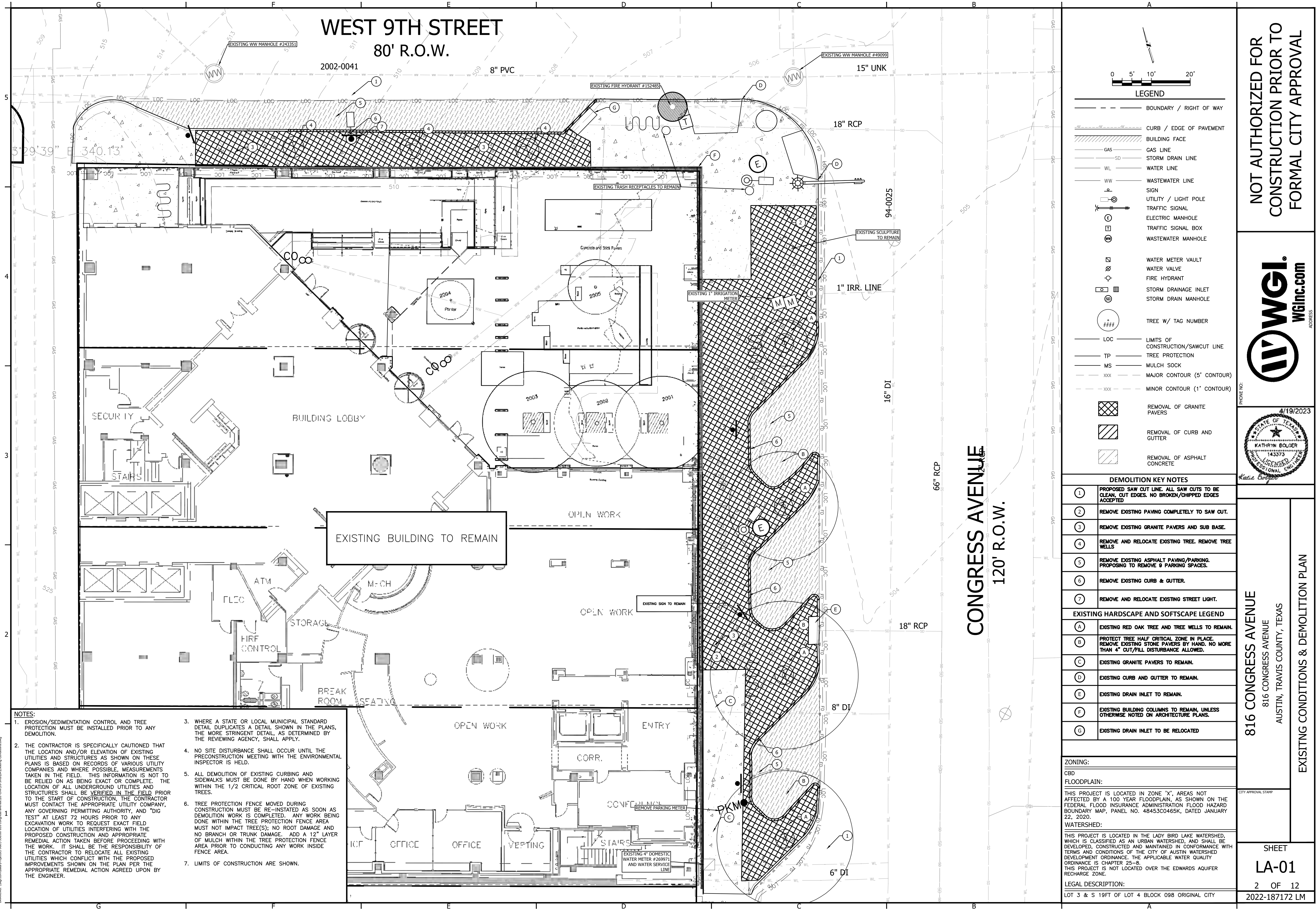
COVER SHEET

SHEET

C001

1 OF 12

2022-187172 LM



| Item | Item Title/Ref | Quantity/Assembly Notes | Remarks | |
|-------------------------------------|------------------------------|--|---|--|
| 04. MASONRY | | | | |
| 04a | Public Walls | Type: Granite Color: Greywacke Block Size: 6" H Finish: Tumbled Coloquing Bayon Block with 10mm x 1 finishing@colobayon.com.ph colinquing.com.ph | - Per details. | |
| 05. METALS | | | | |
| 05a | Overhead of Parking Poles | Post Type: Mild Steel Corrugation Joint Type: Stainless Steel Cable & Steel Plate Size: 40" Height Finish: Polished and Painted Color: Match Asst. Metal Panel (Sample) | - Per details. - Provide full shop drawings signed and sealed by Trade-registered PE. | |
| 05d | Tie Plate of Post and Poles | Type: Mild Steel Corrugation Finish: Polished and Painted Color: Match Asst. Metal Panel (Sample) | - Per details. | |
| 05e | Steel Fender | Type: Mild Steel Corrugation Finish: Polished and Painted Size: See plan and details. | - Per details. | |
| 10. SPECIAL CONSTRUCTION | | | | |
| 10a | March of Monument | Type: Granite on Steel Post March Color: Universal Black March Finish: Polished Post Finish: Polished and Painted Post Color: Match Asst. Metal Panel (Sample) | Coloquing Bayon Block with 10mm x 1 finishing@colobayon.com.ph colinquing.com.ph | - Per details. |
| 10d | March of Post and Poles | Type: Composite Lumber and Mild Steel Framing Lumber: 10 MMH Deck Framing Finish: Polished and Painted Framing Color: Match Asst. Metal Panel (Sample) | Tim Inc. Inc. | - Per details. |
| 10e | Detail of Post and Poles | Type: Composite Lumber and Mild Steel Framing Size: 40" Height with ASA profile Lumber: 10 MMH Deck Framing Finish: Polished and Painted Framing Color: Match Asst. Metal Panel (Sample) | Tim Inc. Inc. | - Per details. - Provide full shop drawings signed and sealed by Trade-registered PE. - ADA and TDF compliant. |
| 20. ELECTRICAL | | | | |
| 20b | Landscape Ambient Luminaires | Type: ACQUITY 32W Landscape Ambient Luminaires Color: Temp. 3000K (90) Finish: Black on Aluminum (90) | WDC Lighting wdc-lighting.com | - Coordinate all necessary electrical details with project MEP. Lighting location is by Landscape Architect. - Grounded light distribution, protected at 10mm. - Refer to schedule for mounting on concrete footing. |
| 20c | Tree Wall Light | Type: WDC 12" In-grade 10' Landscape Mounted LED WDC - 8-40 WAC Color: Temp. 3000K (90) Finish: Bronze on Aluminum (90) | WDC Lighting wdc-lighting.com | - Coordinate all necessary electrical details with project MEP. Lighting location is by Landscape Architect. - Grounded light distribution, protected at 10mm. - Refer to details for mounting. - Provide mounting bracket for LA review. |
| 20d | Slip and Fall Light | Type: WDC - 2014-10-10 Size: 2.1W" Diameter x 3.5" H Color: Temp. 3000K (90) Finish: White on Steel | WDC Lighting wdc-lighting.com | - Coordinate all necessary electrical details with project MEP. Lighting location is by Landscape Architect. - Flush mounted at pole end. - Provide mounting bracket for LA review. |
| 20e | POW Power Receptacle | Type: Industrial Bayonet MOUNT, 3 gang, weather, 120V-1, 15A, 15A, 15A Color: White | GE Lighting | - Coordinate all necessary electrical details with project MEP. Lighting location is by Landscape Architect. - Refer to schedule for mounting. - Refer to plan for distribution. |
| 30. REAL ESTATE IMPROVEMENTS | | | | |
| 30a | Small Road Granite Paver | Type: Granite Color: Natural Red Size: 6" x 6" x 1.5" Finish: Tumbled (Split Edge) | Coloquing Bayon Block with 10mm x 1 finishing@colobayon.com.ph colinquing.com.ph | - To match existing Caragaya Avenue Paving. Provide samples to LA for review. - Manufacture to match existing conditions. - Existing pavement cracks where possible. Measure to match existing condition of pavement with Curbs and Rumble to determine extent of replacement. |
| 30j | Composite Casing | Type: Transcend Marine Composite Casing Size: 4" Channel Edge (3/4" x 1.5") Color: Marigold | Tim Inc. Inc. | - Install slip resistant finish, slip resistant black and structural plate. - Use existing drainage rubber edge. |
| 30k | Slip Plate | Type: Lany Color: Maple Block | Landscape Forms jill@landscapeforms.com 800-887-2222 jill@landscapeforms.com | - Install per ADA standard detail 703-1. - Use slip-resistant surface. |

