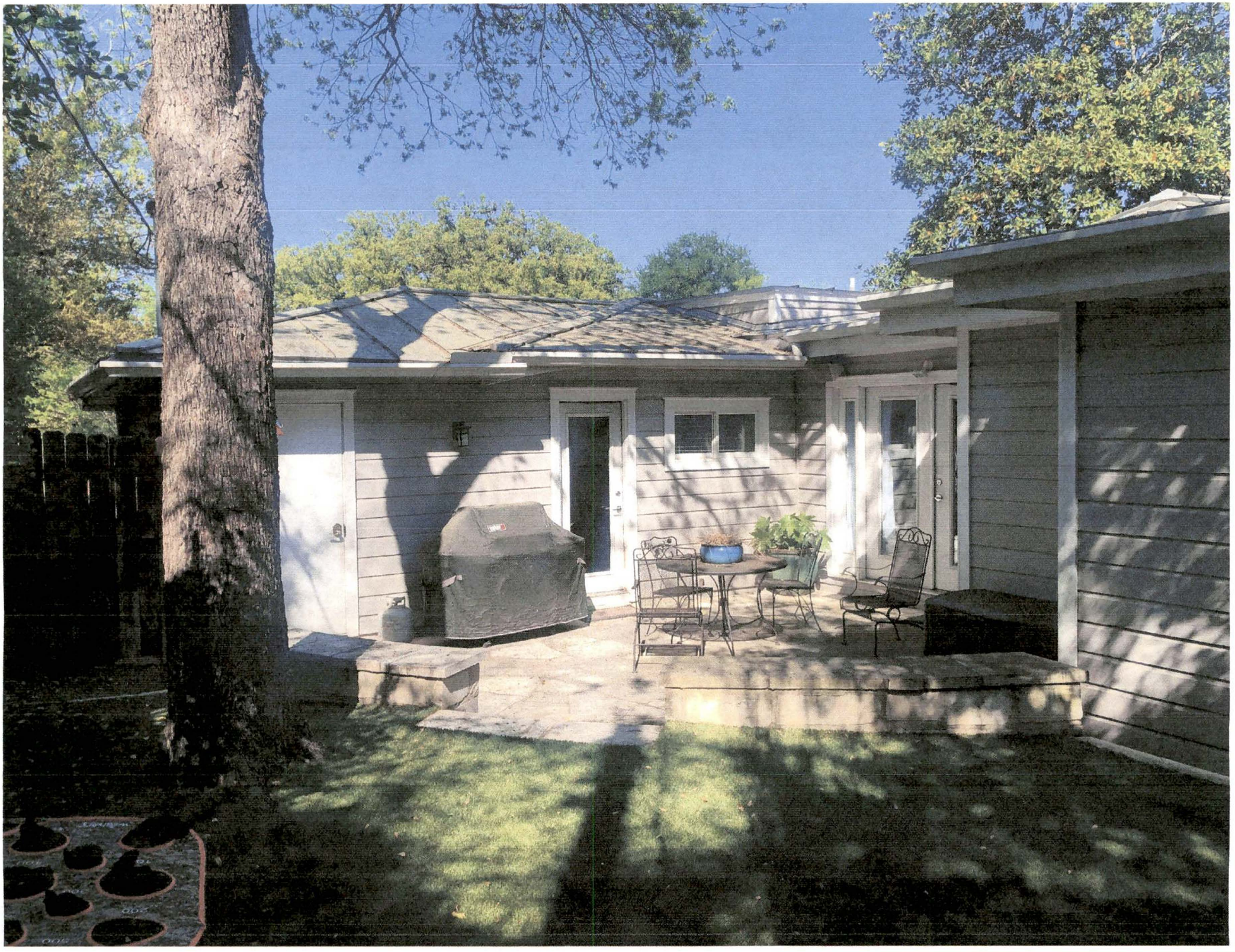
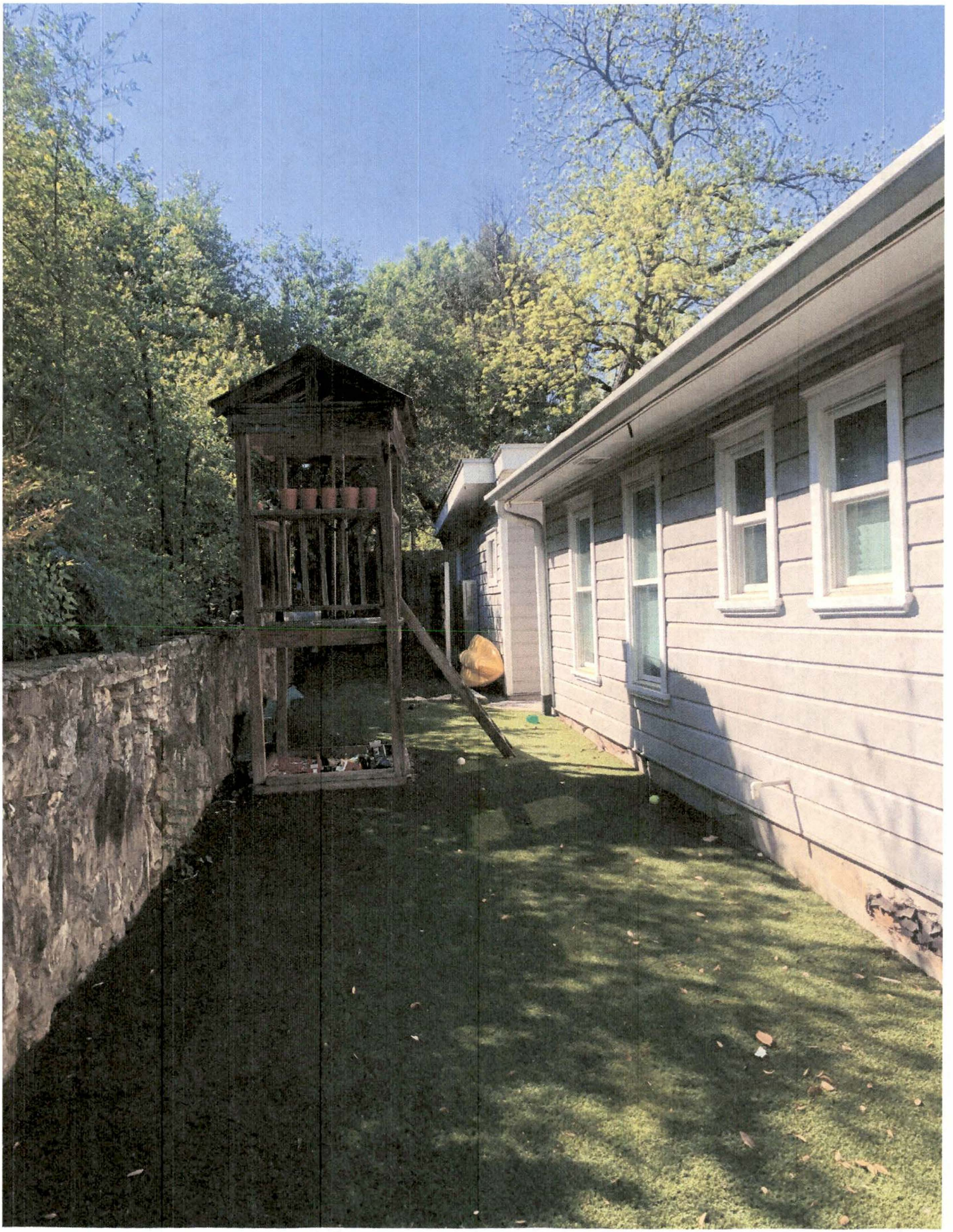

