CITY OF AUSTIN S. ANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary tencing. Protective fences chall be erected according to City of Austin Standards for Tree Protection.

Protective fences that be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phesise of the construction project. Ecosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip.

Projective fances : hall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line) , for natural areas, protective it ness shall follow the Limits of Construction line, in order to prevent the following:

A Soil compact, only the too to come sea resulting from vehicular traffic or sonage of equipment or materials;

B. Rockers.

B. Rockers.

ADOTHS;
Wounds to exposed roots, trunk or limbs by mechanical equipmern.
Wounds to exposed roots, trunk or limbs by mechanical equipmern truck cleaning, and fires.
Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
pitions to installing lences at tree drip lines may be permitted in the following cases:

**** *** ** ** ** ** ** ** ** ** an ancroved grade change, impermeable paving surface, tree well, or other such site devi

ere there is to be an approved grade change, impermeable paving surface, tres well, or other such alle development, erect the ce approximately 2 to 4 feet beyond the area disturbed:

ser approximately 2 to 4 feet beyond the area disturbed:

ser approximately 2 to 4 feet beyond the area disturbed:

ser permet able purple; as to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area are permet able purple; as to be installed or within a contract developed; or to stife; rading so that this area is graded separately prior to paving installed to two michanized root damage); here trees use close to proposed buildings, erect the finance to prior with 5 to 10 feet of work papers between the fence and the building; neet these use close to proposed buildings, erect the finance to prior with 5 to 10 feet of work papers between the fence and the building; neet the series of close to 20 feet of the series of the serie

discuss alternatives.

SPECIAL NOTE: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.

Where any of the above exceptions result in a fence being closer than 4 feet to a tree sturnk, protect the trunk with strapped-on planking to a Where any of the above exceptions result in a fence being closer than 4 feet to stree sturnk, protect the trunk with strapped-on planking to a Hagint of the Construction archity shall be pursed than 1 feet and the stone presented.

Any notic exposer, by construction archity shall be pursed flush with the soil. Eachfall food treas with good quality top soil as soon as possible, if exposer order exers are not beddiled within 2 days, cover them with organic matisfall in a manner which reduces soil empeature and ninfinizes water loss due to evaporation.

Any tenching required for the installation of laracteape irrigation shall be placed as far from existing tree trunks as possible.

No tendscape topt oil dressing greater than 4 inches shall be permitted within the drip line of trees. No soil is permitted on the root flare of the installation of laracteape irrigation shall be placed as far from existing tree trunks.

Pruning to provide clearance for structures, vehicular traffic & equipment shall take place before damage occurs (ripping of branches, stc.).
All finished pruning shall be done according to recognized, approved standards of the industry (fielderence the National Association Pruning Standards for Shade Tress enablable on request from the Ofly Abdist).
Powerform from this above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage.

REPATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR WITHIN CONSTRUCTION AREAS

Trees will be seraled and provided nutrients prior to any construction activity. As a condition of final acceptance of the sits, and in conformance with ECM Section 3.5.4 all preserved trees within the limits of construction with be seraled and provided with supplemental nutrients per the following guidelines. A scro- and incircuntients are required. It knows in authorist solutions with supplemental nutrients per the following guidelines. A scro- and incircuntients are required. It knows in a self-cert solutions with supplemental nutrients are to be approved by the CIV, A contist [97.4.187] prior to application. Prior to application, the Owner or General Contractor stall select as felf-calculation contractor and nature to conditation with the CIV, Abordst. Treatment is to commence prior to the beginning of construction activities and again after the complexion of all construction. Asset to be treated include the entire critical root zone of these as applicated on the CIV, supproved plants. These are to be searched to the self-calculation and the complexion of all constructions are self-calculations and the complexion of the construction activities are to be seriously the complex of the complexion of all constructions are self-calculations as approved by the CIV, Abordst Potesta in the complexion of the co

ELECTRIC UTILITY NOTES

:*

Austin Energy has the right to prune and / or remove trees, shrubbery, and other obstructions to the extent necessary to keep the geasenerist clear. Austin Energy will perform all tree work in compliance with City of Austin LiC 25-8. B
The Owner / Devel oper of this aubtivision / lot shall provide Austin Energy with any seasment and / or access required, in addition to those indicated, for the it-stabilation and orgoing maintenance of overhead and underground electric utilities. These easements and / or access a negure of the provide electric service to the building and will not be located so as to cause the site to be out of compliance with City of Austin Pro-oxe.

required to provide electric service to the building and will not be located so as to cause the site to be out of compliance with City of Austin LDC 25-8.

The Owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the Owner shall be responsible for any initial tree pruning and tree responsible for this project. The Owner all include austin Energy's work within the Limits of Construction for this project.

The Owner of the property is responsible for mail-taining clearances required by the National Electrica Safety Code, Occupational Indications are tree leader to the property is responsible for mail-taining clearances required by the National Electrica Safety Code, Occupational Indications are tree leader castle leader castle for the property is responsible for mail-taining clearances required by the National Electrica Safety Code, Occupational Indications are tree and the control of the property in the property is responsible for mail-taining clearances required by the National Electrica Safety Code, Occupational Property is responsible for mail-taining clearances required to the property of the property is responsible for mail-taining clearances required to the property of the pro

The Owner of the property is responsible for maintaining clearances required by the fallocanel Electric Selley Code, Occupational Selley and Health Administration (OSHA) regulations, City of Austin rules and regulations, and Touss state laws pertaining to working in close proximity to overhead power, these and equipment. Austin Energy with not nother electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the Owner.

Approval of thes a plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining

what additional approvals may be necessary
what additional approvals may be necessary
2. A business or living quarter may not be constructed on a pier or similar structure extending into or above Lake Austin,
2. A pusiness or living quarter may not be constructed on a pier or similar structure attending the case of t

CITY OF AUSTIN - TYPICAL MULCH SOCK DETAIL MULCH SOCKS Mulch Material Figure 1.4.5.F Typical Nuich Sock Detail Rebar Place additional mulch material to fill seam between the sock and the ground 2 ft. spacing (both sides) Section Plan View Direction of Flow Mulch Sock

NOTES - ECM P-

contracts that it intall endorsetingentiate control and traviolated as proteins studied prior to any site preparation who fudering quibbing or examination (personal proteins and studied proteins and studied proteins and studied proteins and studied part of the approximation of the proteins and studied part of the proteins and st

It all the district to the Existion and Sectionarials Alapor revisions must be proved by the Envisionary and Development Review Department. More changes to the native section and Sectionarials appropriate, Major revisions must be approved by the Envisionaria and Development Review Department. More changes to the native as a Contract Fan may be received by the Envisionarial Interested during the course of consequence for though to the native as Sommers inspection (CCSSM) of Contract Interpretate Reviews and Sommers and CCSSM) of Contract Interpretate Reviews and Envisionaria and Envisionaria and Envisionaria and Envisionaria and Envision and Sectionaria Control (CESC), Centralised Envisionaria and Envisionaria a

al searced sest to be respected on request to place an electron etc. (I) these of topod less Standard Speciation han No. 6919 2(A) Do not add topod less that the control of Speciation han No. 6919 2(A) Do not add topod less that the control of selection of comparts as defined by the control of the control

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onale saveged topsol which does not meet the soit secure class required above by providing a soit enalysis and a written statement r achiesture, or agronomy indicating the create topsoit will provide an equivalent growth media and apacitying what it any, soit

definited by unknown and and a second of the suitable positive topace with a disc or titler to greate a web blended material sold amendments are required.

Sold amendments are fall to wronded into the suitable positive topace with a disc or titler to greate a web blended material sold amendments about to greate a web blended materials. meet the same standards as sel forth in these standards

The vegetative stabilization of areas disturbed by construction shall be as follows: TEMPORARY VEGETATIVE STABILIZATION:

i from September 15 to Match 1, seeding hald so with cool seaton cover crops (Mneat at 0.5 pounds or 100 SF, Cats at 0.5) per 1000 SF) with is fater atte of 1.5 pounds per 1000 SF cool season cover crops are not permanent excent covers. 2. From March 2 to September 14, seeding shall be with huised Bermuds at a mit of 1 pounds per 1000 SF. Fertilizer shall be writer soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of infromedia shall be considered in 18-26. High control of the period of infromedia shall be applied when the grass has grown at least 11-5 increasing high with 185% coverige, profession required, native grass seeding shall comply with requirements of the Chy of Austin Environmental Criticis Manual. Langevity 0-3 months

