

3300 BEVERLY ROAD - ADDITION / REMODEL
HISTORIC REVIEW PHOTOS



SIDE (SOUTH)



FRONT (EAST)



REAR (WEST)

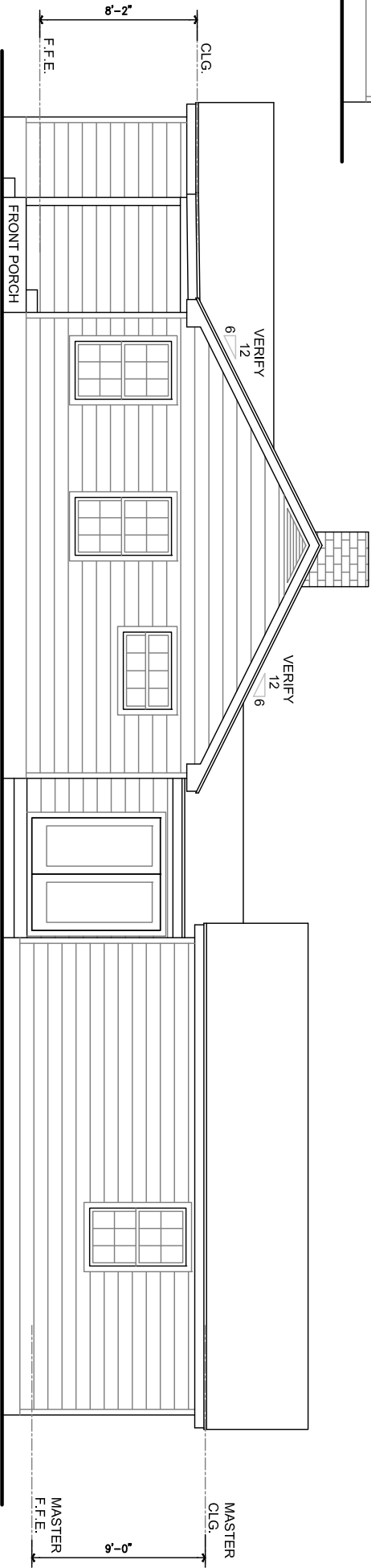


SIDE (NORTH)



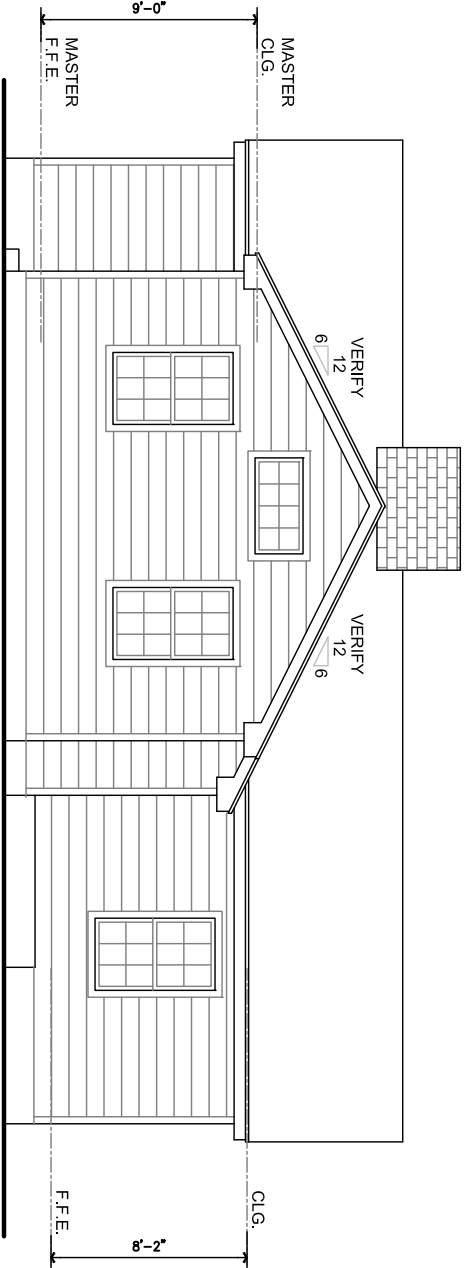
1 EXISTING FRONT ELEVATION (EAST)

SCALE: 1/8" = 1'-0" @ 11X17 (1/4" = 1'-0" @ 22X34)



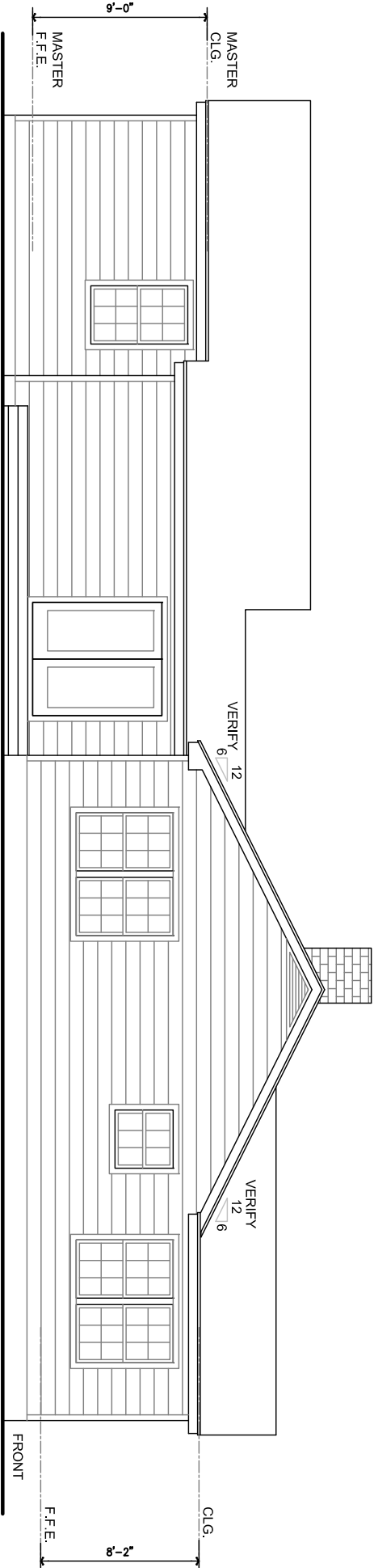
2 EXISTING SIDE ELEVATION (NORTH)

