



SITE PLAN LEGEND

PROPOSED ADDITION

✕—✕

6' TALL TEMPORARY CHAIN LINK FENCE OR
VERTICAL 2X4 BOARDS AROUND TREE TRUNKS

EARTH/PLANTING

EXISTING BUILDING

TREE TRUNK DIAMETER

FULL CRITICAL ROOT ZONE

1/2 CRITICAL ROOT ZONE

1/4 CRITICAL ROOT ZONE

—OE—OE—

OVERHEAD ELECTRIC LINE

—UE—UE—

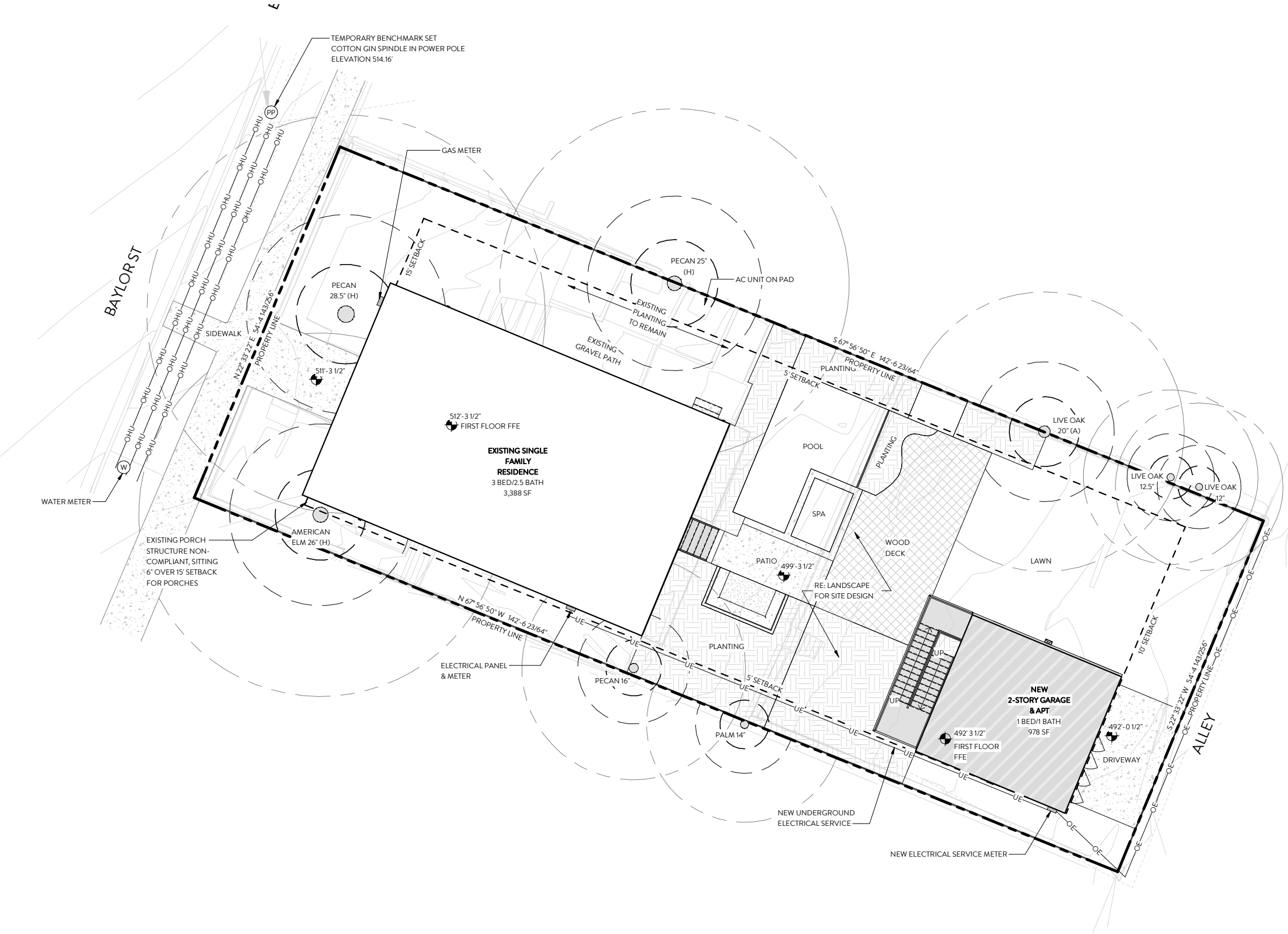
UNDERGROUND ELECTRIC LINE

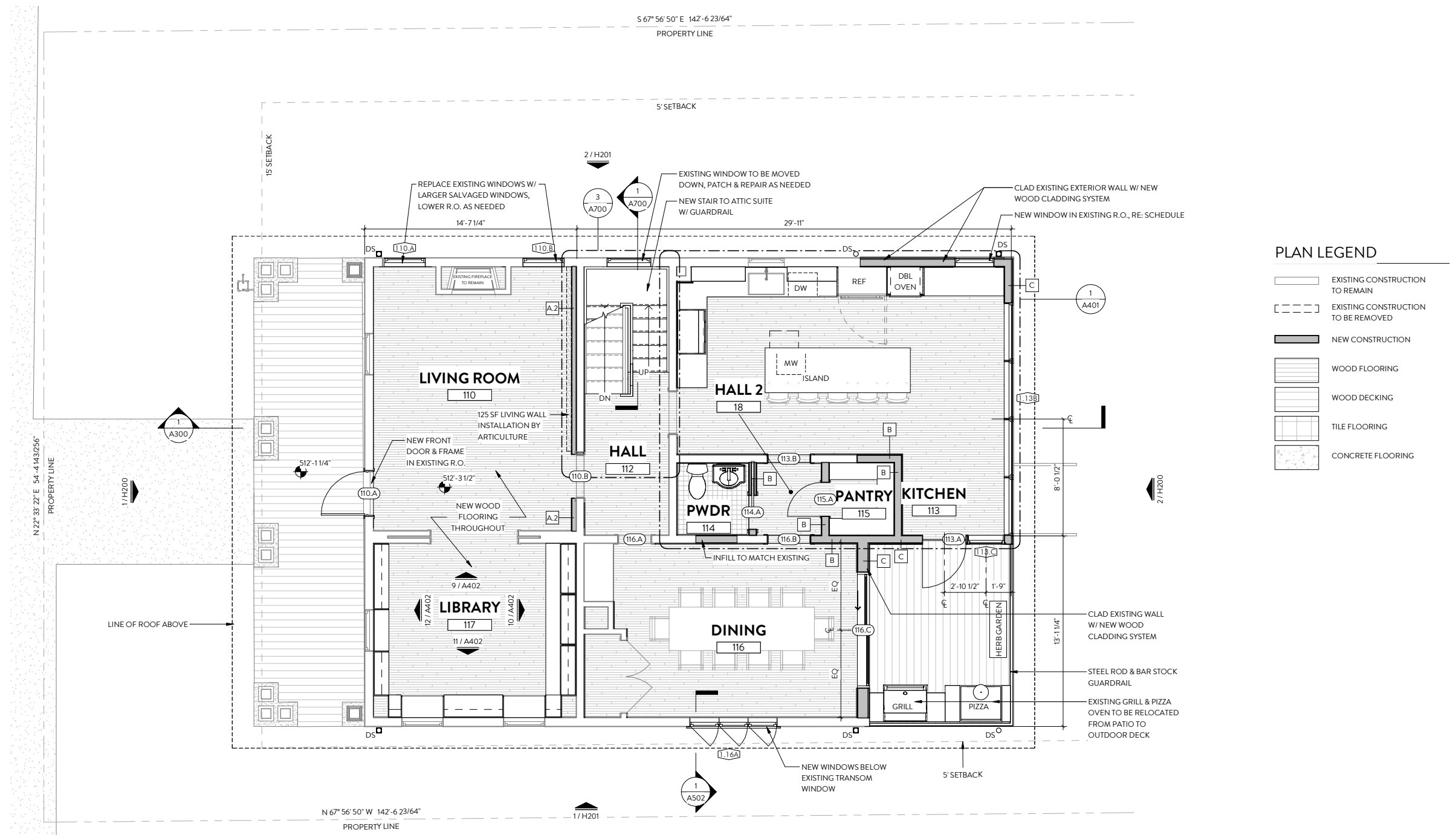
GENERAL TREE PROTECTION NOTES

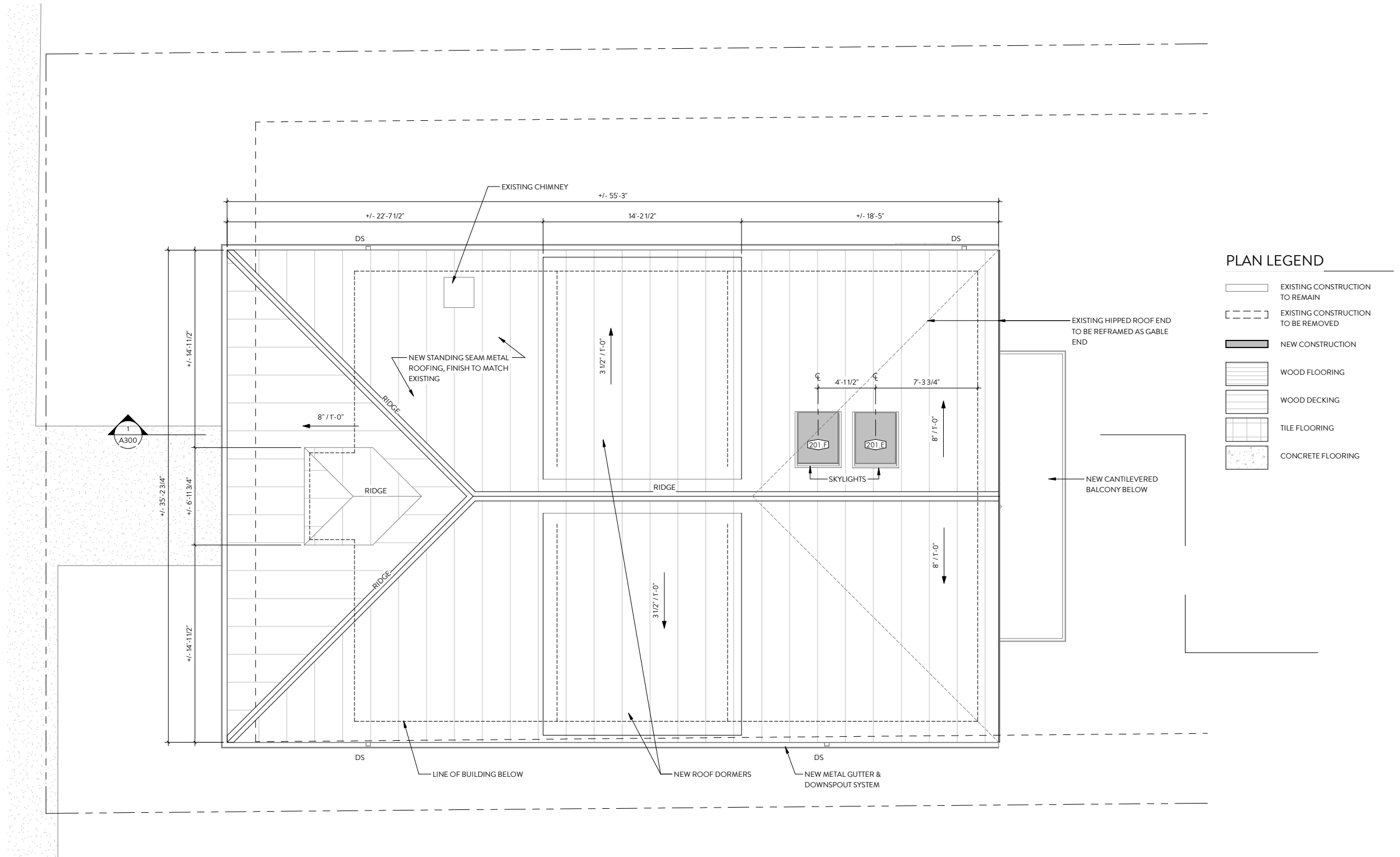
1. PROVIDE TREE PROTECTION AND FENCING PER CITY OF AUSTIN REQUIREMENTS AND 8" MULCH GROUND COVER DURING CONSTRUCTION AROUND ALL TREES.
2. WRAP 2x4 BOARDS AROUND THE TRUNKS OF ALL TREES (TO REMAIN) DURING CONSTRUCTION.
3. WRAP CONNECTIONS OF CONCRETE LINE PUMP WITH PLASTIC TO PREVENT CONCRETE SLURRY FROM LEACHING INTO GROUND AND NEAR ROOTS OF TREES.
4. ALL PERSONNEL ACCESS PATHS, HEAVY EQUIPMENT AND CONCRETE TO REMAIN ON EXISTING GRAVEL DRIVEWAY OUTSIDE OF CRZ OF TREES. IF/WHEN HEAVY EQUIPMENT 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.
