

Project Information

Address: 802 Barton Blvd
Austin, TX 78704

Zoning: SF-3-H, Zilker,
South Lamar Combined NPA

Legal Description: A portion of Lot 2A, Resubdivision of
Lots 1 & 2 South Lund Park, Section 2, a Subdivision in
Travis County, Texas.

Legend

Existing Building

New Addition

Demolition

Property Line

Site Calculations

Site Area:	56,480.64 SF
Allowable Building Cover	22,592.26 SF (40%)
Existing Building Cover	4,115.00 SF (7.29%)
New Addition to Building Cover	1,552.26 SF
Total Proposed Building Cover	5,667.26 SF (10.03%)
Allowable Impervious Cover	25,416.28 SF (45%)
Existing Impervious Cover	14,103.21 SF (24.97%)
New Addition to Impervious Cover	2,640.25 SF
Total Proposed Impervious Cover	16,563.46 SF (29.33%)

Building Cover Breakdown

Existing House	
1st Floor	2,831.00 SF
2nd Floor	1,900.00 SF
3rd Floor	790.00 SF
Covered Porch	708.00 SF
Existing Accessory Dwelling	
1st Floor	480.00 SF
2nd Floor	480.00 SF
Covered Porch	96.00 SF
Existing Detached Garage	992.0 SF
New Pool Pavilion	
1st Floor	718.64 SF
Covered Patio	725.62 SF
Other Roofed Areas	108.00 SF
Total Building Area	8,933.26 SF
Total Building Coverage	5,667.26 SF
Pool	838.38 SF
Spa	55.78 SF
Site Breakdown	
Existing Driveways	4,085.30 SF
Existing Sidewalks	2,465.20 SF
Existing Uncovered Patio	1,396.51 SF
Existing Other Flatwork	2,041.20 SF
Addition to Driveway	506.85 SF
Addition to Sidewalks	0.00 SF
Addition to Uncovered Patio	357.57 SF
Addition to Flatwork	43.57 SF
Total Existing Site Coverage	9,988.21 SF
Total Proposed Site Coverage	10,896.20 SF