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 ECM 2.4.7.
3. THE OWNER SHALL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH THE LDC SECTION 25-2-004
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 IN THE ENVIRONMENTAL CRITERIA 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. ESTABLISHING VEGETATION DURING ANY STAGE OF A DROUGHT, SECTION 6.4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT watersconservation@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 2.4.8. IRRIGATION SYSTEM WILL BE PERMITTED THROUGHOUT A CITY OF AUSTIN LICENSE AGREEMENT.
- C. FOR ALL REQUIRED LANDSCAPE AREAS AND THE STREET YARD, AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED EXCEPT FOR AREAS WHICH ARE NOT REQUIRED TO BE IRRIGATED BY LDC 25-8-1002. REFERENCE 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 TOC 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. AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER MORE THAN A ONE-HALF INCH (1/2) 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, 3-20-18.

| | |
|-------|--------------------------------------|
| 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 |



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816 CONGRESS AVE
AUSTIN, TRAVIS COUNTY, TEXAS

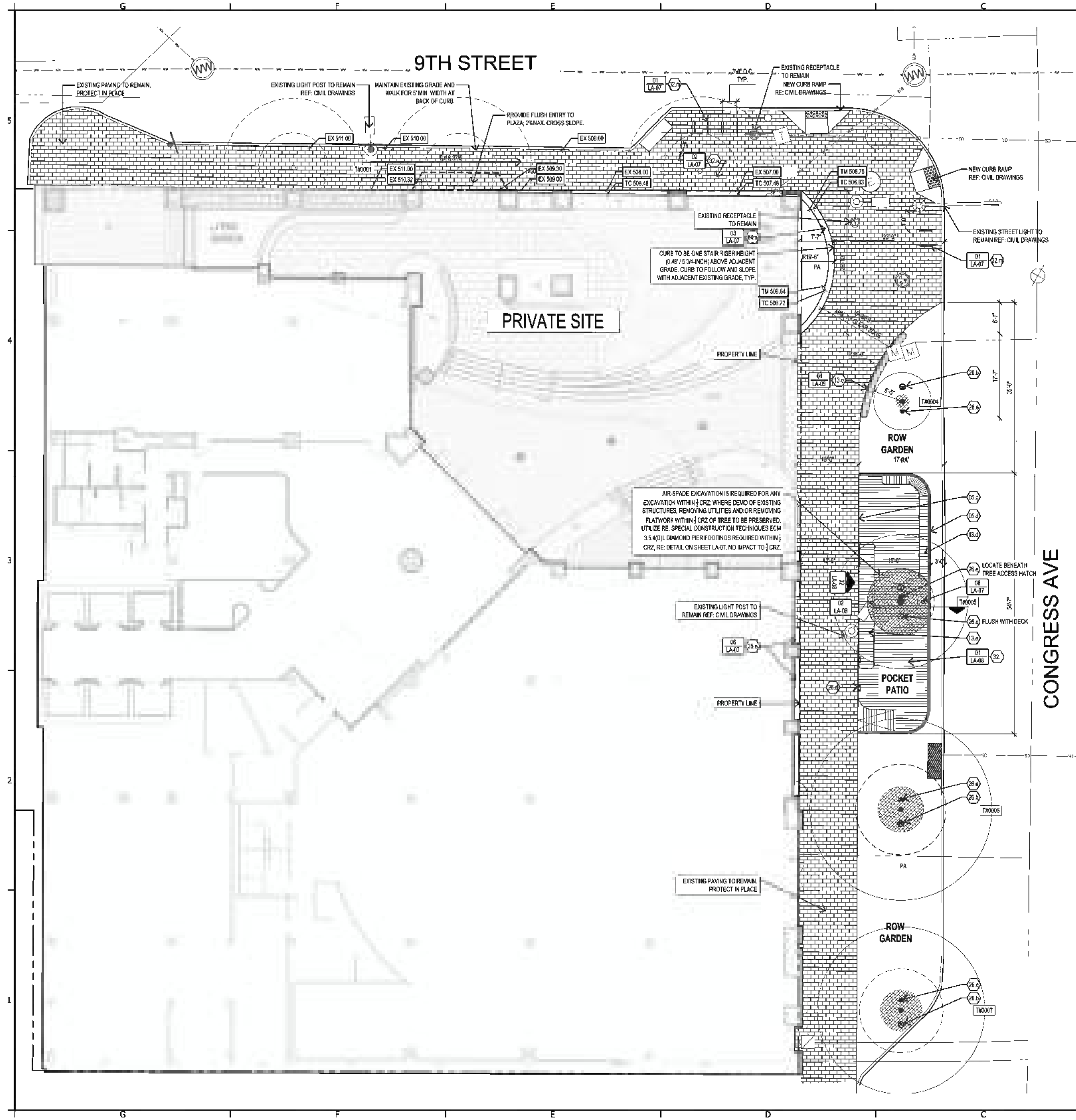
LANDSCAPE NOTES AND MATERIALS SCHEDULE

912B Congress Avenue
Austin, Texas 78701
512.320.0669 studio@dwg.com



APR 19 2023

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



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

GRADING LEGEND

| | | |
|---------------------|------------------------------|------------------------|
| EXISTING CONTOURS | APPROXIMATELY | LA LANDSCAPE ARCHITECT |
| SLOPE PERCENTAGE | AFG ABOVE FINISHED GRADE | TB TOP OF BENCH |
| EXISTING SPOT GRADE | BFG BELOW FINISHED GRADE | TC TOP OF CURB |
| PROPOSED SPOT GRADE | BS BOTTOM OF STAIR | TD TOP OF DRAIN |
| | EX EXISTING | TM TOP OF MEDIA |
| | FPE 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.

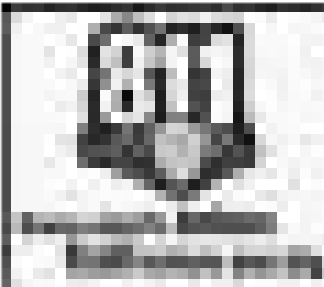
I, Daniel Woodroffe, a registered landscape architect No. 2265 with the State of Texas, certify that these plans meet the minimum requirements of Chapter 25-2, Article 9 of the Land Development Code of the City of Austin.

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.

[Signature]
DANIEL WOODROFFE, LANDSCAPE ARCHITECT #2265

April 19, 2023



FOR CITY USE ONLY

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

dwg.

912B Congress Avenue
Austin, Texas 78701
512.320.0660 studio@dwg.lum

APR 19 2023

APR 19 2023

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

HARDSCAPE PLAN

SHEET
LA-04

5 OF 12

2022-187172 LM



NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

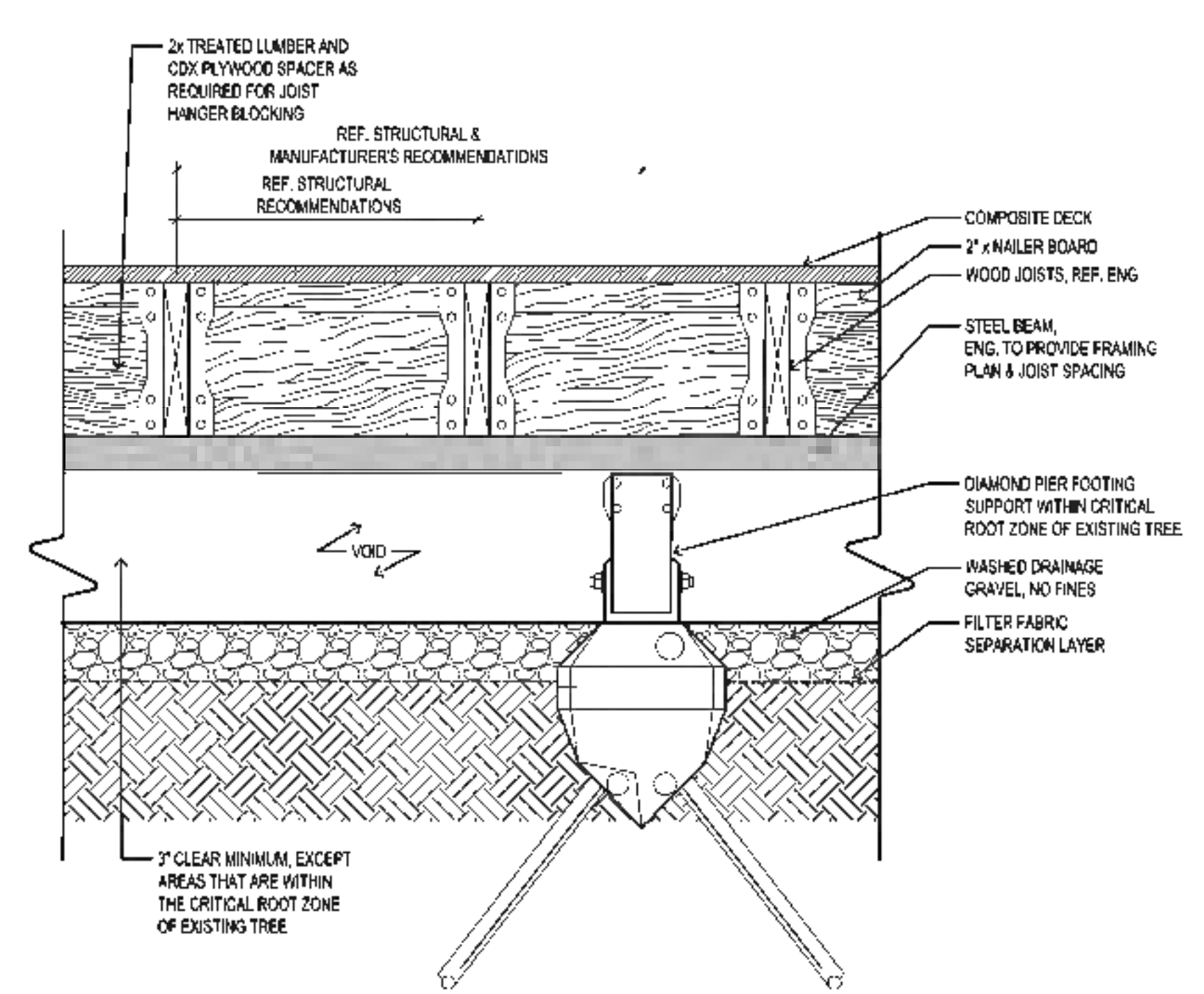
dwg.
9-28 Congress Avenue
Austin, Texas 78701
512-320-0666 studiodwg.com