100% or any blend of wood, cellulose, straw, and/or cotton plant material (except no mulch shall exceed 30% paper)

70% or greater Wood/Straw 30% or less Paper or Natural Fibers

1500 to 2000 lbs per acre

CONSTRUCTION PROPO TRACKING# / CASE #: SUBMITTAL DATE:

SED FOR:

2908 SCENIC DRIVE, AUSTIN, TX 78703

AUGUST / SEPTEMBER, 2013 SP 2013-0295 DS AUGUST 1, 2013

WATER SUPPLY SUBURBAN

LOT 11, BLOCK D HERMAN BROWN ADDITION, NO. 2, SEC. 4 TRAVIS COUNTY TAX ID #012106051300000 - SF3-NP ZONING

STREET ADDRESS: WATERSHED: LEGAL DESCRIPTION:

ARCHITECT: OWNER: TRAM CONTRACTOR:

LAKE SERVICES, INC. - WALTER JUDKINS LAKESERVICESINC@YAHOO.COM - 512-653-0730

PLANNING & DEVELOPMENT REVIEW DEPARTMENT

DEVELOPMENT PERMIT #

HEVIEWED BY

PERMANENT VEGETATIVE STABILIZATION: man departed to the Must he seeling is considered to be emproperly abbituation only. If cost season crows cost where a grasses subt be crowed to shape of less that one-half (s) has do the use subt be re-seed to incordance with 2. began firm Match 2.0 September 14, seeding shall be with haled Bermudia at a rate of 1 pound per 1000 SF with a purity of BSK with great and a considered pursumment revolution control.

A. Fertizor shall be a water exhabs with an analysis of 15-15-15 to be applied orice at planting and once during the period of establishment at a rete of it pound per 1000 SF.

B. Hydomuchan shall comply with Table 2 below.

C. The plantid shall shall be integrated or provided in a mammer that will not enough the longest, but will sufficiently easis the analysis of size despit of six inches. The intigation shall account at disky integrated period and in a final provided in a mammer that when the provided in the control of the control of the control of the second period of the control of the second period of the control of the co

ling for Per Description

Fiber Reinforced Matrix (FRM) Bonded Fiber Matrix (BFM)

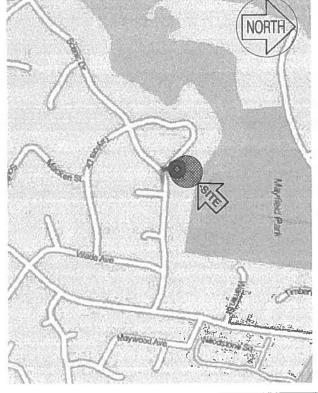
BD% Organic defibrated fibers 10% Tacketer 55% Organic defibrated fibers 25% Reinfording Fibers or less On slopes up to 2:1 and erosive soil conditions 2500 to 4000 lbs per acra (see manufacturers recommo

Up to 12 months On slopes up to 1:1 and sroshe soil conditions 3000 to 4500 lbe per scre (see manufacturers recom

10% Tackifier

Owner Phone #
Address
Owners representative responsible for plan at
Owners representative responsible for erusion/sedime
Person or firm responsible for tree/natural are The contractor shall not dispose of surplus excersisd material from the sits without notifying the Plan with the location and a copy of the parmit essued to receive the material.

SITE LOCATION MAP



SHEET PROJECT DESCRIPTION CONTENTS SITE PLAN - 1"=10"
INCLINED ELEVATOR / TRAM DETAILS
INCLINED ELEVATOR / TRAM DETAILS SHEET, PROJECT DESCRIPTION INDEX OF DRAWINGS

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF AN APPROXIMATELY 80-LF LONG MOTORIZED TRAM. THAT WILL TIE INTO EXISTING STAIRS VIA AN ELEVATED SIDEWALK AS NOTED IN THE APPROVED PLANS.