SCALE: 1/8" = 1'-0" @ 11X17 (1/4" = 1'-0" @ 22X34)



3 EXISTING REAR ELEVATION (WEST)

SCALE: 1/8" = 1'-0" @ 11X17 (1/4" = 1'-0" @ 22X34)



4 EXISTING SIDE ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0" @ 11X17 (1/4" = 1'-0" @ 22X34)

A3.0
EXISTING
ELEVATIONS

3300 BEVERLY ROAD
AUSTIN TX 78703

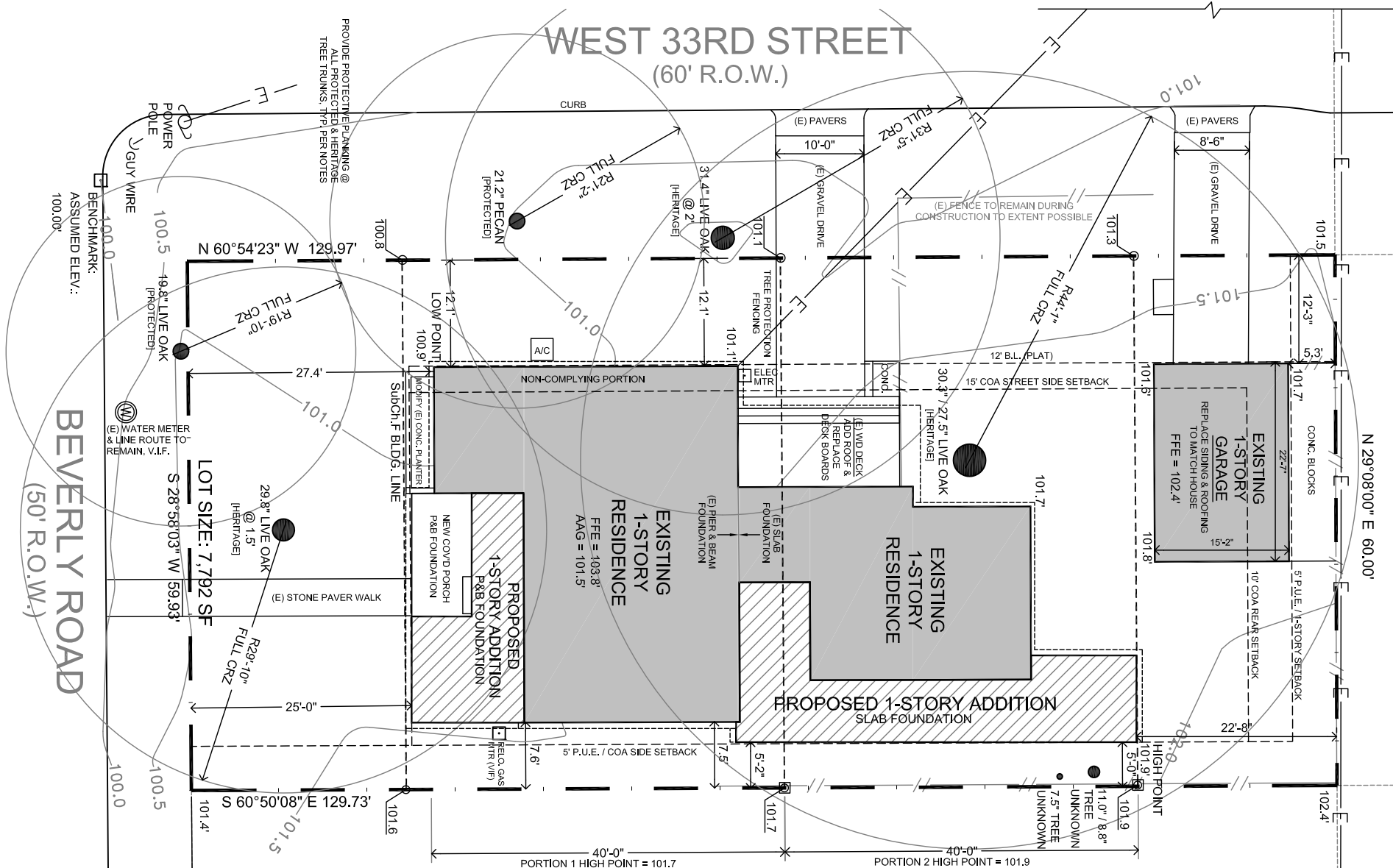
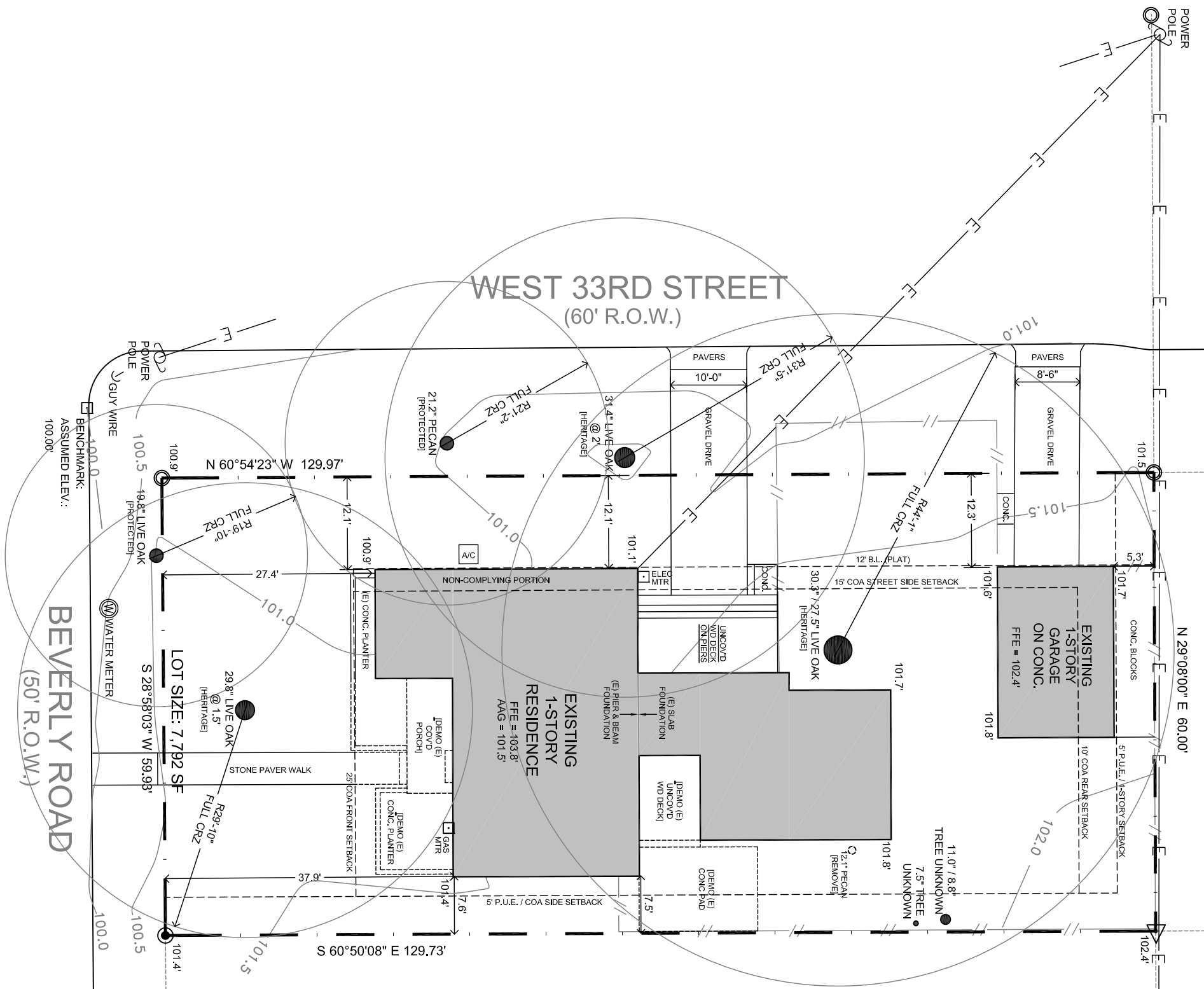
ADDITION / REMODEL
TO (E) 1-STORY RESIDENCE

