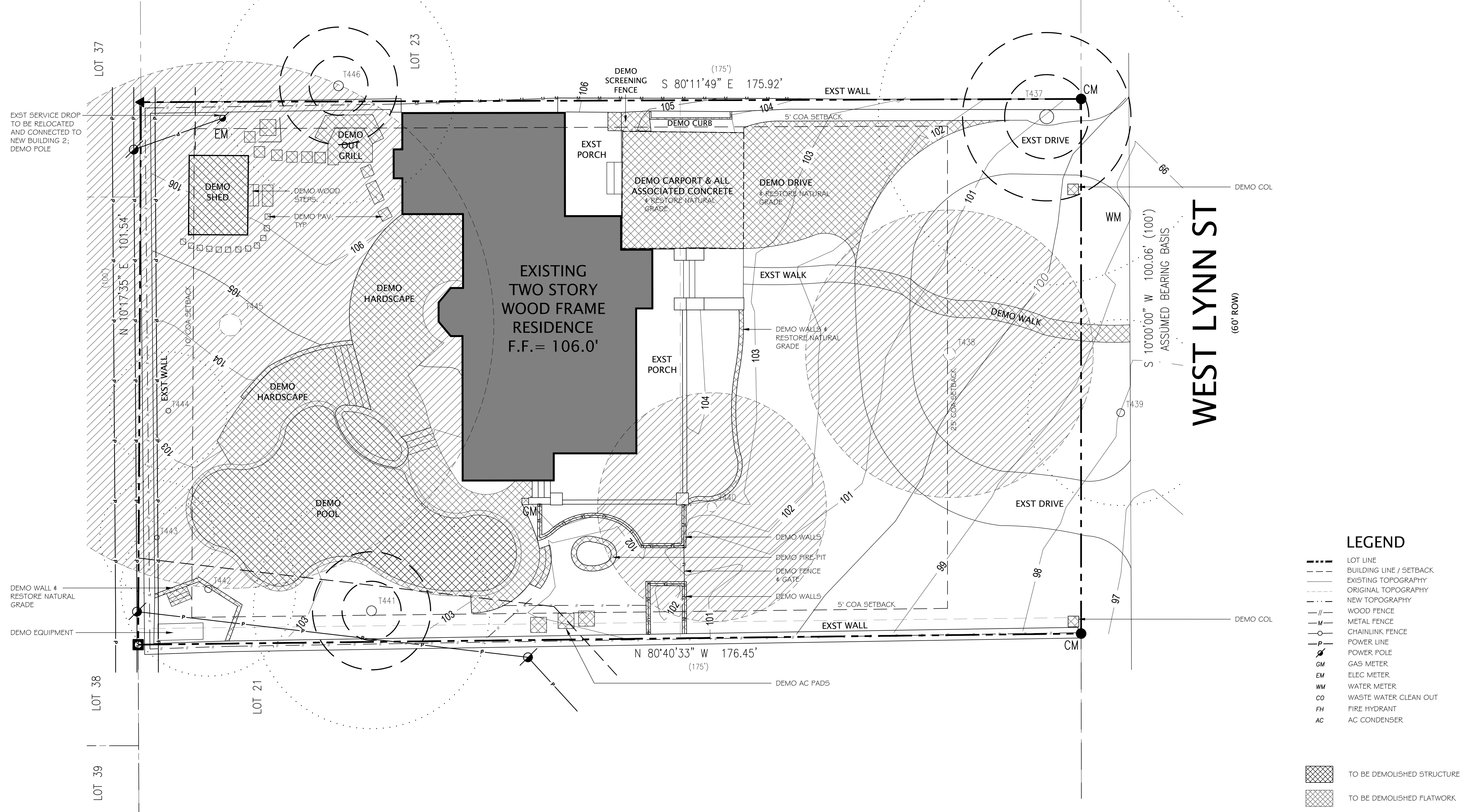




LEGAL DESCRIPTION

LOT NO. 22 BLOCK N/A, ENFIELD "C", A
SUBDIVISION IN THE CITY OF AUSTIN, TEXAS.
RECORDED IN PLAT BOOK 3, AT PAGE 106 OF
THE TRAVIS COUNTY, TEXAS PLAT RECORDS.

ZONING

SF-3

LOT SIZE

17,581 SF

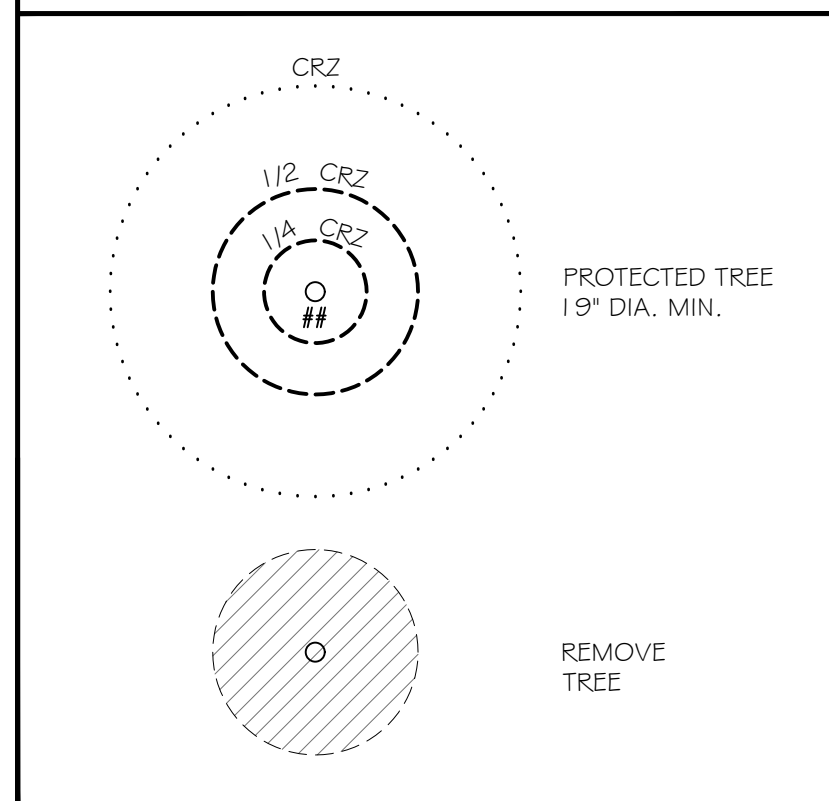
TREE SCHEDULE

TREE #	SIZE/TYPE	
437	31.3" PECAN	
438	25.5" CEDAR ELM	REMOVE
439	17" CEDAR ELM	
440	19.2" FEMALE CHINESE PISTACHIO	REMOVE
441	21.5" LIVE OAK	
442	17.0" MEXICAN WHITE OAK	
443	10.5" MEXICAN WHITE OAK	
444	11.0" LIVE OAK	
445	44.5" SHUMARD RED OAK	REMOVE
446	22.0" RED OAK	ADJACENT PROPERTY

SITE PLAN NOTES:

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5. TAKE PRECAUTIONS TO MAINTAIN ALL EXISTING UTILITY SERVICES.
6. TAKE MEASURES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
7. LANDSCAPING BY OTHERS (N.I.C.)
8. PROVIDE PVC PIPE SLEEVES BENEATH ALL PAVED SURFACES TO ACCOMMODATE LANDSCAPE LIGHTING, IRRIGATION & DRAINAGE.
9. REMOVE TREE #438 AND #445 PER TREE ASSESSMENT RECOMMENDATIONS BY HERITAGE TREE CARE DATED 09/28/23
10. REMOVE TREE #440 AND MITIGATE PER TREE ASSESSMENT RECOMMENDATIONS BY HERITAGE TREE CARE DATED 09/28/23

TREE LEGEND



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SITE PLAN

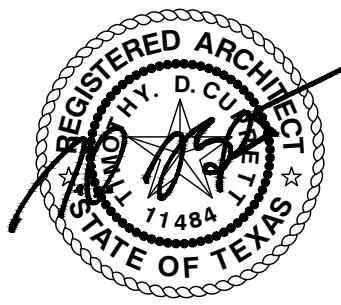
RENOVATION FOR
CAROLINE & JEREMIAH BOLING
1504 WEST LYNN STREET
AUSTIN, TEXAS 78703