5. ALL TREES (TO REMAIN) ON SITE ARE TO BE TREATED AS IF PROTECTED (INCLUDING THOSE UNDER 19" IN DIAMETER).
6. AFTER CONSTRUCTION IS COMPLETED, REMOVE EXCESS MULCH FROM CRZs TO LEAVE A MAX LAYER OF 3" WITHIN ROOT ZONES.
7. CONTRACTOR TO DESIGNATE CONCRETE WASHOUT AREA AND PORTABLE TOILET LOCATION THAT ARE NOT WITHIN THE CRZ OF ANY PROTECTED TREES. PROPOSED AREAS MARKED ON PLAN.
8. EXCAVATION IN THE 1/4 AND 1/2 CRZs OF PROTECTED TREES MUST BE DONE WITH HAND TOOLS.
9. 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 TOP 30" TO AVOID CUTTING ROOTS 1.5" IN DIAMETER AND THE PAID RECEIPT FOR THE WORK WILL BE REQUIRED BY THE FINAL TREE INSPECTOR.
10. TOPOGRAPHY SHOWS EXISTING GRADE. NEW GRADING TO SLOPE AWAY FROM BUILDING, TYP.
11. CONTRACTOR TO WALK SITE BEFORE CONSTRUCTION AND DECIDE IF PRUNING OF ANY PROTECTED TREES IS NECESSARY. IF SO, CERTIFIED ARBORIST TO ASSESS THE PRUNING NEEDS AND PROVIDE A WRITTEN ASSESSMENT OF ESTIMATED PERCENTAGE OF CANOPY PROPOSED TO BE REMOVED. ALL LIMBS AND TREE TRIMMING TO BE PERFORMED BY OWNER APPROVED ARBORIST.

