

TREE PROTECTION NOTES:

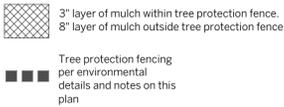
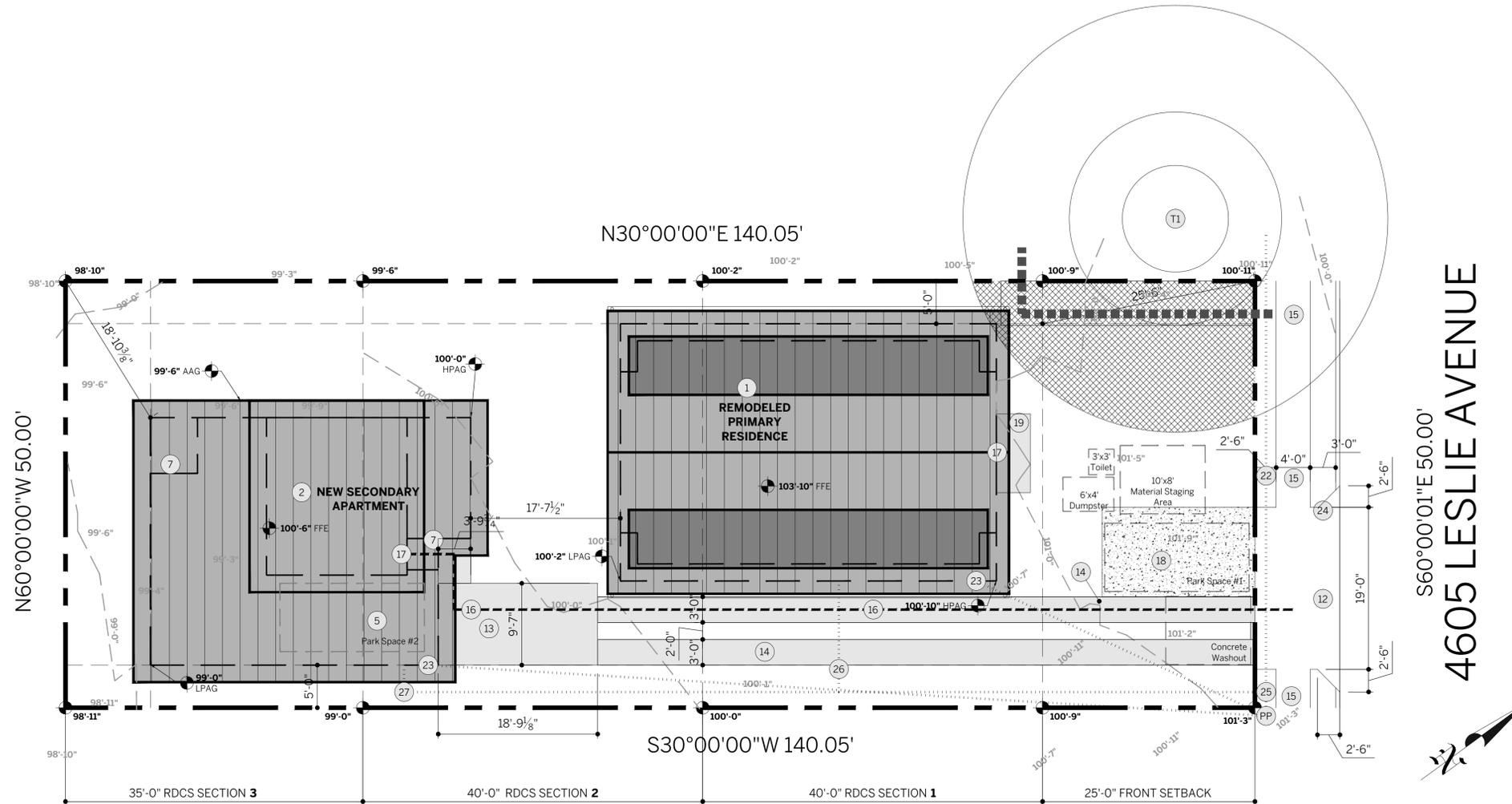
- In order to assure that the remaining root zones are adequately preserved, tree protection fencing is required for all trees within the limits of construction. Extents of fencing are shown. Fencing is required to be chain-link mesh at a minimum height of five feet. When the tree protection fencing 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' minimum length shall be strapped securely around protected trees' trunks and root flares when protective fencing does not incorporate entire 1/2 CRZ.
- All pruning shall be conducted under the strict oversight of a licensed professional arborist. PRUNING FOR SUBJECT TREES SHALL NOT EXCEED 25% OF TREE CANOPY.
- Trenching for all utilities in CRZs (indicated by notes 26 and 27) shall be minimized to the least extent feasible and shall occur by means of air-spading by a licensed professional arborist.
- Deep root, high-pressure fertilization of burr oak and pecan trees with slow release fertilizer, root stimulants and soil activators to take place prior to construction, once the exterior construction is complete and again when the CO is obtained. Fertilization protocols shall be determined by minimally-invasive soils testing.
- Trees to have Tree Protection Fencing (TPF) in place before ground is broken.
- Care shall be taken during construction that activities requiring vertical movement (eg, drilling rigs) shall not disturb existing tree canopies. NO DISTURBANCE OF TREE CANOPIES BY CONSTRUCTION ACTIVITIES SHALL BE PERMITTED OR TOLERATED.
- To the greatest extent possible, construction access to rear of lot shall occur via Garden St and the open area to the west of the existing residence. Alley access shall be restricted to such construction activities and equipment as cannot fit through the space to the west of the existing residence.
- The placement and storage of materials and/or heavy equipment on CRZs is strictly prohibited. Materials shall be staged as far from CRZs as possible.
- Drilling rigs requiring outriggers shall not be used.
- The foundations of the secondary and tertiary structures have been designed as pier-beam to minimize impacts to CRZs. No formwork, kickers, or other temporary/construction-related installations shall occur outside the footprints of the structures themselves except strictly as required for the carport slab in the secondary structure.
- Demolition of existing deck and stairs shall occur by hand and without digging (ie, existing piers, supports, etc shall be pulled out of ground rather than dug).
- Impacts from construction or construction activities inside 1/4 CRZs are strictly prohibited without exception.