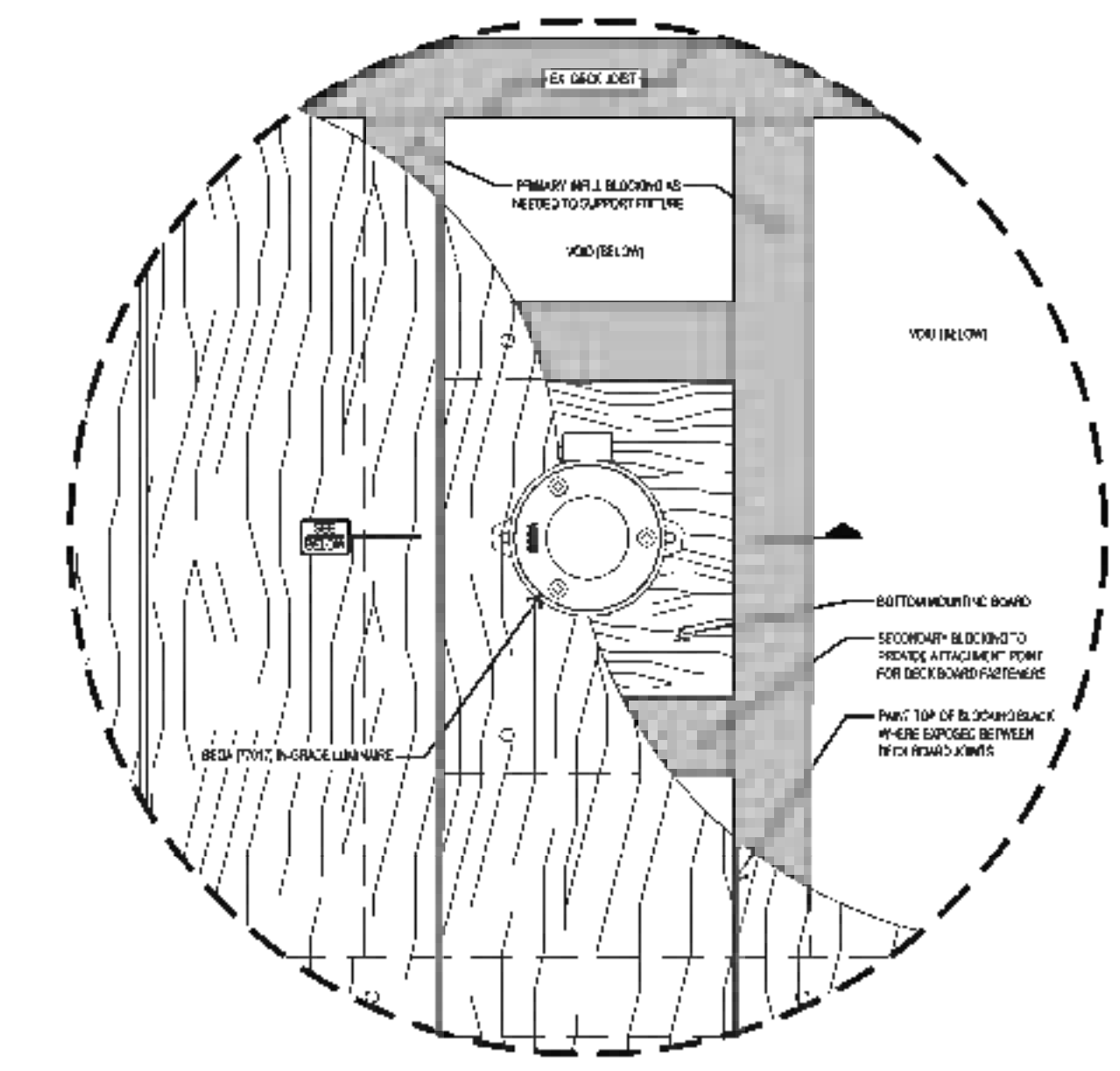
816 CONGRESS AVENUE
816 CONGRESS AVE
AUSTIN, TRAVIS COUNTY, TEXAS

CITY APPROVAL STAMP

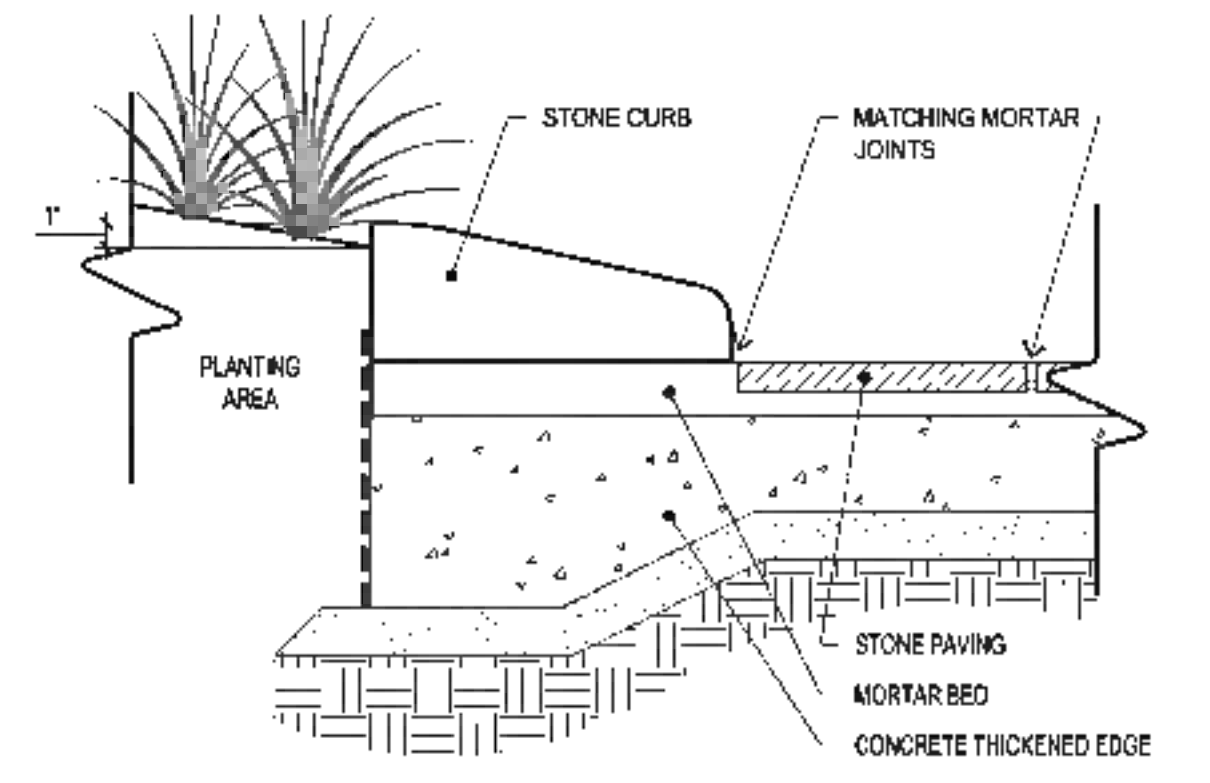
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LA-07
8 OF 12
2022-187172 LM



