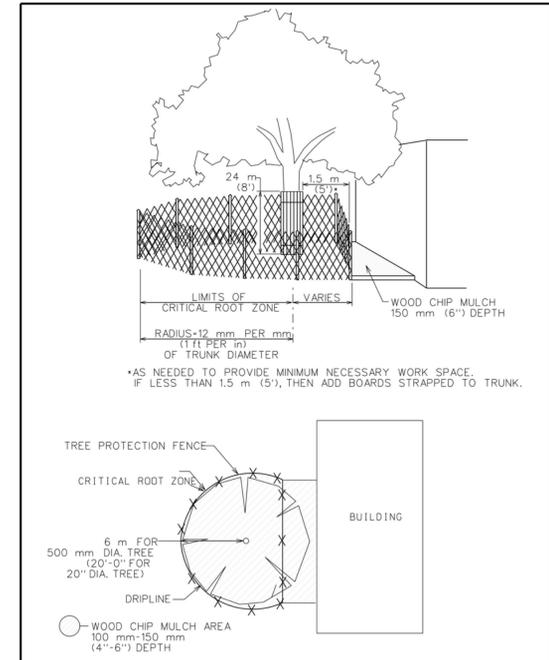


CITY OF AUSTIN TREE PROTECTION

TO INSURE THAT TREES ARE ADEQUATELY PRESERVED, TREE PROTECTION FENCING IS REQUIRED FOR TREES WITHIN THE LIMITS OF CONSTRUCTION. FENCING SHOULD PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. A 6-INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK
RECORD COPY SIGNED BY J. PATRICK MURPHY	11/15/99 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	
STANDARD NO. 610S-4	

PRELIMINARY

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NEW CONSTRUCTION FOR THE PANA RESIDENCE

1616 W. 9 1/2 ST. AUSTIN, TEXAS 78702

COA ROW STANDARDS

NOTES:

- "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK BEGINNING AT THE RADIUS PC LINE.
- IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH THE DRIVEWAY.
- IF THE BASE IS OVER EXCAVATED WHERE THE CURB AND GUTTER WAS REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
- ALL DRIVEWAYS MUST BE CONSTRUCTED WITHIN THE STREET FRONTAGE OF THE SUBJECT PROPERTY AS DETERMINED BY EXTENDING THE SIDE PROPERTY LINES TO THE CURB.
- DRIVEWAYS SHALL NOT EXCEED 70% OF A LOTS' STREET FRONTAGE.
- TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS-OF-WAY THAN 60% OF PARCEL FRONTAGE OR 15 METERS (50 FEET), WHICHEVER IS LESS.
- DRIVEWAYS SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
- SINGLE FAMILY LOTS LIMITED TO ONE DRIVEWAY EXCEPT FOR APPROVED SEMICIRCULAR DRIVES.
- WHEN TWO DRIVEWAYS ARE USED (ONE PER UNIT, TWO MAXIMUM) FOR DUPLEXES AND TOWN HOMES, SINGLE FAMILY STANDARDS SHALL APPLY.
- WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHOULD BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2" IS GREATER THAN 15%. "G1 PLUS D" SHOULD NOT EXCEED 15%.
- SEE TRANSPORTATION MANUAL SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
- USE 12 mm (1/2") ASPHALT BOARD, OR OTHER APPROVED MATERIAL, FOR CURB AND GUTTER EXPANSION JOINTS.
- THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
- PLACE AN EXPANSION JOINT DOWN THE CENTER OF ALL DRIVEWAYS.
- WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

DRIVEWAY CRITERIA	WIDTH METERS (FEET)		
USE	MIN.	*OPT.	MAX.
SIN. FAMILY	3.66 (12)	5.50 (18)	11.80 (25)
DUPLEX	4.58 (15)	5.50 (18)	11.80 (25)
TOWN HOME	4.58 (15)	5.50 (18)	11.80 (25)

USE	RADIUS DIMENSION METERS (FEET)		
USE	MIN.	*OPT.	MAX.
SINGLE FAMILY	1.5 (5)	1.5 (5)	3.0 (10)
DUPLEX	1.5 (5)	2.4 (8)	3.0 (10)
TOWN HOME	1.5 (5)	2.4 (8)	3.0 (10)

*OPTIMUM

*OPTIMUM

ALLOWABLE GRADES

FACE OF CURB

R.O.W.