SHEET **REVISIONS & CORRECTIONS** APPROVED DAT

Scenic 2908

DATE: DRAWN:

GENE GENE

SP 2013-0295 DS

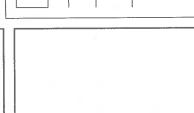
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Inclined Elevator
Austin,

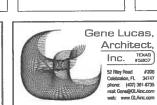




DATE

DATE

WILLIAM D & KATHRYN M DARLING 2908 SCENIC DRIVE AUSTIN, TX 78703 GENE LUCAS, ARCHITECT, INC. GENE@GLAINC.COM 3571 FAR WEST BLVD, #177 AUSTIN, TX 78731 512.264.1242 (ii) Ал паротнойну го на конодисту об учава ракия потивня with the supplement from the medium of the supplement them, in approprint gives a plant, in the City of Austrant must rely or the substances of the works of the supplement for executions, in the City of Austrant or constitution as verification of all detail. Information, and confidences appeaded by the appointer, the surplement of record to early reproducted to the comprehensive, document, document, and complete applications in the comprehensive, document, and complete applications in the comprehensive documents of complete applications in the comprehensive documents of the complete applications in the comprehensive documents of the complete applications in the reviewed to control complete complete applications in the reviewed to control complete complete applications in the reviewed to control complete complete applications are comprehensive applications and complete applications are completely applications and the complete applications are completely applications. GENERAL NOTES Before proceeding with any work or orspiring metantials, the Contractor end/or subcontinution that welly at metanementars at the building also and shall be responsible for their excurrecy. The design and detals contained herein are copyrighted and may not be used, in whole or in part, without auplicit permission of the Archhect.



(2) The Chiy of Austin General Construction Notes are incopant of this project for applicability in the event that surface of the state in necessary to complete fix approved control of Death Project (\$72,481) and Stiff Finne Stell, Pigure Notes for The end Natural Arva Projection (ECM P-2), as incorporated by retirence.

incorporated by reference and made a creasest disturbance of the land area truction - Patiestone: Echbat III of the re 1-8, of the ECM. The Standard as well as ECM P-8, are also

(3) This project / afte is located in the Teyfor Stough Sc Enwants Aquiter Rechange Zone, is classified as Water Seveloped in accordance with the City of Austin Land II evel at this location is 492.80°

ath Wasenshed, is not located in the Supply Suburben, and shell be evelopment Code. The average take

(6) The Environmental inspector has the authority to add environ modify encounterflimination controls on sits to keep project in complemos with the City of Austin Public and Regulations; he will be contacted at 874-2278 prior to construction at Islast 72 hours in advance.



City Inspector and with approval from the City Inspector, remove the temporary ension and sedimentation controls and complete roval of the controls. Conduct any maintenance and rehabilitation of the water quality ponds or controls.

and installation of landscaping.

In of a project site, the design engineer shall submit an engine ruction, including revegeration, is complete and in substantial or learnesser.

of concurrence to the Wetershed Protection and with the approved plans. After receiving this letter, a



anden nealing.
Audion nealing.
Audion nealing.
Ander Delignated Responsible Party, and the General Contractor will follow the Storm Water Poleution Prevention Plan
evidence, inclinit Delignated Responsible Party, and the General Contractor will follow the Storm Water Contractors no nealing evidence and revised construction nealing evidence and revised construction nealing evidence and revised construction nealing evidence and revised evidence and

CITY OF AUSTIN CONSTRUCTION SEQUENCE - ECM P-4

tion plan and in accordance with the Stormwater

ssures. hrmsniai (nspection, et 512-974-2278, 72 hours prior

arosion plan. rapected and maintained in accordance with the Storm Water Poliution Pravention Plan (SWPPP) posted on the site.

DISTURBED AREAS WILL BE MITIGATED USING 1-GALLON CONTAINERS PLANTED AT 3' OC (30 PLANTS TOTAL) UNDER MESH SIDEWALK AND TRAM - SEE SITE PLAN, THIS SHEET.