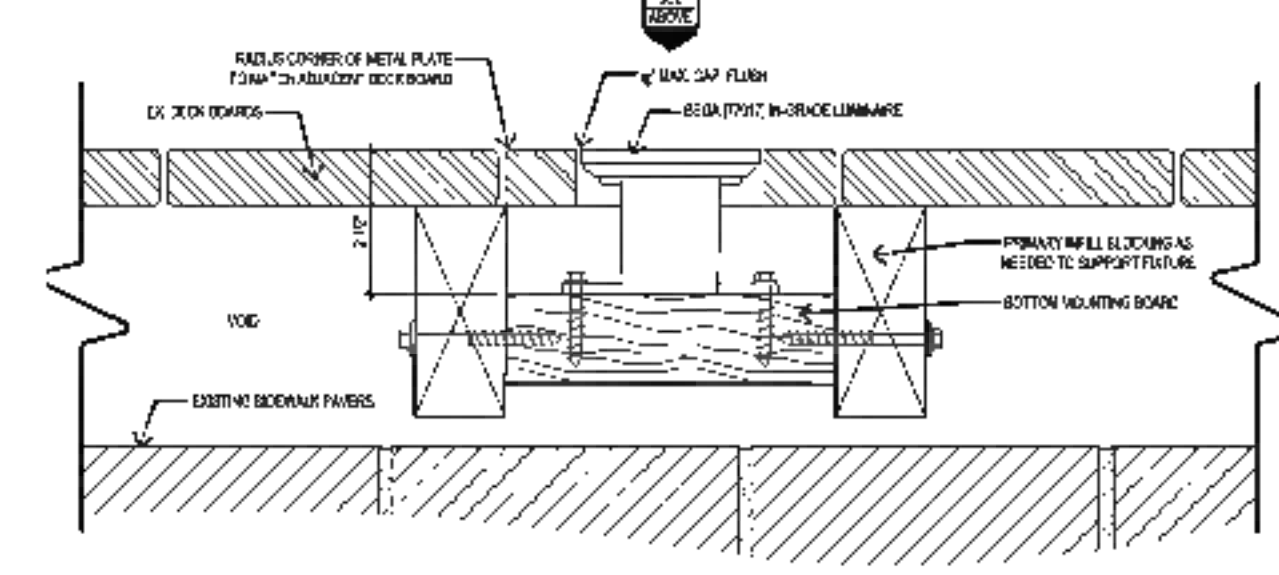
DIAMOND PIER
SCALE: 1-1/2" = 1'-0"



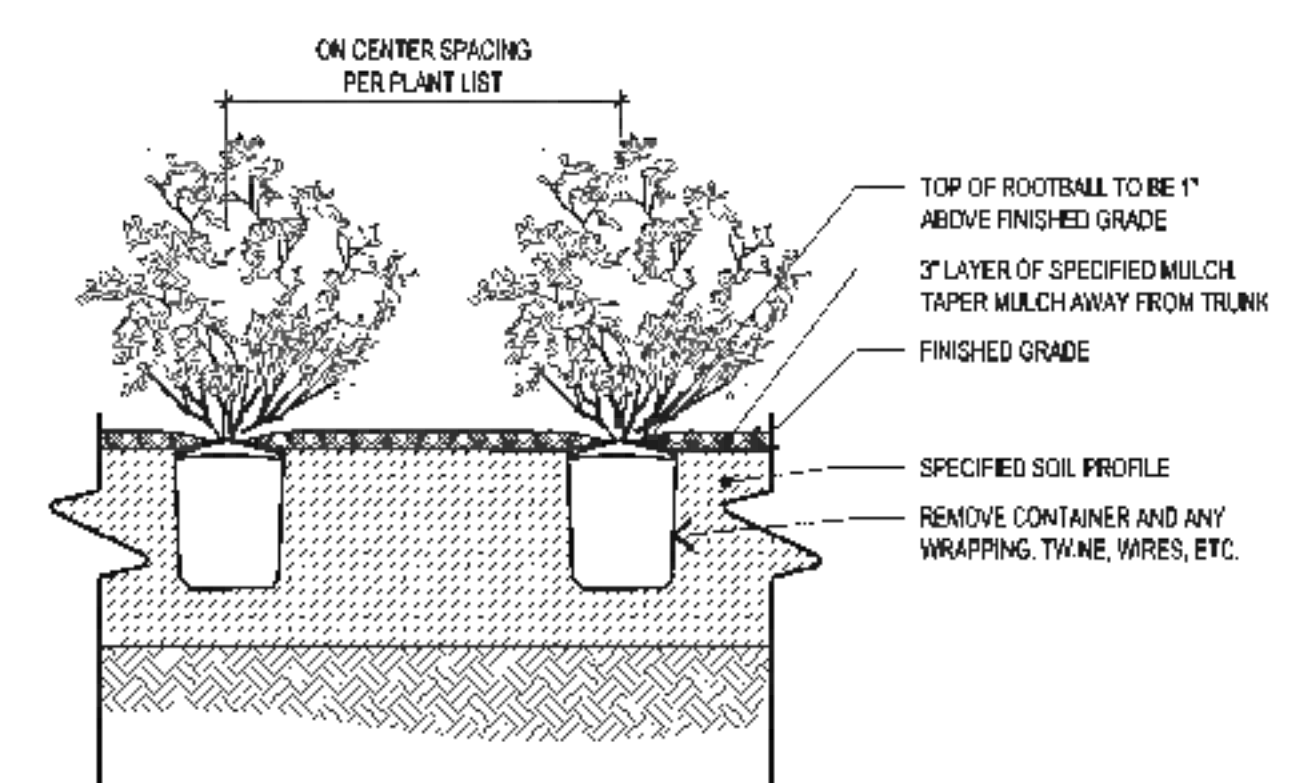
METAL PLANTER AT FACE OF BUILDING
SCALE: 1" = 1'-0"



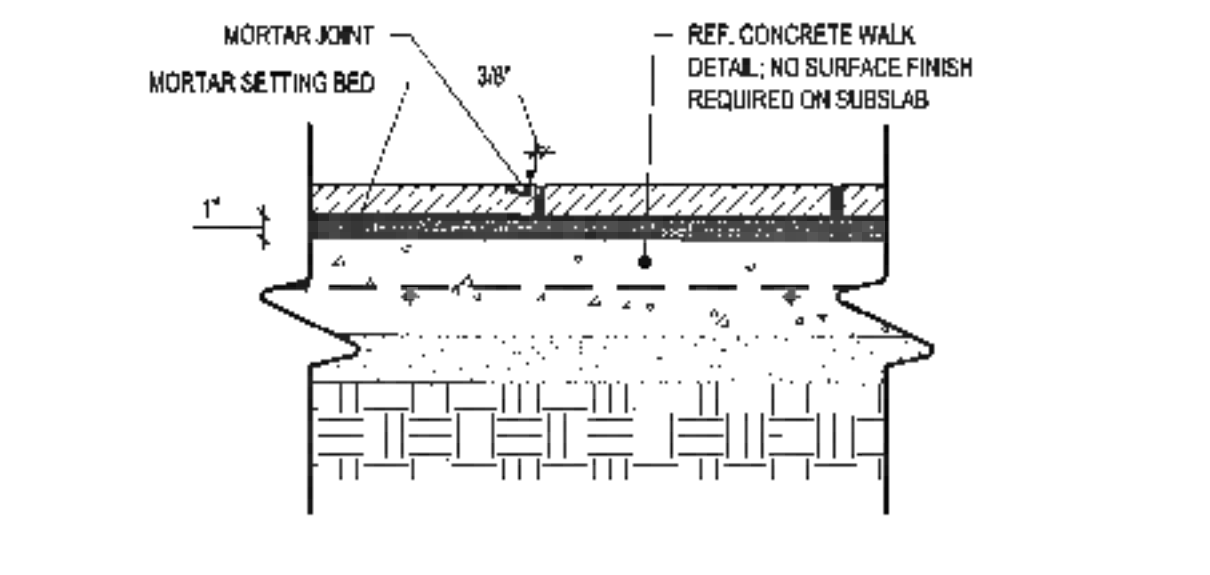
GRANITE CURB
SCALE: 1 1/2" = 1'