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03.08.24	

RENOVATION FOR

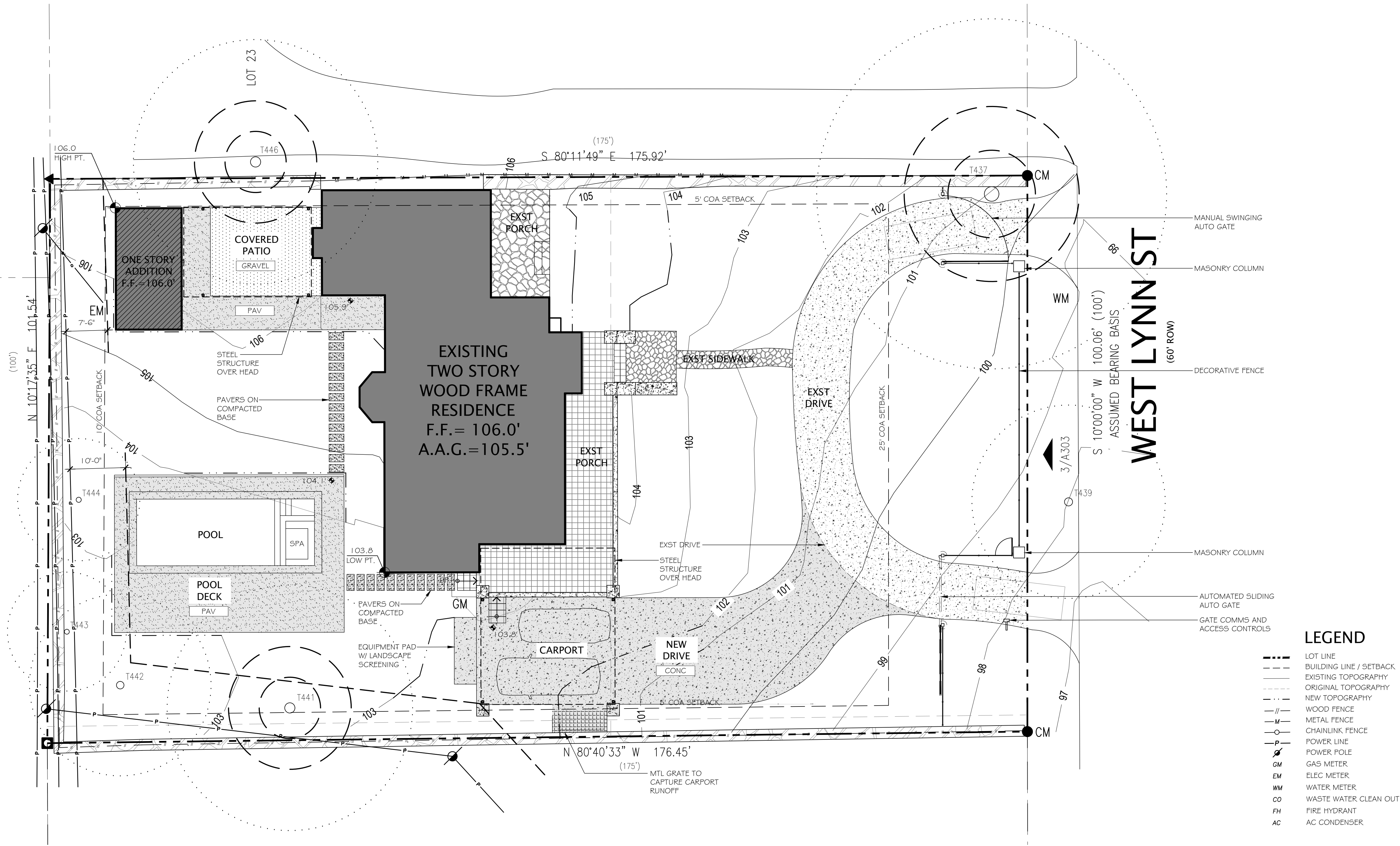
SITE PLAN

A.100



03.08.24

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1 PROPOSED SITE PLAN

SCALE: 1:10

TRUE NORTH

LEGAL DESCRIPTION

LOT NO. 22 BLOCK N/A, ENFIELD "C", A
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RECORDED IN PLAT BOOK 3, AT PAGE 106 OF
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ZONING

SF-3

LOT SIZE

17,581 SF

TREE SCHEDULE

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444	11.0" LIVE OAK	
445	44.5" SHUMARD RED OAK	REMOVE
446	22.0" RED OAK	ADJACENT PROPERTY

SITE PLAN NOTES:

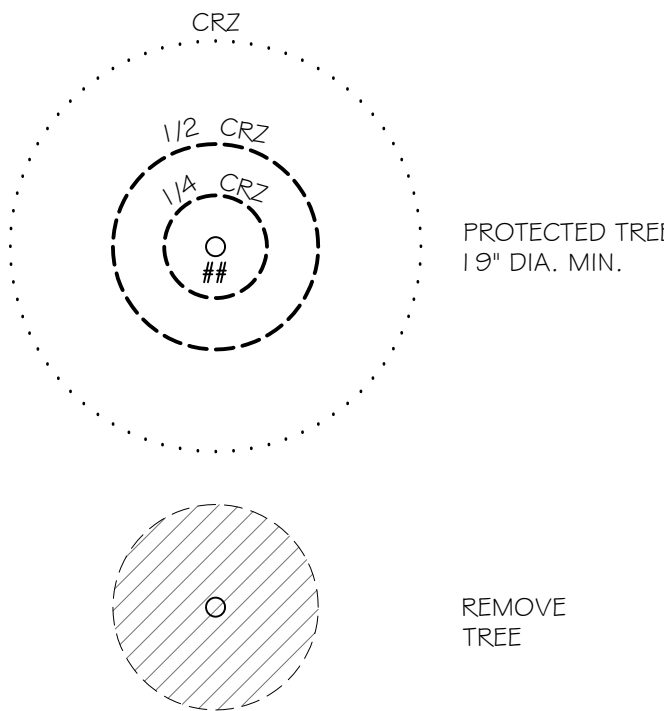
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LEGEND

---	LOT LINE
---	BUILDING LINE / SETBACK
---	EXISTING TOPOGRAPHY
---	ORIGINAL TOPOGRAPHY
---	NEW TOPOGRAPHY
---	WOOD FENCE
---	METAL FENCE
---	CHAINLINK FENCE
---	POWER LINE
---	POWER POLE
---	GAS METER
---	ELEC. METER
---	WATER METER
---	WASTE WATER CLEAN OUT
---	FIRE HYDRANT
---	AC CONDENSER

---	NEW CONSTRUCTION
---	EXISTING CONSTRUCTION
---	STONE PAVERS ON REINFORCED CONCRETE
---	STONE PAVERS ON COMPACTED BASE
---	CONCRETE
---	PERVIOUS GRAVEL

TREE LEGEND



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SITE PLAN

RENOVATION FOR

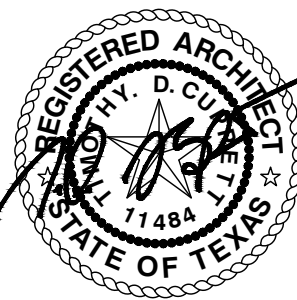
CAROLINE & JEREMIAH BOLING
1504 WEST LYNN STREET
AUSTIN, TEXAS 78703

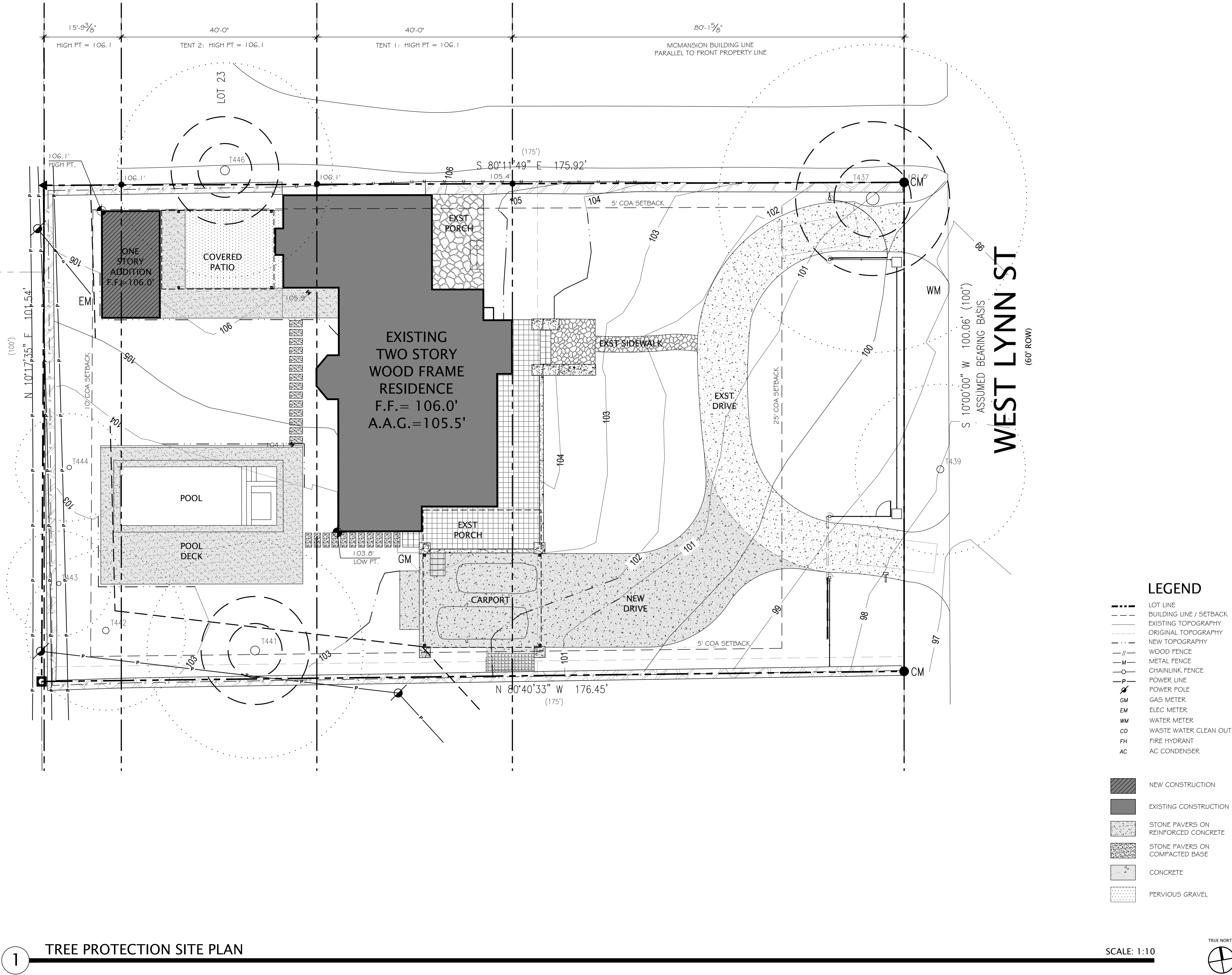
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1 TREE PROTECTION SITE PLAN

