

A WILDLAND LOCATION
12" = 1'-0"

THIS PROJECT WILL MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE AND WILL BE CONSTRUCTED TO THE CLASS C IGNITION-RESISTANT REQUIREMENTS OF THE CODE. SEE DETAIL SHEET A1.2 FOR CONSTRUCTION REQUIREMENTS AND MATERIALS TO BE USED.

AUTOMATIC SPRINKLER SYSTEM

A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE 2019 NFPA 13D OR THE 2021 IRC P2904 STANDARDS WILL BE INSTALLED IN THIS PROPERTY. THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR NFPA 13D SYSTEMS OR A TEXAS LICENSED PLUMBER WITH THE MULTIPURPOSE RESIDENTIAL FIRE PROTECTION SPRINKLER SPECIALIST (MPPSS) ENDORSEMENT. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED BY AFD PRIOR TO COVERING THE WALLS AND CEILINGS. A FLOW TEST OF THE MOST DEMANDING AREA WILL BE REQUIRED.

LOT INFORMATION

TOTAL LOT AREA: 44,259.36 SF ZONING: LA
MAXIMUM ALLOWED BUILDING COVERAGE @ 40% = 17,703.74 SF MAXIMUM ALLOWED IMPERVIOUS COVERAGE @ 45% = 19,916.71 SF

CITY OF AUSTIN AREA CALCULATIONS

CoA AREA NAME	EXISTING	NEW	TOTAL
a) 1ST FLOOR CONDITIONED AREA	0.00 SF	3,445.89 SF	3,445.89 SF
e) COVERED PARKING	0.00 SF	1,273.02 SF	1,273.02 SF
f) COV'D PATIO, DECK, PORCH, AND/OR BALCONY	0.00 SF	1,228.96 SF	1,228.96 SF
g) OTHER COVERED OR ROOFED AREA	0.00 SF	220.79 SF	220.79 SF
h) UNCOVERED WOOD DECK	0.00 SF	37.88 SF	37.88 SF
TOTAL BUILDING AREA	0.00 SF	6,206.54 SF	6,206.54 SF

IMPERVIOUS COVER CALCULATIONS

AREA NAME	EXISTING	NEW	TOTAL
q) 1ST FLOOR CONDITIONED AREA	0.00 SF	3,445.89 SF	3,445.89 SF
e) COVERED PARKING	0.00 SF	1,273.02 SF	1,273.02 SF
f) COV'D PATIO, DECK, PORCH, AND/OR BALCONY	0.00 SF	1,228.96 SF	1,228.96 SF
g) OTHER COVERED OR ROOFED AREA	0.00 SF	220.79 SF	220.79 SF
TOTAL BUILDING COVERAGE (ONLY GROUND FLOOR AREAS INCLUDED FOR TOTAL BUILDING COVERAGE)	0.00 SF	6,168.66 SF	6,168.66 SF
CONC. DRIVE	0.00 SF	2,070.71 SF	2,070.71 SF
CONC. WALK	0.00 SF	134.15 SF	134.15 SF
EQUIP. PAD	0.00 SF	26.23 SF	26.23 SF
OTHER FLATWORK	0.00 SF	20.54 SF	20.54 SF
OUTDOOR STAIRS	0.00 SF	57.34 SF	57.34 SF
RETAINING WALL	0.00 SF	175.19 SF	175.19 SF
UNCOV'D WOOD DECK	0.00 SF	18.94 SF	18.94 SF
TOTAL IMPERVIOUS (UNCOV'D WOOD DECK COUNTED @ 50% FOR TOTAL IMPERVIOUS)	0.00 SF	8,671.76 SF	8,671.76 SF

TOTAL PROJECT BUILDING COVERAGE @ 6,168.66 SF = 13.94% TOTAL PROJECT IMPERVIOUS COVERAGE @ 8,671.76 SF = 19.59%

GENERAL SITE NOTES

- BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
- FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
- EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 18" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS, UNDERPIN ALL EXPOSED FOUNDATIONS.
- THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
- UTILITY LINE LOCATIONS ARE APPROXIMATES, GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
- VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONFIRM ALL DRIVEWAY, WALKWAY, AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
- PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.