ISSUE:
PERMIT 03 FEB 2022



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TREE PROTECTION NOTES

NOTES APPLY TO ALL PROTECTED TREES (≥19") WITH CRZS WITHIN THE LIMITS OF CONSTRUCTION PER AUSTIN ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.2.

MAXIMUM ALLOWABLE IMPACTS

- A MINIMUM OF 50% OF A FULL CRZ MUST BE PRESERVED AT NATURAL GRADE, WITH NATL GROUND COVER
- NO CUT OR FILL >4" WITHIN THE ½ CRZ, INCLUDING FENCE POSTS
- NO CUT OR FILL AT ALL WITHIN THE ½ CRZ
- 25% MAXIMUM IMPACT TO TREE CANOPIES
- ALL DEMOLITION IN THE ½ AND ½ CRZS MUST BE DONE WITH HAND TOOLS.
- ANY PRUNING MUST HAPPEN ONLY ONCE DURING PROJECT. SHOULD TAKE PLACE PRIOR TO POTENTIAL CONSTRUCTION DAMAGE, AND MUST BE PERFORMED BY A CERTIFIED ARBORIST. PROVIDE RECEIPT FOR WORK AT FINAL TREE INSPECTION.

FENCING, MULCHING & PLANKING:

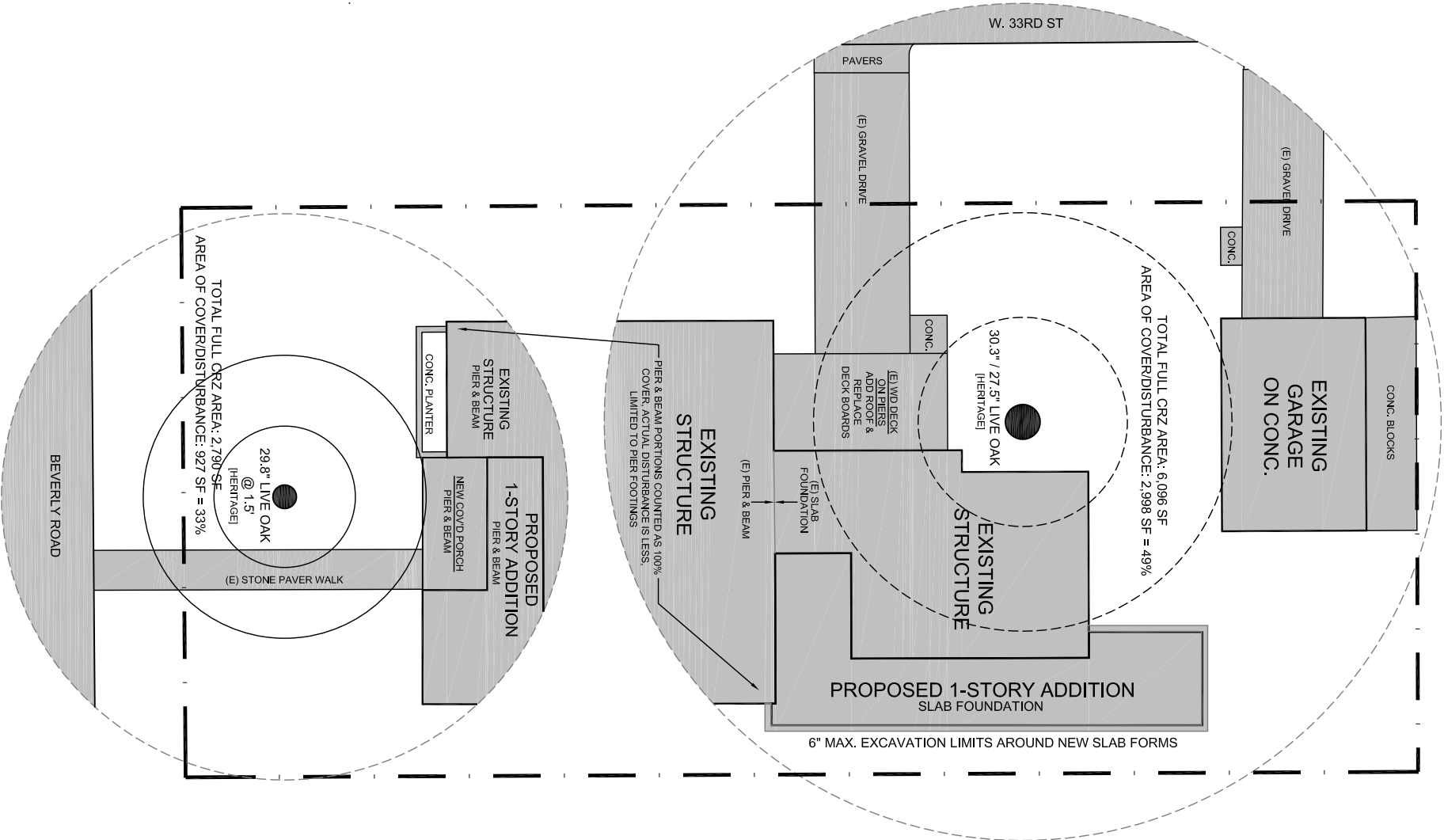
- PROVIDE 5H, (MIN) CHAIN LINK FENCING AROUND AS MUCH OF THE CRZ AS PRACTICAL. FOR THE ENTIRE DURATION OF CONSTRUCTION. TREE PROTECTION FENCING MUST BE ON GRADE (FLAT POST BASES WEIGHTED DOWN WITH SAND BAGS). PROVIDE 3" MULCH LAYER, TYP, INSIDE FENCING
- PROVIDE 8" LAYER OF MULCH FOR AS MUCH OF FULL CRZ AS POSSIBLE OUTSIDE OF FENCING TO PROVIDE PROTECTION FOR FOOT TRAFFIC
- WHEN TREE FENCING CANNOT INCORPORATE THE ENTIRE ½ CRZ, PROVIDE 2x4x6H, PLANKS, STRAPPED AROUND PROTECTED TREE TRUNKS AND ROOT FLARES.
- IF NATURAL GROUND COVER IS NOT PRESENT TO MAINTAIN SOIL MOISTURE DURING CONSTRUCTION, PROVIDE 3" LAYER OF MULCH INSIDE CRZ FENCING. DO NOT PILE MULCH DIRECTLY AGAINST THE TREE TRUNK.

UTILITY TRENCHING & EQUIPMENT ACCESS:

- UTILITY TRENCHING MUST AVOID ½ CRZS WHERE POSSIBLE. IF TRENCHING WITHIN THE ½ CRZ CANNOT BE AVOIDED, TRENCHES TO BE AIRSPADED BY A CERTIFIED ARBORIST FOR THE TOP 30" TO AVOID CUTTING ROOTS 1.5" DIAM. PROVIDE RECEIPT FOR WORK AT FINAL TREE INSPECTION.
- IF HEAVY EQUIPMENT OF ANY KIND WILL BE ROLLING OVER ANY PART OF THE FULL CRZ OF THE PROTECTED TREES, PROVIDE 3/4" PLYWOOD OVER 2x4 LUMBER OVER 12" LAYER OF MULCH TO BRIDGE OVER ROOTS AND PREVENT SOIL/ROOT COMPACTION. AFTER CONSTRUCTION, SPREAD MULCH AROUND SITE TO LEAVE A MAX LAYER OF 3" WITHIN ROOT ZONES.
- IF A CONCRETE LINE PUMP IS USED, WRAP CONNECTIONS WITH PLASTIC TO PREVENT CONCRETE SLURRY FROM LEACHING INTO THE GROUND AND NEAR ROOTS OF ANY TREES.