SCALE: 1:10



LEGAL DESCRIPTION	
LOT NO. 22 BLOCK N/A, ENFIELD "C", A SUBDIVISION IN THE CITY OF AUSTIN, TEXAS. RECORDED IN PLAT BOOK 3, AT PAGE 106 OF THE TRAVIS COUNTY, TEXAS PLAT RECORDS.	
ZONING	
SF-3	
LOT SIZE	
17,581 SF	
TREE SCHEDULE	
TREE #	SIZE/TYPE
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438	25.5" CEDAR ELM REMOVE
439	17" CEDAR ELM
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443	10.5" MEXICAN WHITE OAK
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446	22.0" RED OAK ADJACENT PROPERTY

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TREE LEGEND	
	PROTECTED TREE 19" DIA. MIN.
	REMOVE TREE

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RENOVATION FOR

CAROLINE & JEREMIAH BOLING

1504 WEST LYNN STREET

AUSTIN, TEXAS 78703

ISSUE

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MCMANSION SITE PLAN

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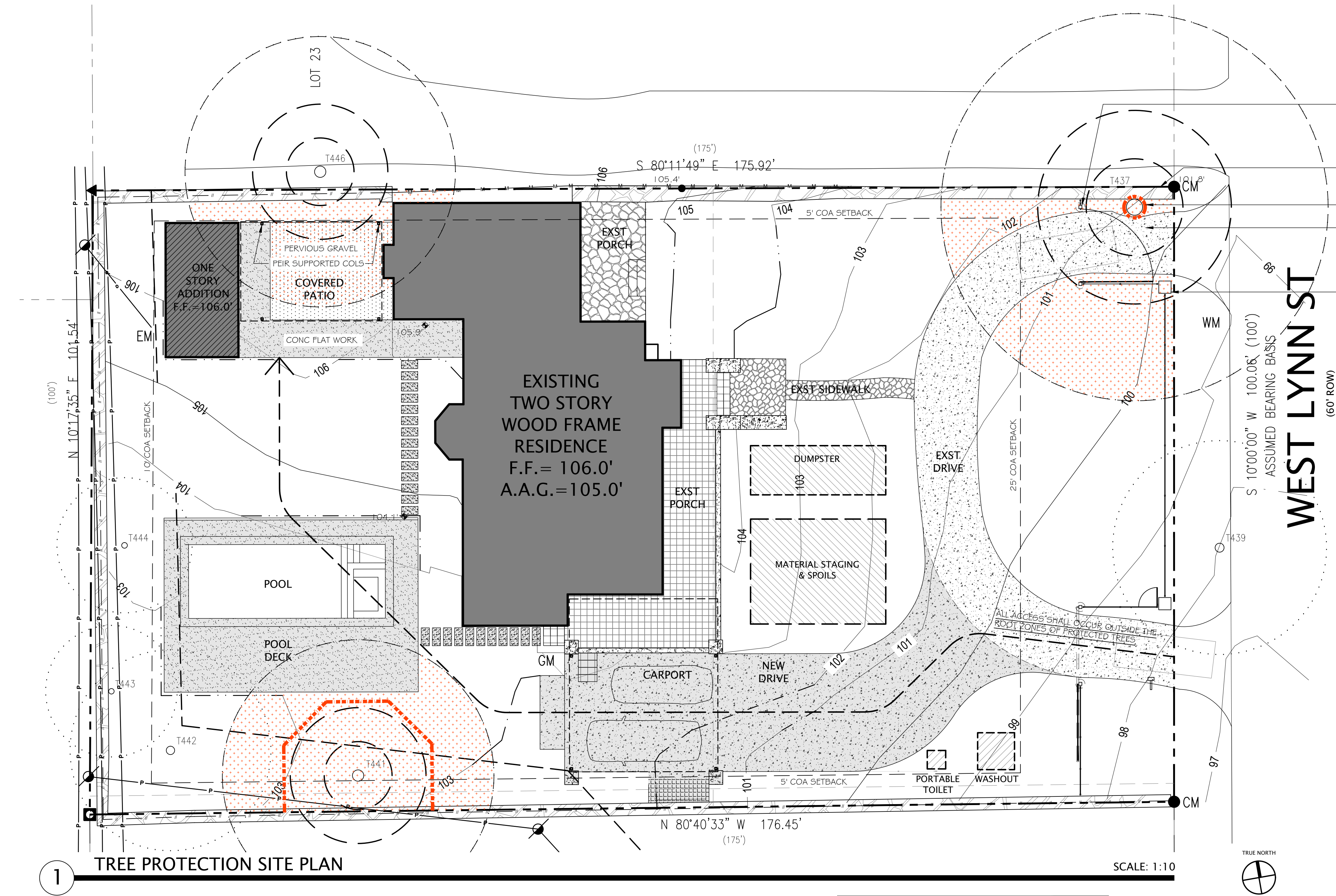
REGISTERED ARCHITECT

TIMOTHY D. CLIPPETT

11484

STATE OF TEXAS

03.08.24



PROTECTED TREE NOTES:

1. DRIP LINE CALCULATION: 1'-0" PER 0'-1" OF TRUNK.
2. ALL TREES & NATURAL AREAS SHOWN ON PLAN TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. FENCING SHALL BE ERRECTED ACCORDING TO CITY OF AUSTIN STANDARDS OF TREE PROTECTION.
3. CONTRACTOR RESPONSIBLE FOR PERMIT APPROVAL FOR REMOVAL OF TREES WITH A DIAMETER OF 1/2" OR MORE.
4. ALL EXCAVATION UNDER TREE DRIP LINE TO BE DONE BY HAND. CUT NO ROOTS WITHOUT ARBORIST CONSULTATION.
5. ALL NECESSARY PRUNING BY CERTIFIED ARBORIST.
6. 2X4 PLANKS REQUIRED AT TRUNKS WHERE 1/2 CRZ IS NOT FENCED COMPLETELY.
7. PROVIDE 8" OF MULCH AT EXPOSED CRZ.
8. TRENCHING WITHIN 1/2 CRZ TO BE AVOIDED. IF REQD, CERTIFIED ARBORIST TO AIRSPADE FOR TOP 30" TO AVOID CUTTING ROOTS 1 1/2" OR GREATER.
9. TREE FENCING TO BE MOVABLE 6' TALL CHAINLINK.
10. WRAP CONNECTIONS OF CONCRETE LINE PUMP WITH PLASTIC TO PREVENT CONCRETE SLURRY FROM LEACHING INTO GROUND AND NEAR ROOTS OF TREES.
11. IF HEAVY EQUIPMENT WILL BE ROLLING OVER ANY AREA OF THE FULL CRZ OF PROTECTED TREES, PROVIDE 3/4" PLYWOOD OVER 2X4 LUMBER OVER 1/2" LAYER OF MULCH TO BRIDGE OVER THE ROOTS AND PREVENT SOIL/ROOT COMPACTION. AFTER CONSTRUCTION IS COMPLETED, SPREAD MULCH AROUND SITE TO LEAVE A MAX LAYER OF 3" WITHIN ROOT ZONES.

