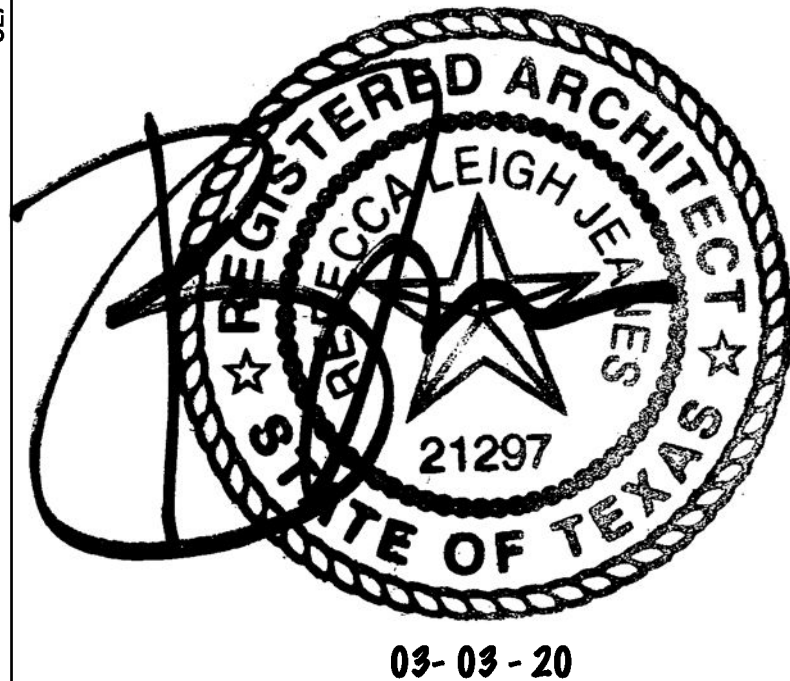




PROJECT
Highland Basement Addition
602 Highland Ave.
Austin, TX 78703

DRAWN BY
ch. bn
SET ISSUE
03 March 2020 | Permit Set

SHEET TITLE
**PLOT PLAN
& SETBACK
AVERAGE**

SHEET
A1.0

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GENERAL NOTES | ARCHITECTURAL SITE PLAN

- The design illustrated in these documents is furnished by the architect under a limited scope services agreement with the Owner and are therefore provided as a "builder's set" for general intent only. All products and the detailing of their installation, including flashing, underlayment, and weather relative barriers, should be installed in strict compliance with manufacturer's recommendations and in compliance with all applicable codes as mandated by all governing jurisdictions.
- Tree protection must remain in place through the landscaping and sprinklers need to be placed to stay out of the 1/4 CRZ with a preferred drip system in the 1/2 / full CRZ if possible.
- Tree protection fencing is required for all trees within the limits of construction. 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. 2x4 or greater size planks (6' tall minimum) are required 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.

PLOT PLAN LEGEND

AC	A/C UNIT	— OE —	UTILITY LINE
G	GAS METER	— X —	WOOD FENCE
○	1/2" REBAR FND.	— W —	WATER LINE
▲	NAIL FND.	— S —	SEWER
○	PIPE FND.	— M —	ELECTRIC METER
○	UTILITY POLE		

KEY NOTES | PLOT PLAN

- Proposed material staging area. Dumpster and spoils placement cannot be located within the 1/2 CRZ of any protected trees. Use existing driveway as an access route.
- Edge of existing driveway.
- New landing.
- Area designated for portable toilet and concrete washout. Cannot be within the full CRZ of any protected tree.
- Retaining wall, as required by grading. Determine height in field. Coordinate wall location and shape in field.
- New stairs.
- Existing driveway.
- Existing sidewalk.

SETBACK AVERAGE CALCULATIONS

ADDRESS	BUILDING SETBACK
602	18'-9"
604	19'-11"
606	18'-9"
608	14'-5"
610	14'-2"
AVERAGE SETBACK = 16'-8"	

CONCRETE FOUNDATION NOTES:

*Concrete line pump: Wrap connections of concrete line pump with plastic to prevent concrete slurry from leaching into ground and near roots of trees.