We Love
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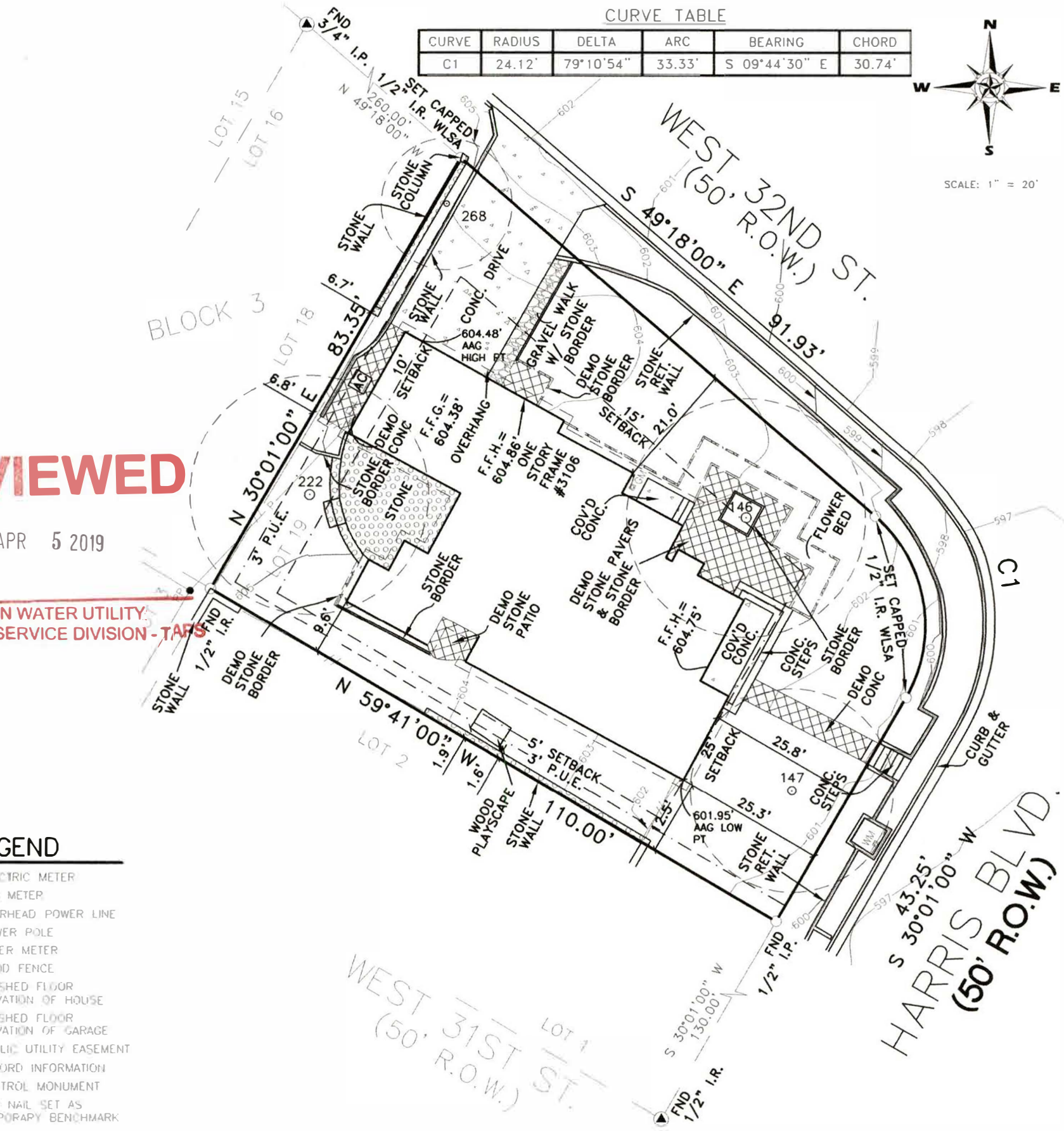
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SURVEYOR NOTES:
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2. SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.
3. ELEVATIONS SHOWN HERON ARE BASED ON GPS OBSERVATION USING NAVD88 VERTICAL DATUM.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	24.12'	79°10'54"	33.33'	S 09°44'30" E	30.74'