SITE INFORMATION

SITE INFORMATION TAKEN FROM SURVEY PERFORMED BY DEREK KINSAUL ON OCTOBER 14, 2021, SURVEY WORKS

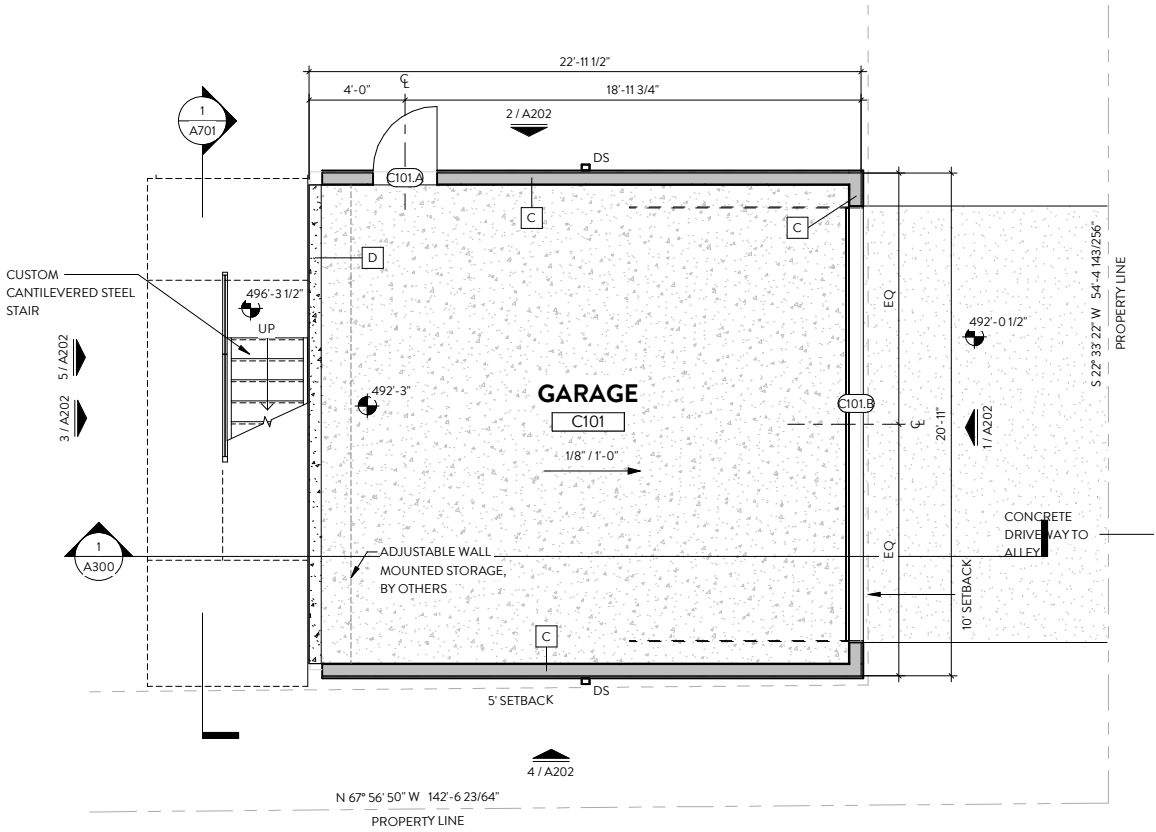
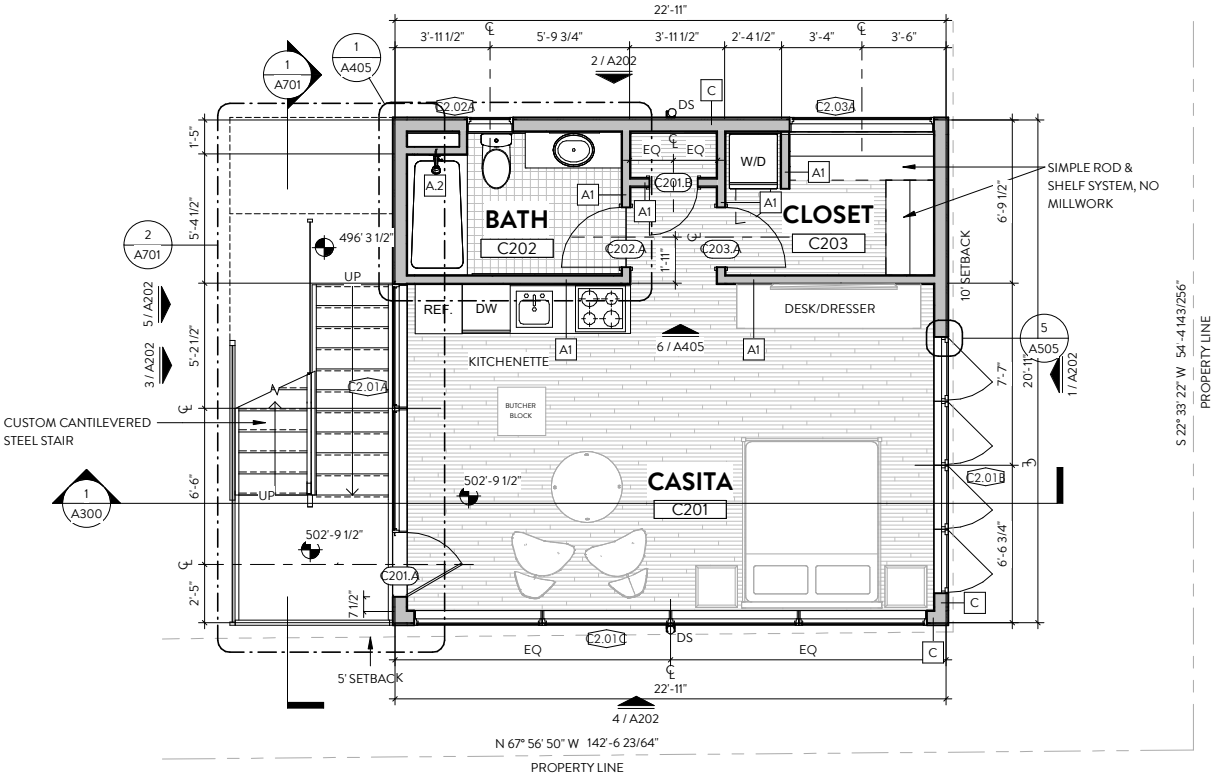
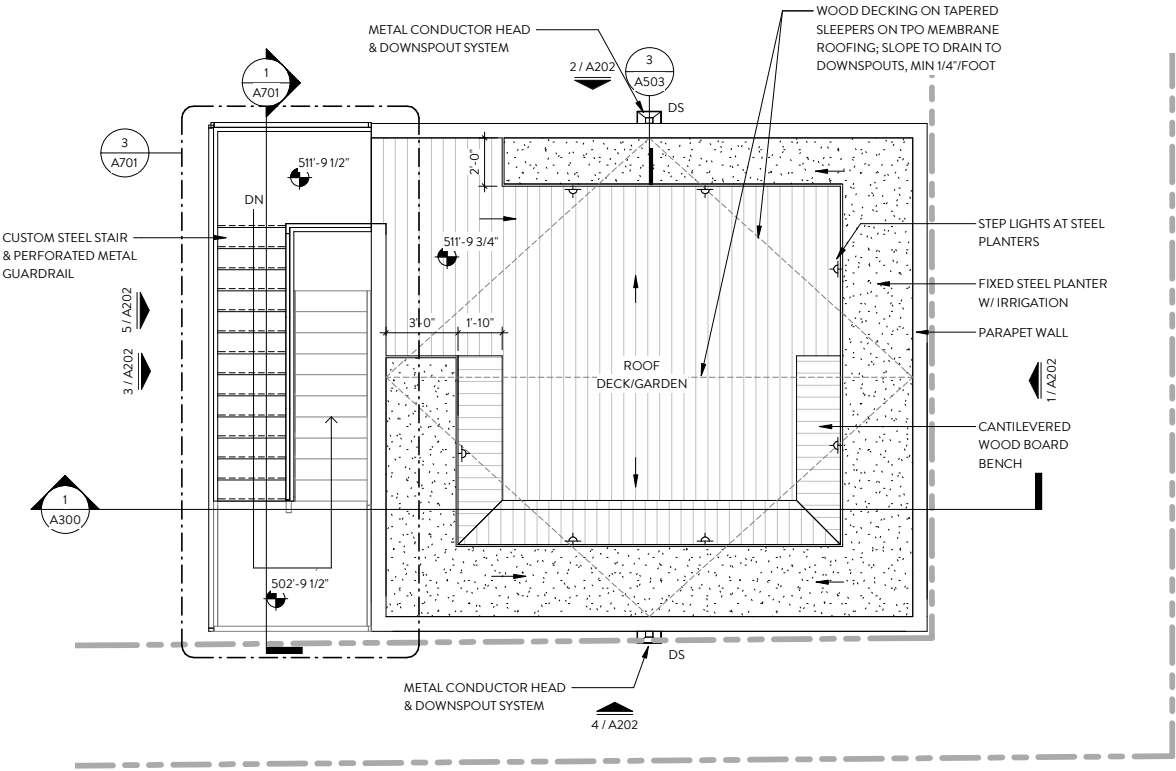


