

TREE KEY NOTES

1 ACCESS TO SITE & DUMPSTER. NOT TO BE WITHIN ANY ½ CRZ OF PROTECTED TREE.

TREE PROTECTION TO PROTECT FULL CRZ OF PROTECTED TREES. IF THE FULL CRZ CANNOT BE PROTECTED PROVIDE AN 8" LAYER OF MULCH WITHIN THE ENTIRE FULL UNPROTECTED ROOT ZONE TO MINIMIZE COMPACTION. IF FENCE CANNOT PROTECT ENTIRE $\frac{1}{2}$ CRZ FOR ANY REASON AT ANY TIME, STRAP 2X4 PLANKS 6' TALL MINIMUM, SECURELY AROUND TRUNK AND ROOT FLARES.ENVIRONAMENTAL CRITERIA MANUAL

3 MATERIAL STORAGE. MAY NOT BE WITHIN ½ CRZ OF PROTECTED TREE

PORTABLE TOILET LOCATION AND TRUCK WASH. NOT TO BE WITHIN FULL CRZ OF ANY PROTECTED TREE

TREE NOTES

1. THERE ARE NO PORTIONS OF THE SLAB
WITHIN THE ½ CRZ OF ANY PROTECTED TREE TO REMAIN

2. ANY EXCAVATION FOR UTILITIES WITHIN THE $\frac{1}{2}$ CRZ WILL BE DONE USING AIR SPADING BY A CERTIFIED ARBORIST

3. IF CONCRETE LINE PUMP IS TO BE USED, WRAP CONNECTIONS OF CONCRETE LINE PUMP WITH PLASTIC TO PREVENT CONCRETE SLURRY FROM LEACHING INTO GROUND AND NEAR ROOT OF TREES.

4. IF HEAVY EQUIPMENT WILL BE ROLLING OVER ANY AREA OF THE FULL CRZ OF PROTECTED TREES, PROVIDE \(\frac{3}{4}\)" 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 LAYER OF 3" WITHIN ROOT ZONES.

5. NO BATTER BOARD OF FOUNDATION FORMWORK STAKES WITHIN THE $\frac{1}{2}$ CRZ EXCEPT #5 WITH POINTED TIP. USE A STRONG-BACK DESIGN TO GET ANY LARGER STAKES OUT OF THE $\frac{1}{2}$ CRZ.

ADDRESS: 1706 HARTFORD RD LEGAL: LOT 16 ENFIELD "F" ZONING: SF-3 NP PROTECTED TREE - YES LOT SIZE: 5941 SF CONDITIONED SQ FOOTAGE: 2168 SF

NEW DESCRIPTION
1043 1ST LEVEL
242 REAR PORCH
18 FRONT PORCH
398 GARAGE
1701 TOTAL
5941 LOT SIZE
28.63 %B.C.

40% (2376 SF) ALLOWED IN SF-3

PROPOSED IMPERVIOUS COVERAGE

NEW	DESCRIPTION
402	DRIVEWAY
110	SIDEWALK
1043	HOUSE
398	GARAGE
9	A/C PAD
32	POOL EQUIPMENT PAI
105	POOL COPING
172	POOL DECK 343 @ 50%
18	FRONT PORCH
242	REAR PORCH
2531	TOTAL