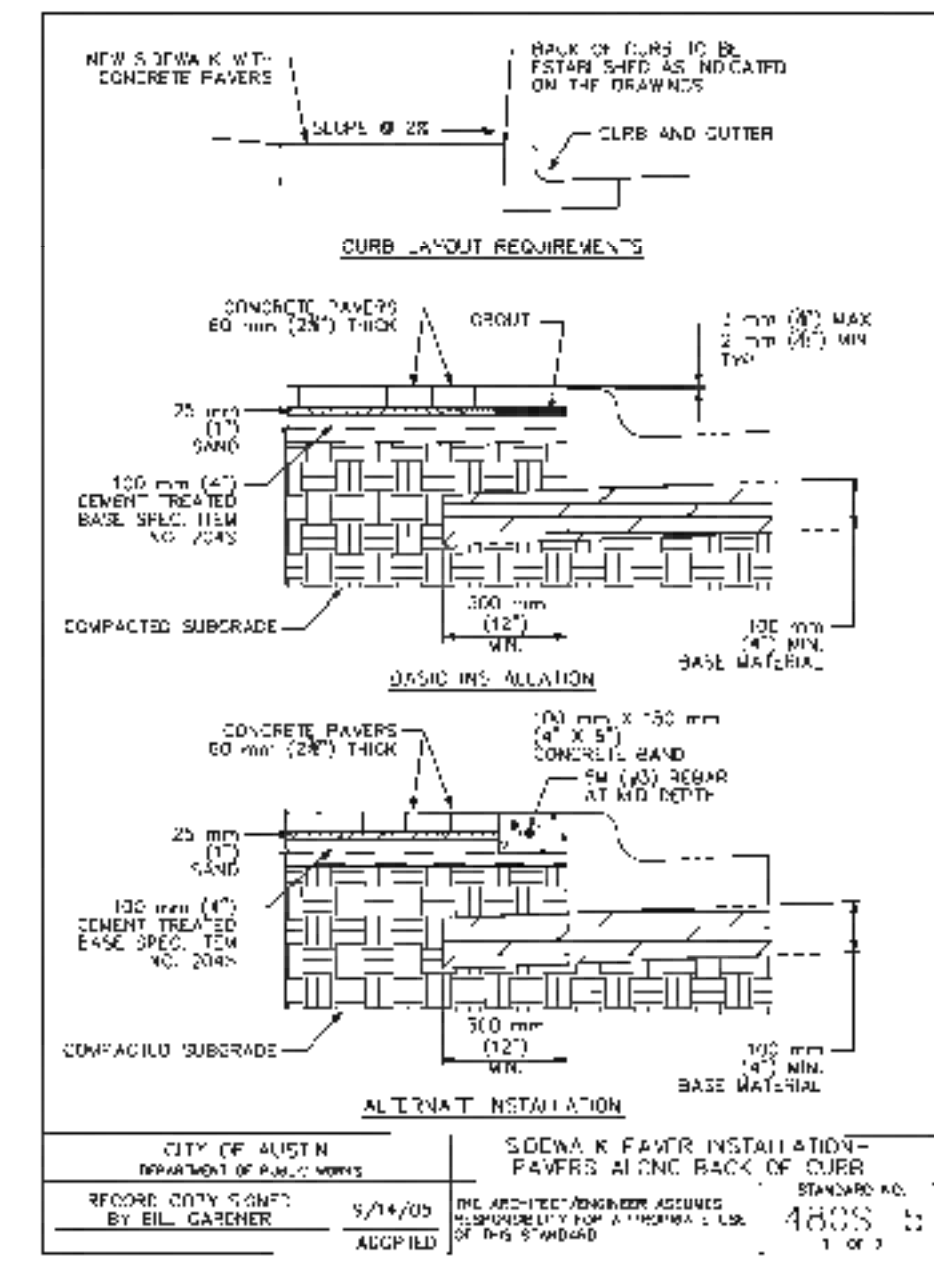
DECK LIGHTING
SCALE: 1" = 1'-0"



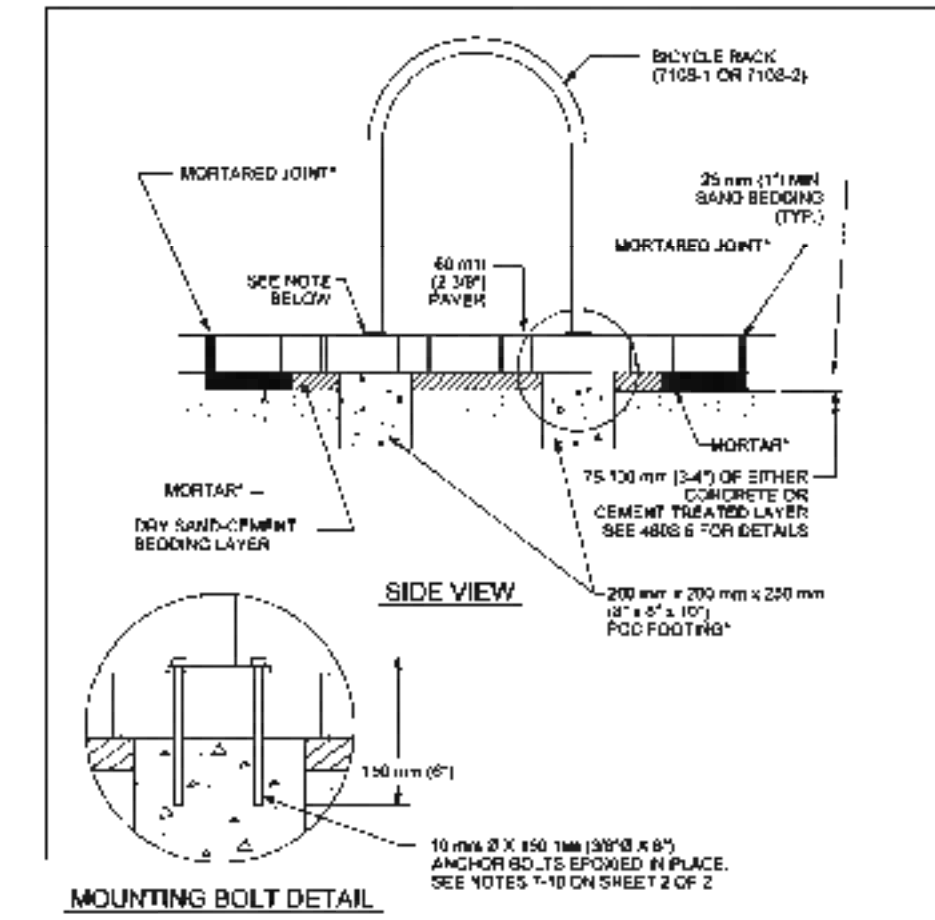
SHRUB PLANTING
SCALE: N.T.S.



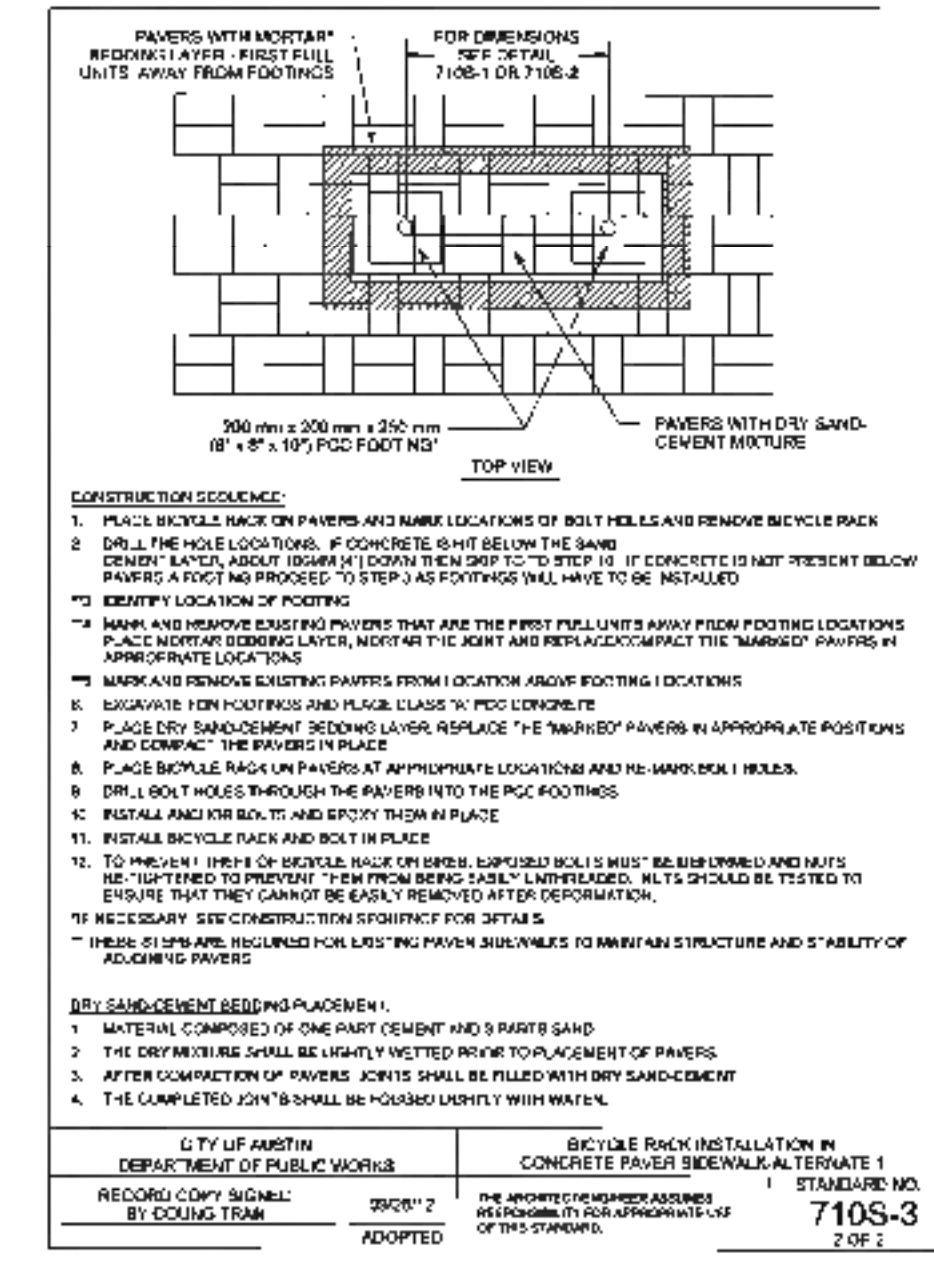
GRANITE PAVERS
SCALE: 1 1/2" = 1'



