



TREE PROTECTION NOTES:

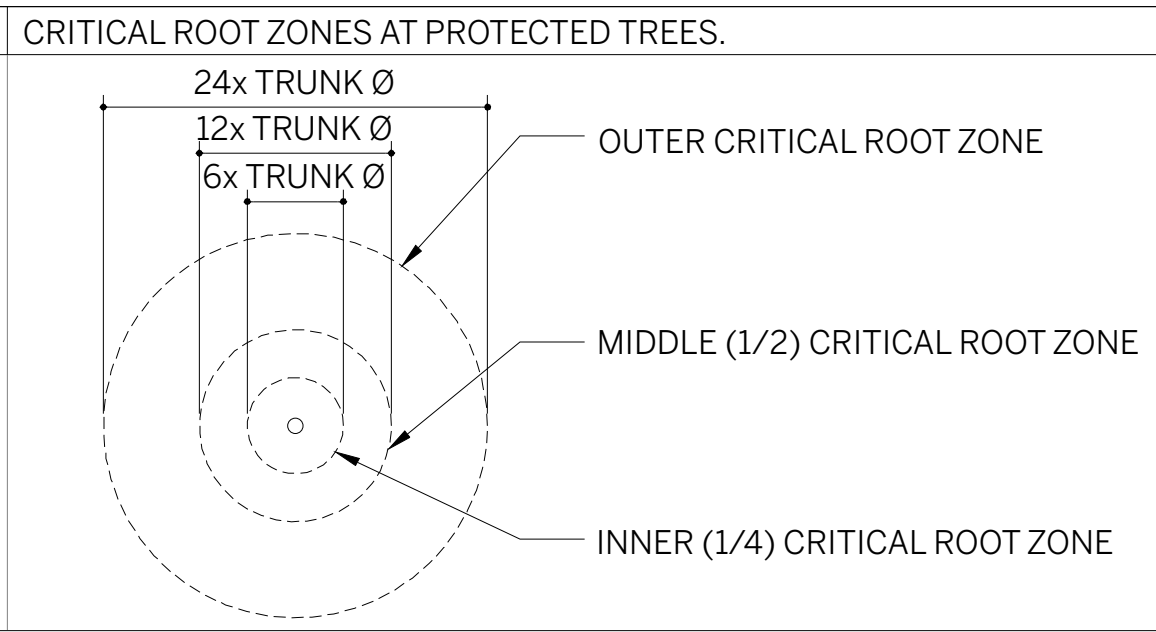
- In order to assure that the remaining root zones are adequately preserved, tree protection fencing is required for all trees within the limits of construction. Extents of fencing are shown. Fencing is required to be chain-link mesh at a minimum height of five feet. When the tree protection fencing 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.

-  3" layer of mulch within tree protection fence.
8" layer of mulch outside tree protection fence.
-  Tree protection fencing
per environmental
details and notes on this
plan

REFER TO SHEET A001 FOR PROJECT INFORMATION AND AREA CALCULATIONS

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).			
01	New primary residence.	11	New spiral stair to roof deck.
02	<<existing residence>>	12	New Type I driveway approach per City of Austin standards.
03	New secondary residence.	13	New concrete driveway.
04	New attached garage.	14	New conc. driveway ribbon.
05	New detached carport.	15	New sidewalk in right-of-way per City of Austin standards.
06	New detached carport.	16	New visitable route from public way to residence. Minimum width 3'-0".
07	New covered porch w/ deck or habitable space above.		Maximum cross-slope 1:50.
08	New covered porch w/o deck or habitable space above.		REFER TO SHEET A101 FOR CONTINUATION OF ROUTE TO INTERIOR OF UNIT.
09	New uncovered deck.		
10	New uncovered roof deck.		

17	New step-free entry into residence. Maximum vertical rise 1/2".	23	New electrical meter(s) for primary residence and secondary residence or additional unit, as applicable.
18	New decomposed granite or gravel walkway.	24	Location of existing water meter.
19	New concrete patio, uncovered.	25	Location(s) of new water meter(s), as applicable.
20	New wood deck, uncovered.	26	Location of new water supply line to primary residence.
21	New decomposed granite patio, uncovered.	27	Location of new water supply to secondary residence or additional unit, as applicable.
22	Existing overhead electric service.	28	New sewer line



LIST OF PROTECTED TREES.		
#	TRUNK Ø	SPECIES
T1	42"	LIVE OAK
T2	19"	CEDAR ELM
T3	38"	CEDAR ELM

DISCLAIMERS.

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SEAL OF ARCHITECT.



ISSUE DATE **14 AUG 2018.**

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

SEAL OF MUNICIPAL APPROVAL.

