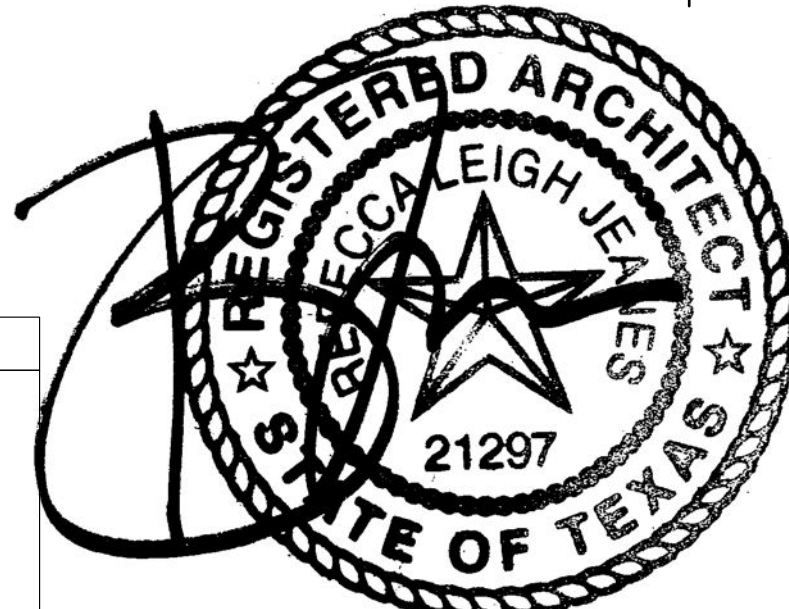


SEAL



09-27-19

PROJECT
Maufrais Addition
906 Maufrais St
Austin, TX 78703

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mp

SET/ISSUE
27 September 2019 Historic Review

SHEET TITLE
PLOT PLAN

SHEET

A1.0

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GENERAL NOTES | PLOT PLAN

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- Dimensions are to face of frame or centerline of frame as noted.
- Keynotes located on this sheet are for this sheet only.
- Frame sample and all hardware to be approved by designtrait.
- Provide submittals & shop drawings showing number of windows, locations, of tempered glazing, etc.
- Tree locations are approximate.
- Provide french drain to divert water away from house as required.

KEYNOTES | PLOT PLAN

- Existin planter
- Existing water meter
- Existing retaining wall, as required by grading.
- Demo trees.
- 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.
- Assumed location of gas and wastewater lines. Verify locations prior to construction. Tie new utilities into existing lines. New lines should be routed around CRZ of existing trees.
- Area designated for portable toilet and concrete washout. Cannot be within the full CRZ of any protected tree.
- Protect trees on site as required in the Environmental Criteria Manual section 3.5.2. Do not cut or fill greater than 4" in the 1/2 CRZ of protected trees. No impact allowed within the 1/4 CRZ of protected trees.
- Tree protection zone.
- Concrete driveway paths w/ gravel or crushed granite between. In place of existing driveway.
- Concrete path.
- Existing curb.
- Existing driveway apron.
- Bench mark, refer to survey.

LEGEND | PLOT PLAN

WOOD FENCE	△	BENCH MARK
UTILITY LINE	○	PIPE FND.
AC	○	UTILITY POLE
GAS METER	Ⓜ	ELECETRIC METER
ROD FND.		

NOTE:

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.

NOTE:

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 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.

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 spaded 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.

NOTE:

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 resistive barriers, should be installed in strict compliance with manufacturer's recommendations and in compliance with all applicable codes as mandated by all governing jurisdictions.