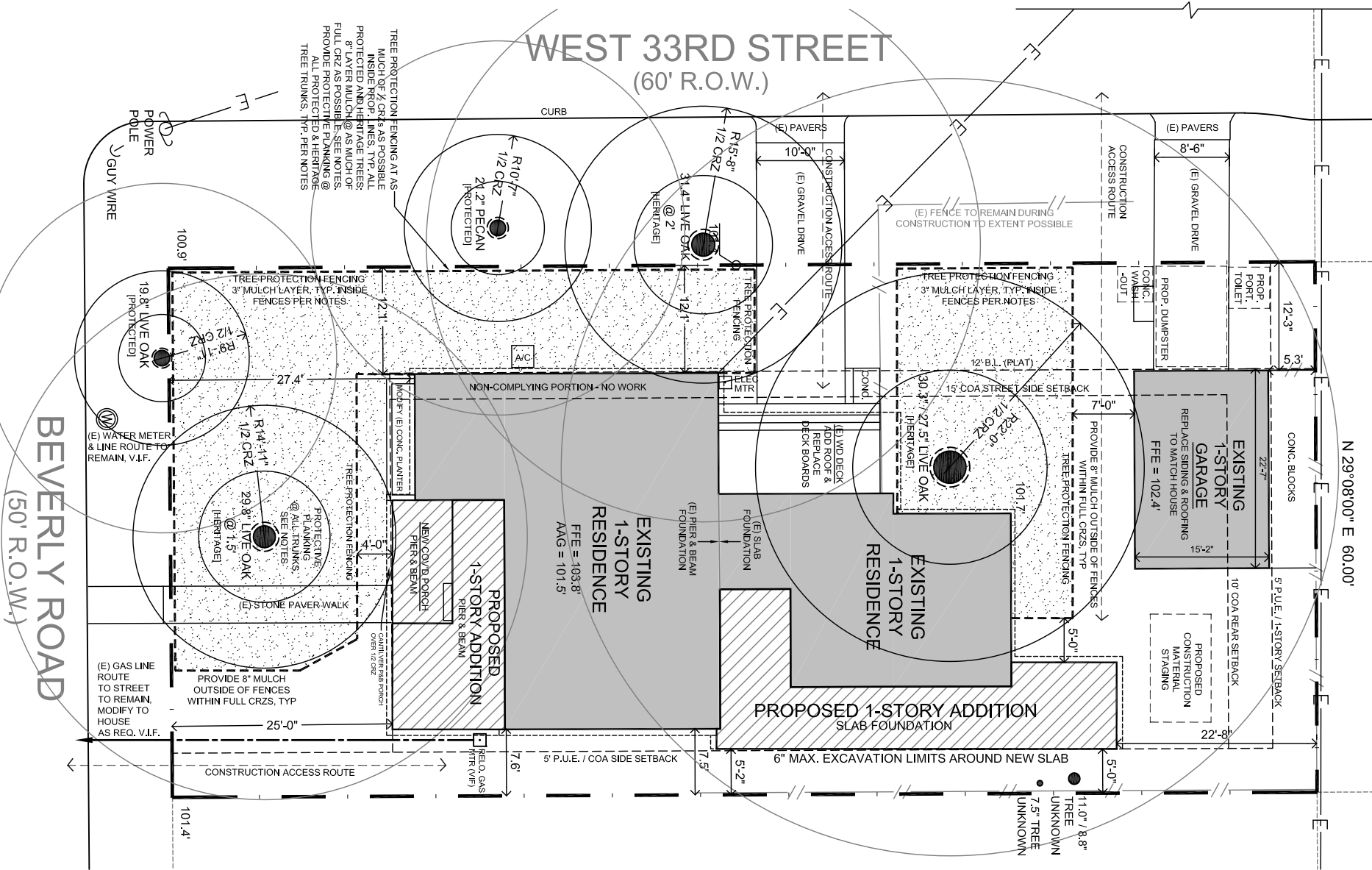
EXCAVATION LIMITS FOR FORMS FOR NEW SLAB TO BE 8" MAX FROM PERIMETER OF SLAB (BOARD + 6") WHICH STILL KEEPS DISTURBANCE OF FULL CRZ OF REAR 30.3 / 27.5" LIVE OAK TO <50%. NO OVERSIZED STAKES OR OVER EXCAVATION ALLOWED.

*SEE TREE PROTECTION AND CARE PLAN PREPARED FOR PROPERTY BY CERTIFIED ARBORIST VINCENT DEBROCK WITH HERITAGE TREE CARE.



2 PROTECTED/HERITAGE TREE COVERAGE EXHIBIT

SCALE: 1/16" = 1'-0" @ 11X17 (1/8" = 1'-0" @ 22X34)



1 TREE PROTECTION PLAN

SCALE: 1/16" = 1'-0" @ 11X17 (1/8" = 1'-0" @ 22X34)



A1.2 TREE PROTECTION

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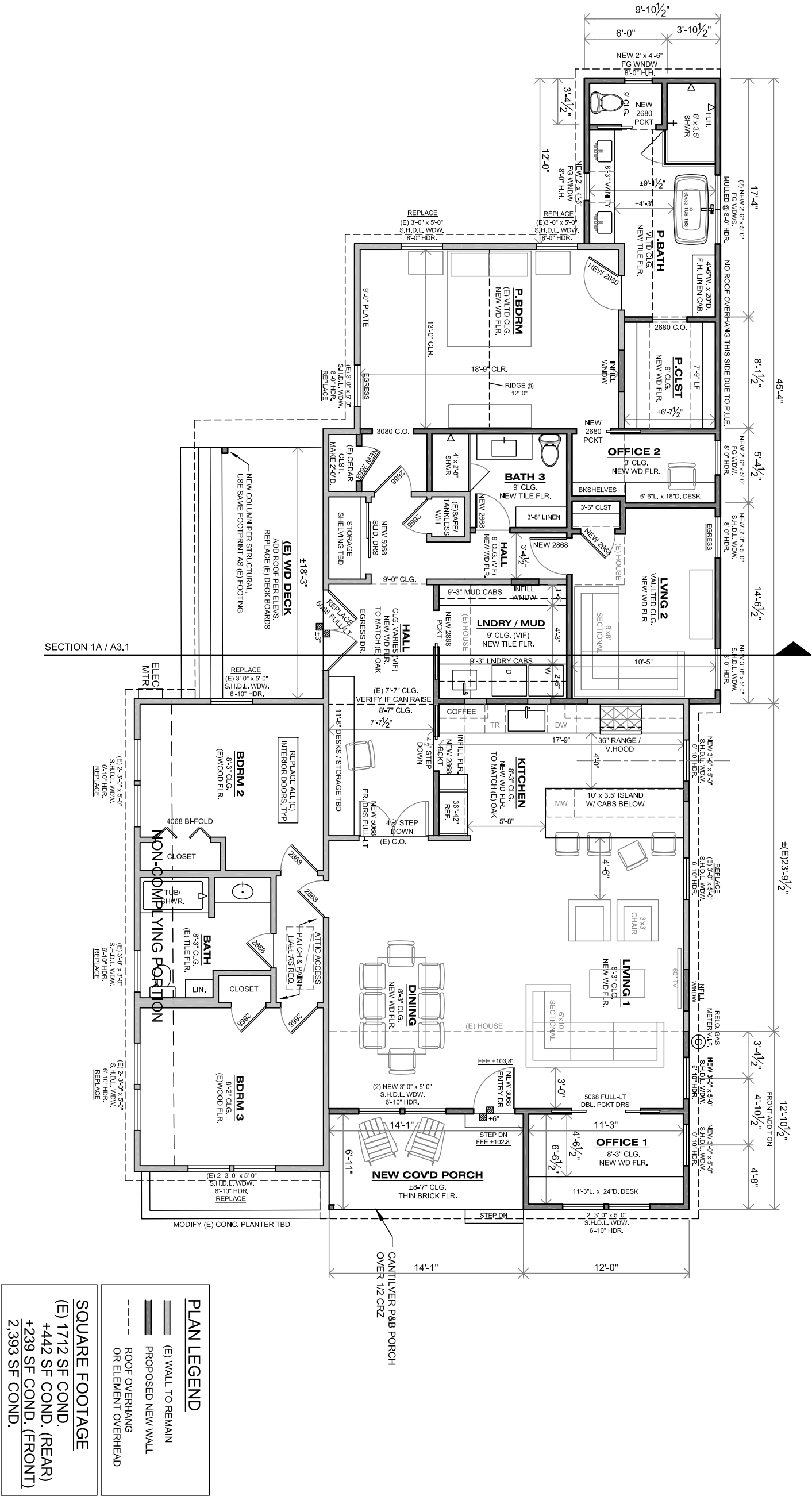
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A2.2
PROPOSED
FLOOR
PLAN