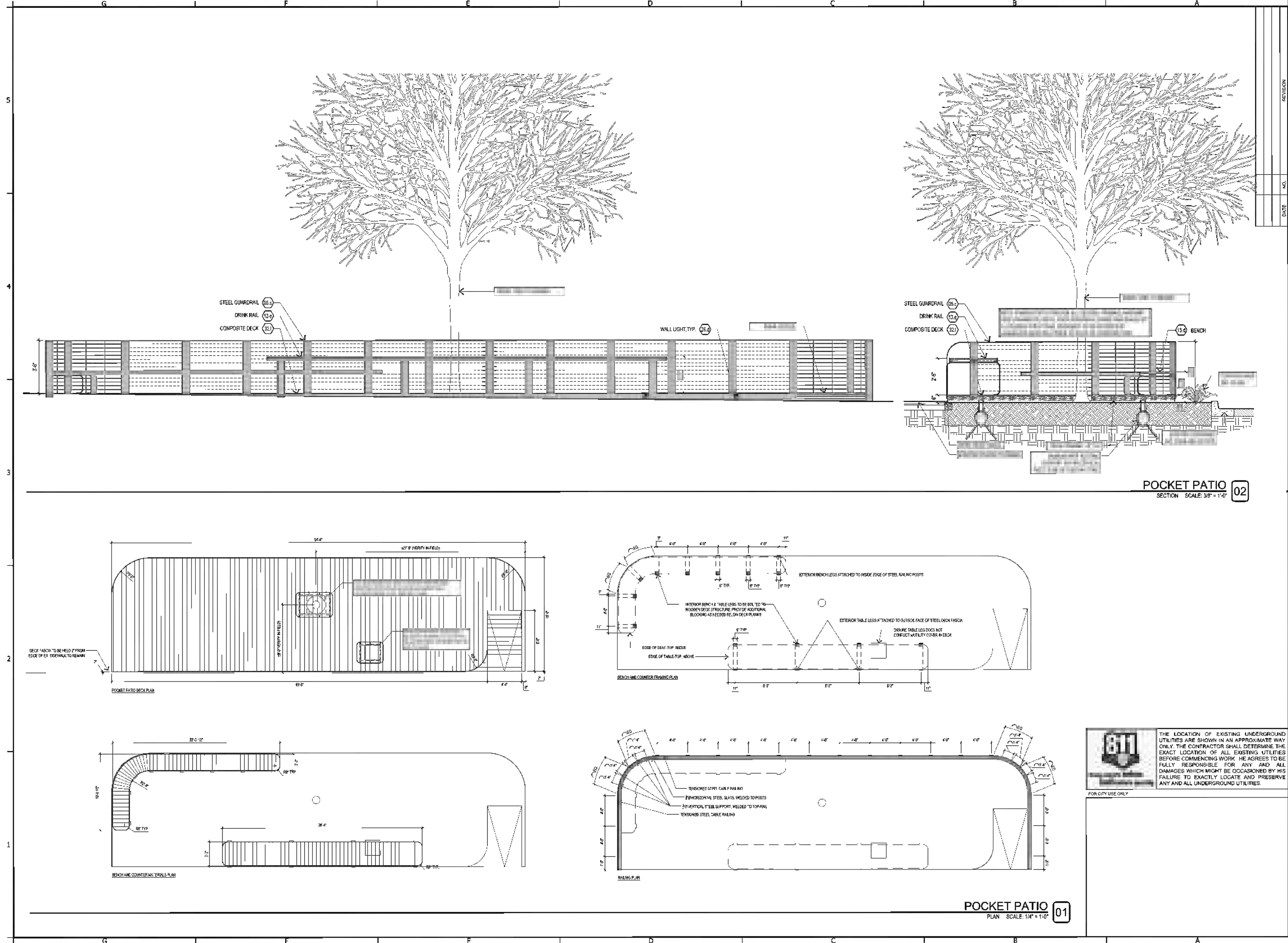
480S-5 PAVER INSTALLATION
SCALE: N.T.S.



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



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



| NO. | DATE | REVISION |
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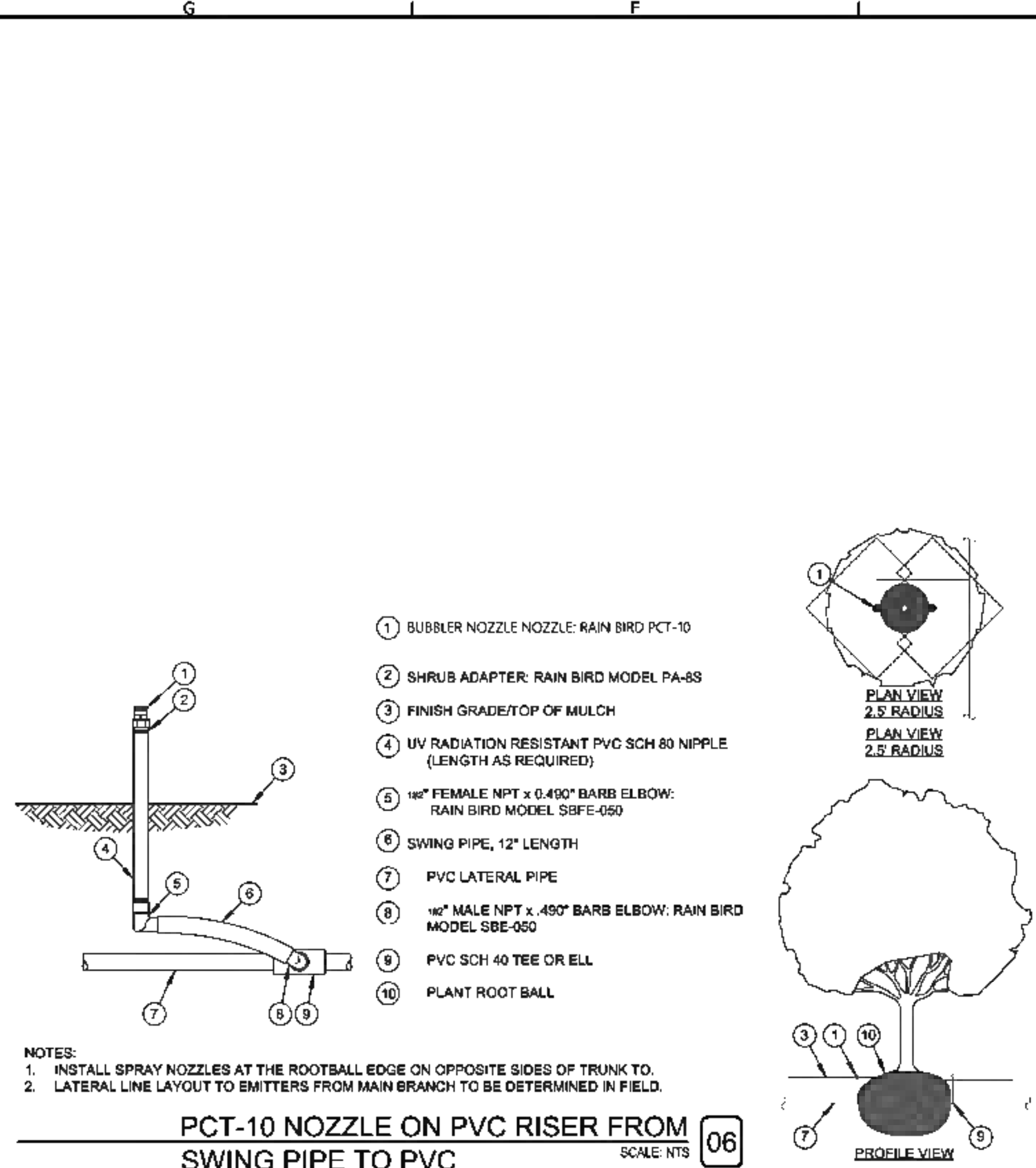
dwg.
912B Congress Avenue
Austin, Texas 78701
512.320.0068 | 5.durand@dwg.com