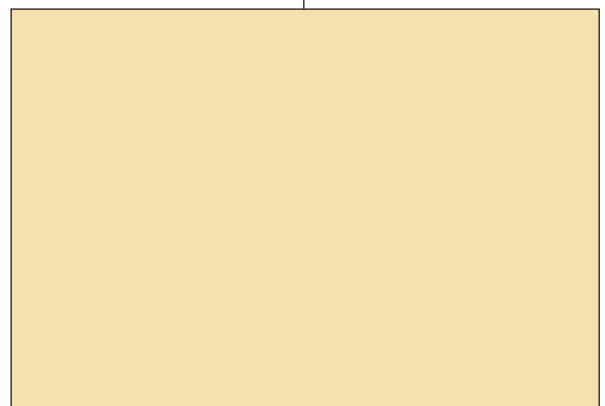
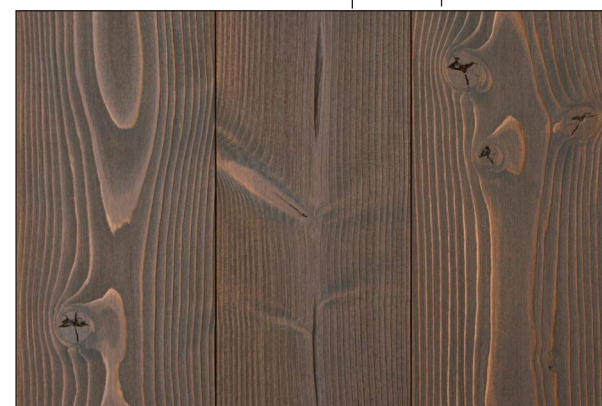
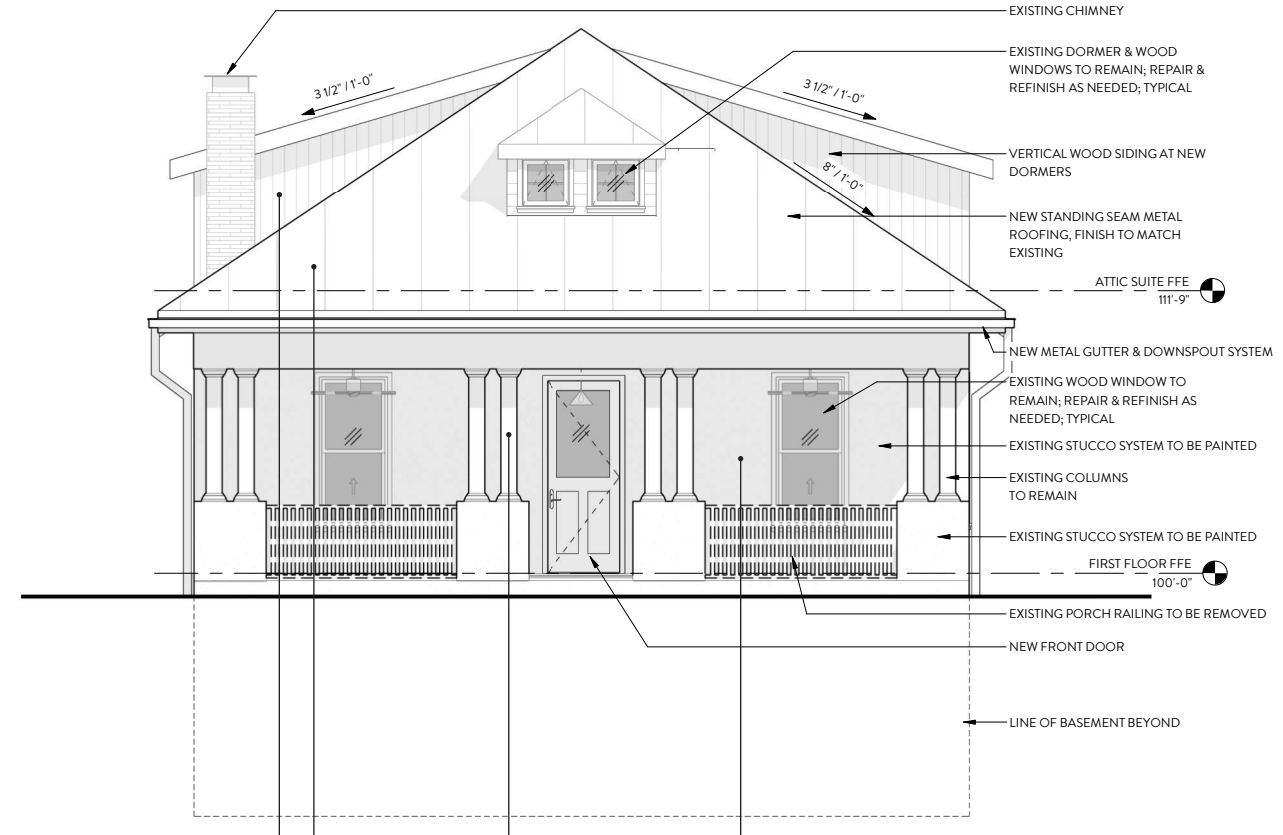
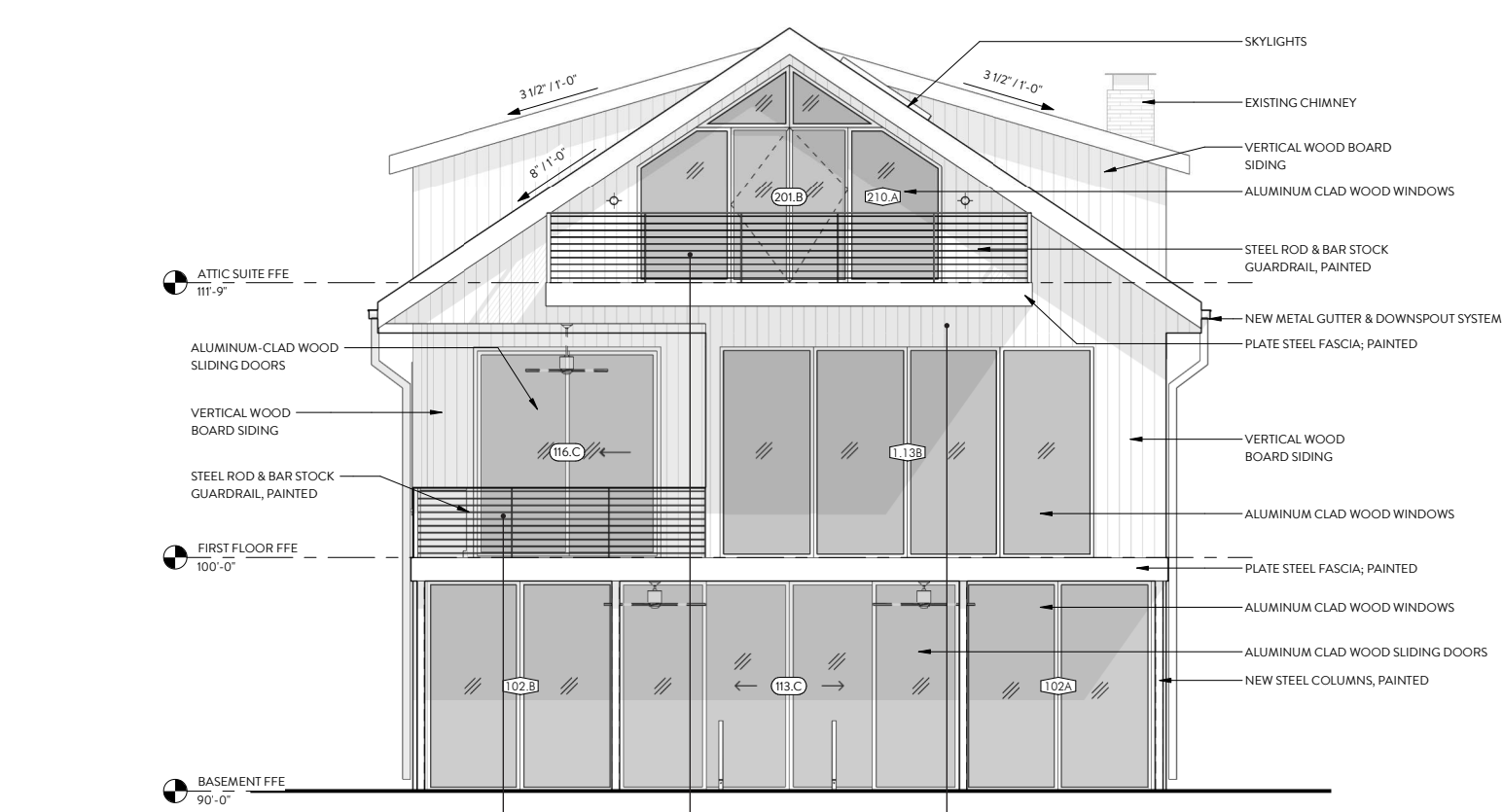




PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION
- WOOD FLOORING
- WOOD DECKING
- TILE FLOORING
- CONCRETE FLOORING





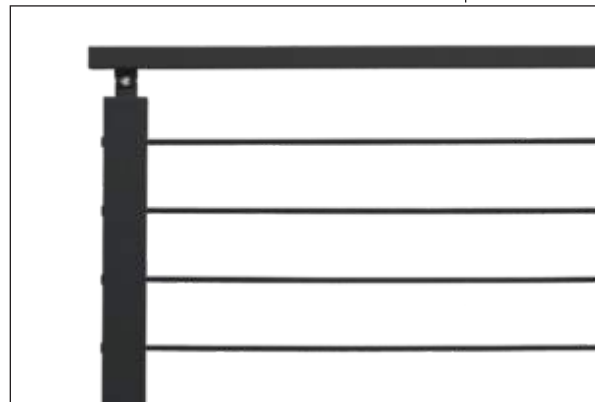
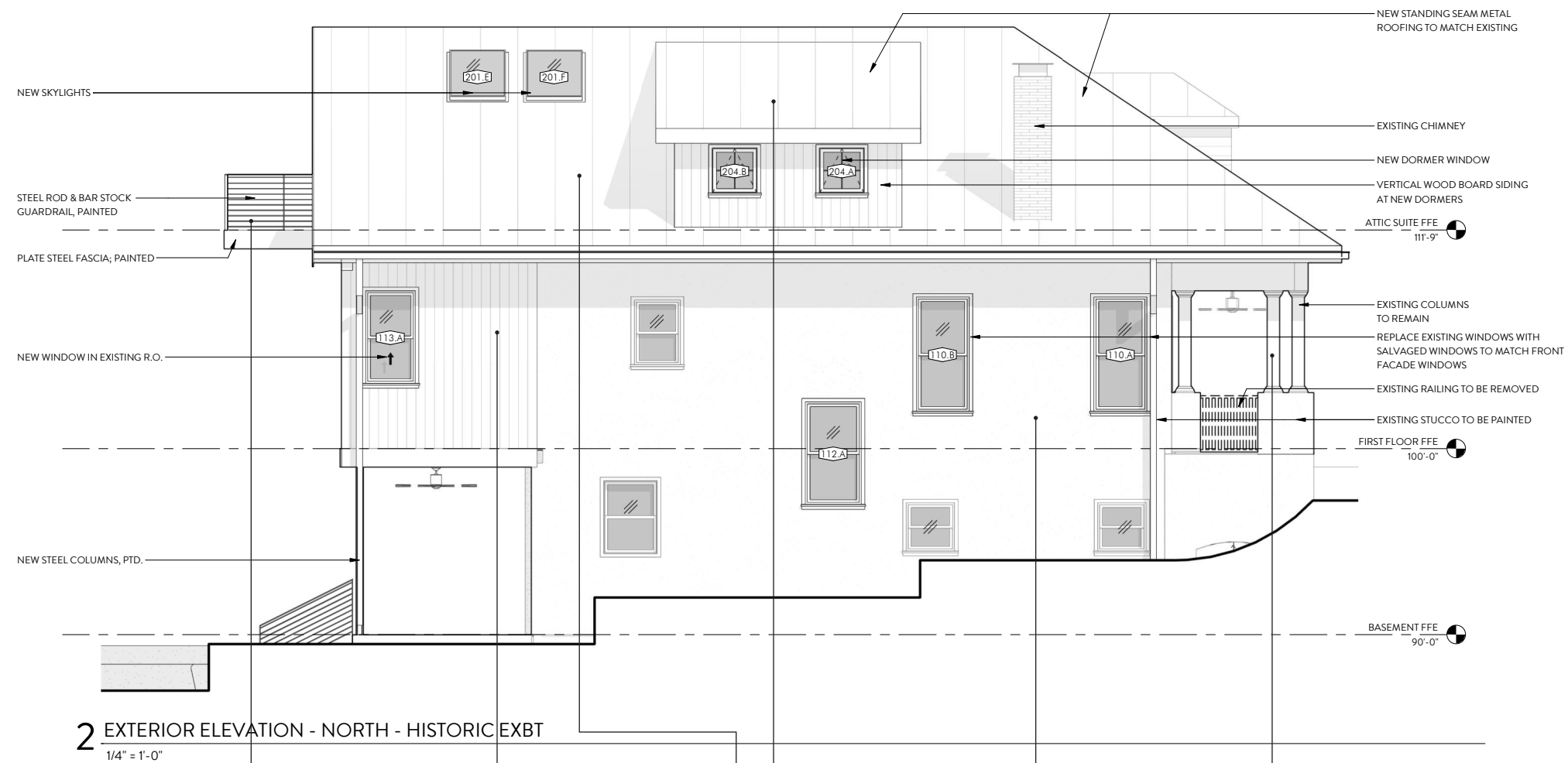
**STEEL ROD & BAR STOCK
GUARDRAIL**
Painted; Black

VERTICAL WOOD BOARD SIDING
Delta Millworks
Mojave Thermal Spruce - Smooth - Historic
Brown