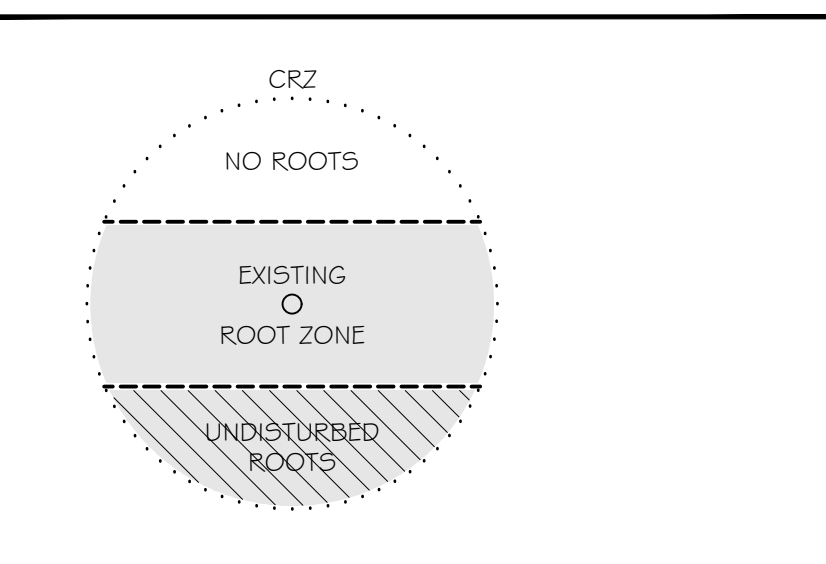
TREE PROTECTION LEGEND



LEGEND

- LOT LINE
- - - BUILDING LINE / SETBACK
- - - EXISTING TOPOGRAPHY
- - - ORIGINAL TOPOGRAPHY
- - - NEW TOPOGRAPHY
- WOOD FENCE
- - - METAL FENCE
- - - CHAINLINK FENCE
- - - POWER LINE
- - - POWER POLE
- - - GAS METER
- - - ELEC METER
- - - WATER METER
- - - WASTE WATER CLEAN OUT
- - - FIRE HYDRANT
- - - AC CONDENSER

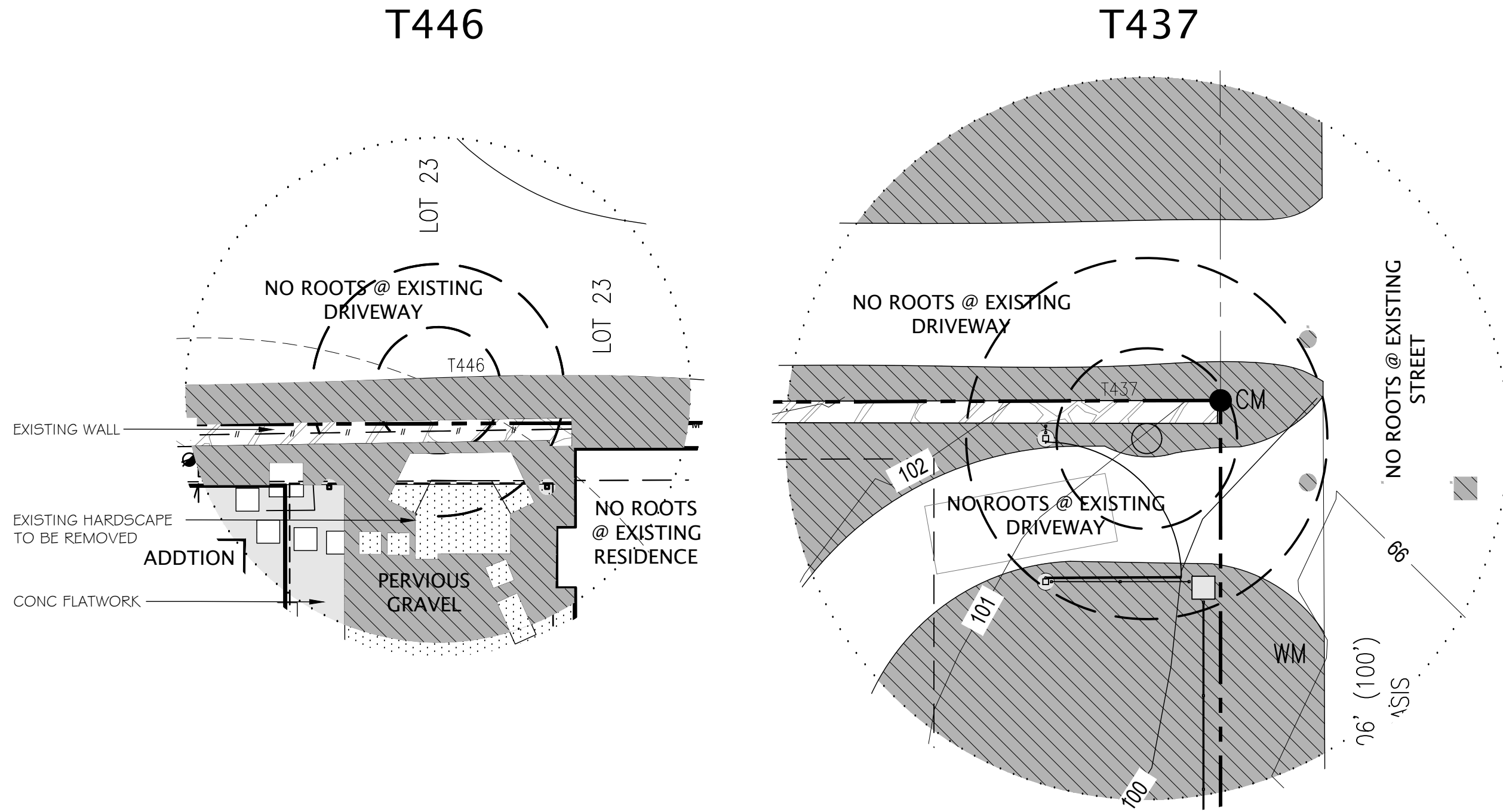
TREE CALC LEGEND



TREE SCHEDULE

TREE #	SIZE/TYPE	EXISTING ROOT ZONE	UNDISTURBED ROOT ZONE	% UNDISTURBED
T437	33.3" PECAN	1373 SQFT	1365 SQFT	99.4 PERCENT
T438	25.5" CEDAR ELM			REMOVE
T440	19.2" FEMALE CHINESE PISTACHIO			REMOVE
T445	44.5" SHUMARD RED OAK			REMOVE
T446	22.0" RED OAK	512 SQFT	434 SQFT	84.8 PERCENT

SCALE: 1:10



TREE ROOT ZONE CALCULATIONS

LEGAL DESCRIPTION

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ZONING

SF-3

LOT SIZE

17,581 SF

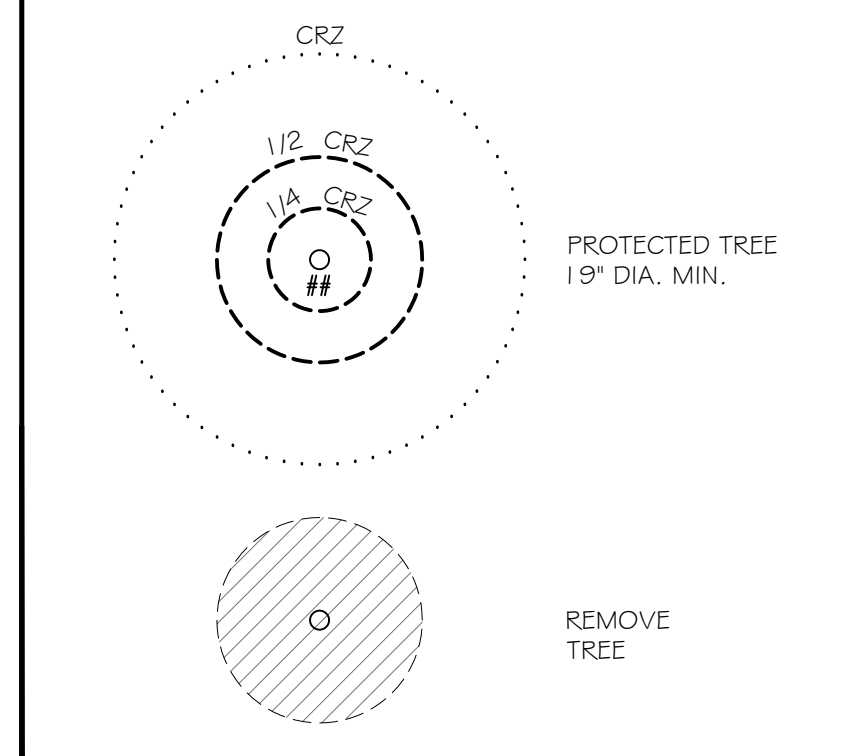
TREE SCHEDULE

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446	22.0" RED OAK	ADJACENT PROPERTY

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TREE LEGEND



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TREE PROTECTION SITE PLAN

RENOVATION FOR

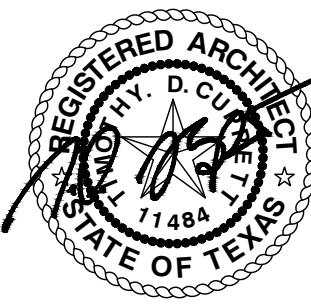
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1504 WEST LYNN STREET
AUSTIN, TEXAS 78703