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

LANDSCAPE DETAILS

SHEET
LA-08
9 OF 12
2022-187172 LM

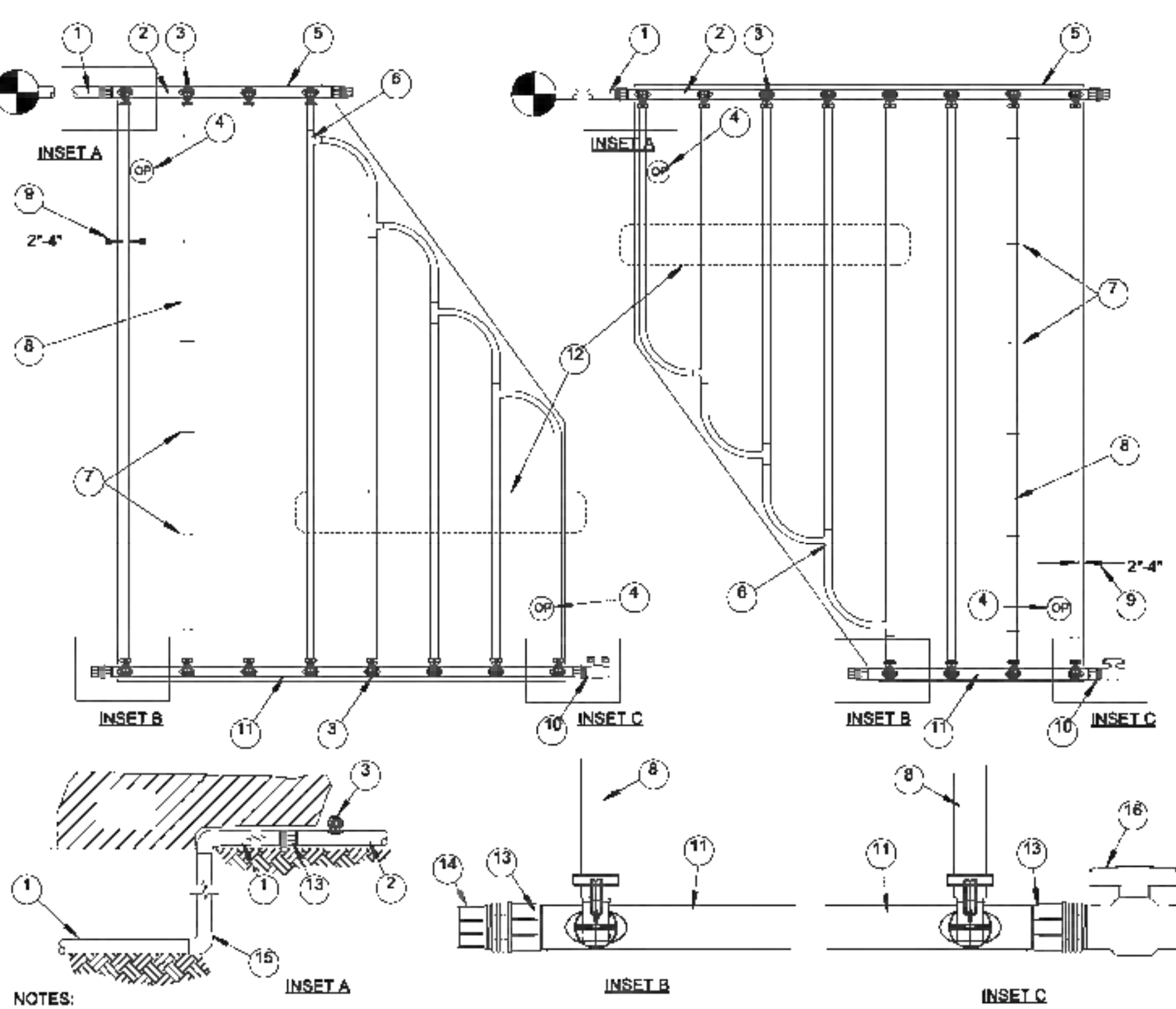


- 1 BUBBLER NOZZLE NOZZLE: RAIN BIRD PCT-10
- 2 SHRUB ADAPTER: RAIN BIRD MODEL PA-8S
- 3 FINISH GRADE/TOP OF MULCH
- 4 UV RADIATION RESISTANT PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 5 1/2" FEMALE NPT x 0.400" BARB ELBOW: RAIN BIRD MODEL SBE-050
- 6 SWING PIPE, 12" LENGTH
- 7 PVC LATERAL PIPE
- 8 1/2" MALE NPT x .490" BARB ELBOW: RAIN BIRD MODEL SBE-050
- 9 PVC SCH 40 TEE OR ELL
- 10 PLANT ROOT BALL

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

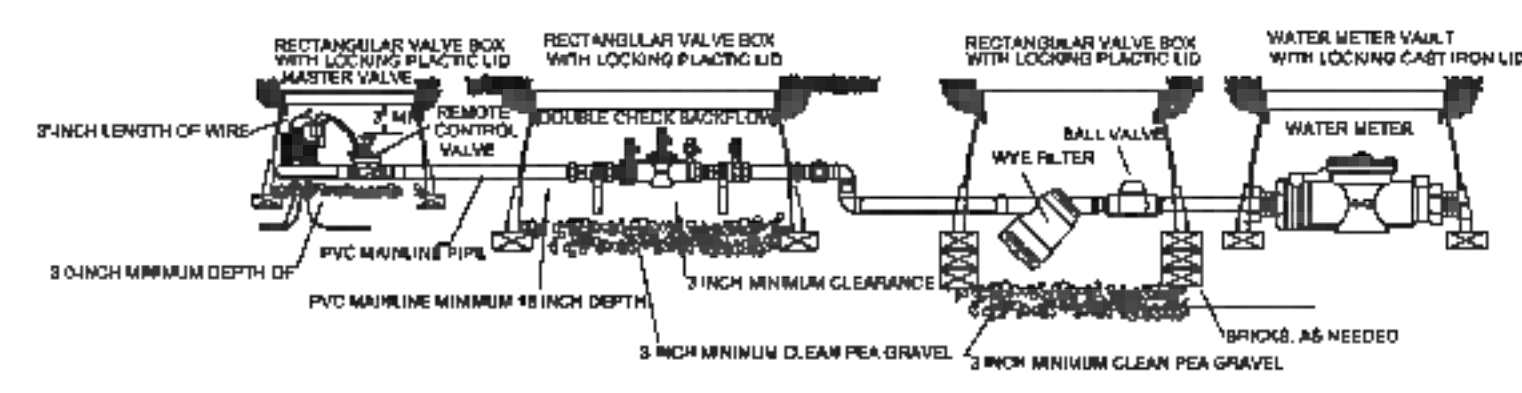


- 1 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 2 QF SUPPLY HEADER
- 3 PRE-INSTALLED BARB FITTING
- 4 OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
- 5 PERIMETER OF AREA
- 6 BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
- 7 XF SERIES TIE-DOWN STAKES (TDS-050)
- 8 REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING
- 9 SUB-SURFACE/ON-SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFS-CVP DRIPLINE
- 10 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
- 11 FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS-CV FLUSH POINT"
- 12 QF EXHAUST HEADER
- 13 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- 14 TWIST LOCK FITTING: TLF-MPT
- 15 TWIST LOCK CAP: TLF-CAP
- 16 PVC SCH 40 ELL (TYPICAL)
- 17 PVC SCH 40 BALL VALVE