REVIEWED

APR 5 2019

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TARS

LEGEND

- ELECTRIC METER
- GAS METER
- P — OVERHEAD POWER LINE
- POWER POLE
- WATER METER
- WOOD FENCE
- F.F.H. — FINISHED FLOOR ELEVATION OF HOUSE
- F.F.G. — FINISHED FLOOR ELEVATION OF GARAGE
- P.U.E. — PUBLIC UTILITY EASEMENT
- ( ) — RECORD INFORMATION
- CONTROL MONUMENT
- TBM — MAG NAIL SET AS TEMPORARY BENCHMARK

SURVEY OF

LOT 19, BLOCK 3, BRYKER-WOODS ADDITION "B", ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 4, PAGE 12, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

TREE TABLE		CRZ (RADIUS)	1/2 CRZ	1/4 CRZ
146	20" MAGNOLIA	20'	10'	5'
147	17" LIVE OAK (UNPROTECTED)	17'	N/A	N/A
222	20" PECAN	20'	10'	5'
268	11" PECAN (UNPROTECTED)	11'	N/A	N/A

0 20 40 60
1 INCH = 20 FEET

ORIGINAL SITE PLAN

OSP

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PERMIT SET

MARCH 28, 2019

SHEPARD RESIDENCE

3106 HARRIS BLVD
AUSTIN, TEXAS 78703

REGISTERED ARCHITECT
SARAH B. MCINTYRE
26045
STATE OF TEXAS

3.28.19

BACKGROUND INFO IS BASED
ON SURVEY PROVIDED BY:

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PLOT PLAN NOTES:
1. "FFE" - FINISHED FLOOR ELEVATION.

TREE ORDINANCE REVIEW NOTES:
1. NEW IMPACTS INSIDE THE ½ CRZ WILL NEED TO BE DUG WITH AN AIR SPADE BY A CERTIFIED ARBORIST FOR THE TOP 30" TO AVOID CUTTING ROOTS 1.5"+ IN DIAMETER AND THE PAID RECEIPT FOR THE WORK WILL BE REQUIRED BY THE FINAL TREE INSPECTOR.
2. DEMOLITION WITHIN THE ¼ AND ½ CRZ OF PROTECTED TREES MUST BE DONE WITH HAND TOOLS.

TREE PROTECTION NOTES:
BOXED NUMBERS ARE REFERENCED ON PLOT PLAN.
[1] TREE PROTECTION FENCING: FENCING SHOULD PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA OR AS MUCH OF THE CRZ AS IS PRACTICAL. FENCING REQUIRED: CHAIN-LINK MESH AT 5' MIN HEIGHT.