5941 LOT SIZE

42.60% I.C. 45% (2673 SF) ALLOWED IN SF-3

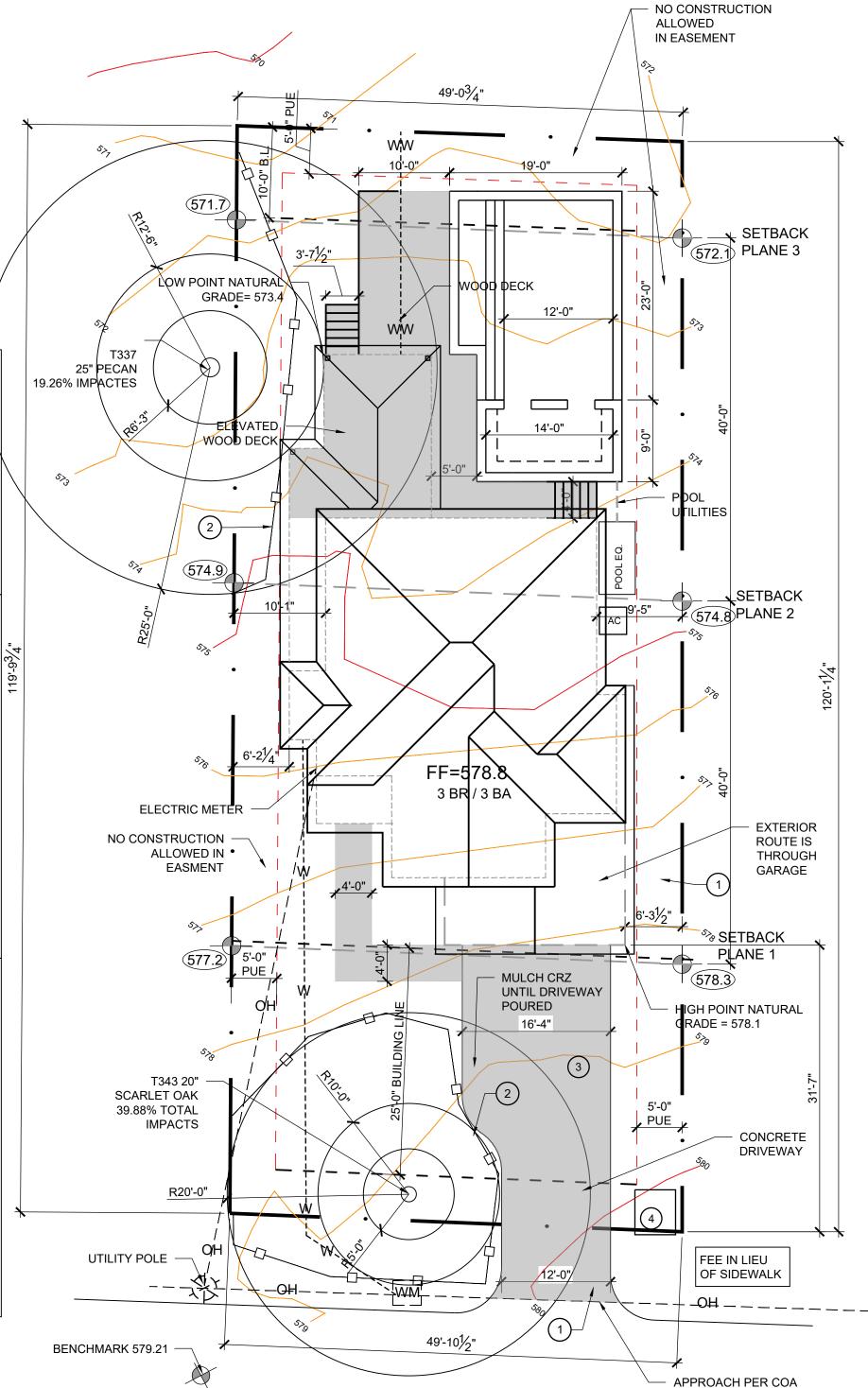
PROPOSED FLOOR TO AREA RATIO		
NIE\A/	DECODIDATION	
NEW	DESCRIPTION	
1043	1ST LEVEL	
1125	2ND LEVEL	
18	FRONT PORCH	
-18	PORCH EXEMPTION	
242	REAR PORCH	
-242	PORCH EXEMPTION	
398	GARAGE	
-200	GARAGE EXEMPTION	

5941 LOT SIZE

2366

39.9%F.A.R. 40% (2376 SF) ALLOWED

TOTAL



2

HARTFORD RD

PROPOSED SITE PLAN

SCALE: 1" = 10'-0" (HALF SCALE = 1"=20'-0")