FAR Calculations

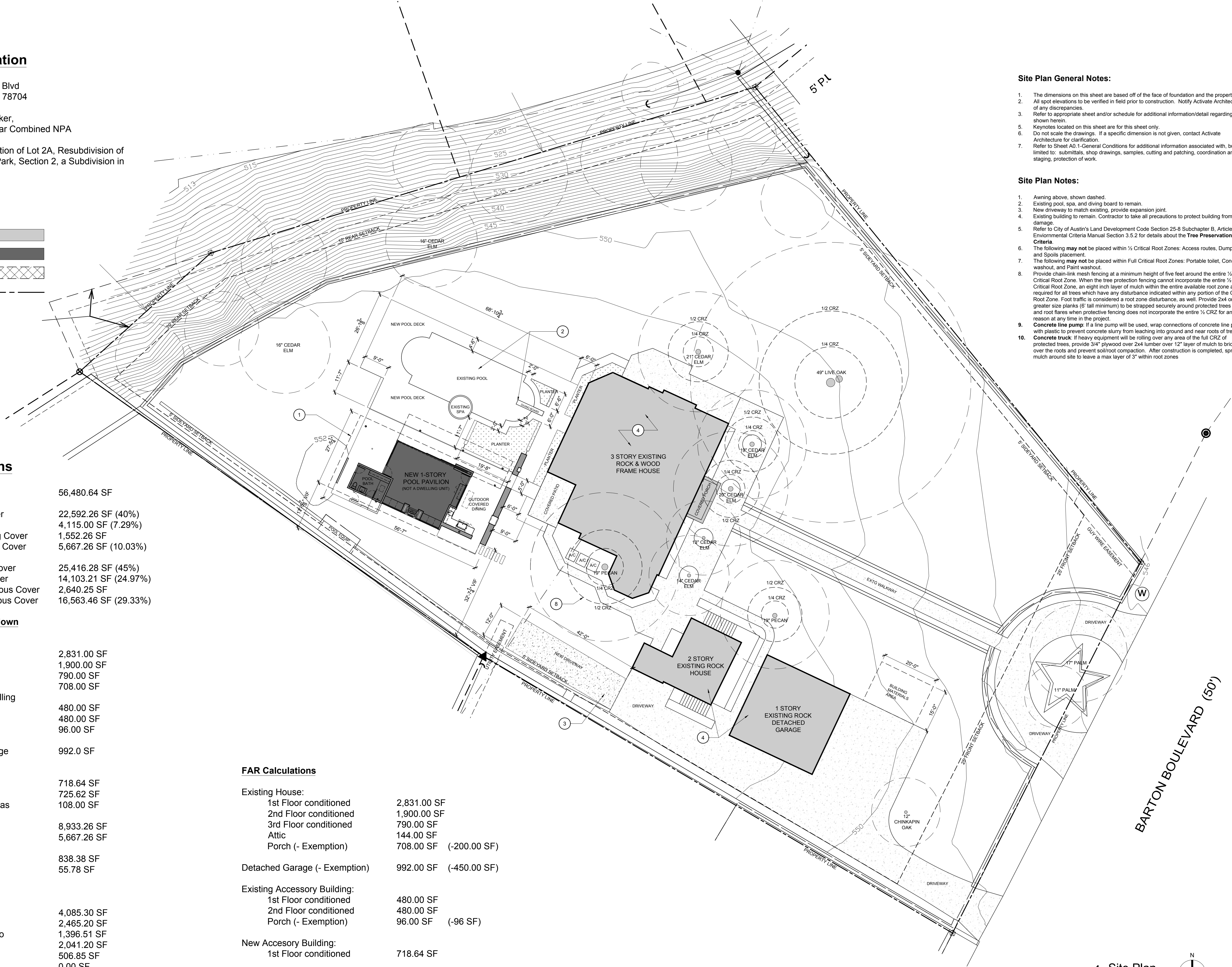
Existing House:	
1st Floor conditioned	2,831.00 SF
2nd Floor conditioned	1,900.00 SF
3rd Floor conditioned	790.00 SF
Attic	144.00 SF
Porch (- Exemption)	708.00 SF (-200.00 SF)
Detached Garage (- Exemption)	992.00 SF (-450.00 SF)
Existing Accessory Building:	
1st Floor conditioned	480.00 SF
2nd Floor conditioned	480.00 SF
Porch (- Exemption)	96.00 SF (-96 SF)
New Accesory Building:	
1st Floor conditioned	718.64 SF
Total Existing:	7,675.00 SF (13.59%)
Total Proposed:	8,393.64 SF (14.86%)
Total Allowed:	22,592.26 SF (.4 max)

Site Plan General Notes:

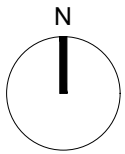
- The dimensions on this sheet are based off of the face of foundation and the property line.
- All spot elevations to be verified in field prior to construction. Notify Activate Architecture of any discrepancies.
- Refer to appropriate sheet and/or schedule for additional information/detail regarding items shown herein.
- Keynotes located on this sheet are for this sheet only.
- Do not scale the drawings. If a specific dimension is not given, contact Activate Architecture for clarification.
- Refer to Sheet A0.1-General Conditions for additional information associated with, but not limited to: submittals, shop drawings, samples, cutting and patching, coordination and staging, protection of work.

Site Plan Notes:

- Awning above, shown dashed.
- Existing pool, spa, and diving board to remain.
- New driveway to match existing, provide expansion joint.
- Existing building to remain. Contractor to take all precautions to protect building from damage.
- Refer to City of Austin's Land Development Code Section 25-8 Subchapter B, Article 1 and Environmental Criteria Manual Section 3.5.2 for details about the **Tree Preservation Criteria**.
- The following **may not** be placed within 1/2 Critical Root Zones: Access routes, Dumpster, and Spoils placement.
- The following **may not** be placed within Full Critical Root Zones: Portable toilet, Concrete washout, and Paint washout.
- Provide chain-link mesh fencing at a minimum height of five feet around the entire 1/2 Critical Root Zone. 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. Foot traffic is considered a root zone disturbance, as well. Provide 2x4 or greater size planks (6" 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.
- Concrete line pump:** If a line pump will be used, wrap connections of concrete line pump with plastic to prevent concrete slurry from leaching into ground and near roots of trees.
- Concrete truck:** If heavy equipment will be rolling over any area of the full CRZ of protected trees, provide 3/4" plywood over 2x4 lumber over 12" layer of mulch to bridge over the roots and prevent soil/root compaction. After construction is completed, spread mulch around site to leave a max layer of 3" within root zones