*Concrete truck: If heavy equipment of any kind will be rolling over any area of the full CRZ of protected trees, provide 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 of 3" within root zones.

NOTE:

Fire, gas and water service lanes to be coordinated with general contractor based on site conditions.

Avoid the 1/2 Critical Root Zones of Protected Trees with any newly proposed work. If trenching within the 1/2 CRZ of Protected Trees cannot be avoided, the trenches will have to be air spaced by a Certified Arborist for the 30" to avoid damaging roots 1.5" in diameter and the paid receipt for the work will be required by the Final Tree Inspector.

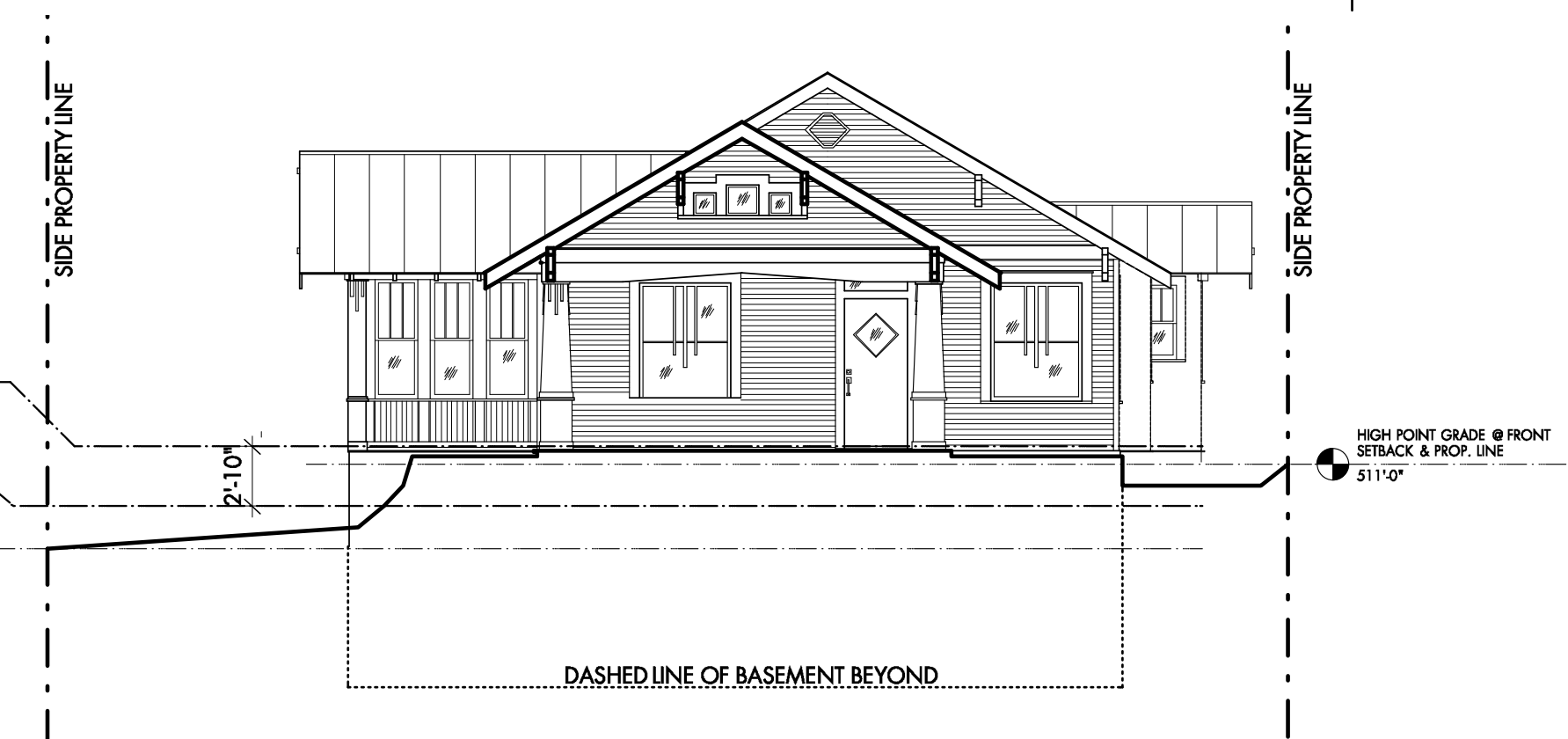
TREE LEGEND

TREE DESCRIPTION

14.5" TREE
5" TREE
5" TREE
6" TREE
25" TREE
24" TREE
21.5" TREE

KEY PLOT PLAN

[Hatched Box]	FIRST FLOOR EXISTING
[Hatched Box]	NEW BASEMENT
[Solid Grey Box]	ROOF
[Solid Grey Box]	COVERED AREA
[Dashed Box]	PROTECTED AREA
[Solid Grey Box]	STAGING AREA



3 BASEMENT EXEMPTION EXHIBIT: AVG GRADE AT PROP LINE
NOT TO SCALE



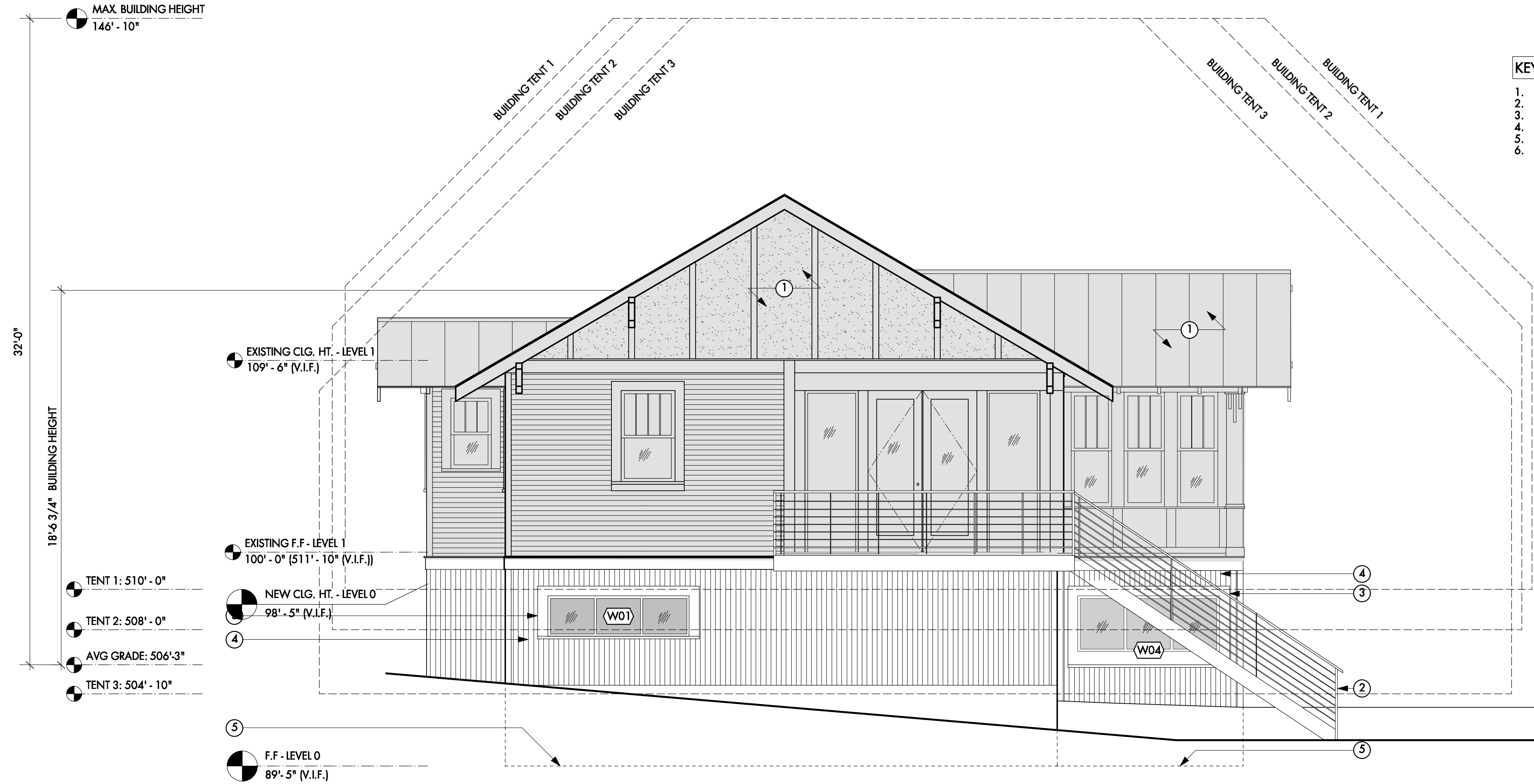
HIGHLAND AVE.