G₁

G₂

D

10% MAX.

2% MAX.

2% SLOPE (TYP.)

SEE NOTE 10

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)
RECORD COPY SIGNED BY SAM ANGOORI	10/19/09 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	
STANDARD NO. 433S-1 4 OF 4	

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)
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THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	
STANDARD NO. 433S-1 3 OF 4	

DISTANCE "X"

1.2 m (4'-0") MIN.

10% MAX. SLOPE

2% MAX. SLOPE

0.6 m (2'-0") TYP.

DRIVEWAY RADIUS CURB

EXIST. BASE

150 mm (6")

300 mm (12")

50 mm (2") SAND BEDDING

125 mm (5") MIN. CLASS A CONCRETE WITH 10M @ 450 mm #3 @ 18" C.C. OR 150 mm X 150 mm X MW10 X MW10 (6" X 6" X W1.5 X W1.5) MINIMUM.

REINFORCEMENT SHALL ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT AND KEEP THE STEEL AT ITS PROPER POSITION DURING THE PLACEMENT OF THE P.C. CONCRETE. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE OR SAND CUSHION LAYER.

CROSS SECTION

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)
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STANDARD NO. 433S-1 2 OF 4	

EXPANSION JOINT

CENTERLINE EXPANSION JOINT
SEE DETAIL BELOW AND NOTE 14
ON SHEET 4 OF 4

0.6 m (2'-0") TYP.

R.O.W.

PEDESTRIAN CROSSING

1.2 m (4'-0") MIN.

2% MAX. SLOPE

SIDEWALK TIE-IN LOCATION
SEE NOTE 13

PT

PC

SEE NOTE 1

EXIST. JOINT

SEE NOTE 2

3 m (10'-0") MIN.

CURB & GUTTER

TRANSITION TO ZERO CURB

MATCH CATCHSPILL GUTTER SECTION OF EXIST. CURB & GUTTER

PLAN

NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINTS ABOVE POINTS IS TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (1/2" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).

R.O.W.