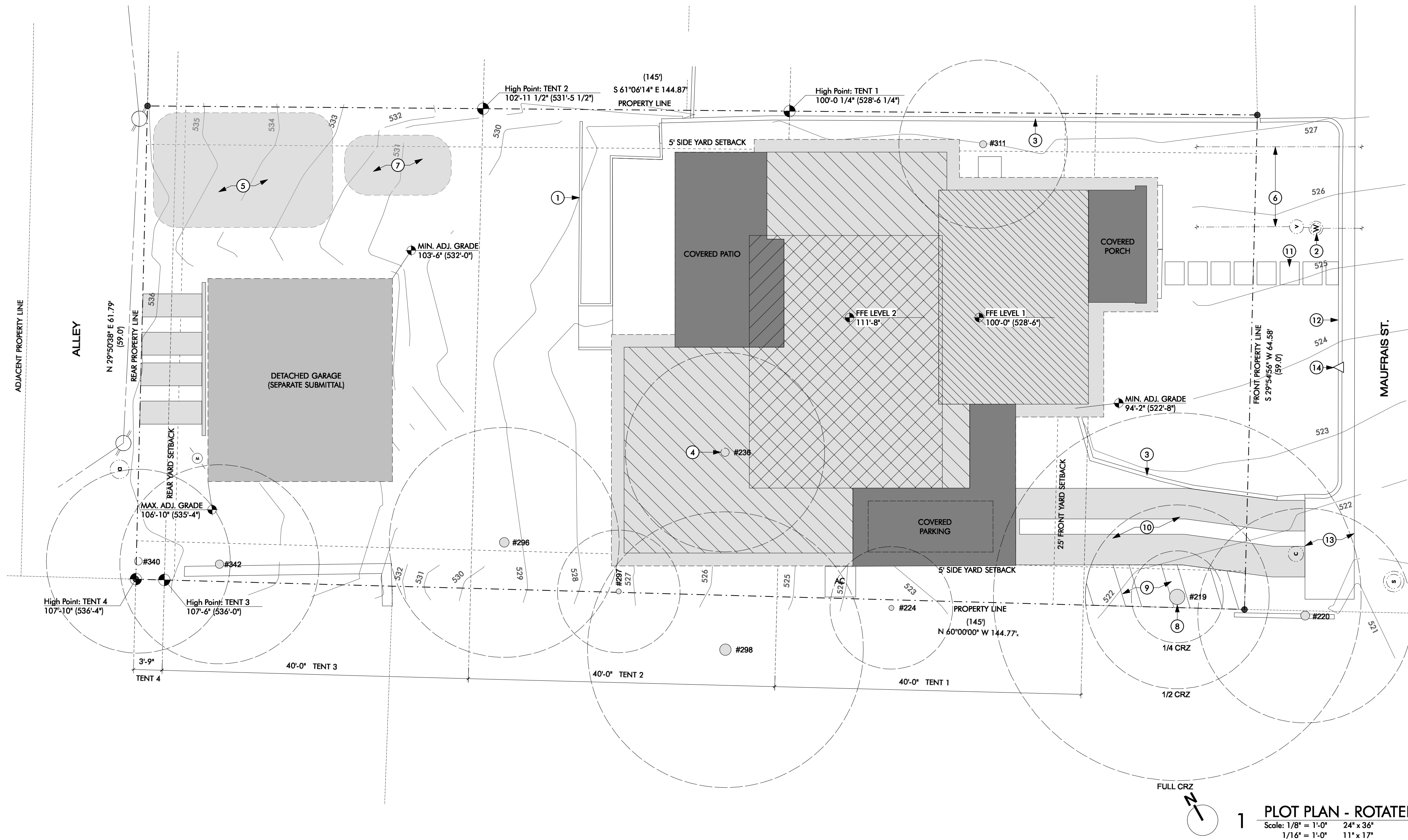
TREE LEGEND	NOTE
#219 24" Ash	Protected
#220 14" Elm	Protected
#224 8" Live Oak	
#236 13" Elm	Demo
#292 10" Hackberry	Removed
#293 8" Pecan	Removed
#294 11" Hackberry	Removed
#295 7" Hackberry	Removed
#296 15" Bois Arc	
#297 Bois Arc	
#298 18" Elm	
#311 11" Pecan	
#319 11" Hackberry	Removed
#340 12" Hackberry	
#342 13" Hackberry	
#345 11" Hackberry	