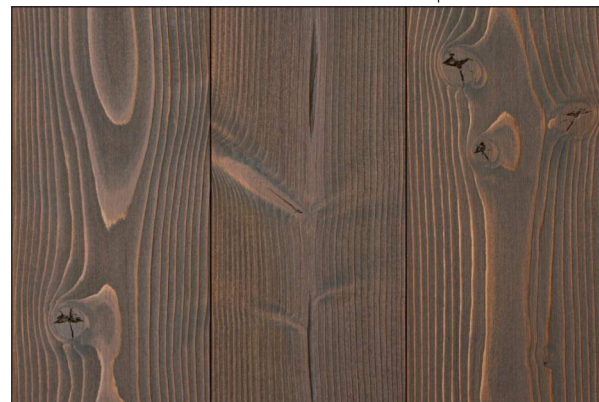
METAL ROOFING
Standing seam or 5-V
Finish to match existing; pre-finished
galvanized or galvalume

WHITE PAINT
At architectural detailing, i.e. existing columns,
trim & lintel

PAINTED STUCCO
Sherwin Williams
Lantern Light SW 6687



STEEL ROD & BAR STOCK GUARDRAIL
Painted; Black



VERTICAL WOOD BOARD SIDING
Delta Millworks
Mojave Thermal Spruce - Smooth - Historic Brown



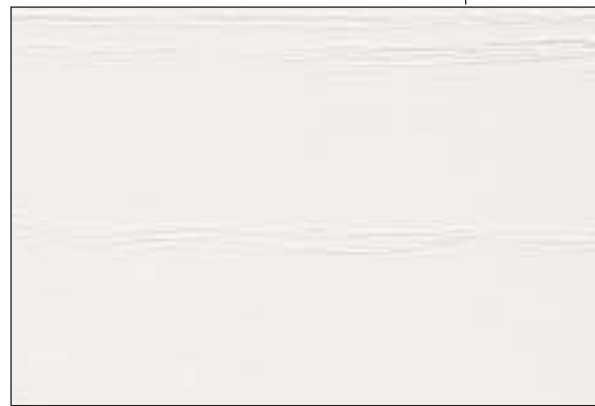
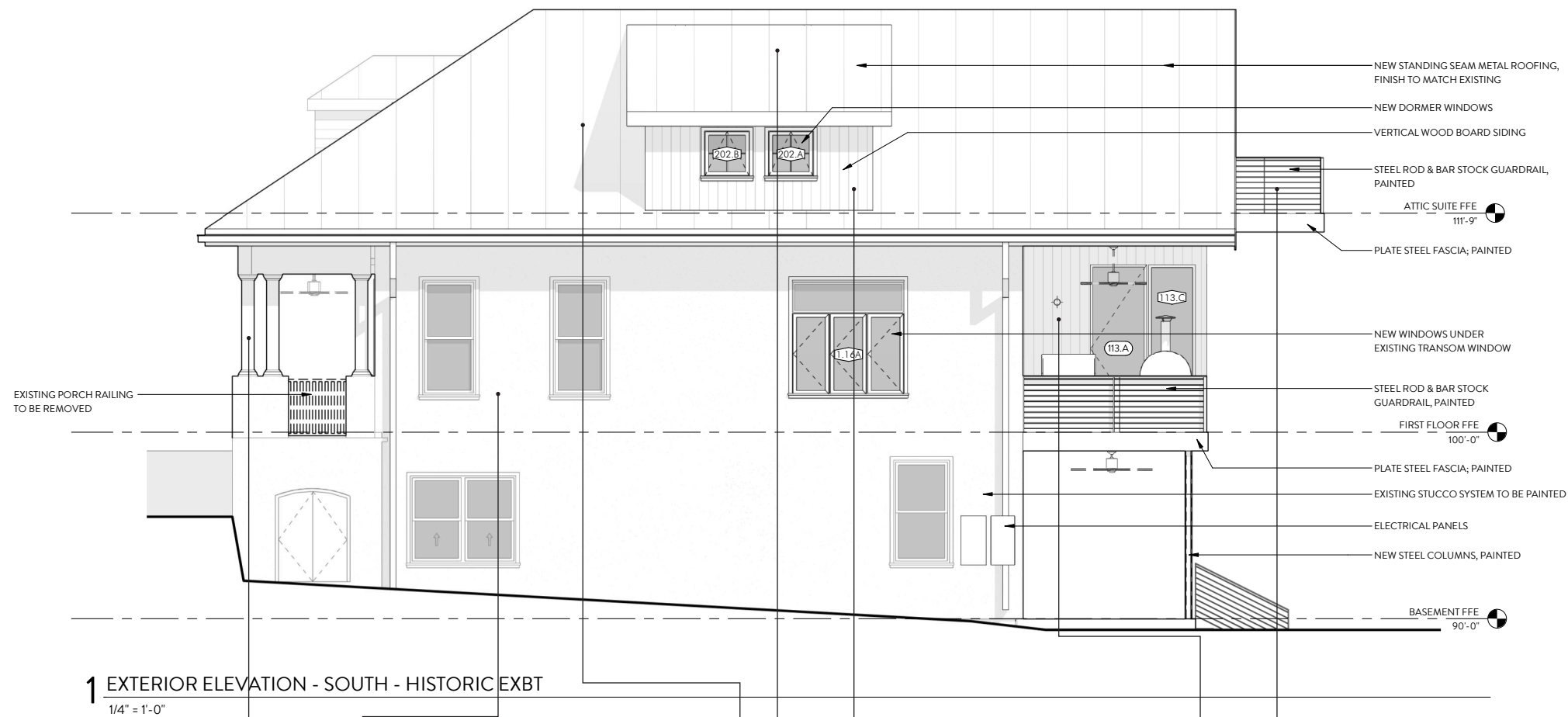
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PAINTED STUCCO
Sherwin Williams
Lantern Light SW 6687



WHITE PAINT
At architectural detailing, i.e. existing columns, trim & lintel



WHITE PAINT

At existing architectural elements, i.e. existing columns, trim & lintel



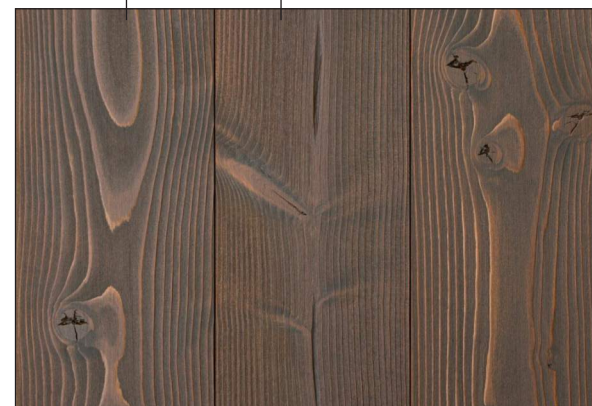
PAINTED STUCCO

Sherwin Williams
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METAL ROOFING