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

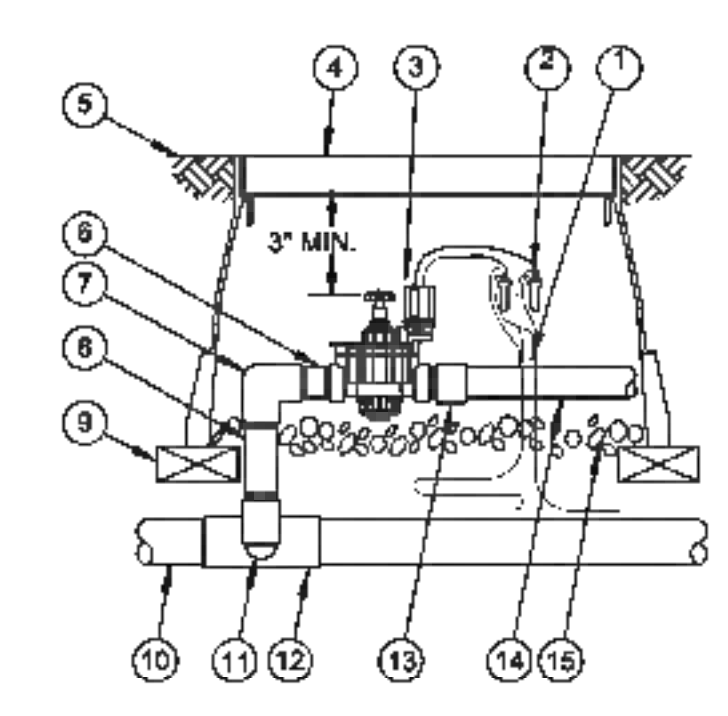
SCALE: NTS



IRRIGATION VALVE ASSEMBLY

SCALE: NTS

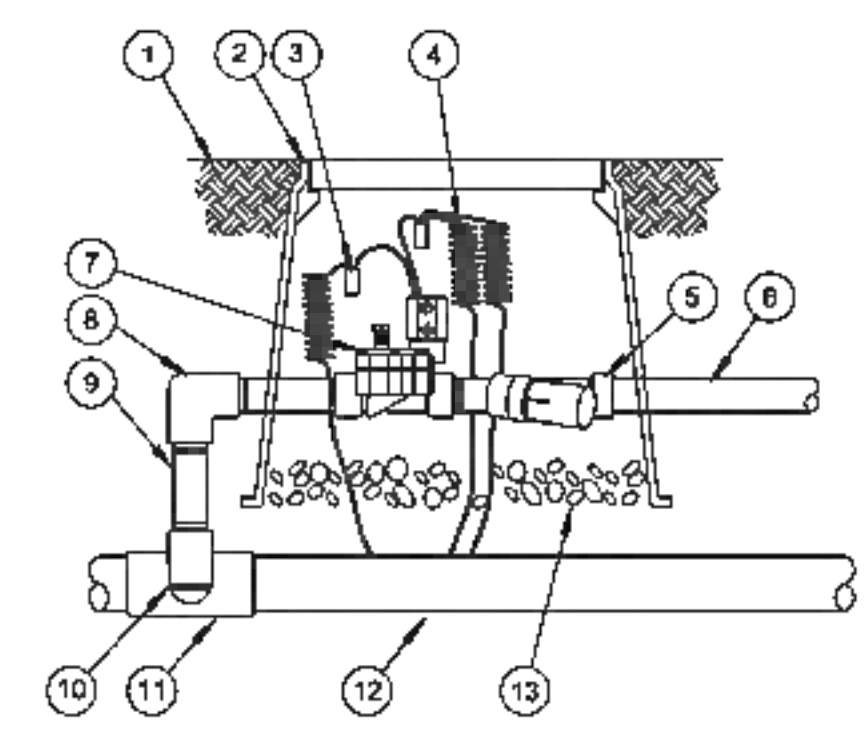
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ELECTRONIC CONTROL VALVE

SCALE: NTS

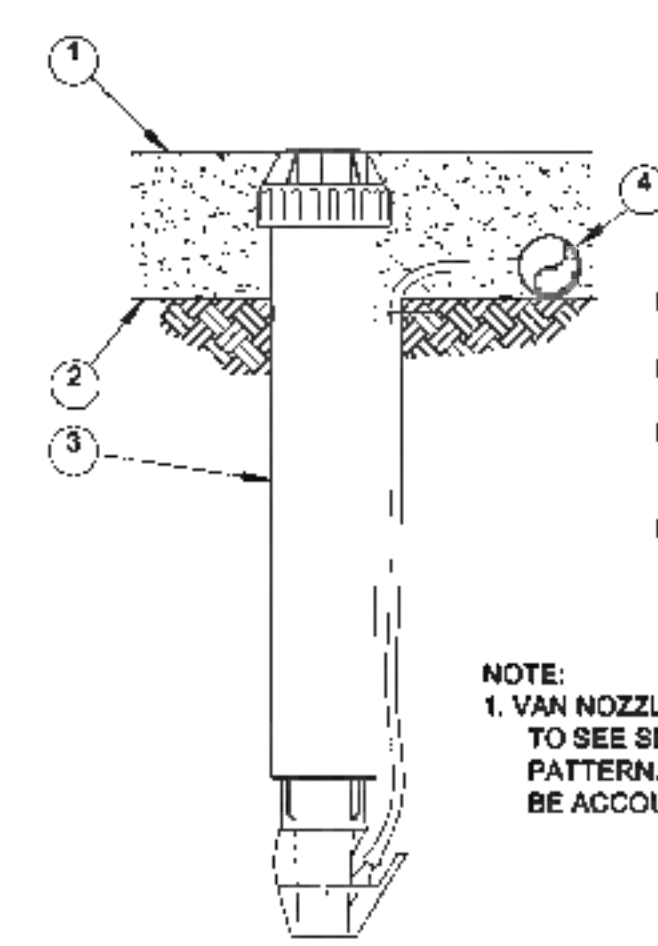
03



ELECTRONIC DRIP KIT VALVE

SCALE: NTS

02



OPERATION INDICATOR

SCALE: NTS

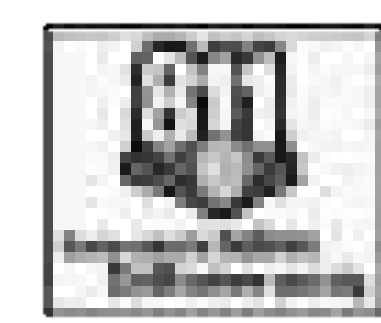
01

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.

- 1 14 AWG IRRIGATION WIRE: COIL AN ADDITIONAL 3-FEET OF WIRE IN VALVE BOX
- 2 WATERPROOF SPLICE CONNECTION
- 3 REMOTE CONTROL VALVE
- 4 RECTANGULAR VALVE BOX WITH COVER
- 5 FINISH GRADE/TOP OF MULCH
- 6 PVC SCH 80 CLOSE NIPPLE
- 7 PVC SCH 80 ELL
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 BRICK (1 OF 4)
- 10 PVC MAINLINE PIPE
- 11 SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 80 ELL
- 12 PVC SCH 80 TEE OR ELL
- 13 PVC SCH 40 MALE ADAPTER
- 14 PVC LATERAL PIPE
- 15 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

- 1 FINISH GRADE
- 2 RECTANGULAR VALVE BOX WITH COVER
- 3 WATERPROOF CONNECTION
- 4 30-INCH LINEAR LENGTH OF WIRE, COILED PRESSURE REGULATING FILTER:
- 5 PVC SCH 40 FEMALE ADAPTOR
- 6 LATERAL PIPE
- 7 REMOTE CONTROL VALVE
- 8 PVC SCH 40 ELL
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 11 PVC SCH 40 TEE OR ELL
- 12 PVC MAINLINE
- 13 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

- 1 MULCH
- 2 FINISH GRADE
- 3 OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
- 4 SUB-SURFACE/ON-SURFACE DRIPLINE: XFS-CV SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFS-CVP SERIES

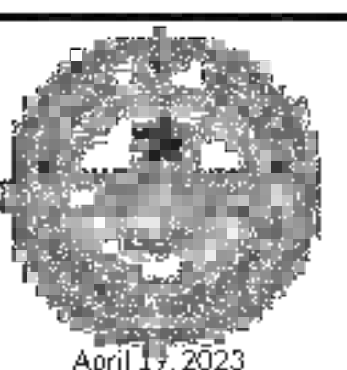


THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

FOR CITY USE ONLY

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Austin, Texas 78701
512.320.0868 | studio@dwg.com



April 17, 2023

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

IRRIGATION PLAN

CITY APPROVAL STAMP

SHEET
LA-10
11 OF 12
2022-187172 LM

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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"+ | @ | 300% = | 0.0 |
| Heritage Tree - 24" - 29.9" | @ | 300% = | 0.0 |
| 19" + ECM Apdx. F | @ | 100% = | 0.0 |
| 8 - 18.9" ECM Apdx. F | @ | 50% = | 22.5 |
| 19" + all other Trees | @ | 50% = | 0.0 |
| 8 - 18.9" all other Trees | @ | 25% = | 0.0 |
| Trees in 'Fair' Condition | @ | 20% = | 0.0 |
| Trees in 'Poor' Condition | @ | 0% = | 0.0 |
| Invasives | @ | 0% = | 0.0 |
| Dead | @ | 0% = | 0.0 |

Total Required Caliper Inches: 23

| Tree Replacement Summary | Tree Quantity | Caliper Inch | Replacement Inches |
|--------------------------|---------------|--------------|--------------------|
| 8" caliper tree | @ | 8.0 = | 0 |
| 5" caliper tree | @ | 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 | | Trees in 'Fair' or 'Poor' Condition | | | | | | | |
| Tag # | Location / Species | Caliper | 19" + Heritage | 8 - 18.9" 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: | | | | | | | | | | | | |
| Total Caliper Inches Removed: | | | 45 | | | | | | | | | |
| Mitigation Rates per ECM 3.5.4: | | | | | | | | | | | | |
| 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 |

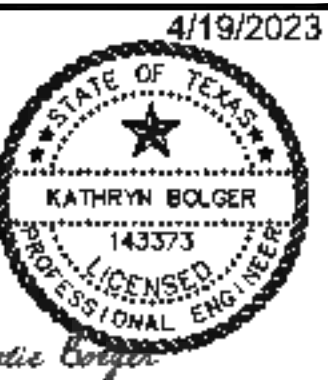
Notes:

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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PHONE NO:



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

TREE MITIGATION CALCULATIONS

CITY APPROVAL STAMP

SHEET

LA-11

12 OF 12

2022-187172 LM