1 SETBACK AVERAGE DIAGRAM
NOT TO SCALE

2 PLOT PLAN

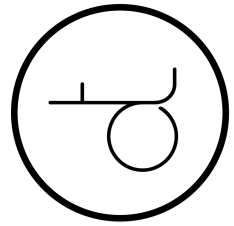
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Scale: 1/16" = 1'-0"

24x36
11x17

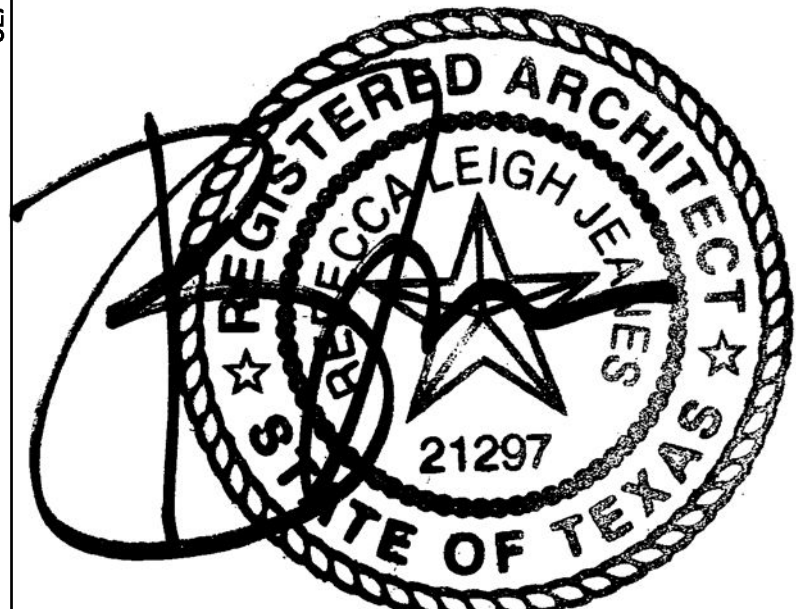


KEYNOTES | BUILDING ELEVATIONS

1. Not in scope, not in construction.
2. New steel framed stairs to replace existing wood stairs, verify design w/ owner.
3. Ptd. wood trim, match existing.
4. Ptd. wood siding, match existing.
5. Dashed line of floor beyond.
6. Retaining wall, as required by grading. Determine height in field.