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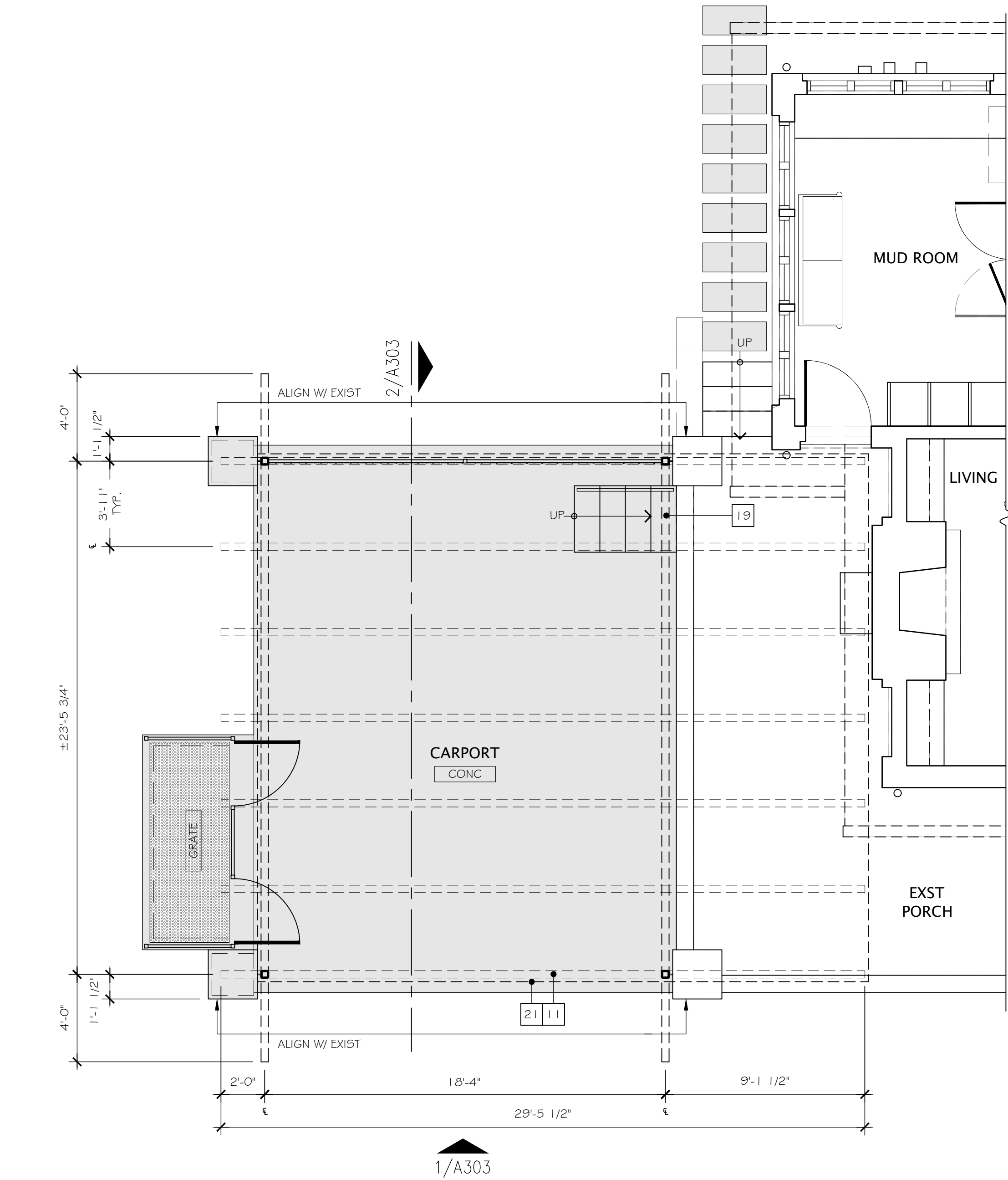
RENOVATION FOR

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AUSTIN, TEXAS 78703



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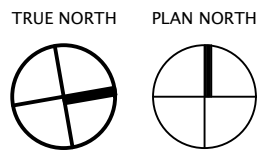


1 CARPORT

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

2 BASEMENT

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



KEYNOTES

1. BASE CABINET AND COUNTERTOP
2. KITCHEN SINK W/ GARBAGE DISPOSAL
3. DISHWASHER
4. RANGE HOOD
5. GAS RANGE
6. UPPER CABINETS
7. SHELF AND CLOTHES ROD
8. MICROWAVE
9. REFRIGERATOR
10. FREEZER
11. STRUCTURE ABOVE
12. BUILT IN MILLWORK
13. WASHER W/ RECESSED PAN & DRAIN
14. DRYER
15. THREE WALL ALCOVE BATHTUB
16. CURBLESS SHOWER W/ RECESSED DRAIN & BAR GRILLE TO ALLOW 1/2" TALL THRESHOLD
17. WATERCLOSET
18. FREESTANDING BATHTUB
19. FLUSH TREAD
20. BATH SINK (UNDERMOUNT)
21. ROOF OVERHANG
22. CURBED SHOWER
23. SKYLIGHT, ABOVE
24. TEMPERED GLASS SHOWER ENCLOSURE
25. NEW 2X WALL AT EXST WALL LOCATION
26. DEMO EXST CARPORT
27. DEMO EXST FIXTURE
28. LAUNDRY CHUTE
29. ROOF ACCESS
30. CONCEALED POOL COVER VAULT

FLOOR PLAN WALL KEY:

- 5 1/2" WOOD STUDS
- 3 1/2" WOOD STUDS
- EXISTING WOOD STUDS
- MASONRY VENEER

GENERAL NOTES:

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- HOSE BIBS TO BE LOCATED AT 24" ABOVE FINISHED GRADE
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- PROVIDE 5/8" TYPE "X" GWB AT WALL AND CLNG IN GARAGE
- ALL WINDOWS ARE EXISTING UNLESS NOTED OTHERWISE

DEMO PLAN KEY:

- [] TO BE DEMOLISHED
- [] EXISTING WALL TO REMAIN

DEMOLITION NOTES:

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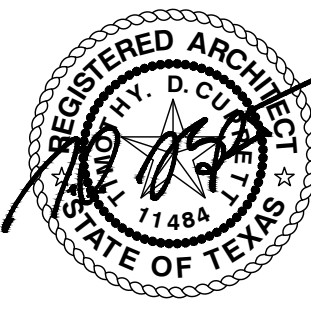
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FLOOR PLAN

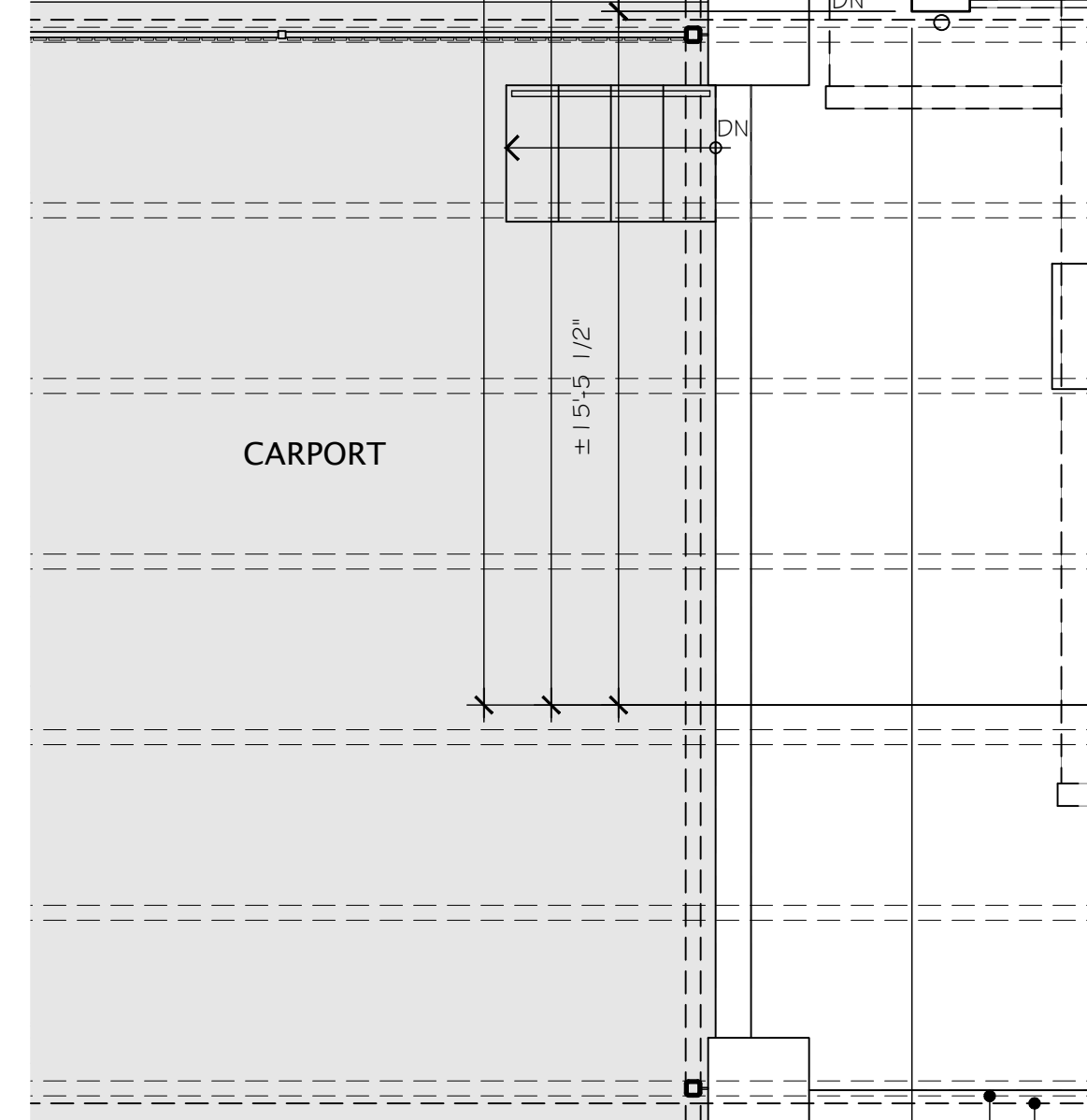
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SCALE: 1/4" = 1'-0"