KEY PLOT PLAN
FIRST FLOOR EXISTING
FIRST FLOOR ADDITION
SECOND FLOOR ADDITION
ROOF
COVERED AREA
PROTECTED AREA
STAGING AREA

2 KEY PLAN N.T.S.

1 PLOT PLAN - ROTATED

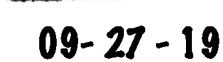
Scale: 1/8" = 1'-0" 24" x 36"
1/16" = 1'-0" 11" x 17"





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3. Keynotes located on this sheet are for this sheet only.
4. Window and door types indicate rough sizes only. GC shall field verify the appropriate glazing and leaf sizes in the field prior to ordering. For any questions contact Designtrait.
5. Verify final finishes with owner.

1. Metal roofing panel.
2. 4 1/2" Prefinish metal gutter.
3. Dashed line of framing below.
4. Dashed line of column below.
5. Low pitch metal roof.



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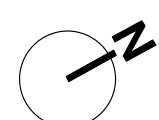
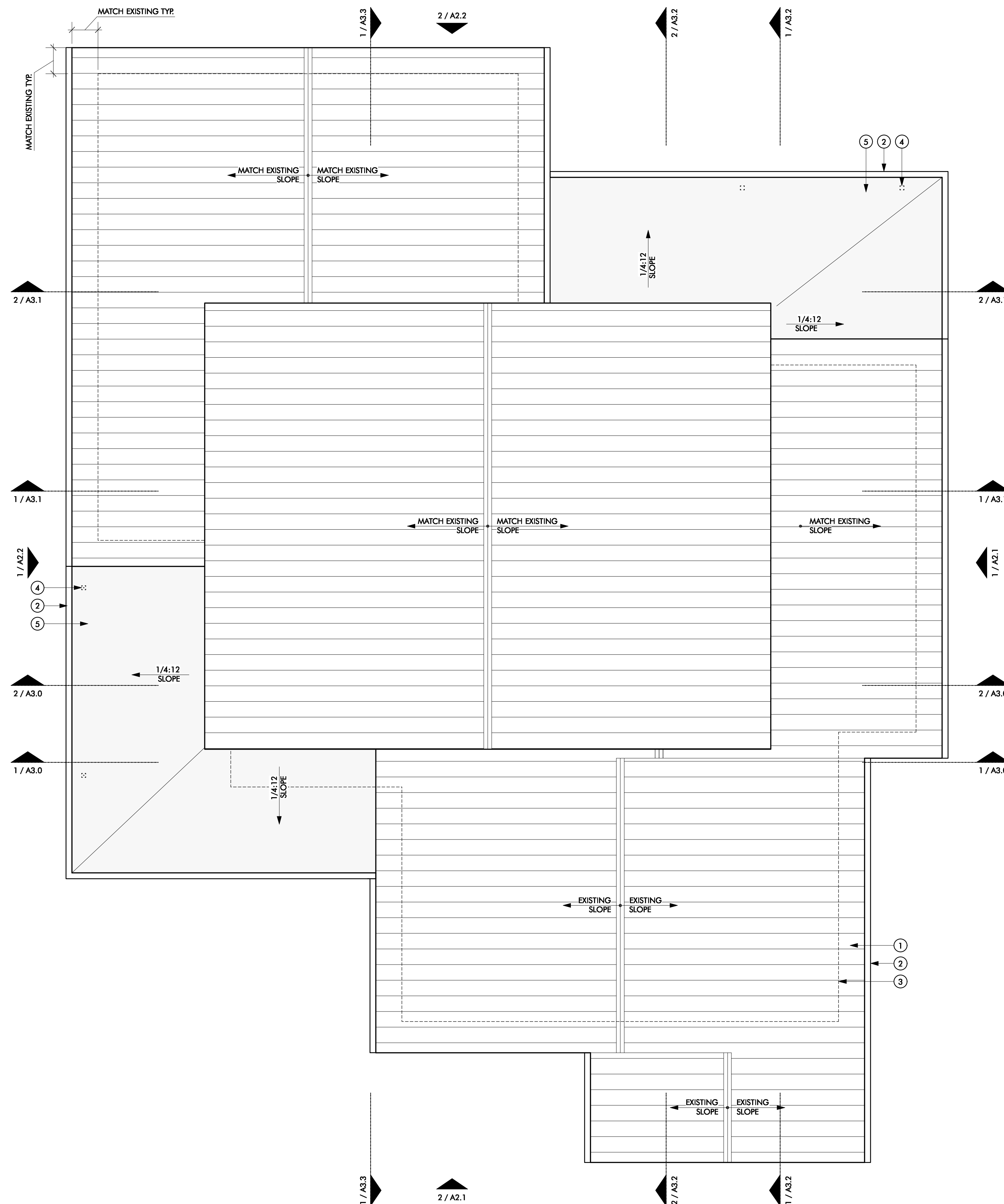
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SHEET TITLE
ROOF PLAN