PLANT LIST

INLAND SEA OATS

CHASMANTHIUM KITIFOLIUM

CORAL BERRY

INLAND SEA OATS

CHASMANTHIUM KITIFOLIUM

CORAL BERRY

INLAND SEA OATS

CHASHANTHIUM KITIFULM KITIFULM

INLAND SEA OATS

CORAL BERRY

INLAND SEA

SF-3 SITE PLAN 562 38 E 85.00 O SITE
EXISTING LOT AREA
EXISTING SHORELINE LENGTH 2908 Scenic Drive (50' r.o.w.) SF-3 Taylor's Branch Lake Austin A LAKE LEVEL ELEVATION: (0.3413 ACRES) 14869 SQ FT 101,41 LIN FT 35 LF HULCH LOGS BELOW NEW 3 HESH SODEWALK ABOVE GRADE (SEE SHEET A FOR POLE PLACEMENT) SANTARY SEWER EAGEMENT TO BUILDING LINE APPROXIMATE TO CWOZ LINE DISTING CONCRETE RETAINING WALL THATE OF CONSTRUCTION EXSTING DECKS & PATIOS - TYPICAL ISTING CONCRETE DRIVEWAYS - TYPICAL APE HITIGATION: 1-GAL PLANTS @ 3 OC TYP (30 TOTAL) DASTING-SHORELINE LIKE LEVE LT 492.80' ASL SF-3 HTRON 1" = 10' 1



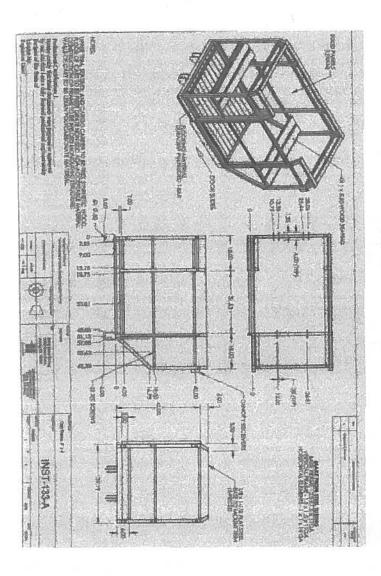
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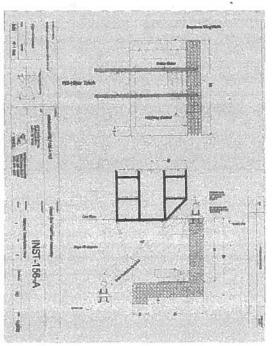
2908 Scenic Drive Inclined Elevator / Tram Austin, Texas