NOTE:

In order to assure that the remaining root zones are adequately preserved, tree protection fencing is required for all trees within the limits of construction. Project designers are required to show the specific locations of tree protection fencing on the grading and tree protection plan. Fencing should be indicated to protect the entire Critical Root Zone (CRZ) area or as much of the CRZ as is practical. 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.

Foot traffic is considered a root zone disturbance, as well. City of Austin requires 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.

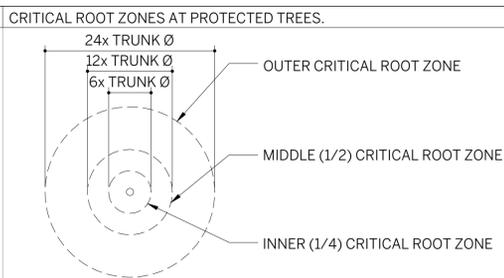
Reference G006 for driveways, driveway ribbons, and sidewalks in CRZ for proper protection.



REFER TO SHEET A001 FOR PROJECT INFORMATION AND AREA CALCULATIONS

1 Site Plan
 Scale 1/16" = 1'-0" @ 11x17
 Scale 1/8" = 1'-0" @ 24x36

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)		
01 Remodeled primary residence.	11 New spiral stair to roof deck.	17 New step-free entry into residence. Maximum vertical rise 1/2".
02 New secondary residence.	12 New Type I driveway approach per City of Austin standards.	18 New decomposed granite or gravel walkway.
03 New attached garage.	13 New concrete driveway.	19 New concrete patio, uncovered.
04 New detached carport.	14 New conc. driveway ribbon.	20 New wood deck, uncovered.
05 New detached garage.	15 New sidewalk in right-of-way per City of Austin standards.	21 New decomposed granite patio, uncovered.
06 New detached carport.	16 New visitable route from public way to residence. Minimum width 3'-0". Maximum cross-slope 1:50.	22 Existing overhead electric service.
07 New covered porch w/ deck or habitable space above.		
08 New covered porch w/o deck or habitable space above.		
09 New uncovered deck.		
10 New uncovered roof deck.		



LIST OF PROTECTED TREES.		
#	TRUNK Ø	SPECIES
T1	xx"	<<species>>
T2	xx"	<<species>>
T3	xx"	<<species>>
T4	xx"	<<species>>
T5	xx"	<<species>>

DISCLAIMERS.
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SEAL OF ARCHITECT.