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

OCHONA
Development + Architecture
1811 Newton St, Austin, TX 78704 | Phone: 512.766.9224 | Fax: 512.766.9225

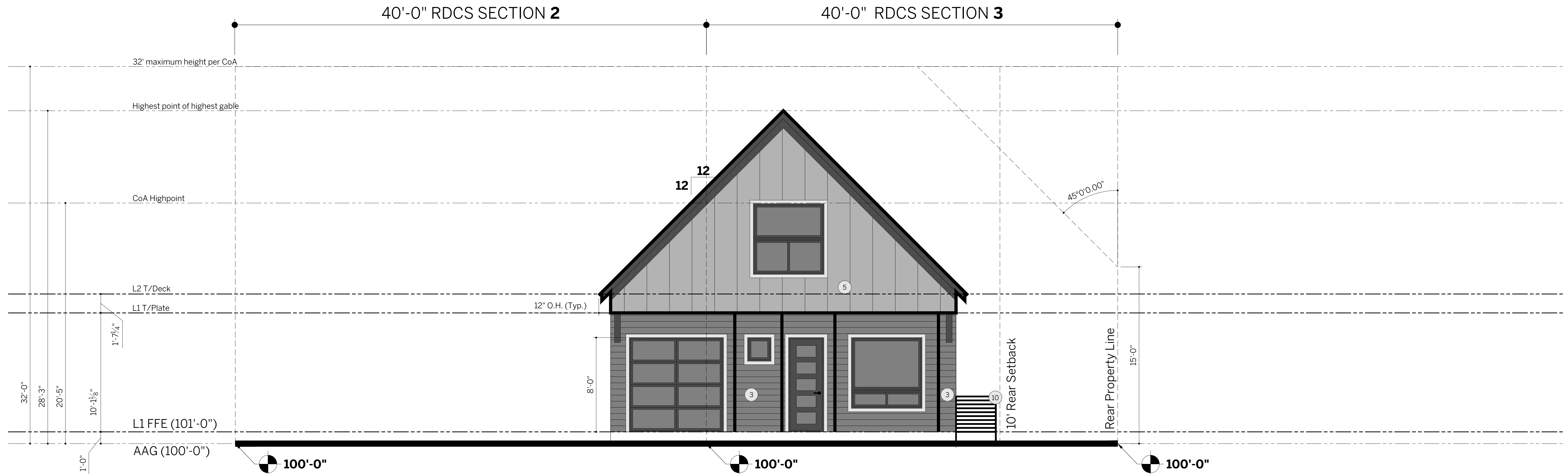
NEW SECONDARY APT AT
1811 NEWTON STREET
AUSTIN, TEXAS 78704

ISSUE DATE **14 AUG 2018.**
SHEET TYPE **Site Plan.**

A000

LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE
3.4.1

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.



① Elevation, Bldg 2, Front

Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).						DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.
01	New standing-seam metal roof.	06	New 3-coat Portland-cement stucco on metal lath. 3rd coat elastomeric.	11	New parapet at exterior porch or deck. Minimum height 36" above finish floor.			
02	New 30-year composition shingle roof.	07	New 3.5"-thick stone masonry veneer, random-ashlar bond.					
03	New horizontally-oriented cement-board siding. Exposure 6".	08	New brick masonry veneer, common bond.					
04	New horizontally-oriented cement-board siding. Exposure 12".	09	New metal coping. Exposure 6".					
05	New vertically-oriented cement-board paneling. Exposure 24" w/ 1x2 battens.	10	New metal railing at exterior porch or deck. Minimum height 36" above finish floor.					

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ISSUE DATE **30 May 2018.**

GRAPHIC SCALE (in feet)

OCHONA
 Development + Architecture
1105 Capital Blvd., Suite 200B, Austin, TX 78704

NEW SECONDARY APT AT
 1811 NEWTON STREET
 AUSTIN, TEXAS 78704

ISSUE DATE **30 May 2018.**
 SHEET TYPE **Elevations, Bldg 2.**

A205

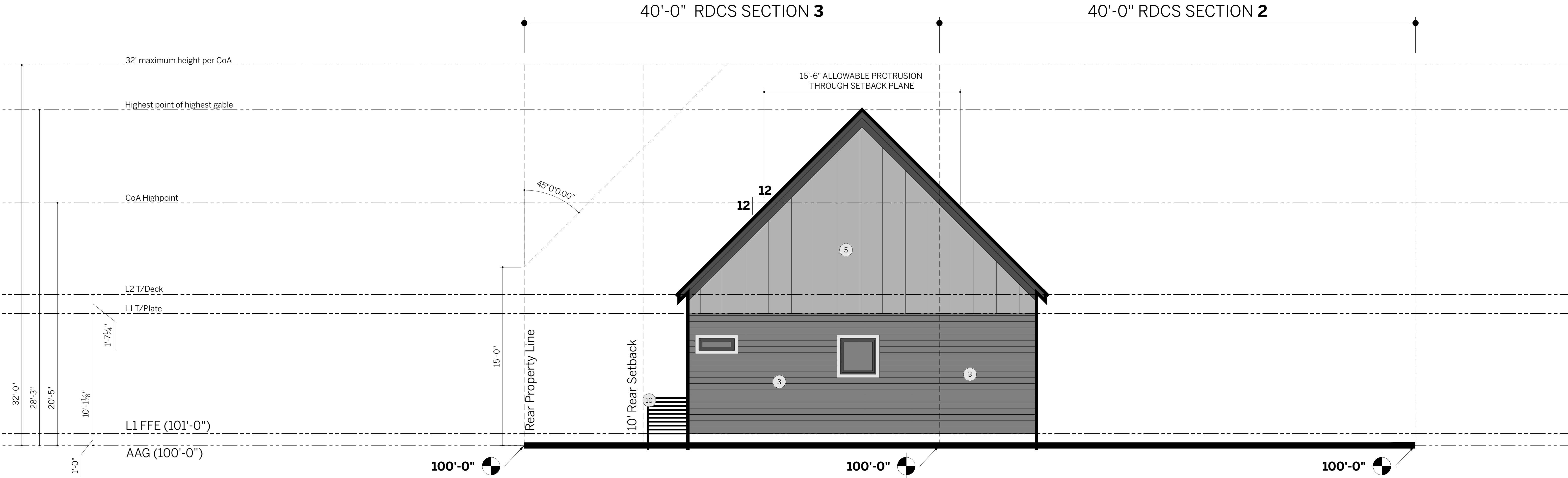
LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6, E, 4, b, (i):