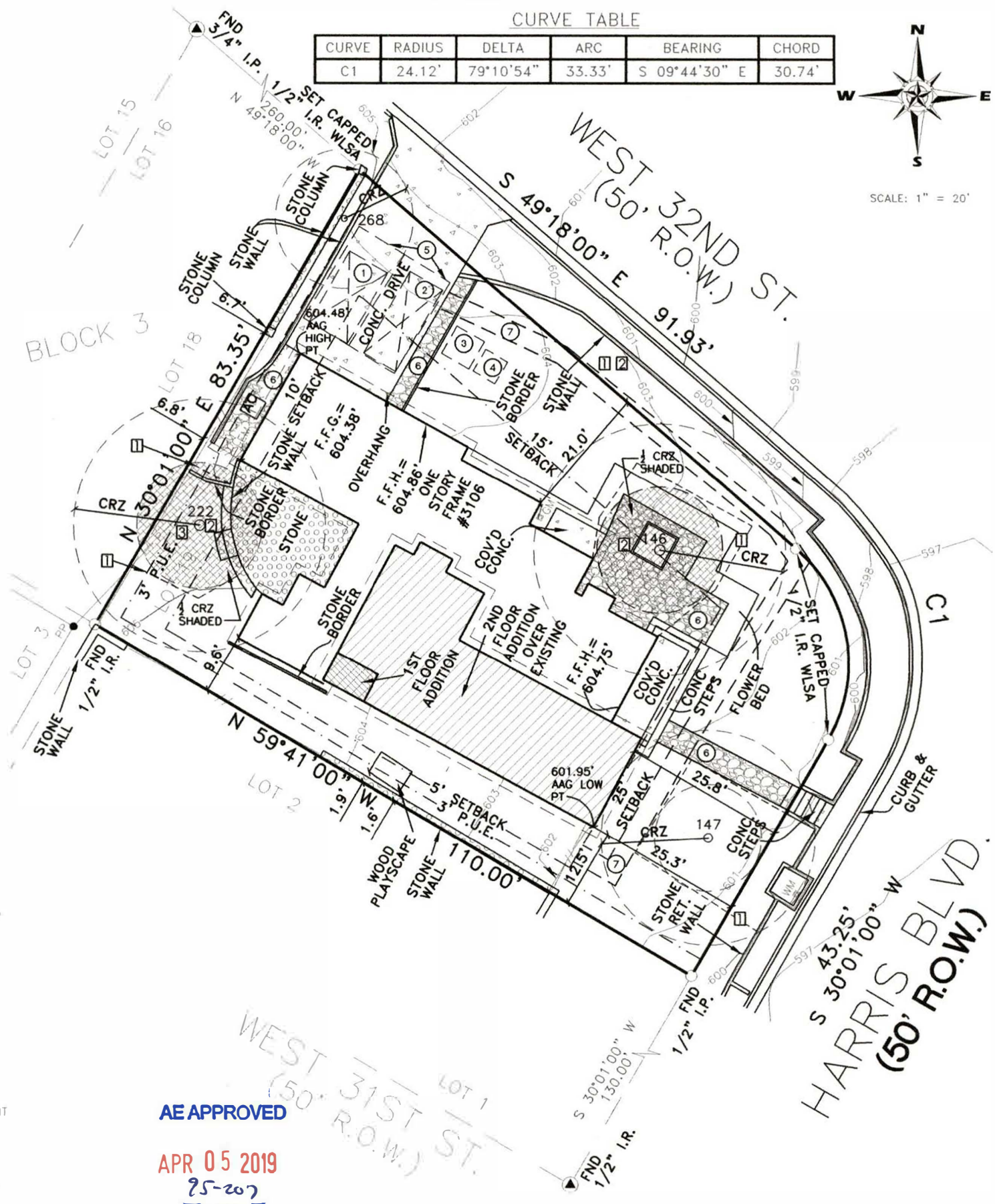
[2] WHEN THE PROTECTIVE FENCING CANNOT ENCOMPASS THE FULL CRZ OF A PROTECTED TREE, AN 8" LAYER OF MULCH IS REQUIRED FOR ANY UNFENCED AREA WITHIN THE FULL CRZ. THE AREA WITHIN THE FENCE RECEIVES A 3" LAYER OF MULCH WHEN NATURAL GROUND COVER (GRASS) IS NOT PRESENT.

[3] WHERE PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE ½ CRZ FOR ANY REASON AT ANY TIME DURING THE PROJECT, 2X4 OR GREATER SIZE PLANKS (MIN 6' TALL) ARE REQUIRED TO BE STRAPPED SECURELY AROUND THE PROTECTED TREE TRUNKS AND ROOT FLARES.

SITE PLAN LEGEND:
1. DUMPSTER
2. MATERIAL STAGING AREA
3. PORTACAN
4. CONCRETE WASHOUT AREA
5. 8.5' X 17' PARKING STALL (TWO)
6. GRAVEL XERISCAPE
7. CONSTRUCTION ACCESS

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	24.12'	79°10'54"	33.33'	S 09°44'30" E	30.74'



SCALE: 1" = 20'

LEGEND

- ELECTRIC METER
- GAS METER
- OVERHEAD POWER LINE
- POWER POLE
- WATER METER
- WOOD FENCE
- F.F.H. – FINISHED FLOOR ELEVATION OF HOUSE
- F.F.G. – FINISHED FLOOR ELEVATION OF GARAGE
- P.U.E. – PUBLIC UTILITY EASEMENT
- ( ) – RECORD INFORMATION
- CONTROL MONUMENT
- TBM – MAG NAIL SET AS TEMPORARY BENCHMARK