ISSUE DATE 21 Mar 2018

GRAPHIC SCALE (in feet)
 0 1 2 4 8 16

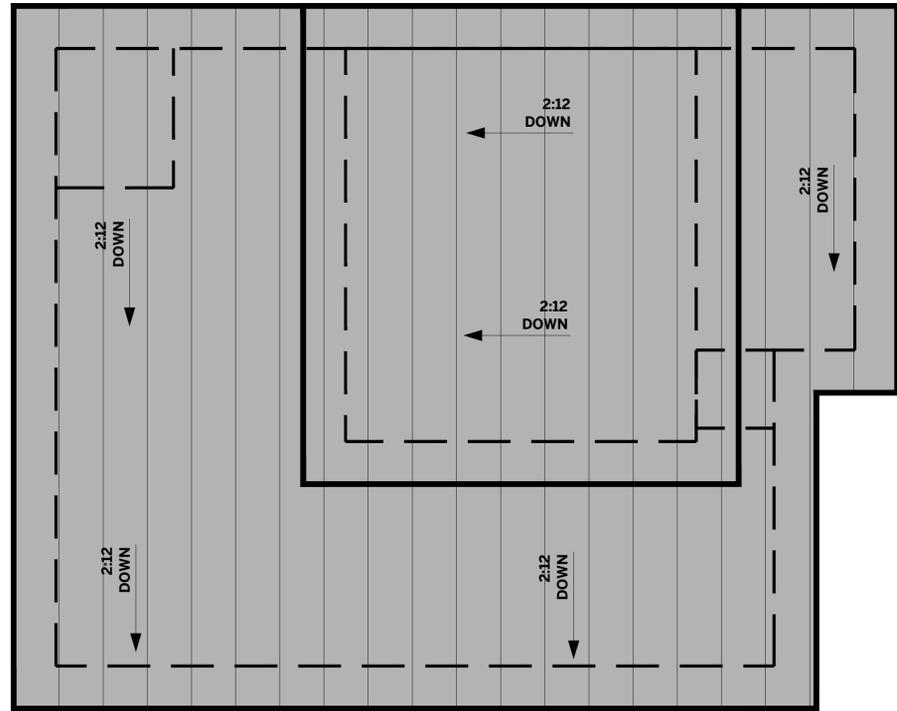
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ISSUE DATE 21 Mar 2018
SHEET TYPE Site Plan

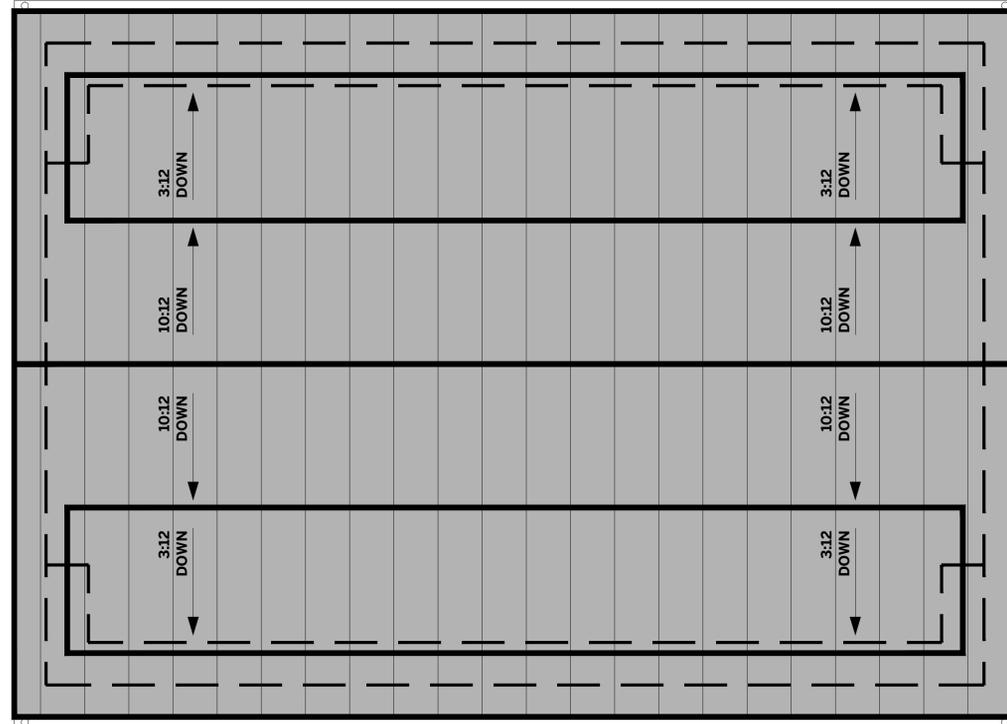
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 Development + Architecture
 4605 LESLIE AVENUE
 AUSTIN, TEXAS 78721

ISSUE DATE 21 Mar 2018
SHEET TYPE Site Plan

A000



2 Roof Plan, Bldg 2
 Scale 1/8" = 1'-0" @ 11x17
 Scale 1/4" = 1'-0" @ 24x36



1 Roof Plan, Bldg 1
 Scale 1/8" = 1'-0" @ 11x17
 Scale 1/4" = 1'-0" @ 24x36

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).