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.



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.

LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1

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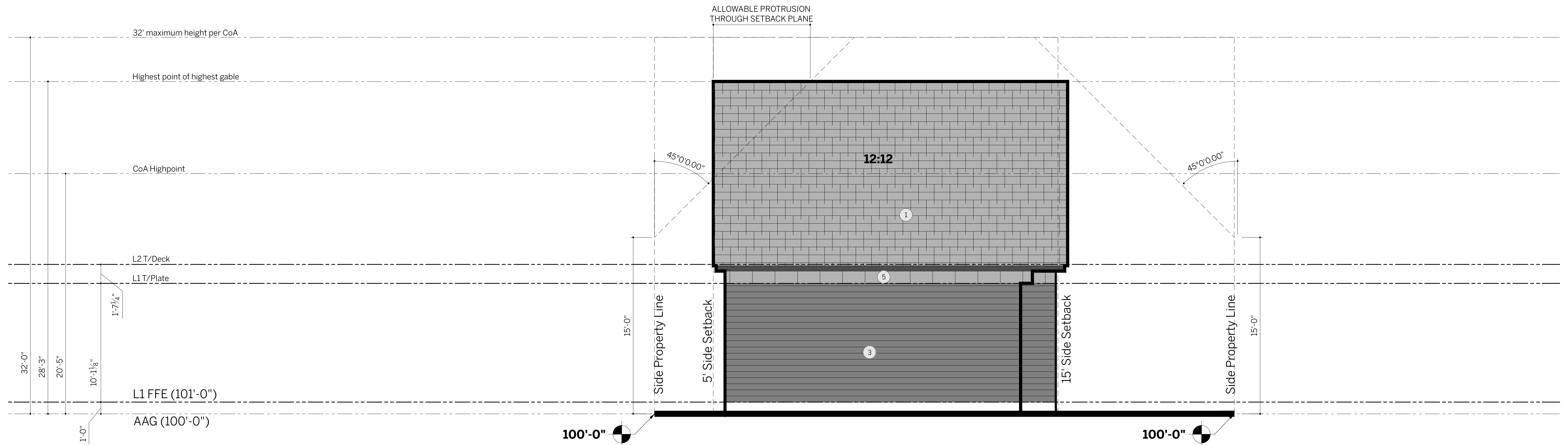


1 Elevation, Bldg 2, Rear
Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).										DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.	<div><div>OCHONA</div><div>Development + Architecture</div><div>1811 Newton St, Austin, Texas 78704</div><div>NEW SECONDARY APT AT 1811 NEWTON STREET AUSTIN, TEXAS 78704</div><div>ISSUE DATE14 AUG 2018.</div><div>SHEET TYPEElevations, Bldg 2.</div><div>A206</div></div>
01	New standing-seam metal roof.	06	New 3-coat Portland-cement stucco on metal lath. 3rd coat elastomeric.	11	New parapet at exterior porch or deck. Minimum height 36" above finish floor.					<p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. All sheets are complementary. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G007 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p>  <p>ISSUE DATE14 AUG 2018.</p> 			
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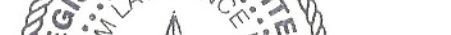
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3.4.1

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① Elevation, Bldg 2, Left

Scale 1/8" = 1'-0" @ 11x17
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02	New 30-year composition shingle roof.	07	New 3.5"-thick stone masonry veneer, random-ashlar bond.					
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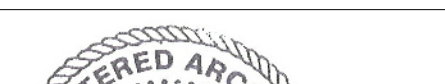

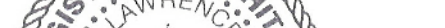
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02	New 30-year composition shingle roof.	07	New 3.5"-thick stone masonry veneer, random-ashlar bond.			<p>ISSUE DATE 14 AUG 2018.</p> 	
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