SHEET

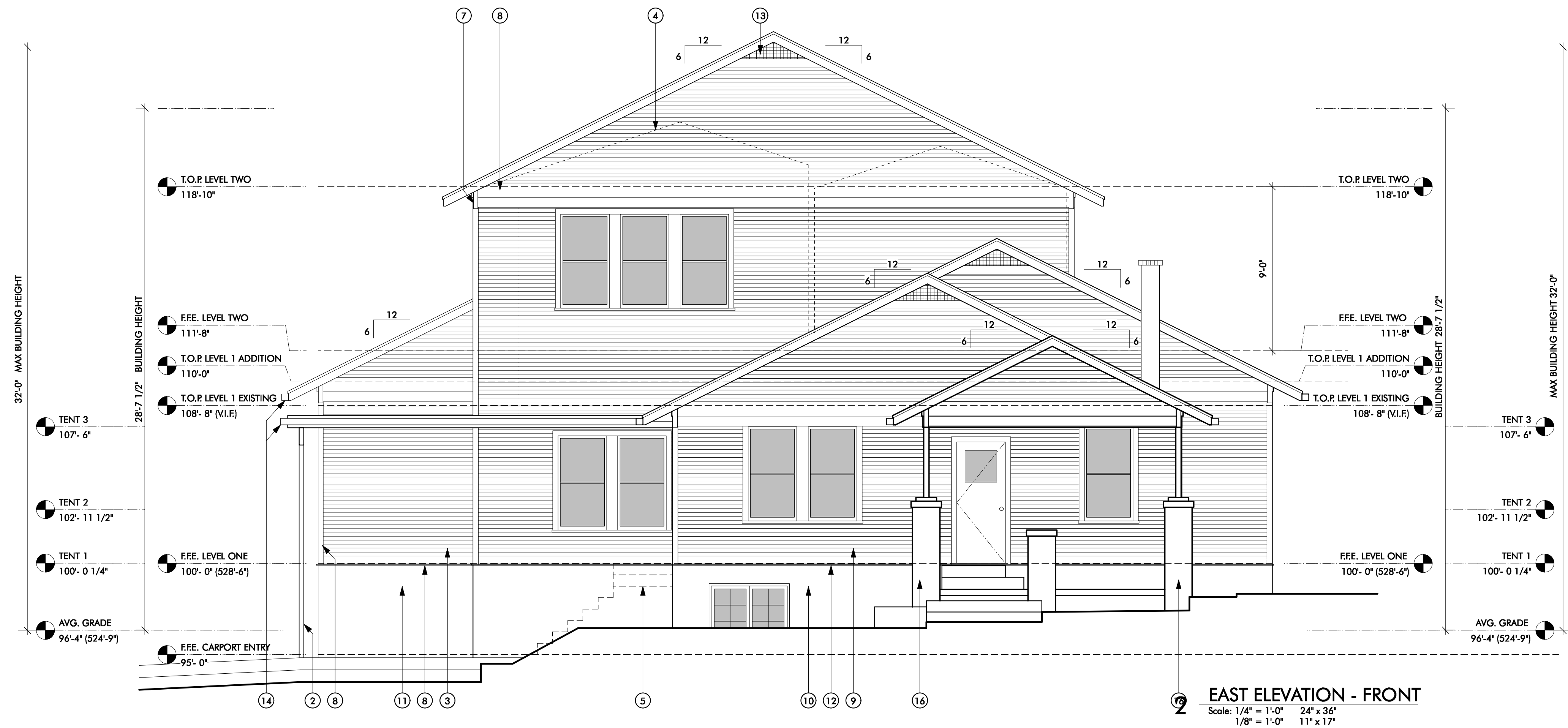
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Scale: $1/4" = 1'-0"$ $24" \times 36"$
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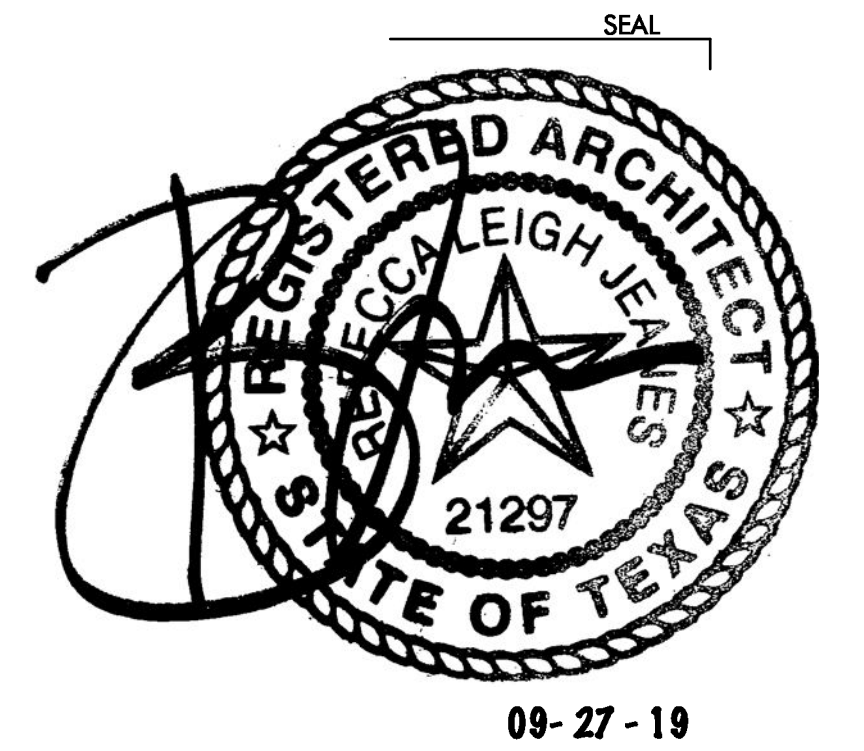


GENERAL NOTES | ELEVATIONS

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KEYNOTES | ELEVATIONS

1. Downspout, coordinate size accordingly w/ roof area for efficient drainage.
2. Sil. Col. Refer to structural.
3. Lap siding to match existing.
4. Dashed line of ceiling.
5. Dashed line of stairs.
6. Adjust grading to drain away from structure.
7. Decorative gusset, match profile of existing, typ.
8. Trim, match to existing.
9. Existing lap siding.
10. Existing crawl space skirt.
11. Skirt to match existing.
12. Existing trim.
13. Match trim similar to existing attic vent.
14. Rain gutter, typ.
15. Existing crawl space access.
16. Existing column.