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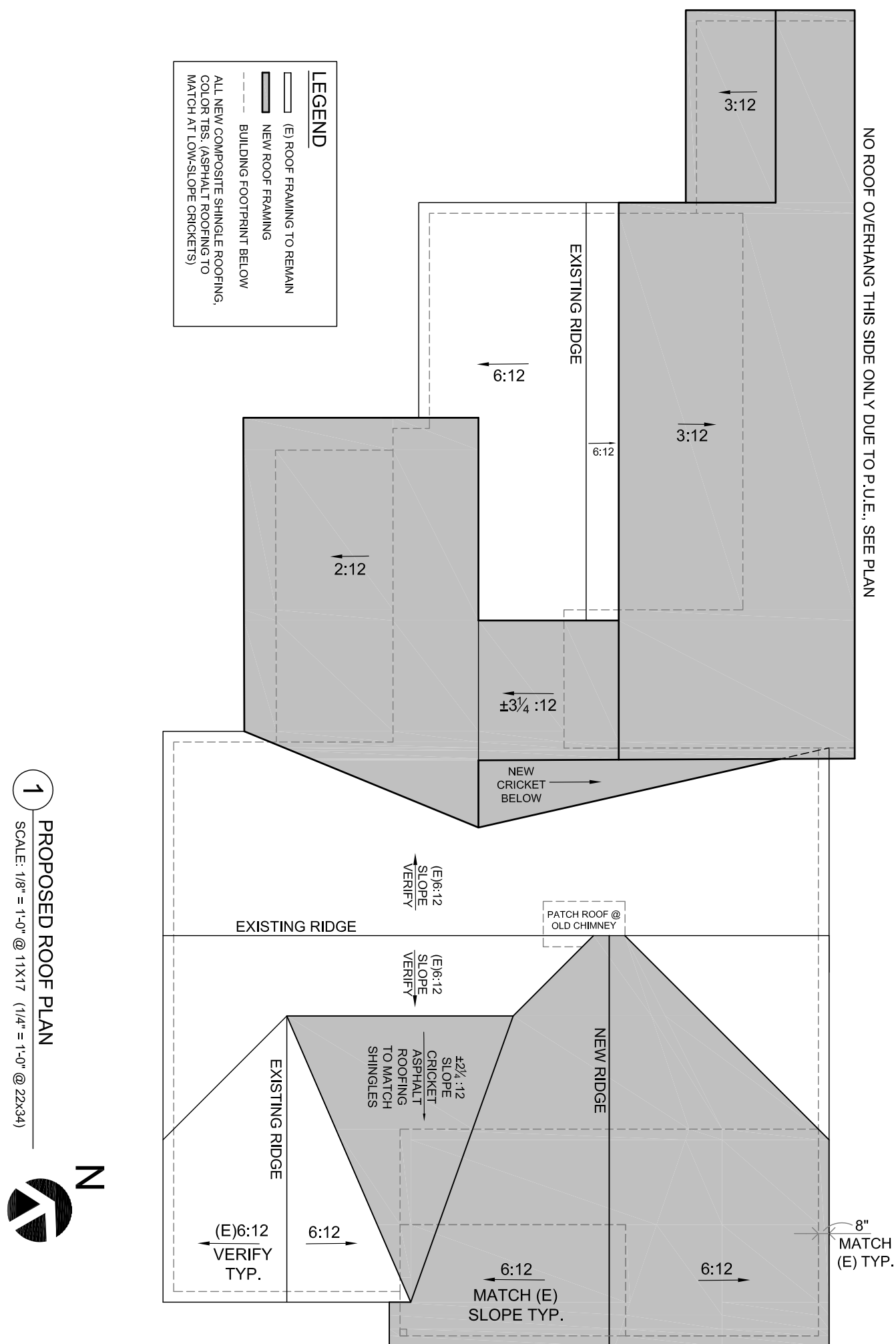
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