CURB & GUTTER

CENTERLINE EXPANSION JOINT

PLAN

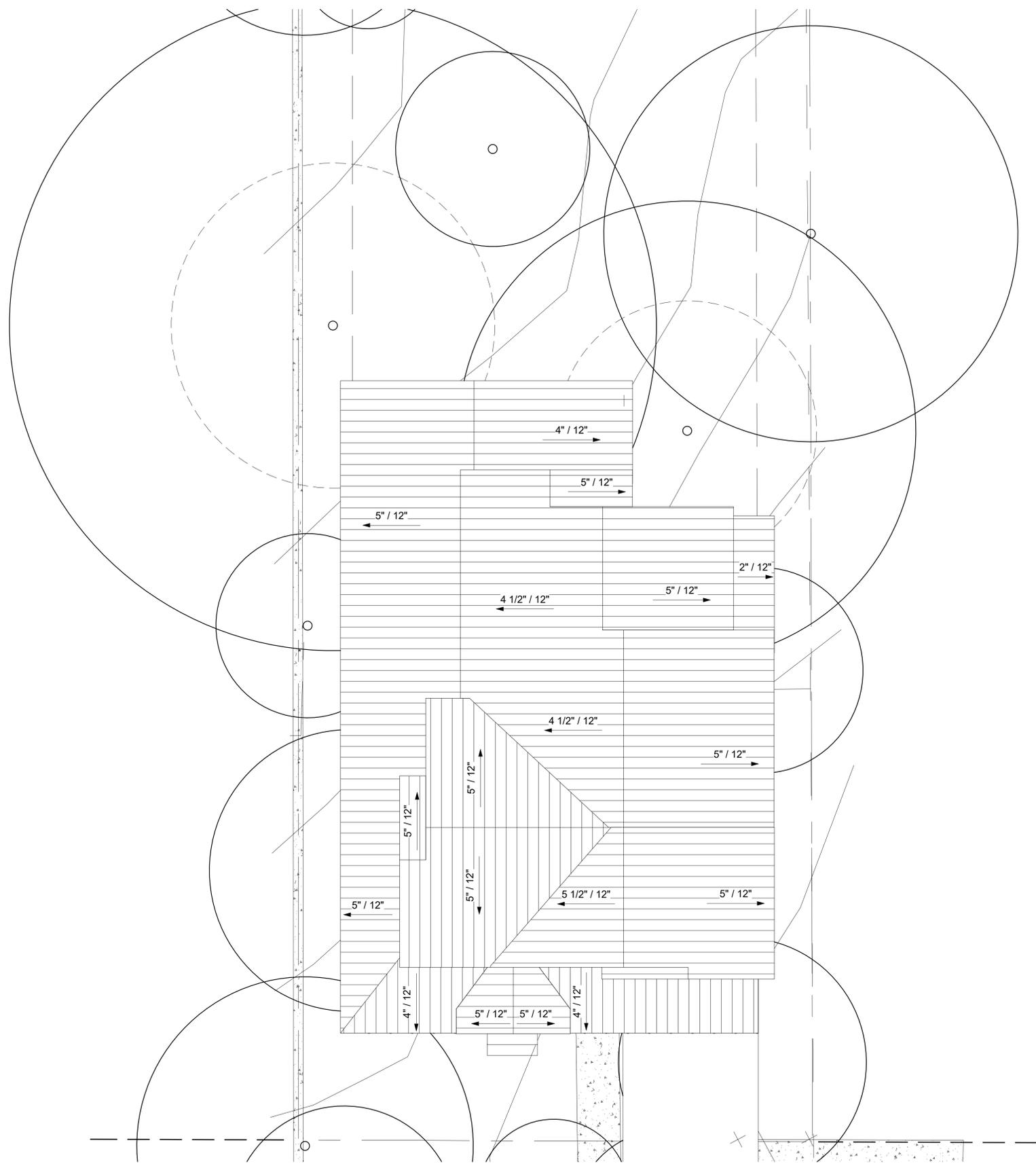
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THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	
STANDARD NO. 433S-1 1 OF 4	

SCHEMATIC DESIGN

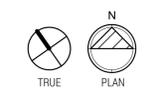
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DRAWN:	JD, MG, WL	
SCALE:	AS NOTED	
No.	Description	Date