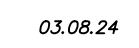


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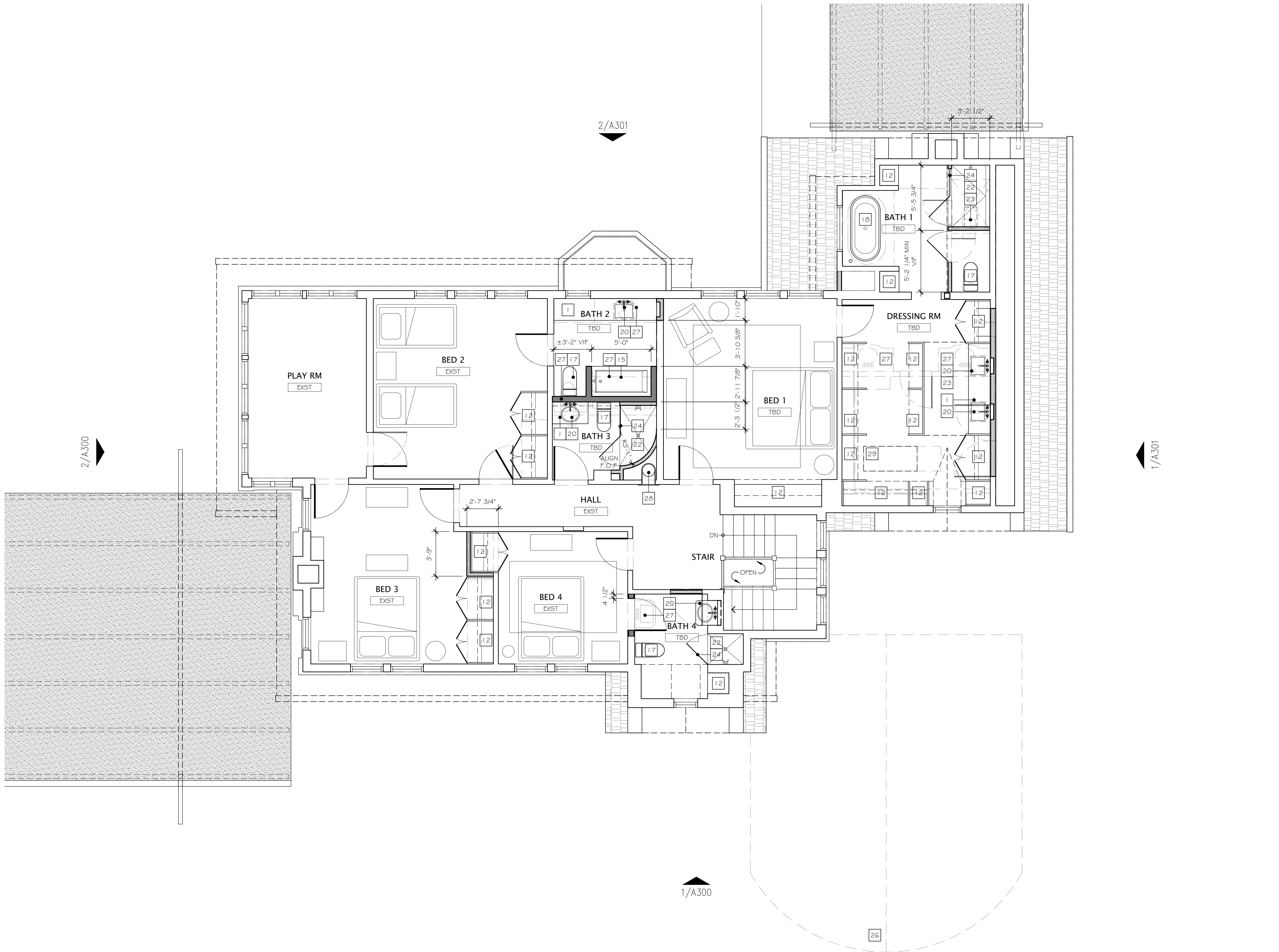
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1 SECOND FLOOR PLAN

KEYNOTES

1. BASE CABINET AND COUNTERTOP
2. KITCHEN SINK W/ GARBAGE DISPOSAL
3. DISHWASHER
4. RANGE HOOD
5. GAS RANGE
6. UPPER CABINETS
7. SHELF AND CLOTHES ROD
8. MICROWAVE
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25. NEW 2X WALL AT EXST WALL LOCATION
26. DEMO EXST CARPORT
27. DEMO EXST FIXTURE
28. LAUNDRY CHUTE
29. ROOF ACCESS
30. CONCEALED POOL COVER VAULT

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- 3 1/2" WOOD STUDS
- EXISTING WOOD STUDS
- MASONRY VENEER

GENERAL NOTES:

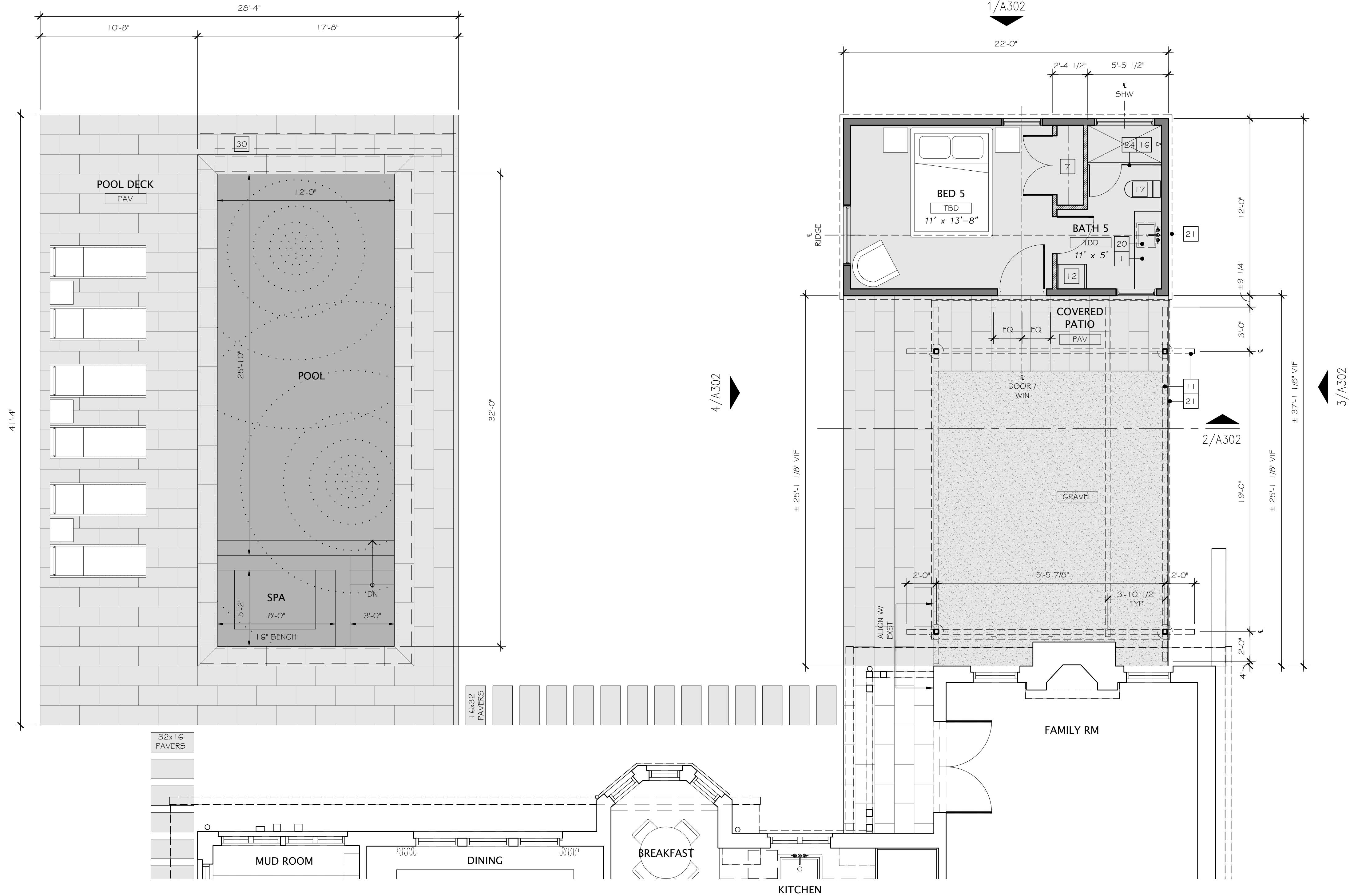
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- [] EXISTING WALL TO REMAIN