- 01 New standing-seam metal roof.
- 02 New 30-year composition shingle roof.
- 03 New walkable-PVC roof deck.
- 04 New metal coping.
- 05 New metal scupper.
- 06 New metal gutter.
- 07 New metal downspout.

FRAMING (NOT ALL TYPES MAY PERTAIN TO THIS SPECIFIC PROJECT).

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ISSUE DATE **21 Mar 2018**



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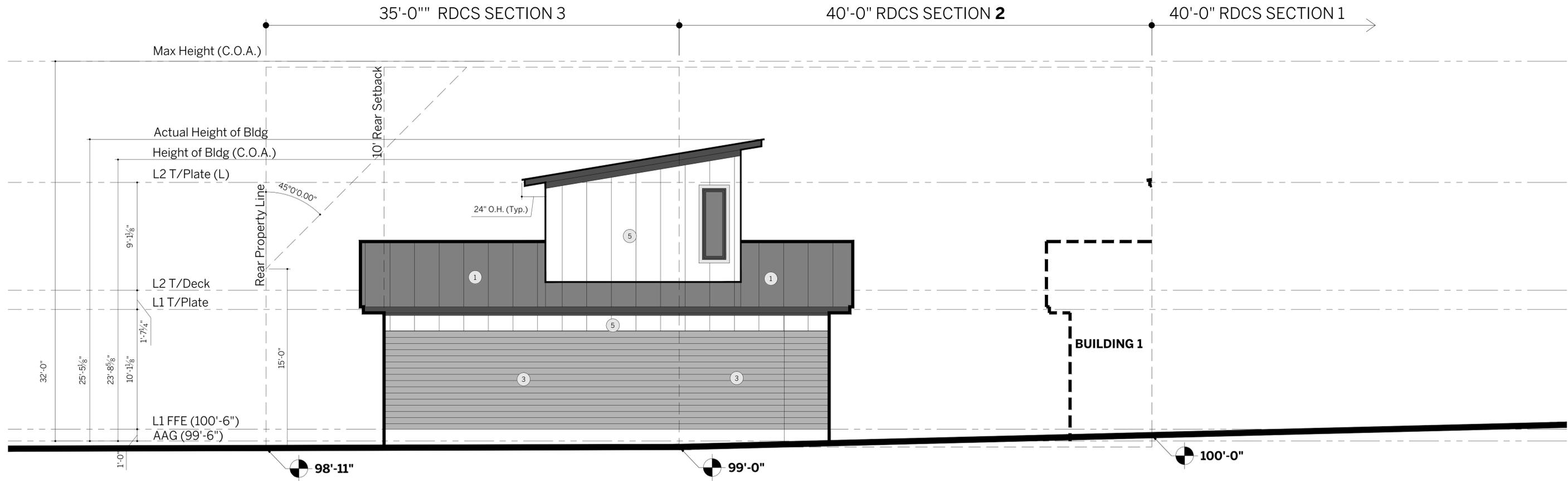
ISSUE DATE **21 Mar 2018**
 SHEET TYPE **Roof Plans.**

A103

LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6, E. 4, b. (i): LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1

A structure may not extend beyond a setback plane...except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane. Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to...for a pitched or hip roof, the gabled roof or dormer with the highest average height.

ARCHITECT'S NOTE: NO PROVISIONS FOR "HABITABILITY OF SPACE" ARE MADE IN THE LANGUAGE CITED ABOVE. IE: ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION.



1 Elevation, Bldg 2, Left
 Scale 1/8" = 1'-0" @ 11x17
 Scale 1/4" = 1'-0" @ 24x36

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).

- 01 New standing-seam metal roof.
- 02 New 30-year composition shingle roof.
- 03 New horizontally-oriented cement-board siding. Exposure 6".
- 04 New horizontally-oriented cement-board siding. Exposure 12".
- 05 New vertically-oriented cement-board paneling. Exposure 24" w/ 1x2 battens.
- 06 New 3-coat Portland-cement stucco on metal lath. 3rd coat elastomeric.
- 07 New 3.5"-thick stone masonry veneer, random-ashlar bond.
- 08 New brick masonry veneer, common bond.
- 09 New metal coping. Exposure 6".
- 10 New metal railing at exterior porch or deck. Minimum height 36" above finish floor.
- 11 New parapet at exterior porch or deck. Minimum height 36" above finish floor.

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SEAL OF ARCHITECT.

 ISSUE DATE **21 Mar 2018**
 GRAPHIC SCALE (in feet)


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 ISSUE DATE **21 Mar 2018**
 SHEET TYPE **Elevations, Bldg 2.**
A207