All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

AE APPROVED
APR 05 2019
25-207
JGM

SURVEY OF

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0 20 40 60
1 INCH = 20 FEET

PLOT PLAN

PP

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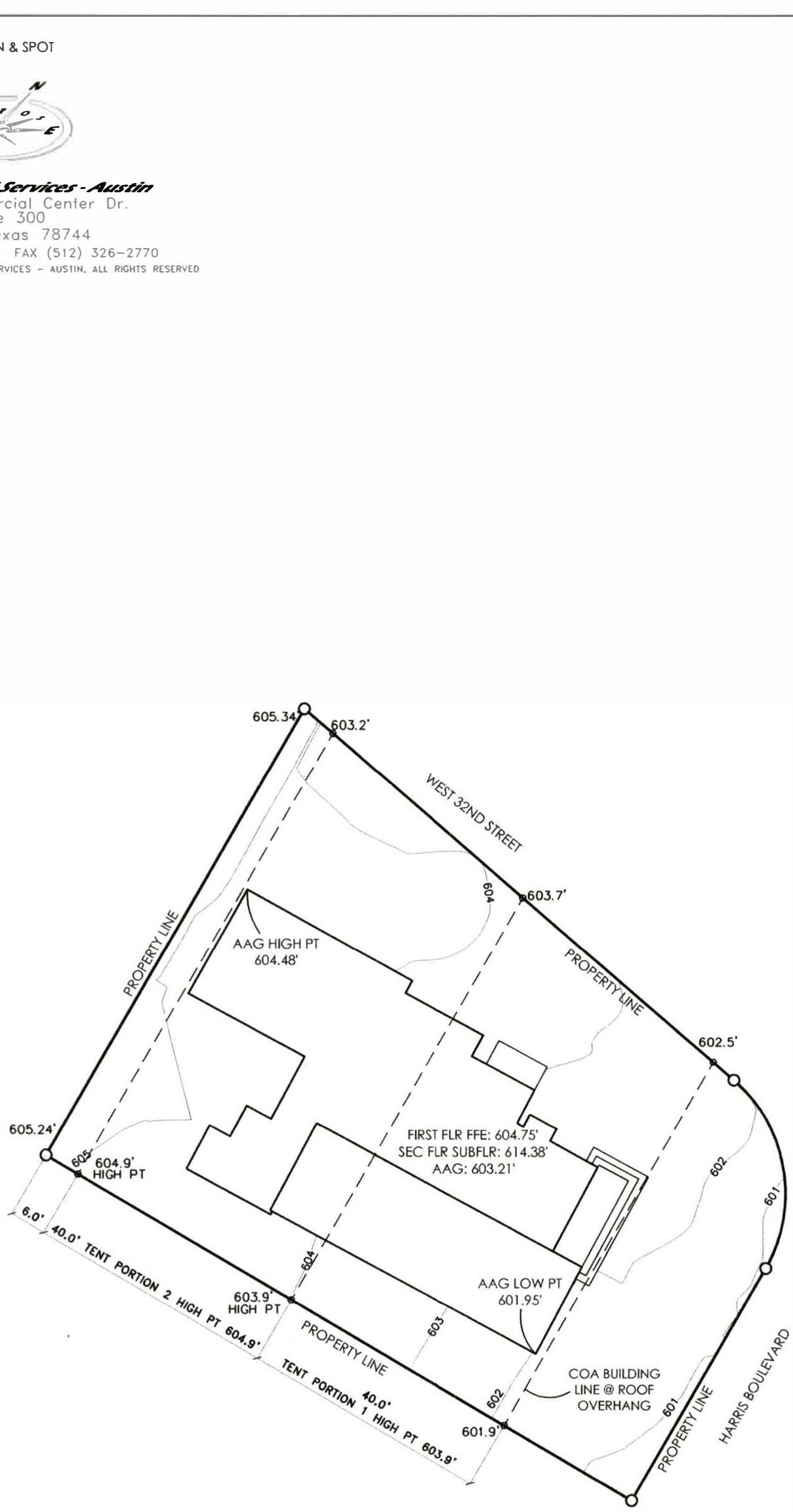
REGISTERED ARCHITECT SARAH B. MCINTYRE 26045 STATE OF TEXAS

3.28.19

BACKGROUND INFORMATION & SPOT
ELEVATIONS PROVIDED BY:

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SETBACK PLANE COMPLIANCE PLAN