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- 3 1/2" WOOD STUDS
- EXISTING WOOD STUDS
- MASONRY VENEER

GENERAL NOTES:

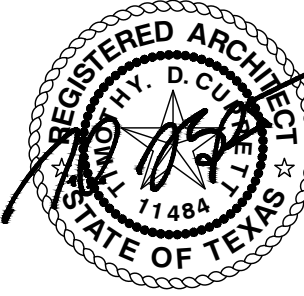
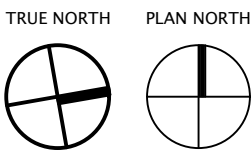
- PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE CODES, REGULATIONS AND ORDINANCES INCLUDING THE INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION
- ALL DIMENSIONS ARE TO FACE OF FRAMING UNO
- HOSE BIBS TO BE LOCATED AT 24" ABOVE FINISHED GRADE
- DO NOT SCALE DRAWINGS. DIMENSIONS AS INDICATED TAKE PRECEDENT OVER DRAWINGS.
- CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY FIELD CONDITIONS WHICH DO NOT PERMIT CONSTRUCTION OR INSTALLATION AS DRAWN
- PROVIDE 5/8" TYPE "X" GWB AT WALL AND CLNG IN GARAGE
- ALL WINDOWS ARE EXISTING UNLESS NOTED OTHERWISE

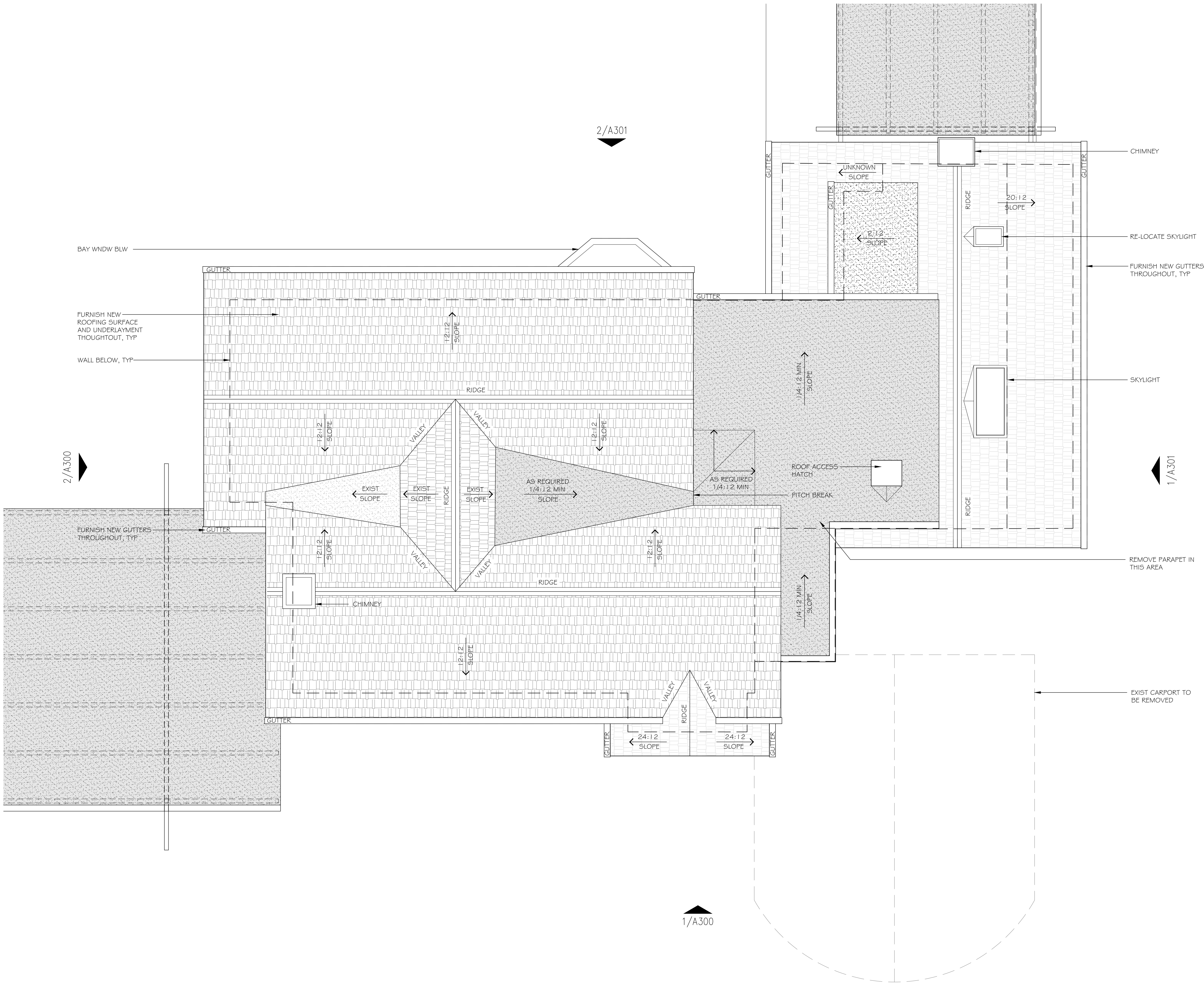
DEMO PLAN KEY:

- [] TO BE DEMOLISHED
- [] EXISTING WALL TO REMAIN

DEMOLITION NOTES:

- TAKE PRECAUTION TO PROTECT EXISTING STRUCTURE. TEMP. SHORING AS REQD BY OTHERS.
- TAKE PRECAUTION TO MAINTAIN UTILITIES.
- RECYCLE MATERIAL WHERE POSSIBLE.
- DRAWINGS INDICATE EXISTING CONDITIONS TO THE EXTENT THEY ARE VISIBLE. REPORT DISCREPANCIES AND/OR DISCOVERIES TO ARCHITECT.





ROOF LEGEND:

- SHINGLE ROOFING:
COMPOSITE
- LOW SLOPED ROOF:
MODIFIED BITUMEN

COMPOSITE SHINGLE
ROOF SPEC:

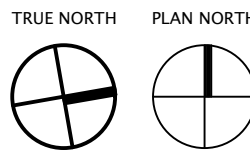
- SUBMIT ROOFING, GUTTER, AND FLASHING SAMPLES FOR APPROVAL.
- COMPOSITE SHINGLE ROOFING, STYLE, COLOR TBD
- ROOF FLASHING, GUTTERS, AND DOWNSPOUTS SHALL BE PRE-FINISHED MTL, COLOR TBD