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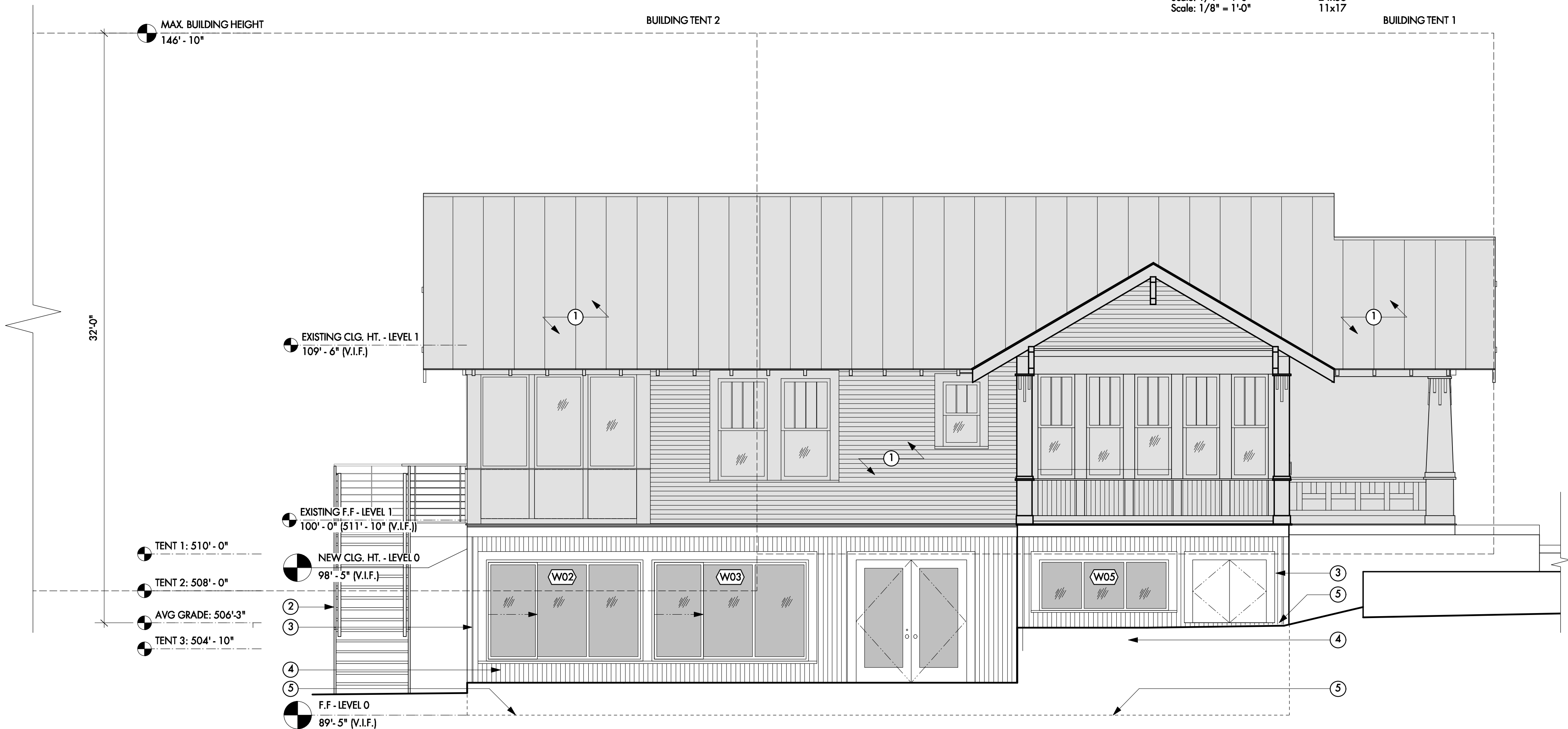


03-03-20

2 WEST ELEVATION

Scale: 1/4" = 1'-0"
Scale: 1/8" = 1'-0"

24x36
11x17



1 SOUTH ELEVATION

Scale: 1/4" = 1'-0"
Scale: 1/8" = 1'-0"