SPCP

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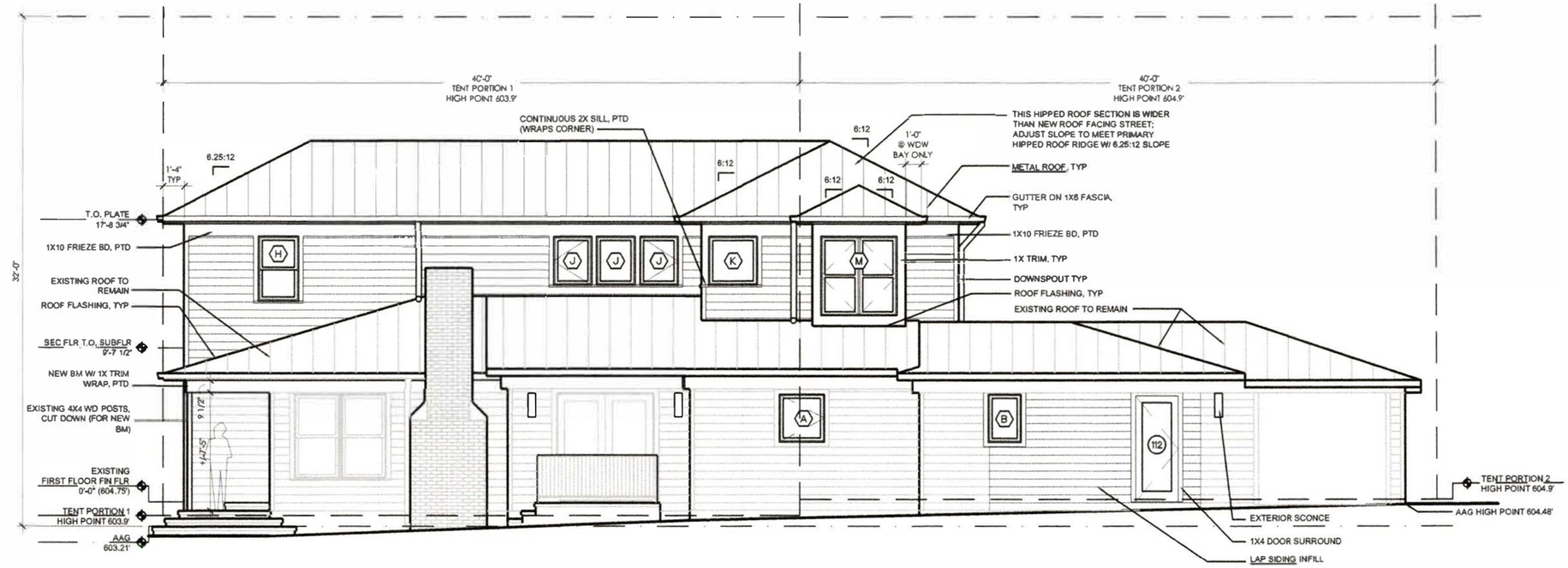
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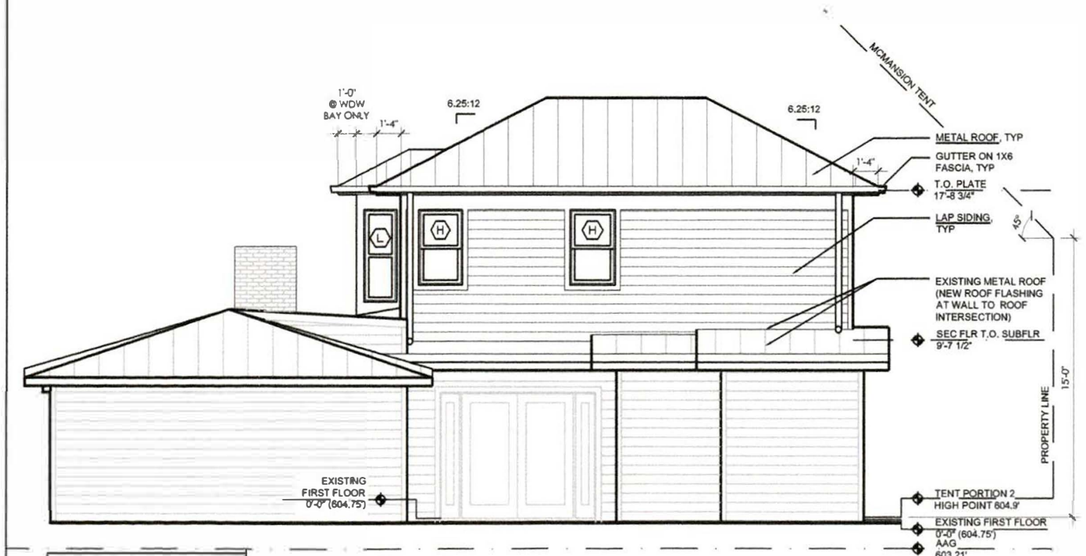
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STATE OF TEXAS

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3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



NOTE:
1. NORTHSIDE MCMANSION TENT LINES BEYOND DRAWING EXTENTS
2. REFER TO 1 & 3/A2.0 FOR TYPICAL ELEVATION NOTES.