CURRENT ADOPTED CODES:

THESE PLANS & SPECIFICATIONS HAVE BEEN DRAWN IN ACCORDANCE WITH THE FOLLOWING APPLICABLE ADOPTED CODES PER THE CITY OF AUSTIN (CHAPTER 25-12)

- INTERNATIONAL BUILDING CODE - 2021 EDITION
- INTERNATIONAL RESIDENTIAL CODE - 2021 EDITION
- UNIFORM PLUMBING CODE - 2021 EDITION
- UNIFORM MECHANICAL CODE - 2021 EDITION
- NATIONAL ELECTRICAL CODE - 2020 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE - 2021 EDITION
- INTERNATIONAL FIRE CODE - 2021 EDITION

LEGAL DESCRIPTION

LOT 1
LEIGH ADDITION
AUSTIN, TX 78730
TRAVIS

TREE LEGEND

- 1/4 CRITICAL ROOT ZONE (NO CUT/FILL)
- 1/2 CRITICAL ROOT ZONE (NO CUT/FILL > 4")
- DRIP ZONE
- TREE PROTECTION FENCE

TREE LIST

TAG NO.	SIZE	SPECIES
517	31"	PECAN
518	58"	LIVE OAK
519	52"	PECAN
520	72"	LIVE OAK
521	57"	LIVE OAK
522	13"	PECAN
523	11"	CEDAR ELM
524	29"	HACKBERRY
525	48"	LIVE OAK
526	19"	HACKBERRY
527	35"	LIVE OAK
528	11"	HACKBERRY
529	20"	HACKBERRY
530	10"	HACKBERRY
531	11"	HACKBERRY
532	10"	HACKBERRY
533	38"	LIVE OAK
534	24"	PECAN
536	44"	LIVE OAK
537	49"	LIVE OAK
538	11"	PECAN
539	15"	CEDAR ELM
540	11"	CEDAR ELM
543	16"	LIVE OAK
544	19"	LIVE OAK (MULTISTEM)
545	13"	LIVE OAK
T1	15"	PECAN
T2	12"	HACKBERRY

SITE LEGEND

- CONSTRUCTION FENCE
- SILT FENCE
- BENCHMARK
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- ELECTRIC METER
- DROP INLET
- SEWER
- CLEANOUT
- GAS METER
- GAS MARKER
- WATER METER
- TELEPHONE PEDESTAL
- C.A.T.V. PEDESTAL
- FIBER OPTICS
- TELECOMMUNICATIONS
- MANHOLE - WATER
- MANHOLE - TELEPHONE
- MANHOLE - ELECTRIC
- MANHOLE - SEWER
- UTILITY POLE
- FIRE HYDRANT



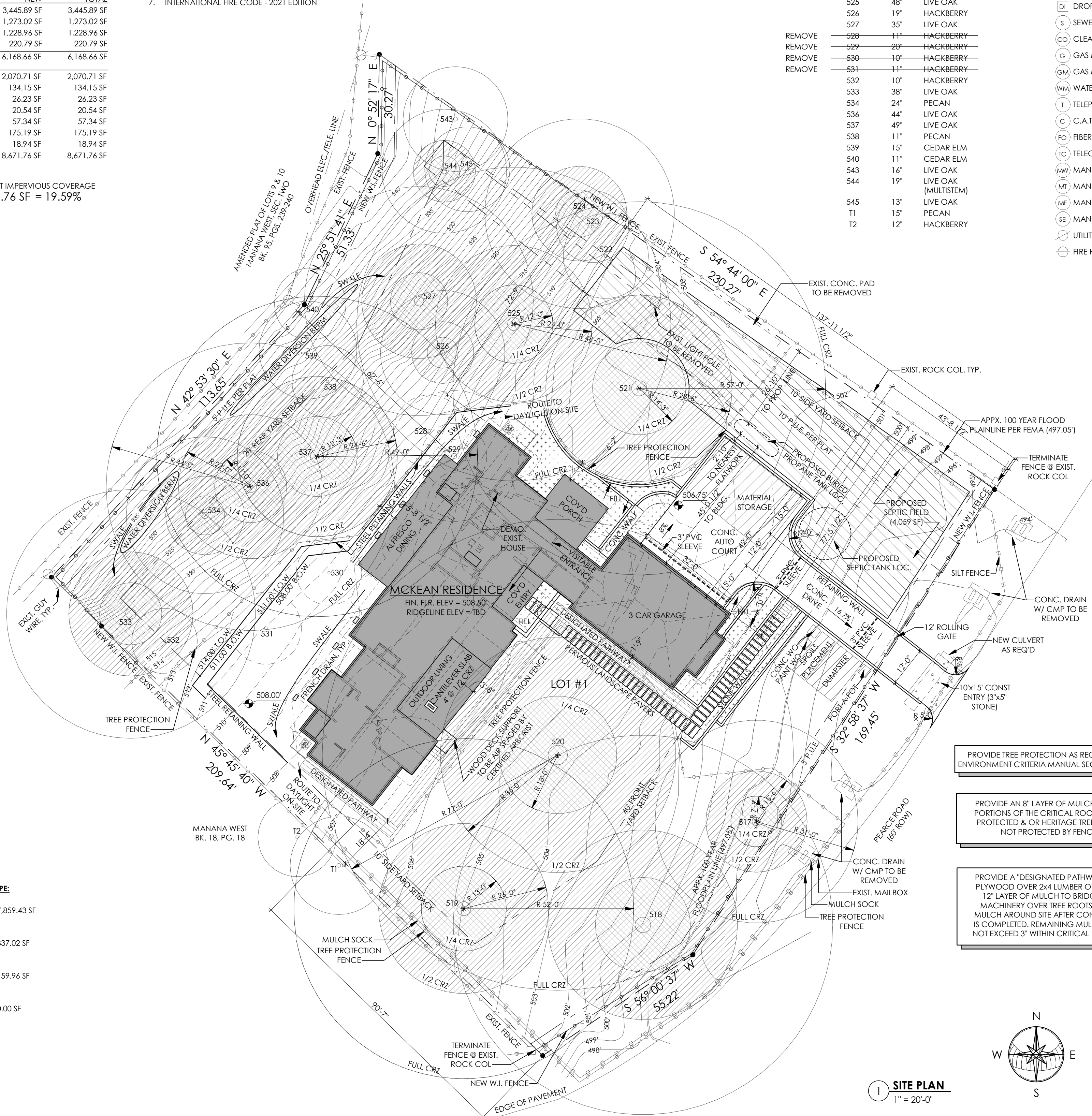
- SLOPE MAP LEGEND**
- <15%
 - 15%-25%
 - 25%-35%
 - >35%
 - IMPERVIOUS COVERAGE