NOTES AND SPECIFICATIONS

A-003



1 ROOF PLAN
SCALE: 3/16" = 1'-0"



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SCHEMATIC DESIGN

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No.	Description	Date

ROOF PLAN

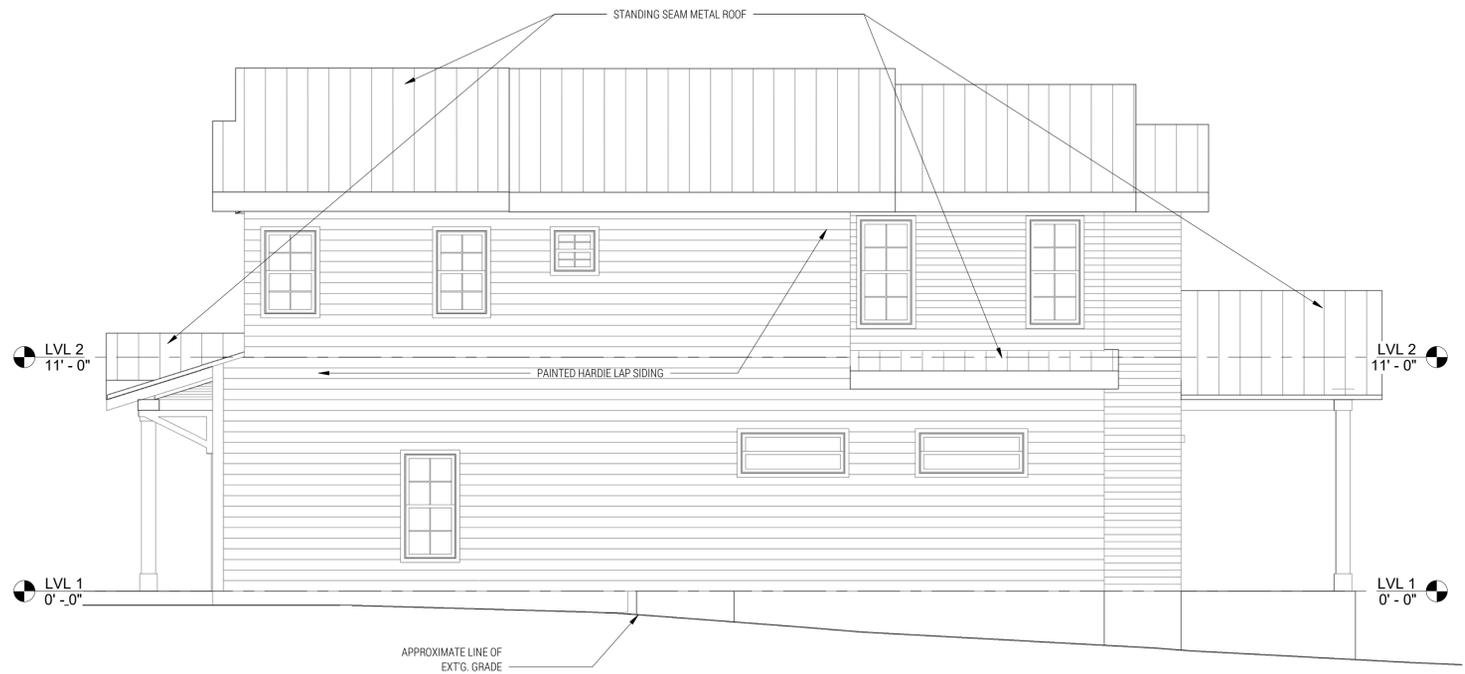