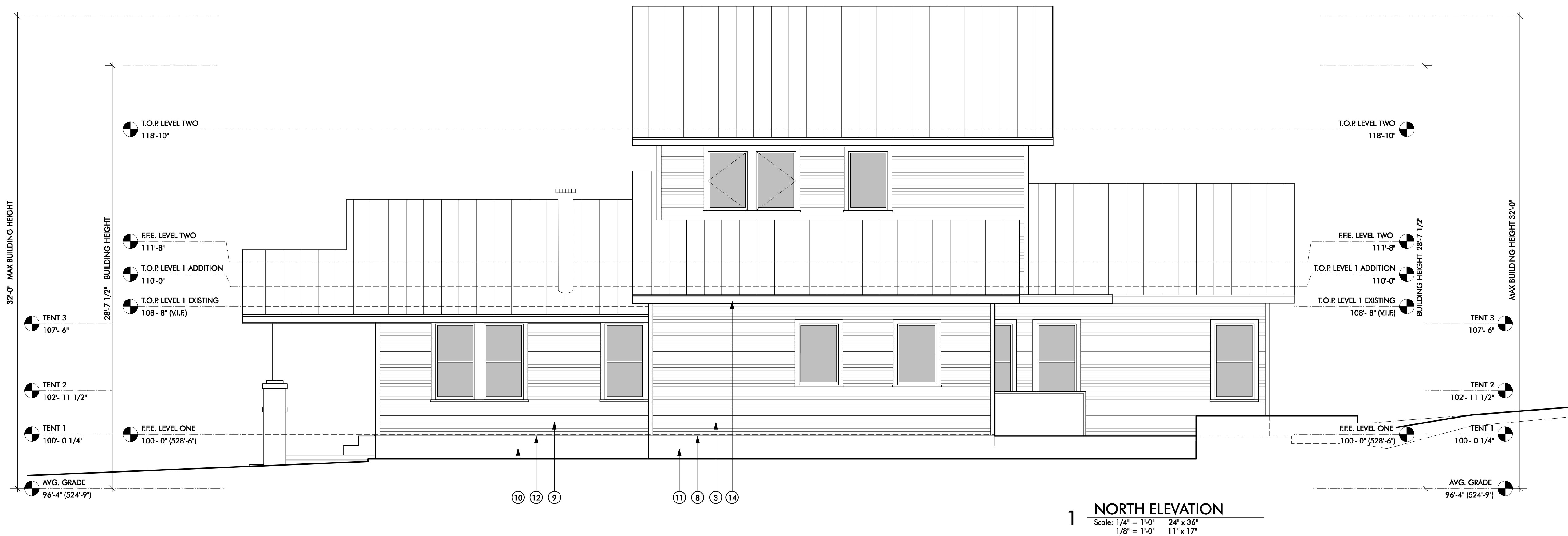
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