IMPERVIOUS COV. CALCULATIONS BY SLOPE:

<15%
TOTAL ALLOWABLE = 22,455.52 SF x 0.35 = 7,859.43 SF
NEW PROPOSED = 7,815.06 SF
15%-25%
TOTAL ALLOWABLE = 8,370.18 SF x 0.10 = 837.02 SF
NEW PROPOSED = 722.78 SF
25%-35%
TOTAL ALLOWABLE = 3,199.25 SF x 0.05 = 159.96 SF
NEW PROPOSED = 133.88 SF
>35%
TOTAL ALLOWABLE = 10,235.66 SF x 0.00 = 0.00 SF
NEW PROPOSED = 0 SF

B SLOPE MAP DIAGRAM

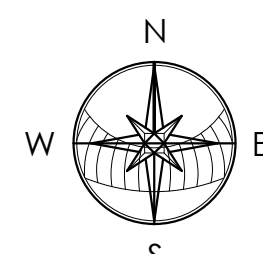
1" = 30'-0"



PROVIDE TREE PROTECTION AS REQUIRED PER ENVIRONMENT CRITERIA MANUAL SECT. 3.5.2 (TYP.)

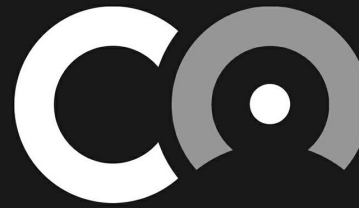
PROVIDE AN 8" LAYER OF MULCH OVER ALL PORTIONS OF THE CRITICAL ROOT ZONE FOR PROTECTED & OR HERITAGE TREES THAT ARE NOT PROTECTED BY FENCING.

PROVIDE A "DESIGNATED PATHWAY" W/ 3/4" PLTWOOD OVER 2x4 LUMBER ON TOP OF A 12" LAYER OF MULCH TO BRIDGE HEAVY MACHINERY OVER TREE ROOTS. DISPERSE MULCH AROUND SITE AFTER CONSTRUCTION IS COMPLETED. REMAINING MULCH SHOULD NOT EXCEED 3" WITHIN CRITICAL ROOT ZONE.



1 SITE PLAN

1" = 20'-0"



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CORNERSTONE
ARCHITECTS

A CUSTOM RESIDENCE FOR
THE MCKEAN FAMILY
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AUSTIN, TX 78730

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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARCHITECT:
RODNEY PALMER

MCKEAN CUSTOM
2802 PEARCE RD

SHEET: A1.0
2 of 13

PROJECT NO: 23042
DRAWN BY: ER
DATE: 01/05/2023
CHECKED BY: XX
PROJECT MGR: BWM, SRK