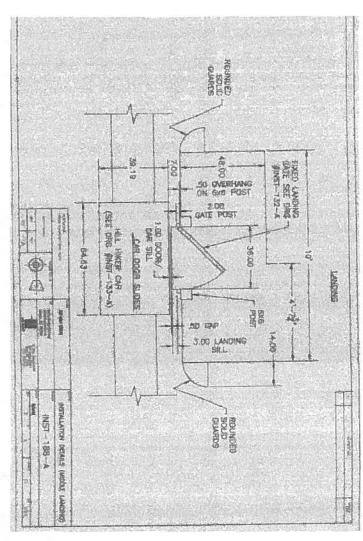


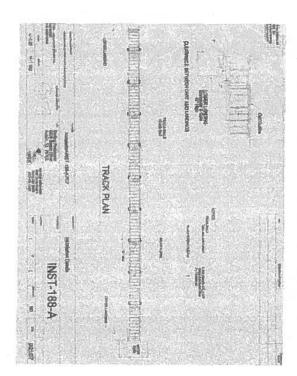




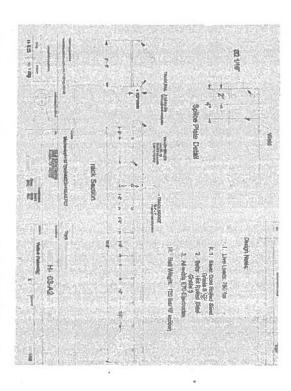


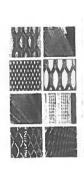






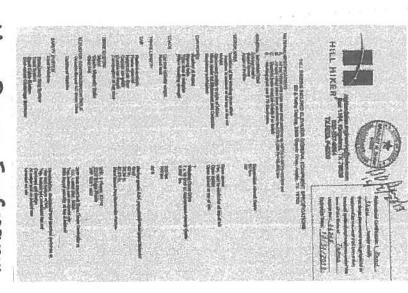








MESH DETAIL FOR SIDEWALK

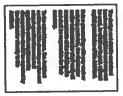




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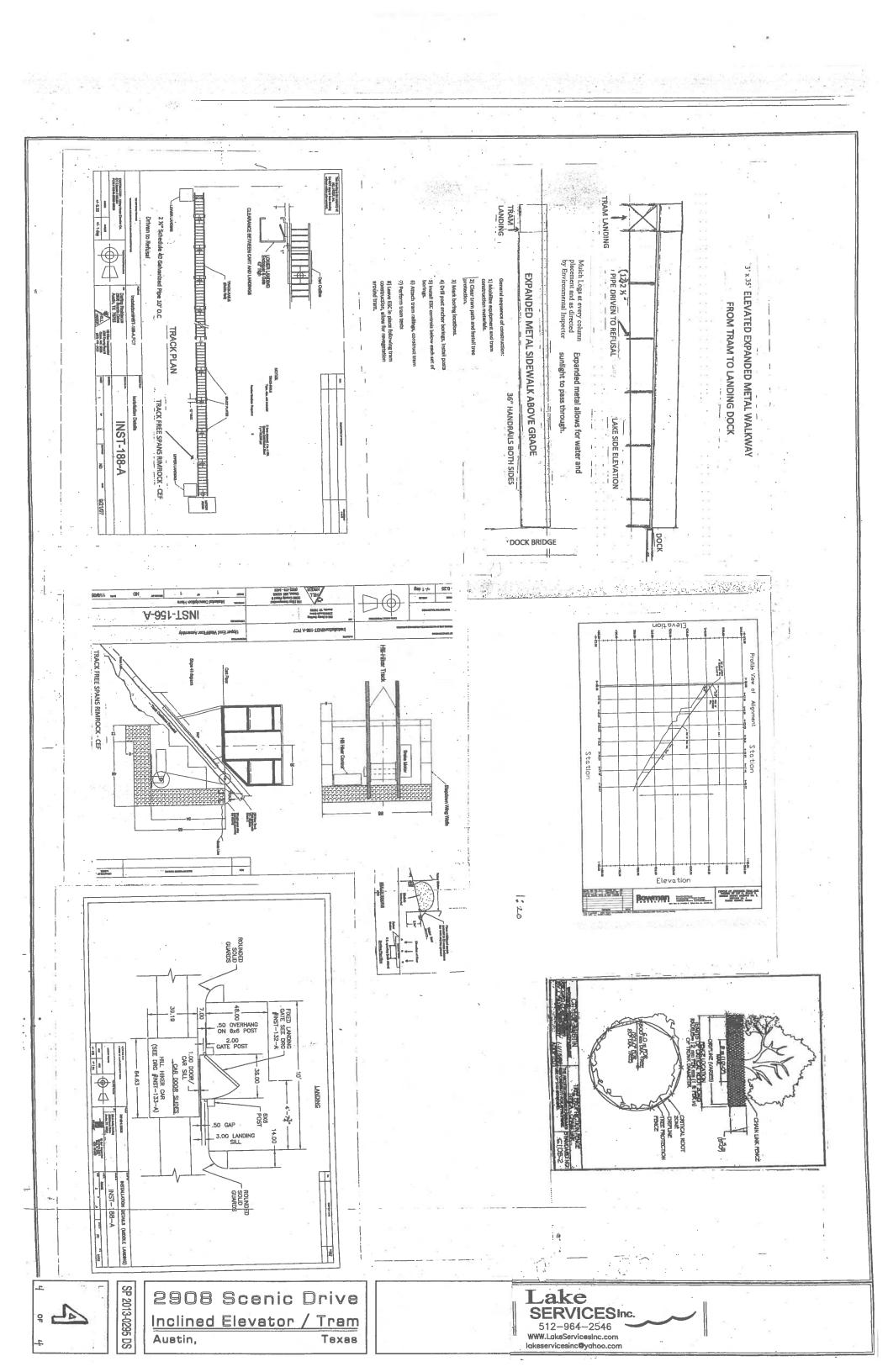