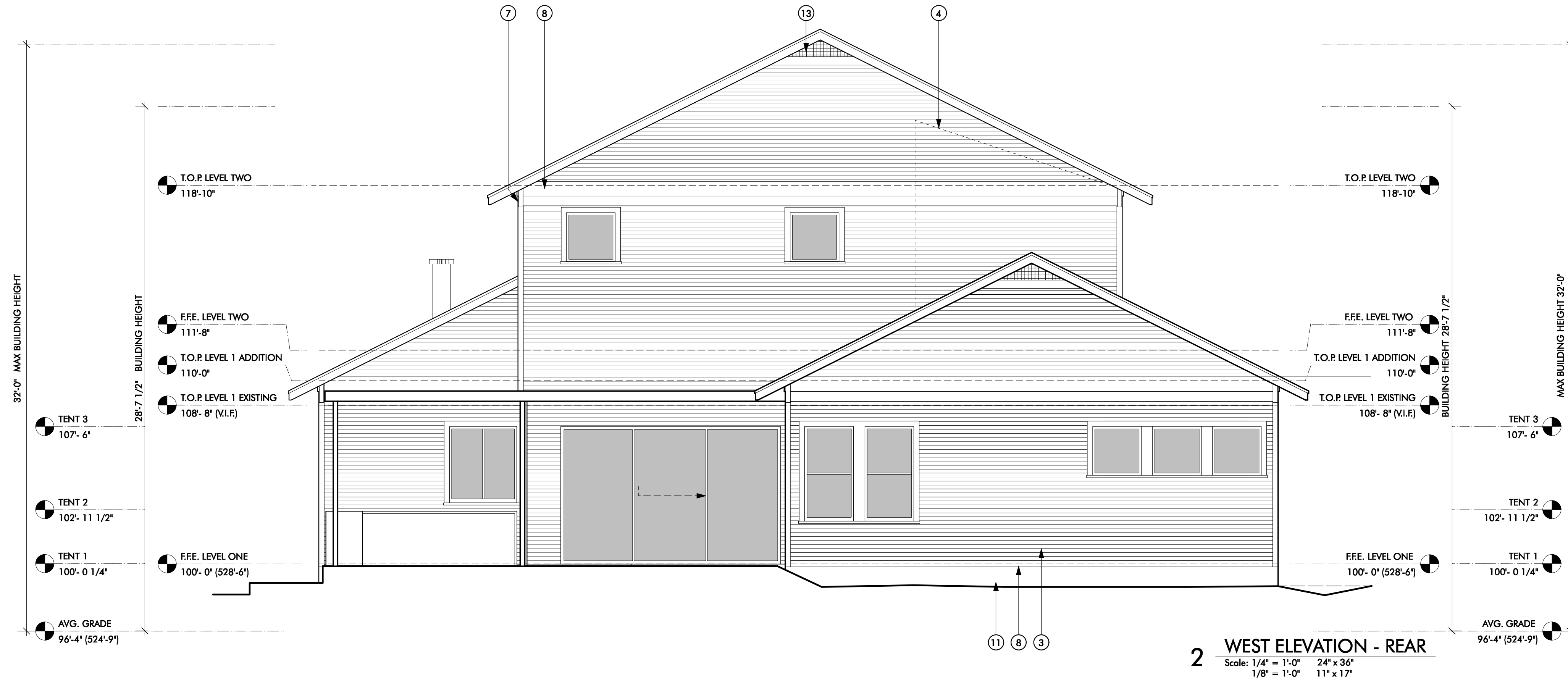
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SHEET TITLE
ELEVATIONS