2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



NOTE: NORTHSIDE MCMANSION TENT LINES BEYOND DRAWING EXTENTS

1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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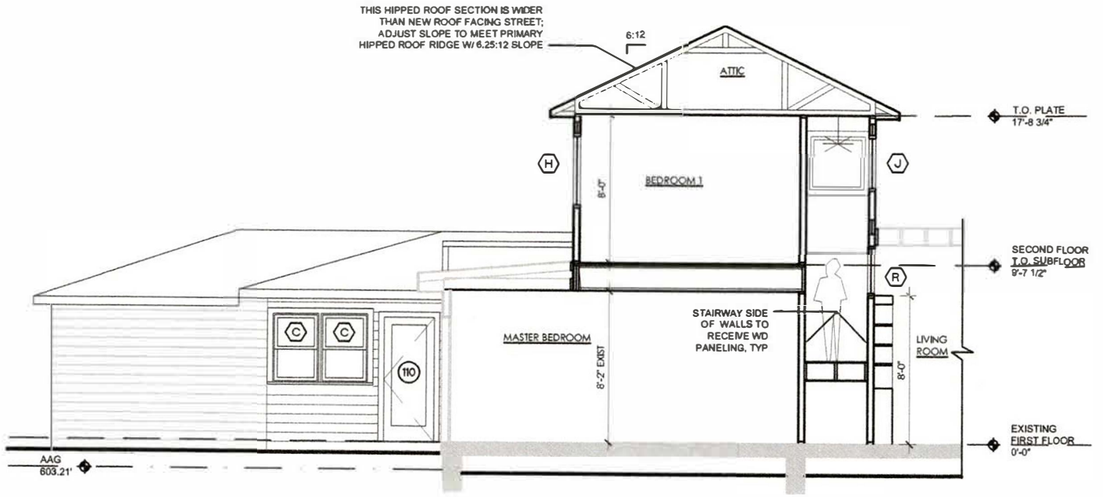
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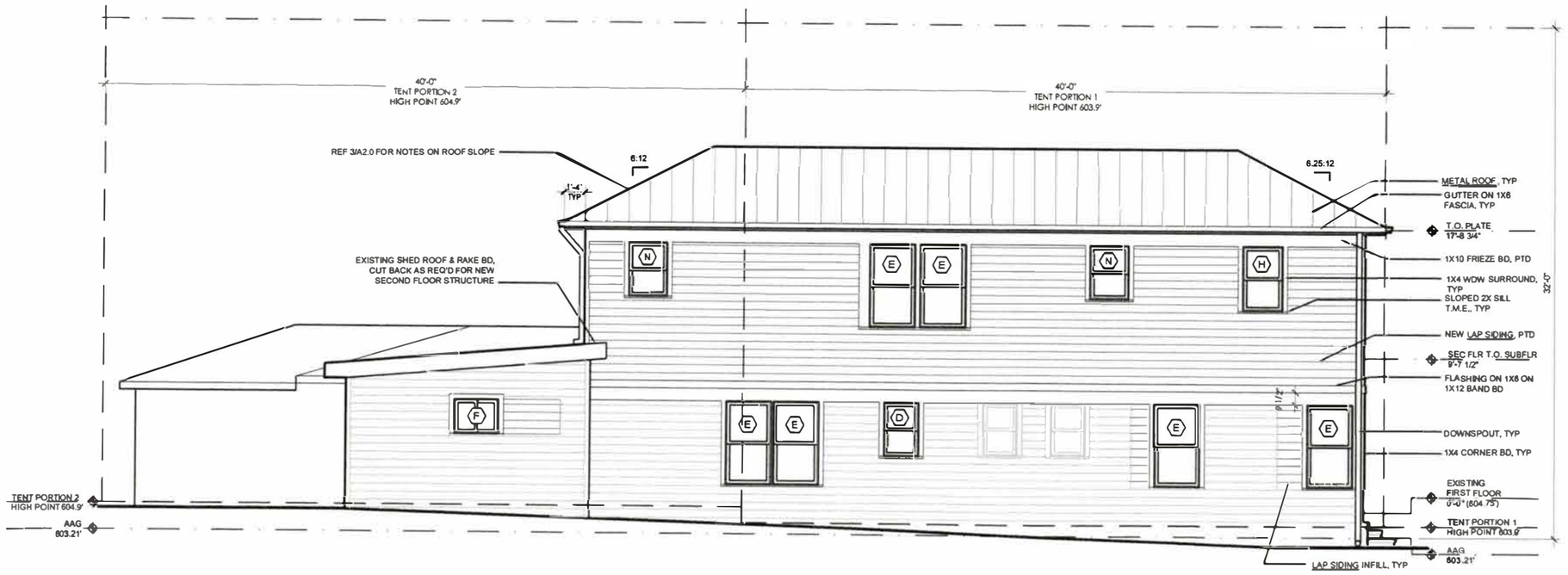
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EXTERIOR ELEVS

A2.0



2 SECTION/PARTIAL ELEVATION SOUTH SIDE OF GARAGE WING
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVS

A2.1

DOOR SCHEDULE

DOOR NO.	DOOR TYPE	WIDTH	HEIGHT	THICK	FINISH	HARDWARE	NOTES
FIRST FLOOR							
100	1*	3'-0"	6'-8"	1-3/8"	PTD	PRIVACY	SALVAGED, REINSTALLED (VERIFY)
101	2	2'-0" PAIR	6'-8"	1-3/8"	PTD		
102	2	2'-0" PAIR	6'-8"	1-3/8"	PTD		
103	1	+/-2'-0"	6'-8"	1-3/8"	PTD		VERIFY OPG SIZE
104	1*	3'-0"	6'-8"	1-3/8"	PTD	PRIVACY	SALVAGED, REINSTALLED (VERIFY)
105	1	2'-8"	6'-8"	1-3/8"	PTD		POCKET DOOR
106	2	2'-6" PAIR	6'-8"	1-3/8"	PTD		
107	1	2'-8"	6'-8"	1-3/8"	PTD		POCKET DOOR
108	1	2'-6"	6'-8"	1-3/8"	PTD		
109	3	2'-4"	+/-7'-11"	1-3/4"	PTD		VERIFY HT; FULL PANEL EXPOSURE
110	4*	2'-8"	6'-8"	1-3/4"	PTD	DEADBOLT	SALVAGED, REINSTALLED (VERIFY)
111	1	2'-8"	6'-8"	1-3/8"	PTD		
112	4	2'-8"	6'-8"	1-3/4"	PTD	DEADBOLT	
113	1	2'-4"	6'-8"	1-3/8"	PTD	PRIVACY	POCKET DOOR
SECOND FLOOR							
200	1	2'-8"	6'-8"	1-3/8"	PTD	PRIVACY	
201	1	2'-8"	6'-8"	1-3/8"	PTD		
202	1	2'-4"	6'-8"	1-3/8"	PTD		POCKET DOOR
203	1	2'-4"	6'-8"	1-3/8"	PTD	PRIVACY	POCKET DOOR
204	1	2'-8"	6'-8"	1-3/8"	PTD	PRIVACY	
205	1	2'-6"	6'-8"	1-3/8"	PTD		POCKET DOOR
206	1	2'-4"	6'-8"	1-3/8"	PTD		POCKET DOOR
207	1	2'-4"	6'-8"	1-3/8"	PTD	PRIVACY	POCKET DOOR
208	1	2'-6"	6'-8"	1-3/8"	PTD		POCKET DOOR