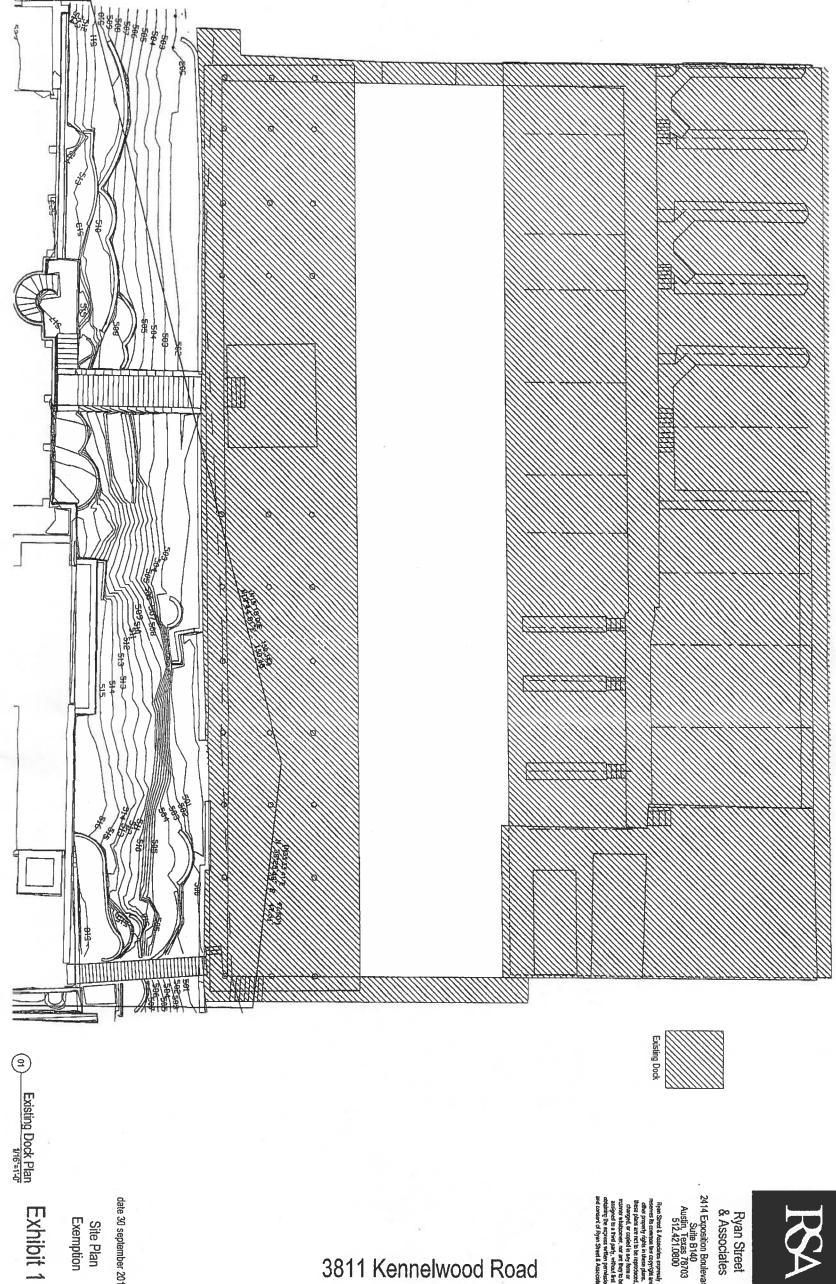
2908 Scenic Drive Inclined Elevator / Tram Austin. Texas











date 30 september 2013 Site Plan Exemption

3811 Kennelwood Road
Austin, Texas 78703

Ryan Street & Associates 2414 Exposition Boulevard Suite B140 Austin, Texas 78703 512.421.0800