24x36
11x17

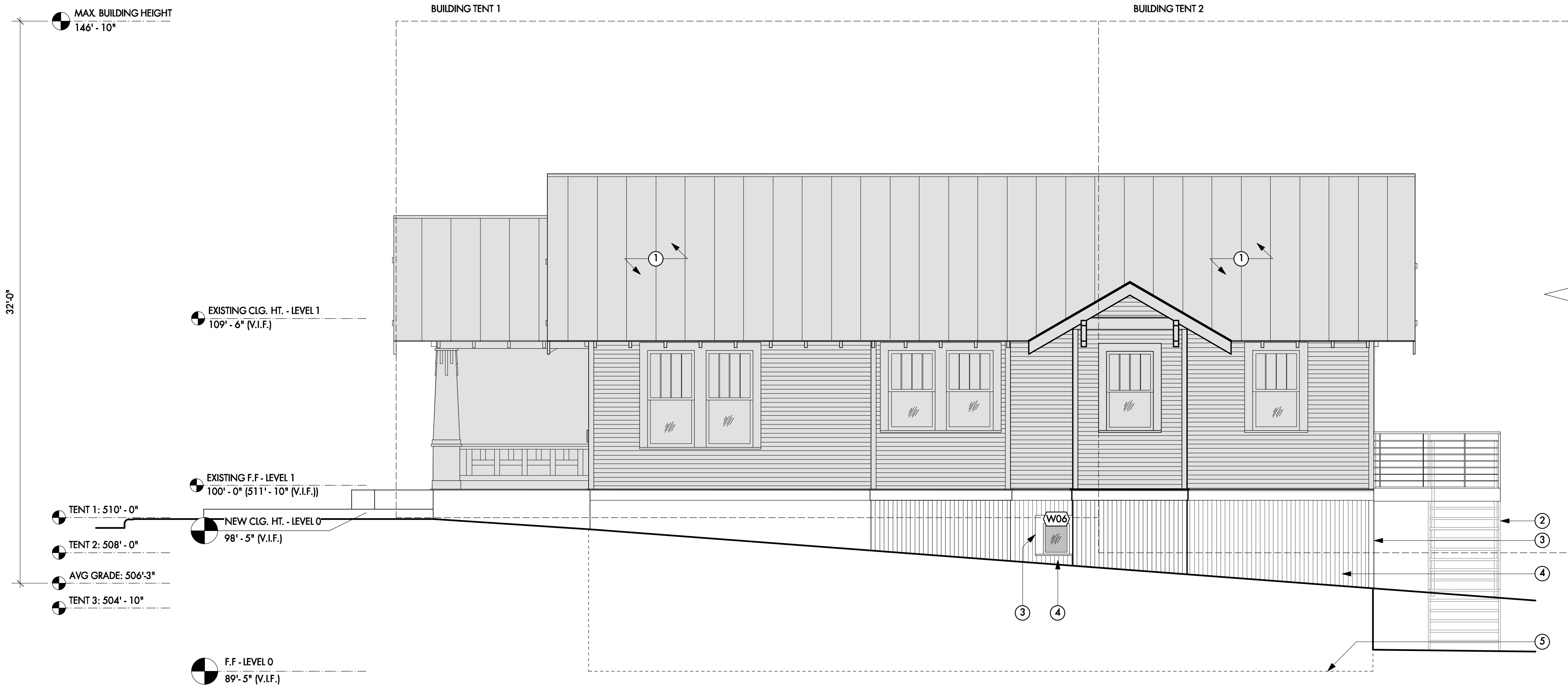
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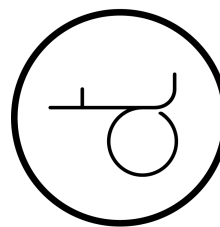
SHEET
A2.1