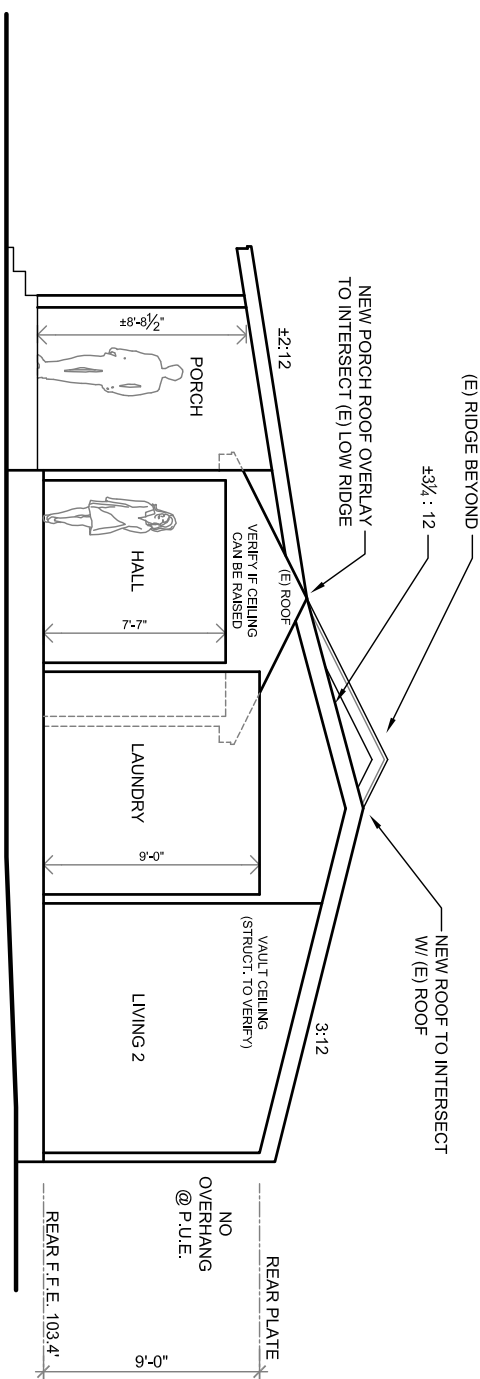
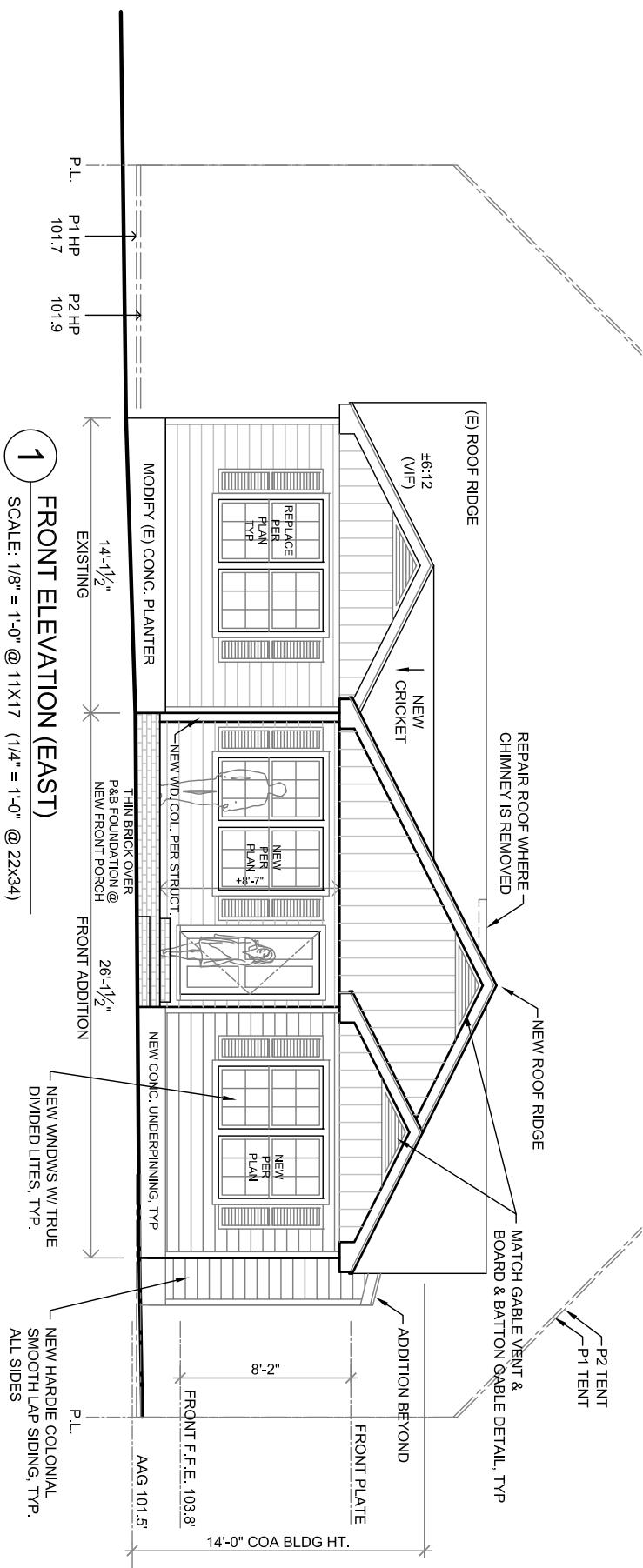
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