1 Site Plan
Scale: 1/16"=1'-0"



Activating Architecture



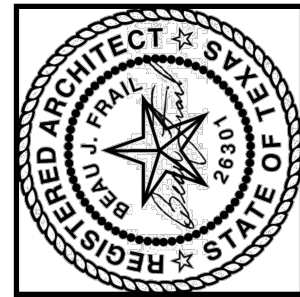
Designer

Activate Architecture

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Austin, Texas 78701
561.707.0418
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Consultant

Seal



Project

Brand Residence
802 Barton Blvd
Austin, TX, 78704
Set
Permit Set, 16 November 2019

Issue:

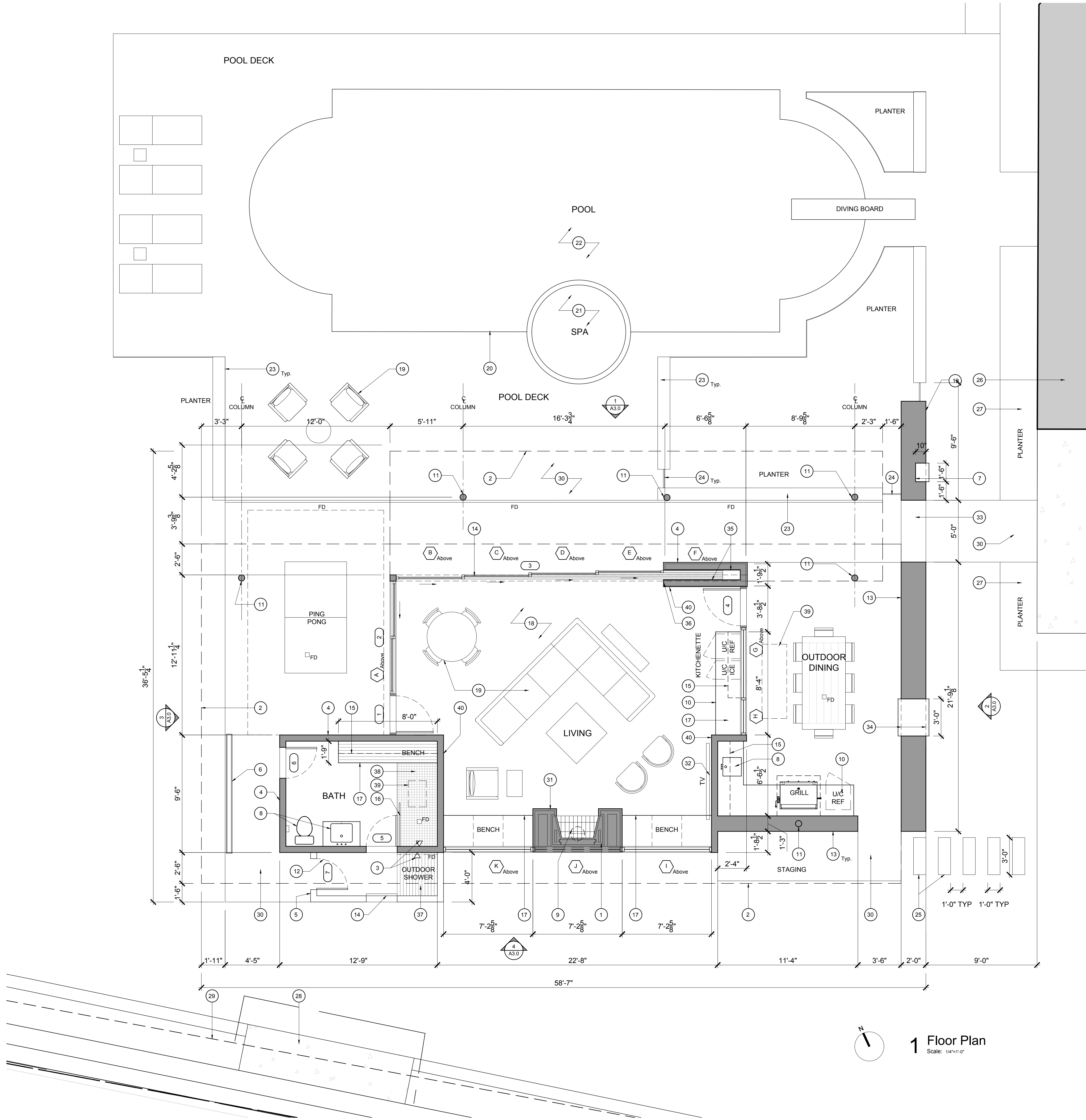
Drawing Title

Site Plan

Sheet

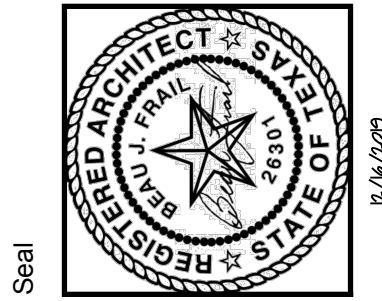
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- Floor Plan General Notes:**
- The dimensions on this sheet are to face of stud and/or masonry, centerline of column/beam, and face of awning.
 - GC to field verify all dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, please notify Activate Architecture immediately.
 - GC to provide portable fire extinguishers as required by local code.
 - Refer to appropriate sheet and/or schedule for additional information/detail regarding items shown herein.
 - Keynotes located on this sheet are for this sheet only.
 - Do not scale the drawings. If a specific dimension is not given, contact Activate Architecture for clarification.
 - Refer to Sheet A0.1-General Conditions for additional information associated with, but not limited to: submittals, shop drawings, samples, cutting and patching, coordination and staging, protection of work.
 - Install all products per manufacturer's recommendations.

- Floor Plan Notes:**
- Isokern Fireplace, install per manufacturer's recommendations. See Interior Elevations and Structural.
 - Awning above, shown dashed.
 - Shower fixtures per Project Manual.
 - Stucco wall per Finish Schedule.
 - Western red cedar wood framing with WRC horizontal slats at outdoor shower enclosure. Sealant per Finish Schedule.
 - Metal frame with horizontal wood screen per Finish Schedule. Metal frame and attachments per Structural.
 - Niche in stone wall with wood header per Structural. Finish per Finish Schedule.
 - Plumbing fixtures per Project Manual.
 - Fireplace metal flue, shown dashed.
 - Countertop per Finish Schedule.
 - Steel column per Structural. Painted per Finish Schedule.