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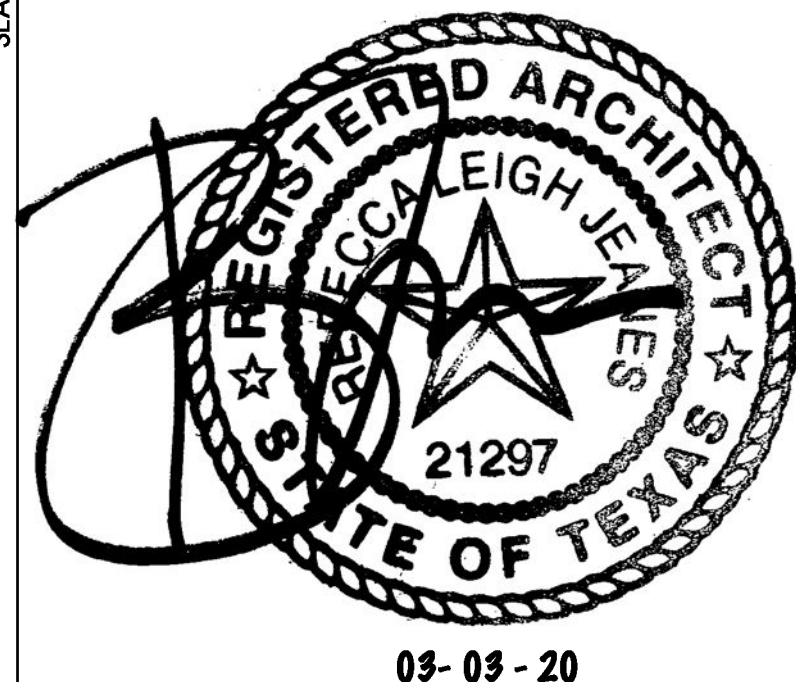
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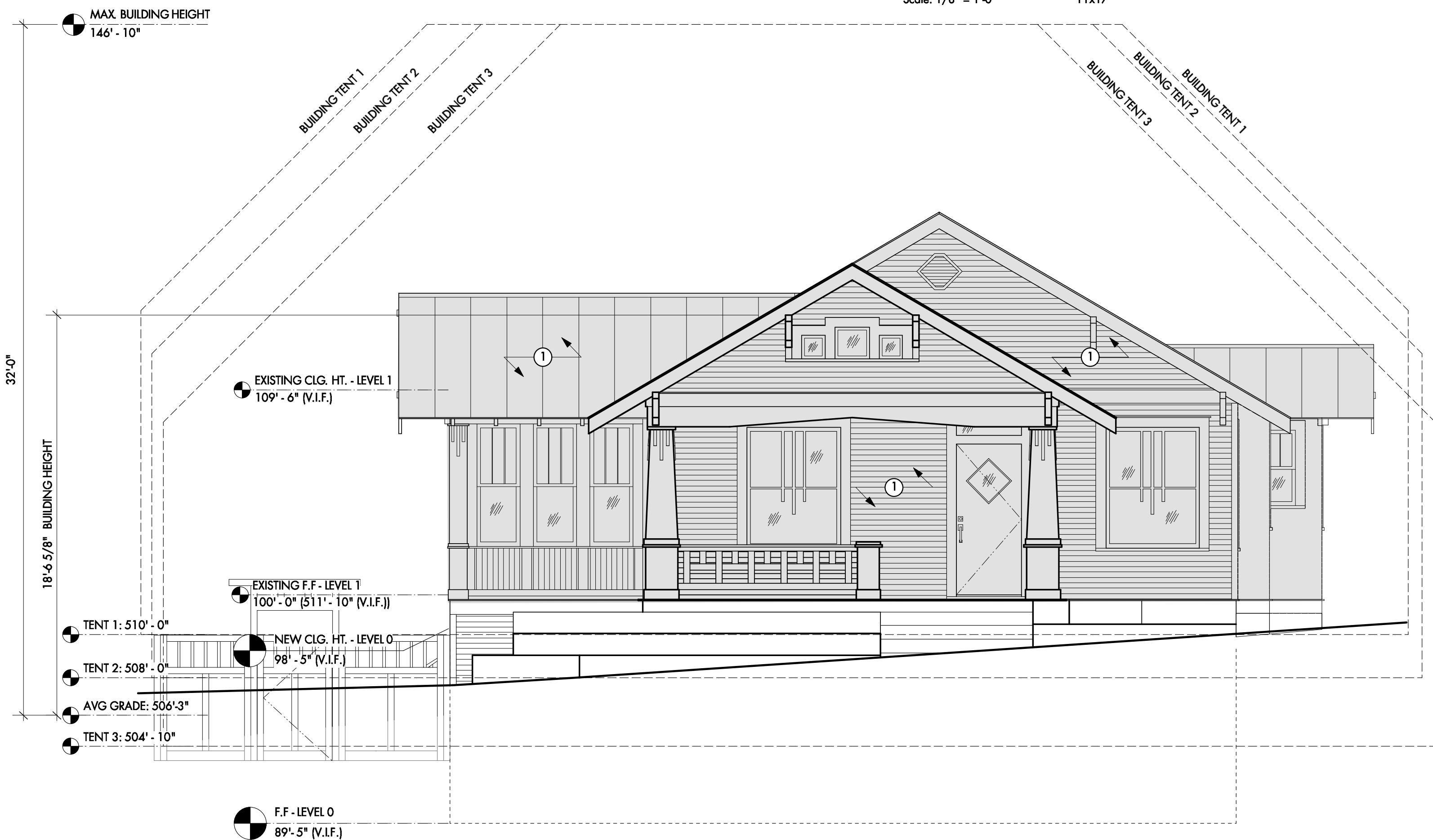
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03-03-20

2 NORTH ELEVATION

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



1 EAST ELEVATION

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

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SHEET TITLE
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ELEVATIONS

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A2.2

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