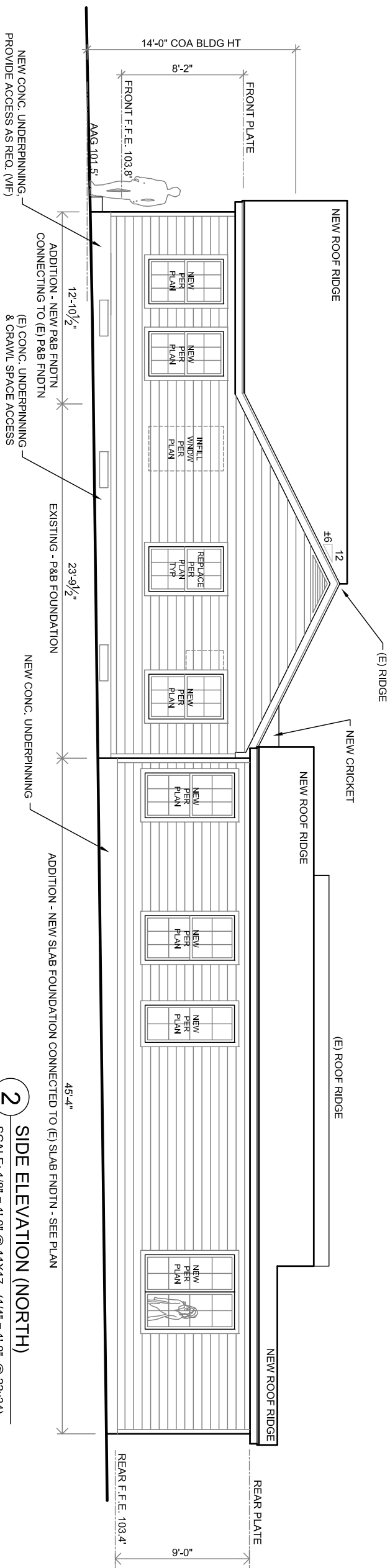
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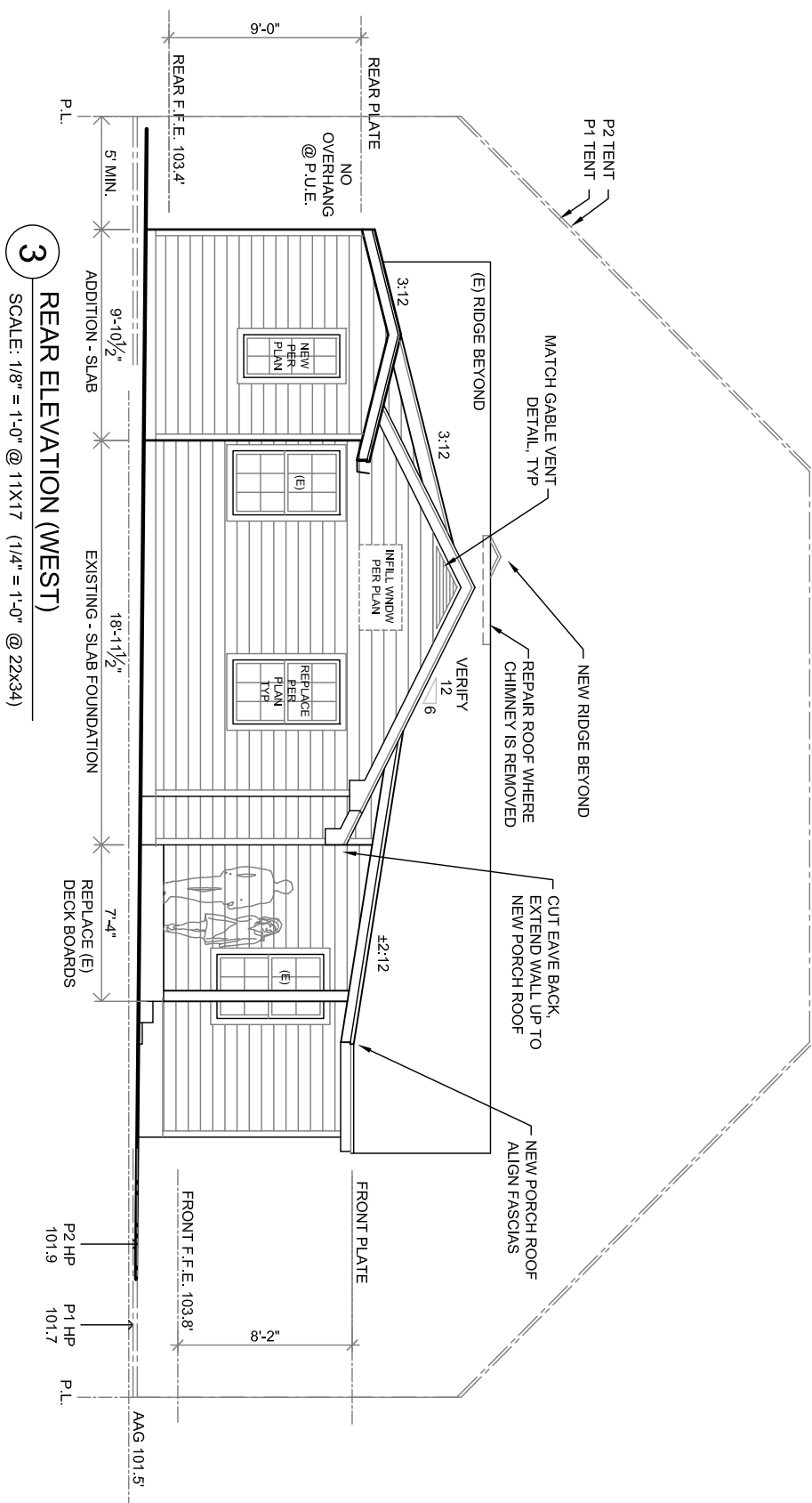