 - Door with horizontal wood screen per Finish Schedule. Frame and attachments per Structural.
 - Stone wall per Finish Schedule.
 - Window in western red cedar framing, to match adjacent finishes per Finish Schedule.
 - Cabinetry above shown dashed. See Interior Elevations.
 - Glass frameless shower enclosure.
 - Cabinetry per Interior Elevations.
 - Concrete foundation per Structural. Polished finish per Finish Schedule.
 - Furniture and furnishings per Owner.
 - Existing pool coping to be replaced with new paver per Finish Schedule.
 - Existing spa to remain, Contractor to ensure protection during construction.
 - Existing pool to remain, Contractor to ensure protection during construction.
 - Stone landscaping per Landscape Architect.
 - Steel plate landscaping per Landscape Architect.
 - Concrete steps per Finish Schedule.
 - Existing home to remain, Contractor to ensure protection during construction.
 - New planters per Landscape Architect.
 - Existing pool equipment to remain.
 - Setback line shown dashed.
 - Concrete foundation and flatwork per Structural. Broom finish per Finish Schedule.
 - IRC 2015 Chapter 10.
 - TV provided by owner. Contractor to verify mounting height and location of electrical/ cable connections in field with owner and architect.
 - Large single stone threshold set flush with concrete floor, per Finish Schedule.
 - Opening in stone wall with wood header per Structural. Finish per Finish Schedule.
 - Wall framing and 3/4" plywood for pocket at sliding glass door. Provide plywood at interior pocket, painted black. Maintain minimum clear for pocket per door manufacturer. Contractor to verify per door manufacturer.
 - Phantom screen recessed into wall installed per manufacturer's recommendations, coordinate in field with architect.
 - Teak wood slats at outdoor shower floor, recessed into and flush with adjacent concrete floor. Per Finish Schedule.
 - Tile floor at shower recessed in and flush with adjacent concrete floor, sloped to drain. Per Finish Schedule.
 - ALTERNATE: Provide alternate pricing for skylights, shown dashed. Refer to Window Schedule.
 - Stucco surface at interior walls to match exterior finish, per Finish Schedule.