2

NEW RESIDENCE 1706 HARTFORD RD AUSTIN, TX 78703

<u>Paradisahomes</u>

PERMIT OR REGULATORY
APPROVAL
TODD BENNETT #21182

09/13/2019

date issues & revisions dsgn aprv

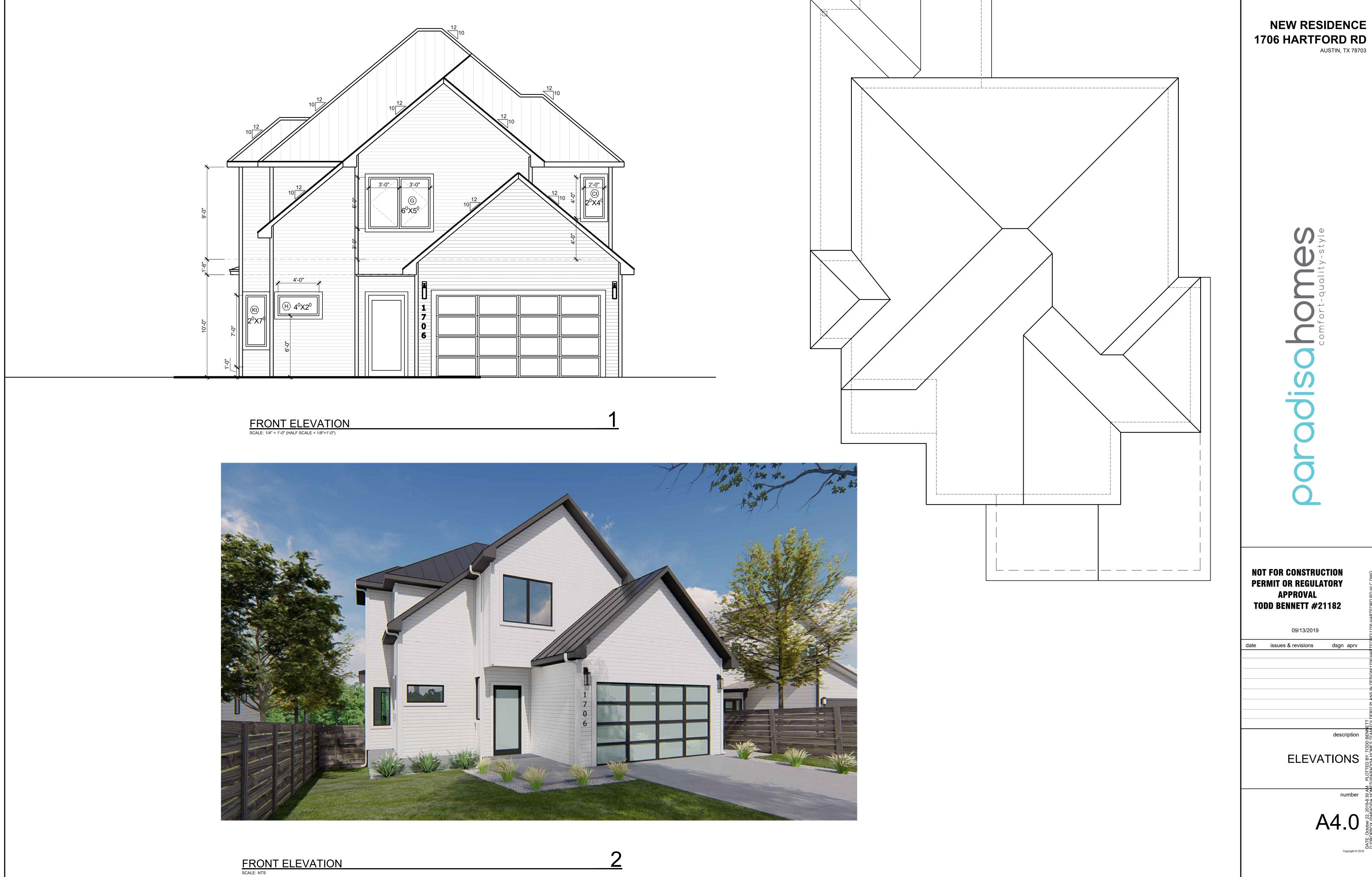
description
EXISTING & PROPOSED SITE

NOT FOR CONSTRUCTION

number Starting Number

Copyright © 2018

PLAN



NEW RESIDENCE

NOT FOR CONSTRUCTION PERMIT OR REGULATORY

ELEVATIONS