1A SECTION CUT NORTH-SOUTH LOOKING WEST (SEE PLAN)
SCALE: 1/8" = 1'-0" @ 11X17 (1/4" = 1'-0" @ 22X34)

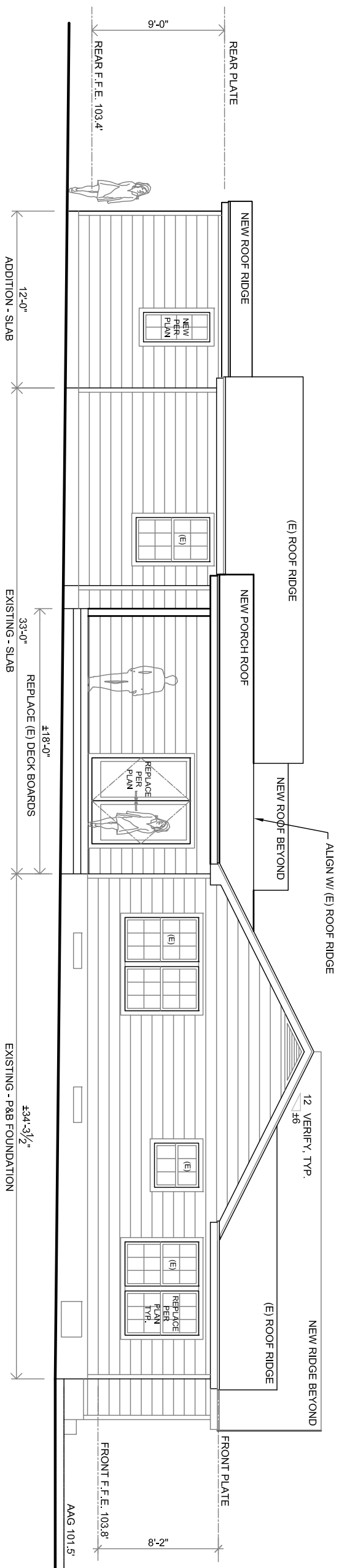


2 SIDE ELEVATION (NORTH)
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REAR ELEVATION (WEST)

SCALE: 1/8" = 1'-0" @ 11X17 (1/4" = 1'-0" @ 22X34)



SIDE ELEVATION (SOUTH)

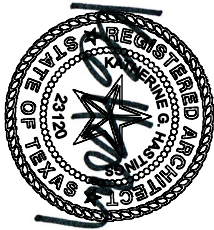
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