1700 W 31ST ST
AUSTIN, TX 78703

LOT 5 BLOCK 1
1 STORY WOOD FRAMED CONSTRUCTION
BUILDING FOOTPRINT: 2732 SF
FF@ 621.0

BUILDING TENT 1
620.5

PROPERTY LINE
N 26° 46' 59" E (145')

PROPERTY LINE
S 26° 28' 45" R(612.59')ARC(30.44')

BUILDING TENT 2
620.6

BACK PORCH
426 SF

FRONT PORCH
72 SF

SIDEWALKS:
428 SF

DRIVEWAY:
422 SF

A/C:
18 SF

AAG: 619.9

GARAGE:
428 SF

FF:
621.0

LIGHTS:

PROPERTY LINE
S 27° 44' 23" (114.59')

PROPERTY LINE
79° 10'

PROPERTY LINE
15° - 5' 27"258'

PROPERTY LINE
10° 4'-0"

PROPERTY LINE
5' - 0 1/2" 25' - 4"

PROPERTY LINE
3' - 0" 26 SF

PROPERTY LINE
5' - 0 1/2" 20' - 5"

PROPERTY LINE
1' - 6" 9' - 6 1/2"

PROPERTY LINE
6' - 0" 8" ELM

PROPERTY LINE
R 8' - 0"

PROPERTY LINE
6" LAUREL CHERRY

PROPERTY LINE
R 6' - 0"

PROPERTY LINE
12" ELM

PROPERTY LINE
R 12' - 0"

PROPERTY LINE
9" SPANISH ELM

PROPERTY LINE
R 9' - 0"

PROPERTY LINE
8" HACKBERRY

PROPERTY LINE
R 8' - 0"

PROPERTY LINE
10' - 0 1/4" 15' - 0 27/256"

PROPERTY LINE
20' - 5" 10' - 0 1/4"

PROPERTY LINE
4' - 0 1/2" 25' - 4"

PROPERTY LINE
79' - 10"

PROPERTY LINE
3' - 0" 26 SF

PROPERTY LINE
5' - 1 1/2" 43' - 6"

PROPERTY LINE
W/M

PROPERTY LINE
31" PECAN

PROPERTY LINE
R 31' - 0"

PROPERTY LINE
8" ELM

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TREE PRESERVATION KEY NOTES

01 THERE WILL BE NO IMPACTS INSIDE THE 14 CRZ.
02 LOCATIONS OF TREE PROTECTIVE FENCES INSTALLED 5' AWAY FROM PROPOSED FOOTPRINTS AND ALONG CRZ.
03 LOCATIONS OUTSIDE OF TREE PROTECTIVE FENCING AND INSIDE CRZ SHALL HAVE AN 8" LAYER OF PROTECTIVE MULCH. 04 LOCATIONS INSIDE THE FENCED CRZ ARE TO HAVE 4" OF MULCH IF THERE IS NO GROUND COVERAGE.

TO BE IN COMPLIANCE WITH:
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 ½ 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.
P-ROOF LAYOUT

1/8" = 1'-0"