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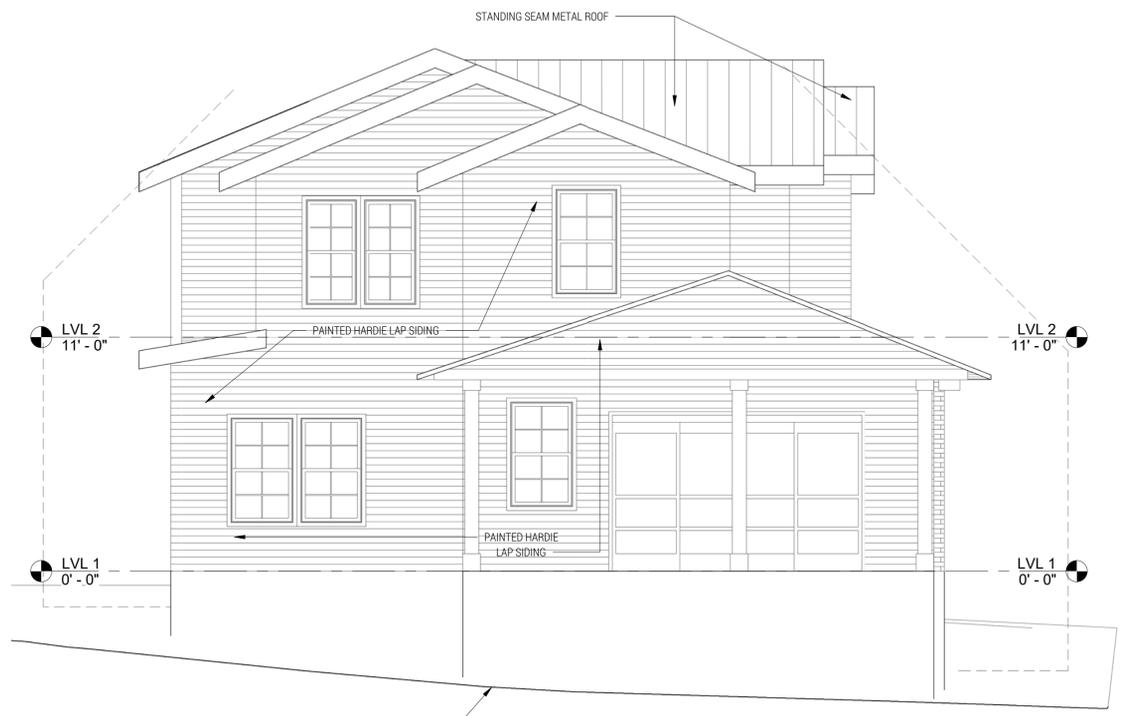
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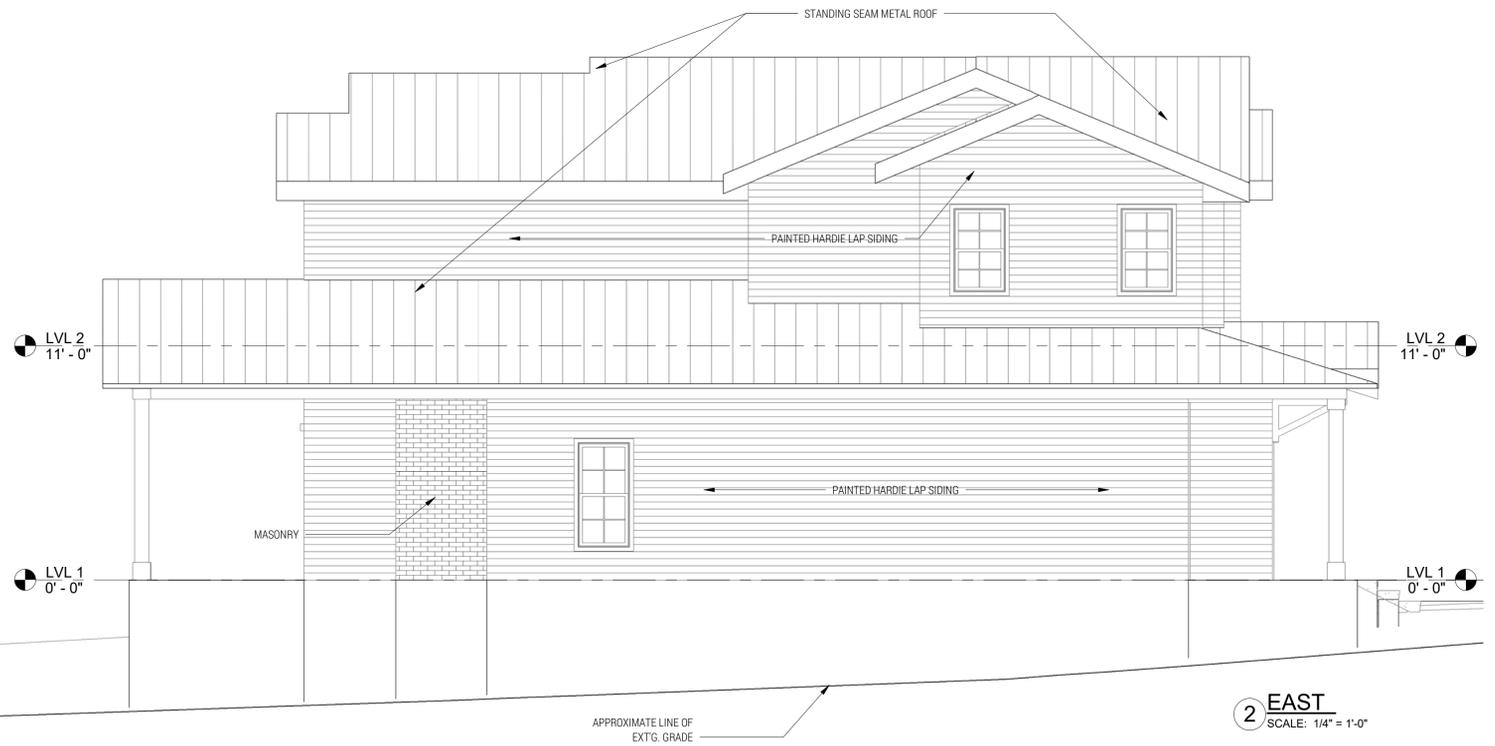
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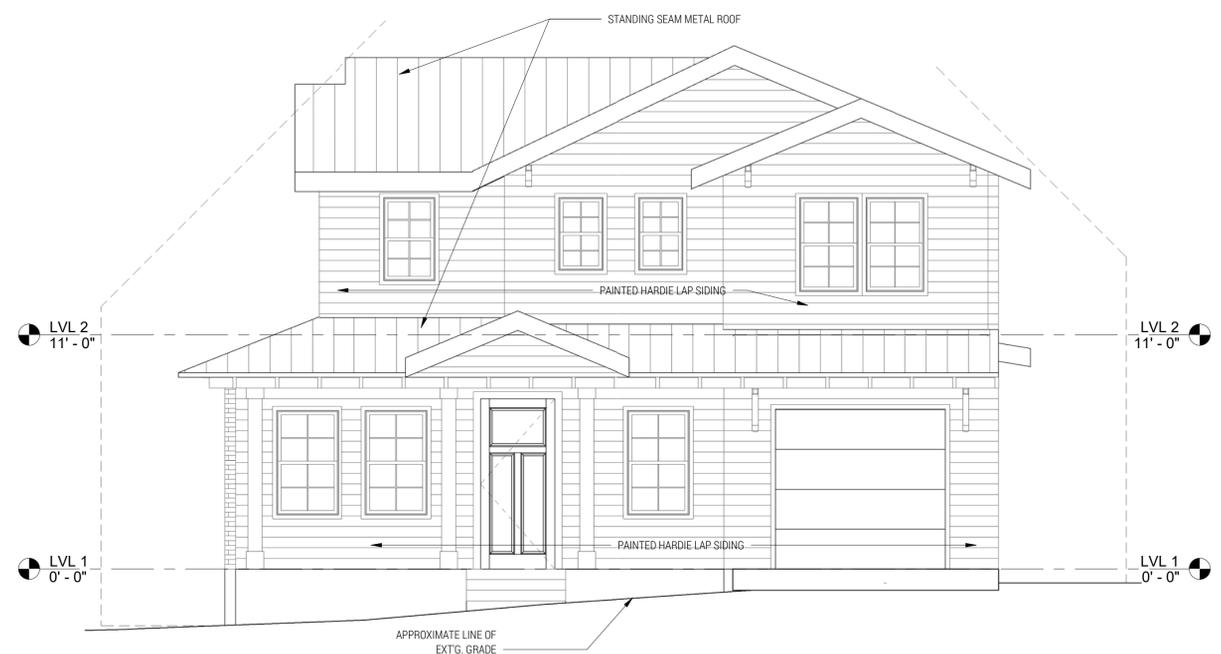
4 WEST
SCALE: 1/4" = 1'-0"



3 NORTH
SCALE: 1/4" = 1'-0"



2 EAST
SCALE: 1/4" = 1'-0"



1 SOUTH
SCALE: 1/4" = 1'-0"

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No.	Description	Date

EXTERIOR ELEVATIONS

A-201