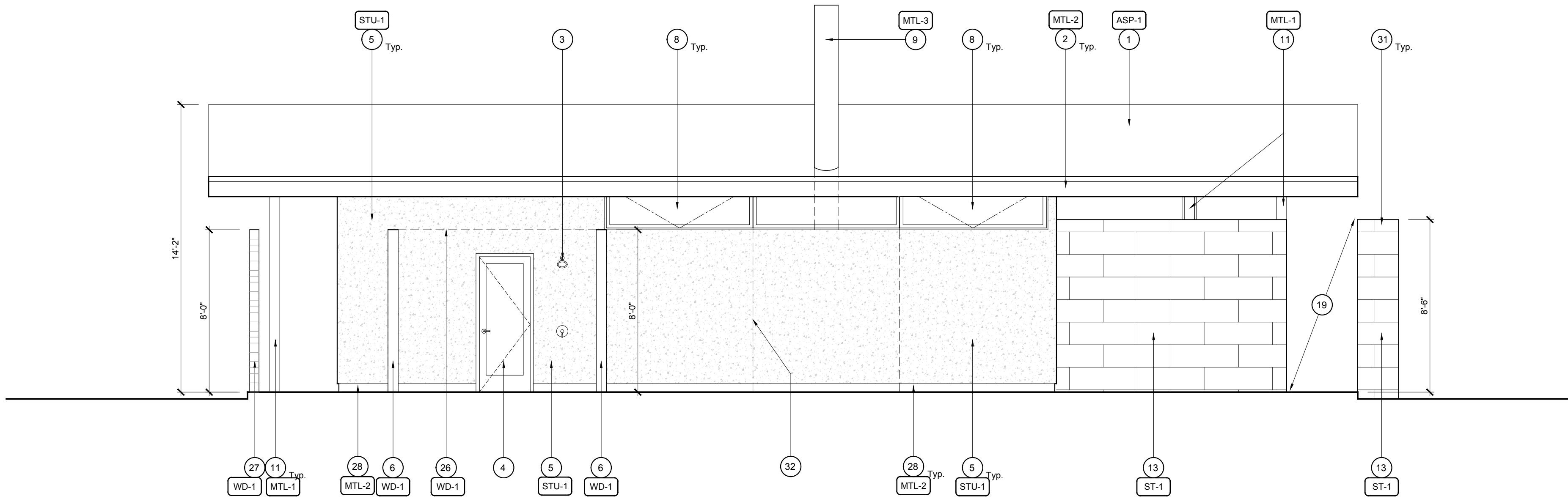


Elevation & Section General Notes:

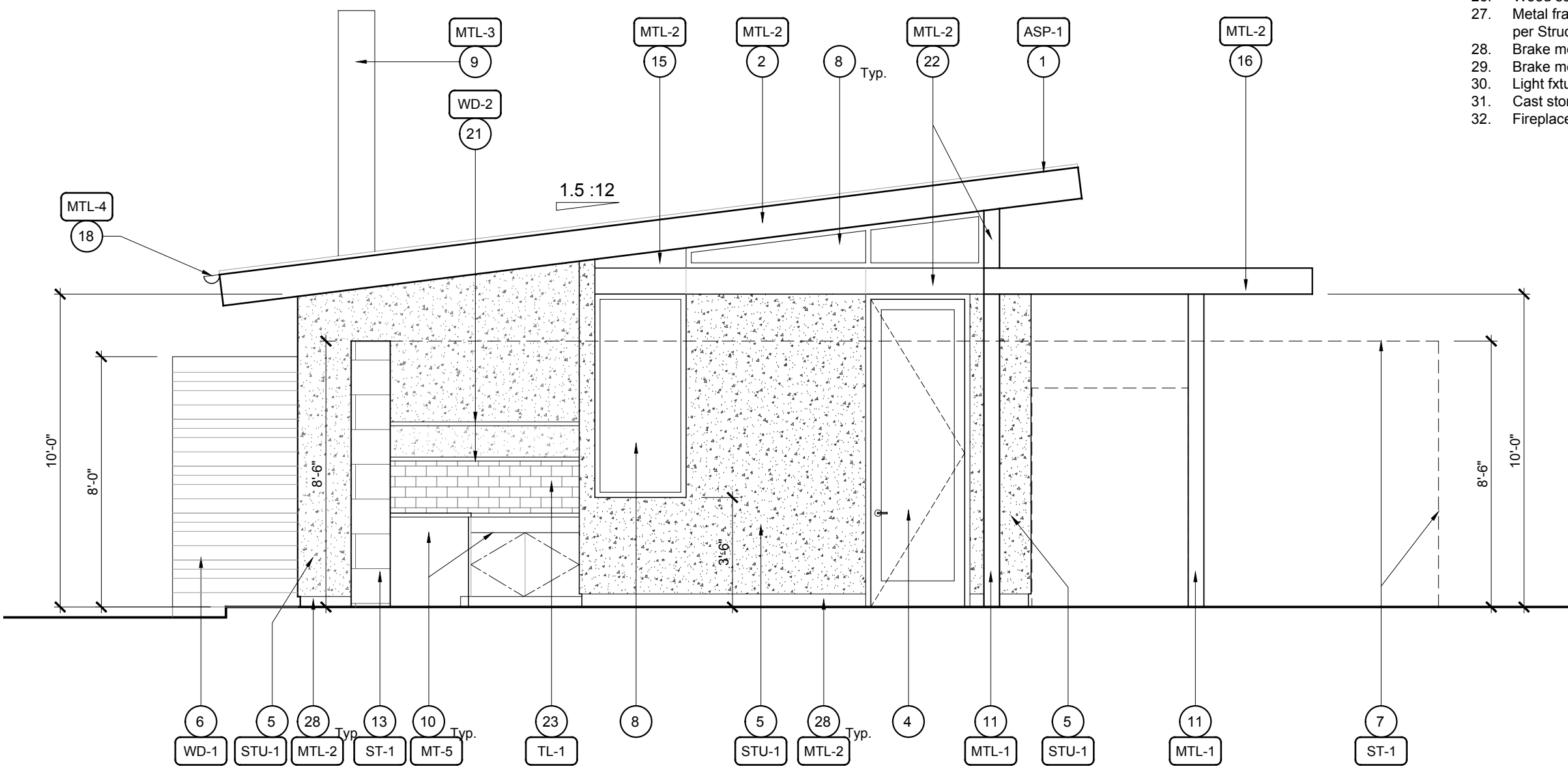
- The dimensions on this sheet are based off of the face of finish material or masonry. All dimensions are to face of finish material, edge of awning, or centerline of support, unless otherwise noted.
- Contractor (GC) to field verify all dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, notify Activate Architecture immediately.
- Elevations are shown for reference only. Refer to Building Plans, Sections, Wall Sections and Window Elevations for additional information.
- All glass to be tempered in areas required by applicable code.
- Refer to appropriate sheet and/or schedule for additional information/detail regarding items shown herein.
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- Refer to Sheet A0.1-General Conditions for additional information associated with, but not limited to: submittals, shop drawings, samples, cutting and patching, coordination and staging, protection of work.
- Install all products per manufacturer's recommendations.