SHEET
A2.1

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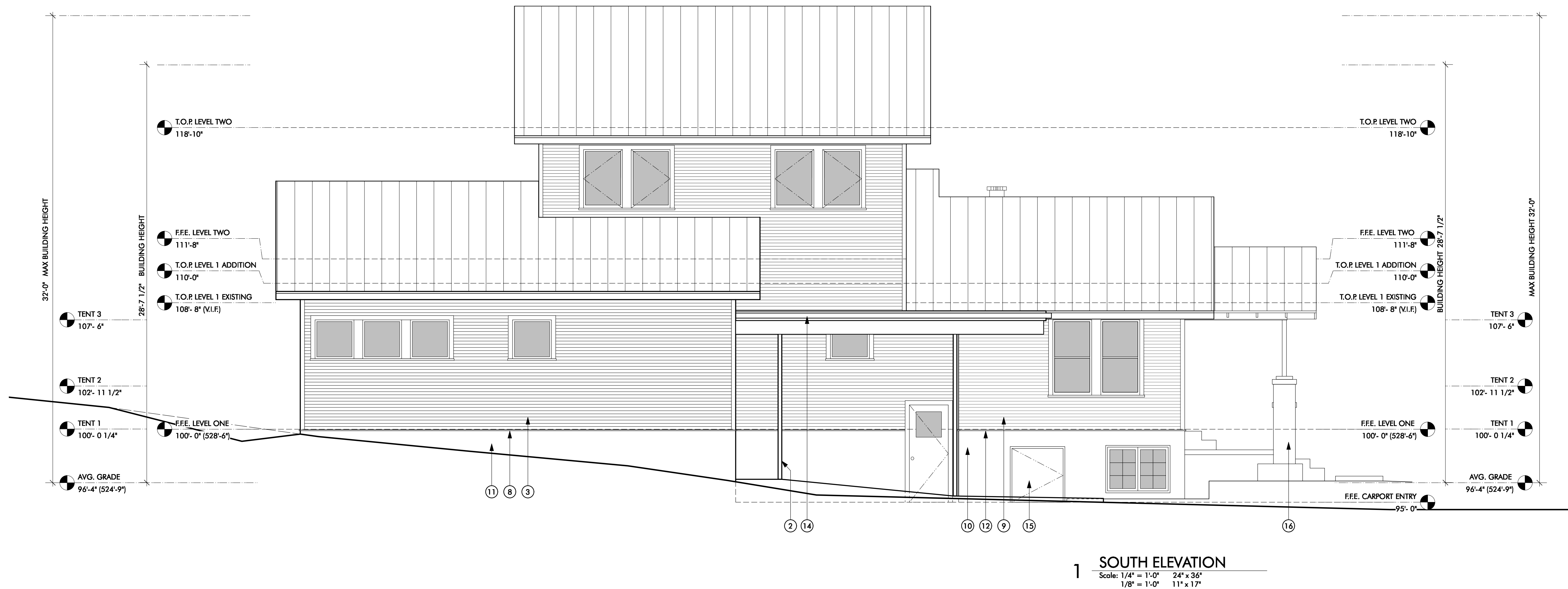
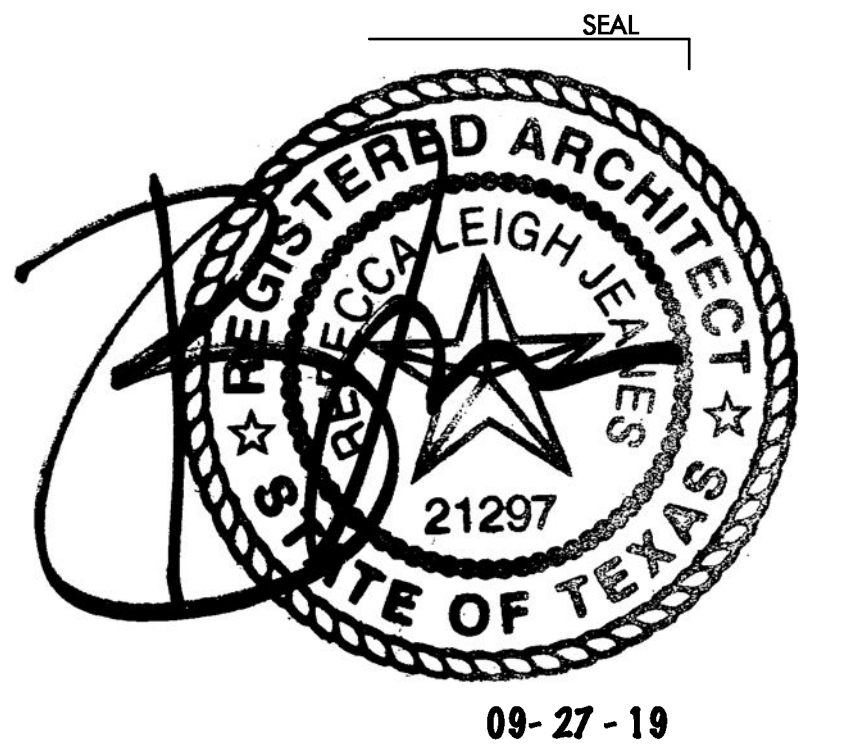


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