Standing seam or 5-V
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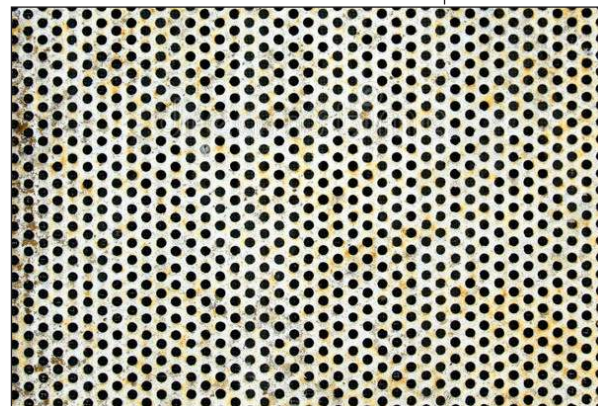
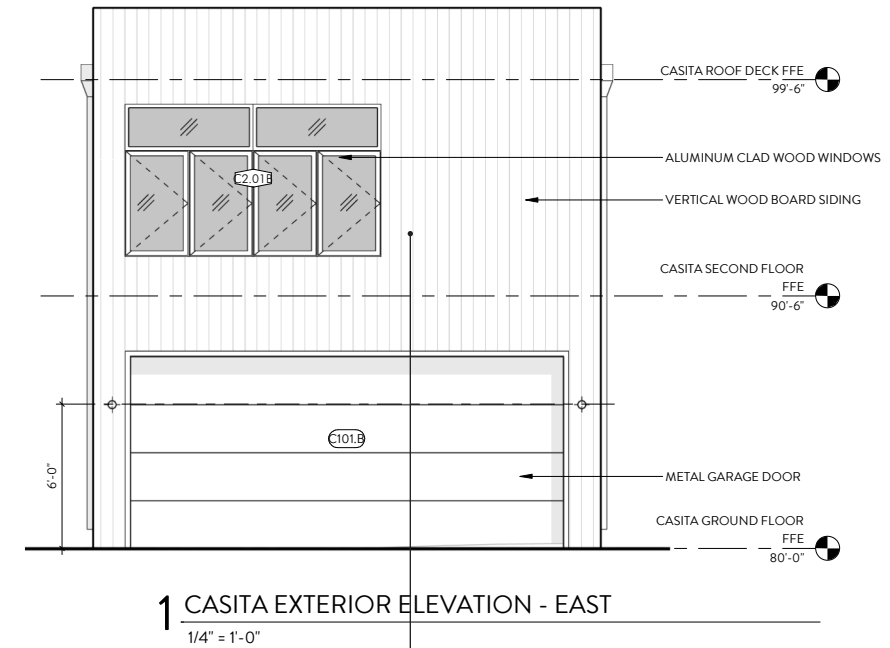
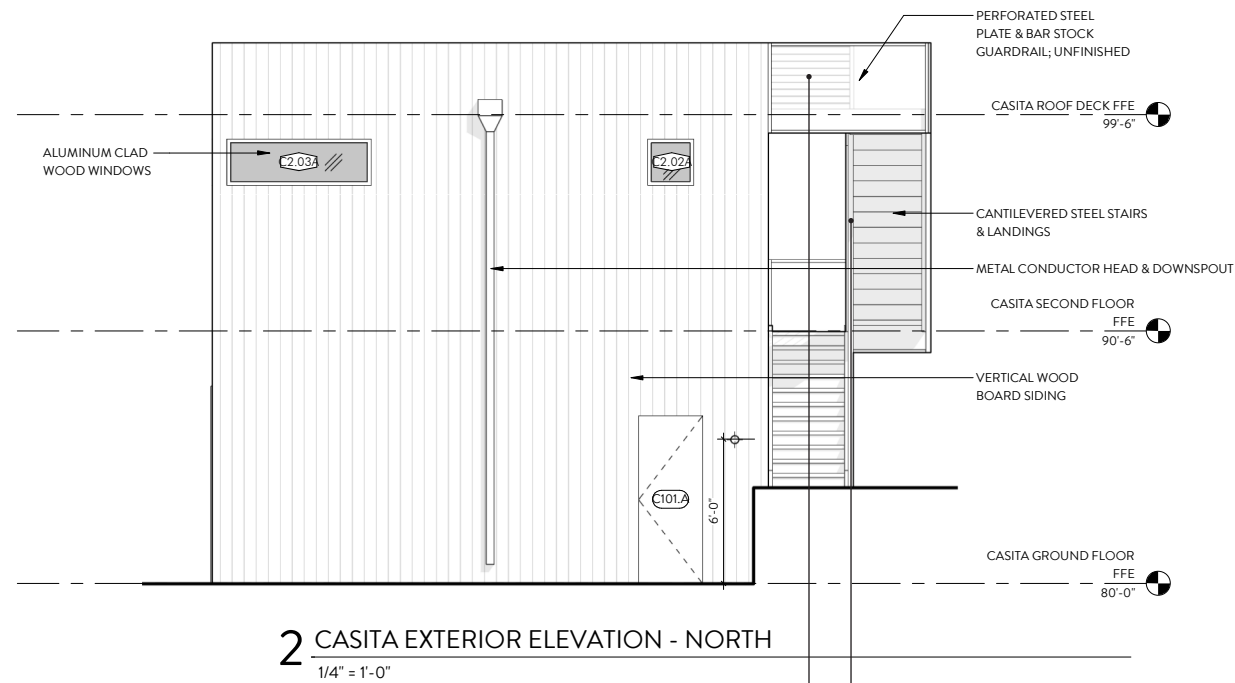
VERTICAL WOOD BOARD SIDING

Delta Millworks
Mojave Thermal Spruce - Smooth - Historic
Brown at all new or altered architecture

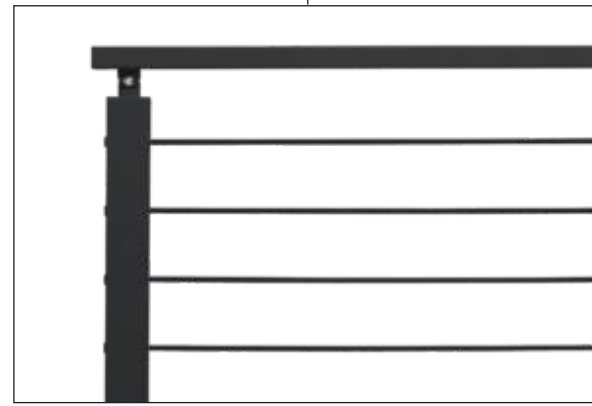


STEEL ROD & BAR STOCK GUARDRAIL

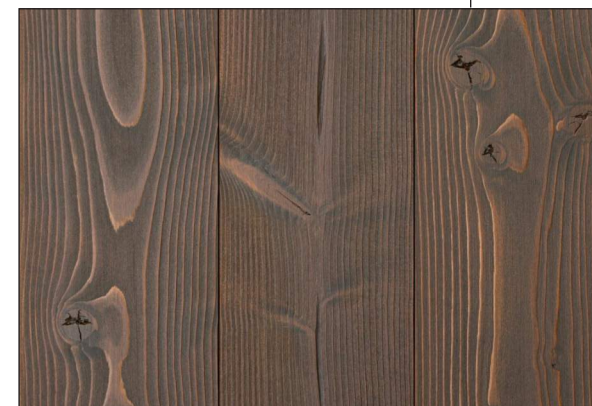
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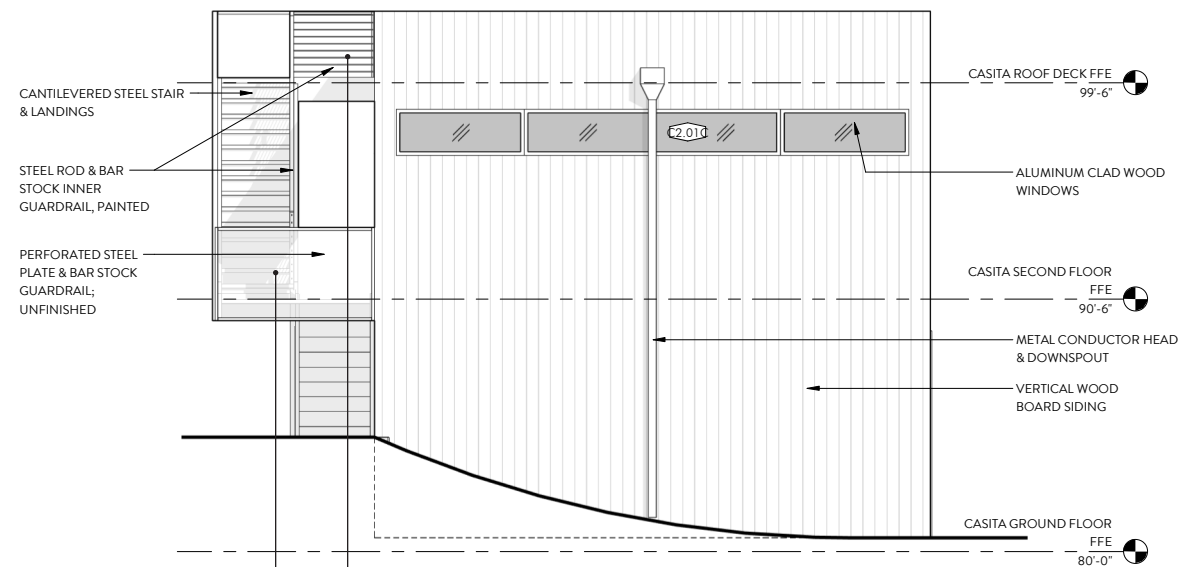
METAL ROOFING
Standing seam or 5-V
 Finish to match existing; pre-finished
 galvanized or galvalume