Elevation Notes:

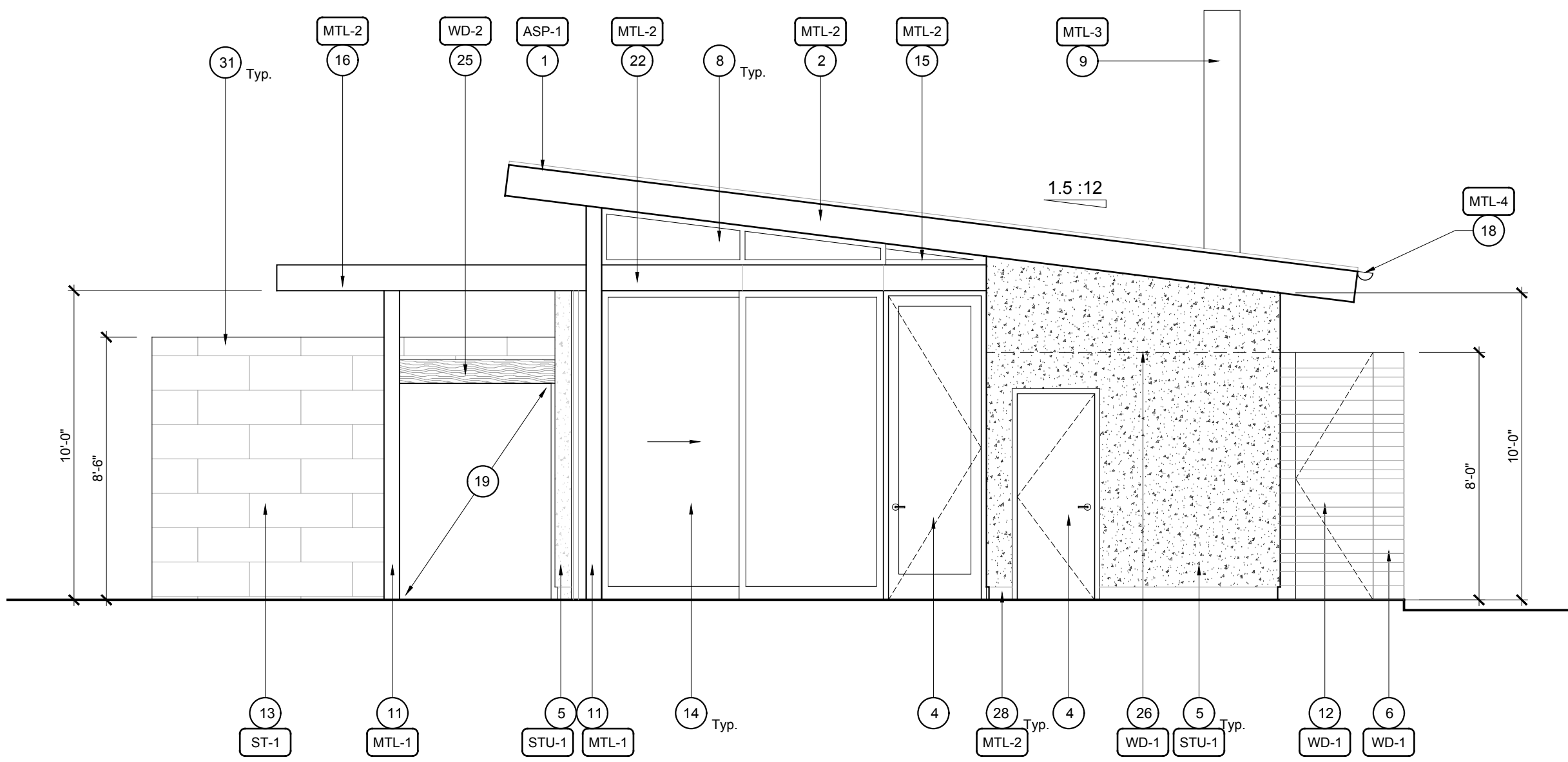
- Asphalt shingle roof per Finish Schedule.
- Brake metal fascia per Finish Schedule.
- Exterior shower fixtures per Project Manual.
- Door per Door Schedule.
- Stucco per Finish Schedule.
- Wood frame wall with horizontal wood screen per Finish Schedule.
- Stone walls shown dashed.
- Window per Window Schedule.
- Fireplace metal flue, install per manufacturer.
- Stainless Steel cabinetry and quartz countertop per Finish Schedule.
- Steel column per Structural. Painted per Finish Schedule.
- Door at wood frame with horizontal wood screen to match adjacent per Finish Schedule.
- Stone wall per Finish Schedule.
- Sliding glass door per Door Schedule.
- Metal panel insert above door, color to match window frame.
- Awning, framing per Structural. Brake metal fascia per Finish Schedule.
- Stucco soffit per Finish Schedule. Brake metal and drip edge around perimeter per RCP.
- Gutter to connect to scupper/ downspout.
- Open to beyond.
- Stainless Steel grill and vent hood per Project Manual.
- Wood shelving with concealed supports per Finish Schedule. Install per manufacturer. GC to provide blocking in wall framing as required.
- Brake metal cover to match window frames per Finish Schedule.
- Tile per Finish Schedule.
- Cabinetry beyond wall shown dashed. See Interior Elevations.
- Wood timber header per Structural. Finish per Finish Schedule.
- Wood screen shown dashed.
- Metal frame wall with horizontal wood screen per Finish Schedule. Frame and attachments per Structural.
- Brake metal detail at base of stucco walls per Details.
- Brake metal edge at soffit with metal channel drip edge per Details.
- Light fixture per RCP and Fixture Schedule.
- Cast stone cap at top of stone walls, to match color of stone per Finish Schedule.
- Fireplace beyond, shown dashed.