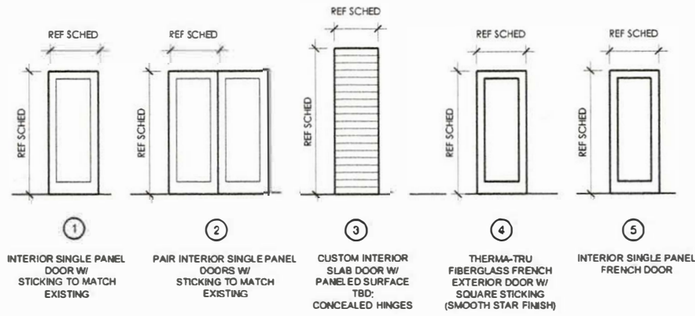
DOOR HARDWARE:
1. INTERIOR DOOR HARDWARE: T80
2. DOOR STOPS AT ALL HINGED DOORS
3. * DENOTES DOORS THAT WILL BE SALVAGED FROM EXISTING HOUSE AND REINSTALLED.

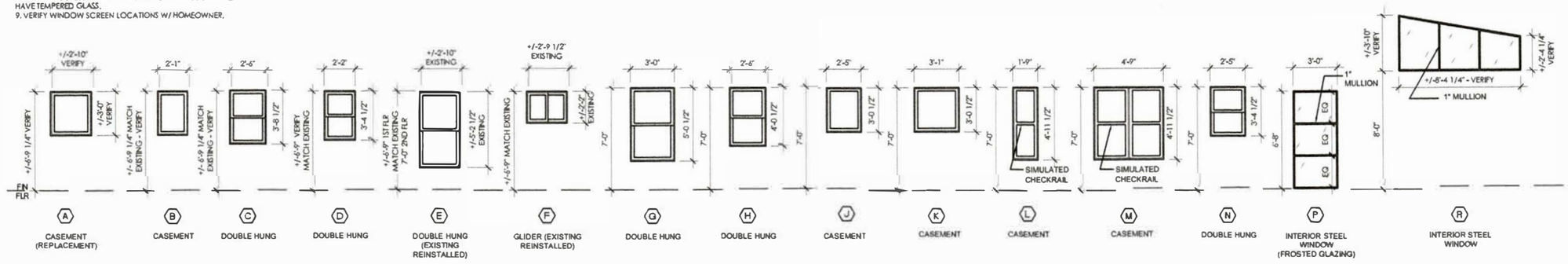
WINDOW TYPES

1. SIZES SHOWN FOR NEW WINDOWS ARE MARVIN INTEGRITY WOOD-ULTREX WINDOWS. WHITE EXTERIOR FINISH TO MATCH EXISTING REPLACEMENT WINDOWS. WINDOWS TO HAVE INSULATED, LOW-E GLASS.
2. EXISTING REPLACEMENT WINDOWS SHOWN TO BE REINSTALLED ARE MARVIN INFINITY SERIES. SIZES ARE ESTIMATED. CONTRACTOR TO CONFIRM.
3. COORDINATE WINDOW HARDWARE STYLE & FINISH WITH OWNER.
4. TEMPERED GLAZING LOCATIONS INDICATED ON PLANS MAY NOT BE ALL INCLUSIVE. CONTRACTOR TO VERIFY ALL WINDOWS.
5. WALL THICKNESS AS INDICATED ON PLANS. COORDINATE MOULD OR OTHER WINDOW DETAILS W/ OWNER.
6. EGRESS WINDOWS: SILL HEIGHT ABOVE FIN FLOOR MAX = 44"
7. WHERE A WINDOW SILL HEIGHT IS > 72" ABOVE FINISHED GRADE, THE LOWEST PART OF THE CLEAR OPENING SHALL BE A MINIMUM OF 24" ABOVE THE FIN FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. IF THE LOWEST PART OF THE CLEAR OPENING IS BELOW 24" AFF, A DOUBLE-HUNG INHIBITOR (WINDOW GUARD) SHALL BE INSTALLED. WINDOW GUARD LOCATIONS INDICATED ON PLANS. CONTRACTOR TO VERIFY.
8. THE WINDOWS WITHIN 2'-0" OF DOOR SWINGS OR WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FINISH FLOOR SHALL HAVE TEMPERED GLASS.
9. VERIFY WINDOW SCREEN LOCATIONS W/ HOMEOWNER.

DOOR TYPES

1. INTERIOR DOOR FINISH - PAINTED.
2. INTERIOR DOOR HARDWARE - TBD
3. EXTERIOR DOOR HARDWARE - TBD. MATCH WINDOW FINISH.
4. DOOR HINGING INDICATED ON PLANS.
5. MATCH EXISTING INTERIOR DOOR STYLE (VERIFY SQUARE STICKING)
6. CONTRACTOR TO ORDER TEMPERED GLASS IN UNITS REQ'D BY CODE. GLAZING SHALL BE INSULATED.
7. WALL THICKNESS AS INDICATED ON PLANS.
8. EXTERIOR FRENCH DOOR TO BE LOW-E, INSULATED GLASS.





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WINDOW & DOOR SCHEDULES

A6.0