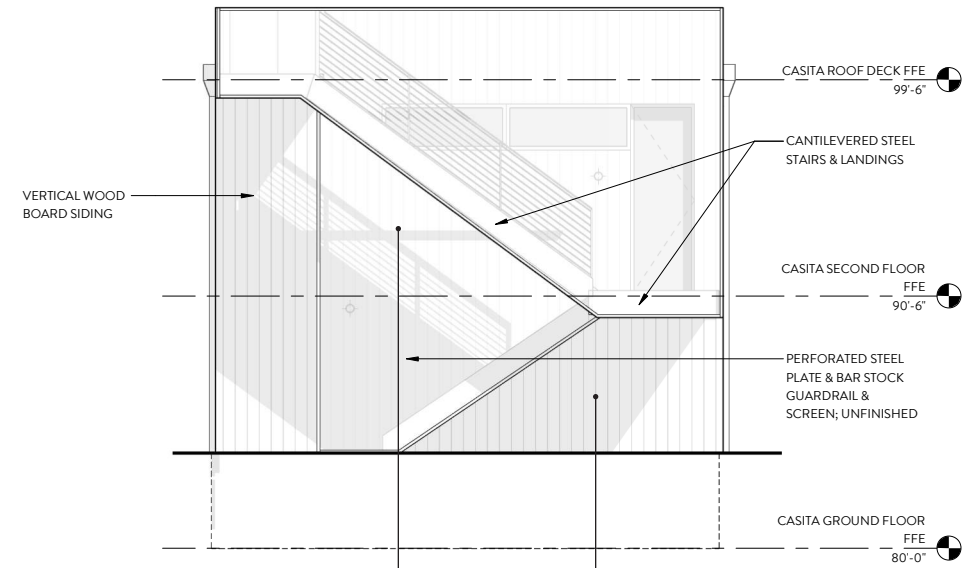
**STEEL ROD & BAR STOCK
 GUARDRAIL**
 Painted; Black



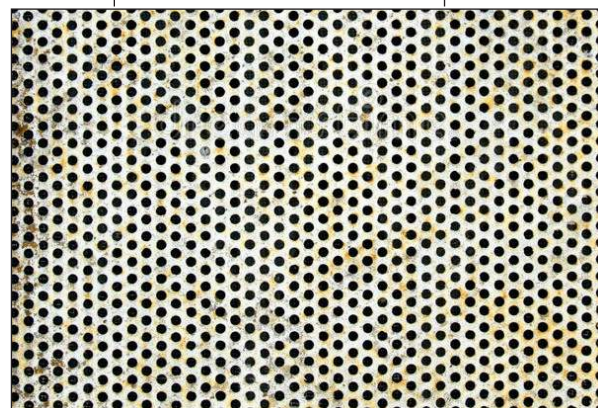
VERTICAL WOOD BOARD SIDING
Delta Millworks
 Mojave Thermal Spruce - Smooth - Historic
 Brown at all new or altered architecture



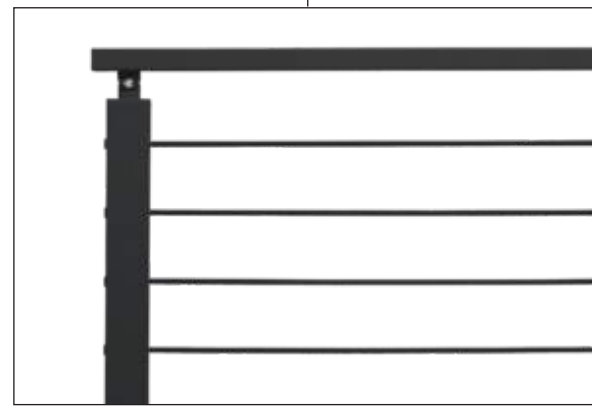
4 CASITA EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



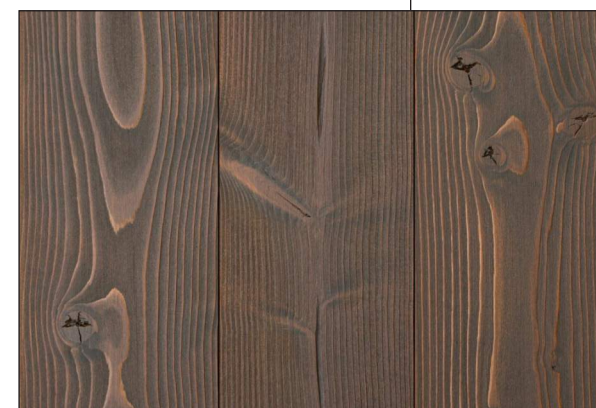
5 CASITA EXTERIOR ELEVATION - WEST STAIR
1/4" = 1'-0"



METAL ROOFING
Standing seam or 5-V
Finish to match existing; pre-finished
galvanized or galvalume



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GUARDRAIL**
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at all new or altered architecture



STREET VIEW - FRONT FACADE

EXISTING GATE & SHRUBBERY TO BE REMOVED



REPLACING FRONT DOOR

EXTERIOR COLOR TO BE PAINTED NEUTRAL

REMOVAL OF RAILING AT FRONT PORCH

NEW PATIO/DECK



NORTH FACADE 2

NEW DORMER FOR STAIRCASE TO FINISHED OUT ATTIC

EXISTING WINDOWS TO BE ENLARGED; SALVAGED WINDOWS FROM ELSEWHERE IN PROJECT TO BE USED

EXISTING WINDOW TO BE MOVED DOWN

REMOVAL OF RAILING AT FRONT PORCH

WINDOWS TO BE REMOVED; SALVAGED FOR REUSE

NEW WOOD SIDING

EXISTING SCREEN TO BE REMOVED



NEW DORMER FOR STAIRCASE TO FINISHED OUT ATTIC

EXISTING WINDOWS TO BE ENLARGED; SALVAGED WINDOWS FROM ELSEWHERE IN PROJECT TO BE USED

EXISTING WINDOW TO BE MOVED DOWN

REMOVAL OF RAILING AT FRONT PORCH

EXTERIOR COLOR TO BE PAINTED NEUTRAL



NEW DETACHED GARAGE
W/ MOTHER-IN-LAW
SUITE ABOVE

NEW POOL

BACKYARD



NEW GABLED ROOF AT FINISHED
ATTIC (PREVIOUSLY HIPPED)

SUN ROOM TO BE OPENED
BACK UP TO AN EXTERIOR
DECK W/ RAIL

NEW FLOOR TO CEILING
GLAZING

NEW FLOOR TO CEILING
GLAZING

REMOVE SITE WALLS

REAR FACADE



SUN ROOM TO BE OPENED
BACK UP TO AN EXTERIOR
DECK W/ RAIL

REMOVE SCREEN

REMOVE WINDOW

SOUTH FACADE