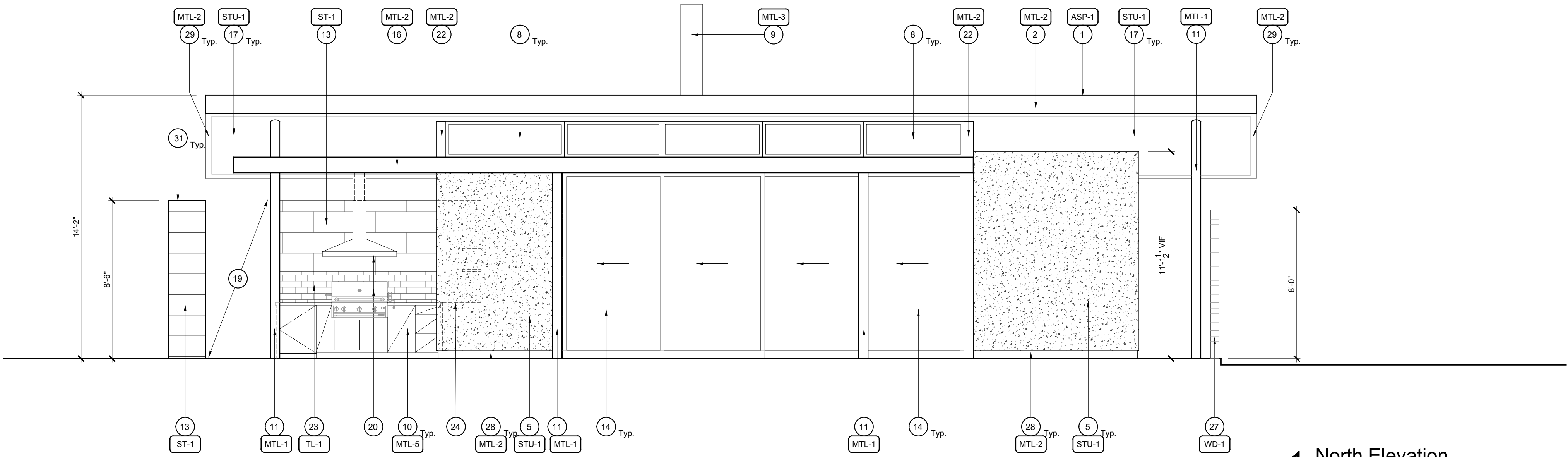
4 South Elevation
Scale: 1/4"=1'-0"



2 East Elevation
Scale: 1/4"=1'-0"



3 West Elevation
Scale: 1/4"=1'-0"



1 North Elevation
Scale: 1/4"=1'-0"