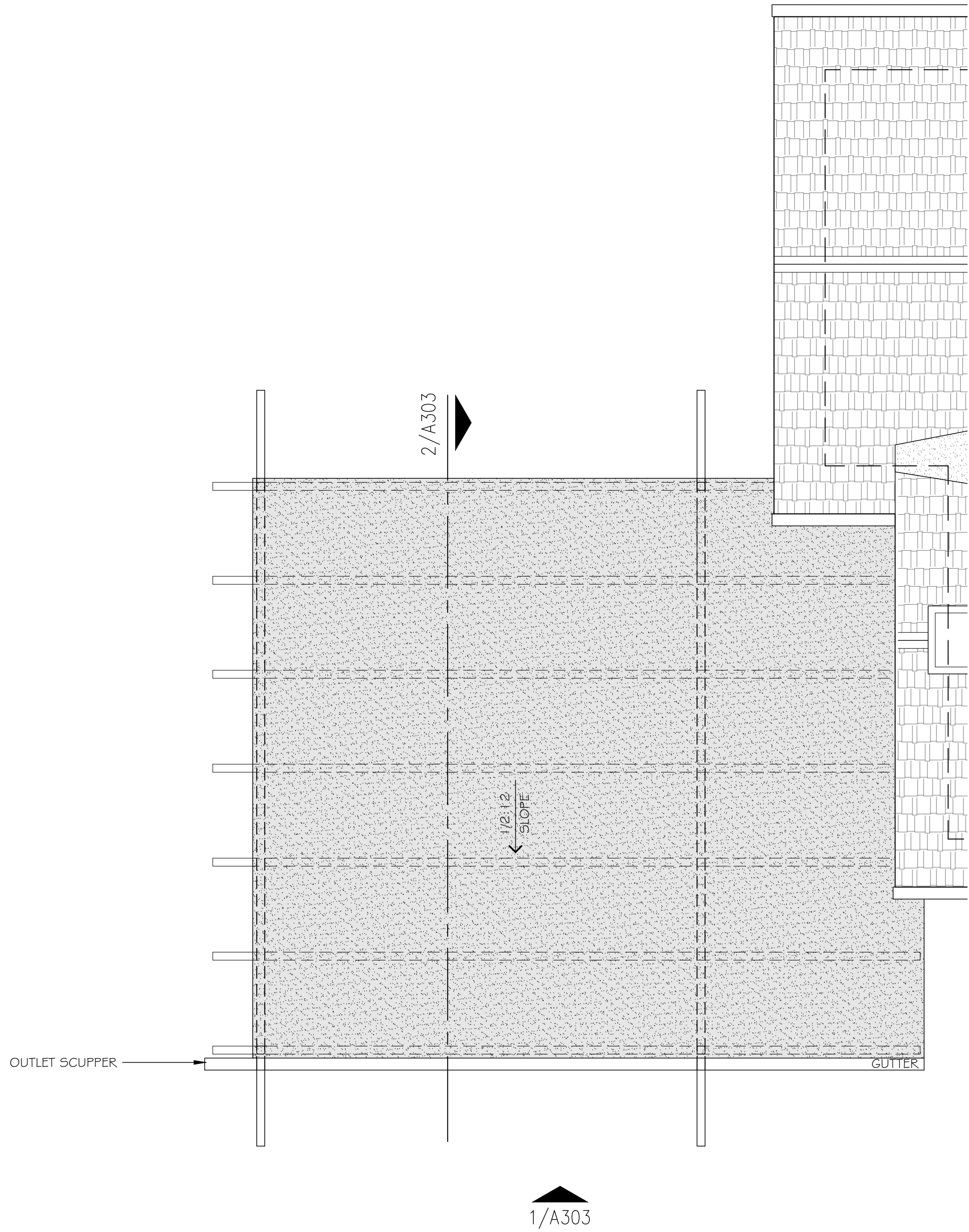
LOW SLOPE ROOF SPEC:
MODIFIED BITUMEN

- MODIFIED BITUMEN ROOFING, COLOR TBD
- SUBMIT SAMPLE TO ARCHITECT FOR APPROVAL.

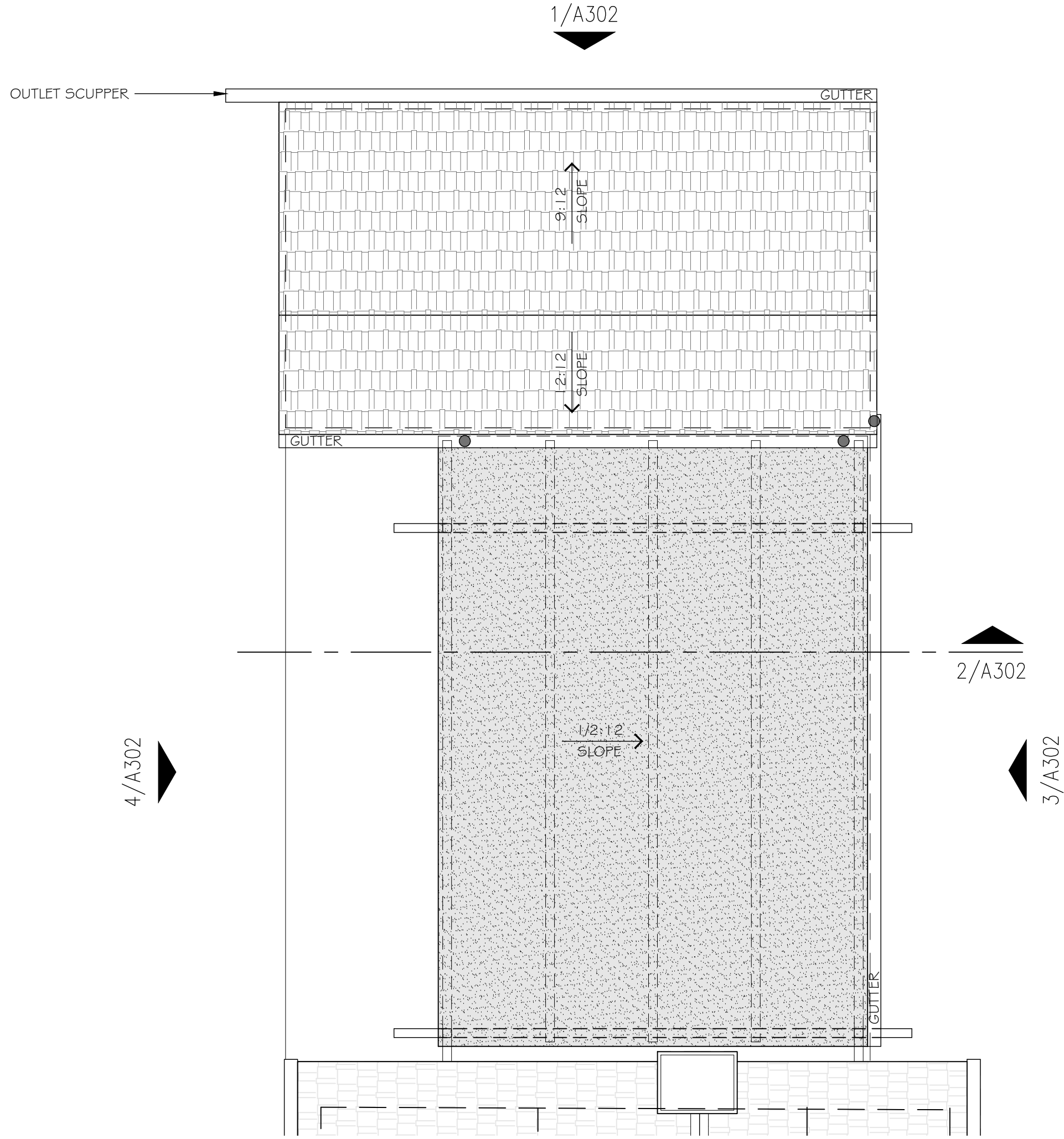
ROOF PLAN NOTES:

- PROVIDE & INSTALL COMPLETE ROOFING SYSTEM WITH ALL FLASHING, ACCESSORIES, AND FASTENERS AS REQUIRED.
- COORDINATE ALL ROOF PENETRATIONS WITH ARCHITECT PRIOR TO INSTALL.
- ROOF PENETRATIONS SHALL BE INSTALLED PLUMB AND FINISHED TO MATCH ROOF.
- ROOF PENETRATIONS TO BE ORGANIZED AND LOCATED AWAY FROM STREET VIEW.
- DOWNSPOUT LOCATIONS TBD.
- ROOF SLOPE AS INDICATED ON PLAN
- FURNISH FULLY ADHERED UNDERLAYMENT UNDER ALL ROOFING, LOW SLOPED CRICKETS, AND TRANSITIONS.

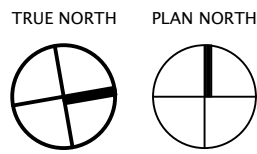




1 ROOF PLAN: CARPORT SCALE: 1/4" = 1'-0"



1 ROOF PLAN: BEDROOM 5 & PATIO SCALE: 1/4" = 1'-0"



ROOF LEGEND:

- SHINGLE ROOFING:
COMPOSITE
- LOW SLOPED ROOF:
MODIFIED BITUMEN

COMPOSITE SHINGLE
ROOF SPEC:

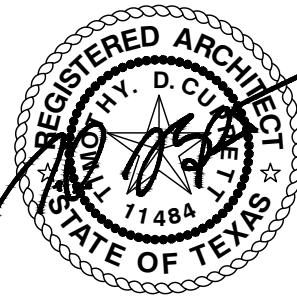
- SUBMIT ROOFING, GUTTER, AND FLASHING
SAMPLES FOR APPROVAL.
- COMPOSITE SHINGLE ROOFING,
STYLE, COLOR TBD
- ROOF FLASHING, GUTTERS, AND DOWNSPOUTS
SHALL BE PRE-FINISHED MTL, COLOR TBD

LOW SLOPE ROOF SPEC:
MODIFIED BITUMEN

- MODIFIED BITUMEN ROOFING,
COLOR TBD
- SUBMIT SAMPLE TO ARCHITECT FOR
APPROVAL.

ROOF PLAN NOTES:

- PROVIDE & INSTALL COMPLETE ROOFING
SYSTEM WITH ALL FLASHING, ACCESSORIES,
AND FASTENERS AS REQUIRED.
- COORDINATE ALL ROOF PENETRATIONS WITH
ARCHITECT PRIOR TO INSTALL.
- ROOF PENETRATIONS SHALL BE INSTALLED
PLUMB AND FINISHED TO MATCH ROOF.
- ROOF PENETRATIONS TO BE ORGANIZED AND
LOCATED AWAY FROM STREET VIEW.
- DOWNSPOUT LOCATIONS TBD.
- ROOF SLOPE AS INDICATED ON PLAN
- FURNISH FULLY ADHERED UNDERLAYMENT
UNDER ALL ROOFING, LOW SLOPED CRICKETS,
AND TRANSITIONS.







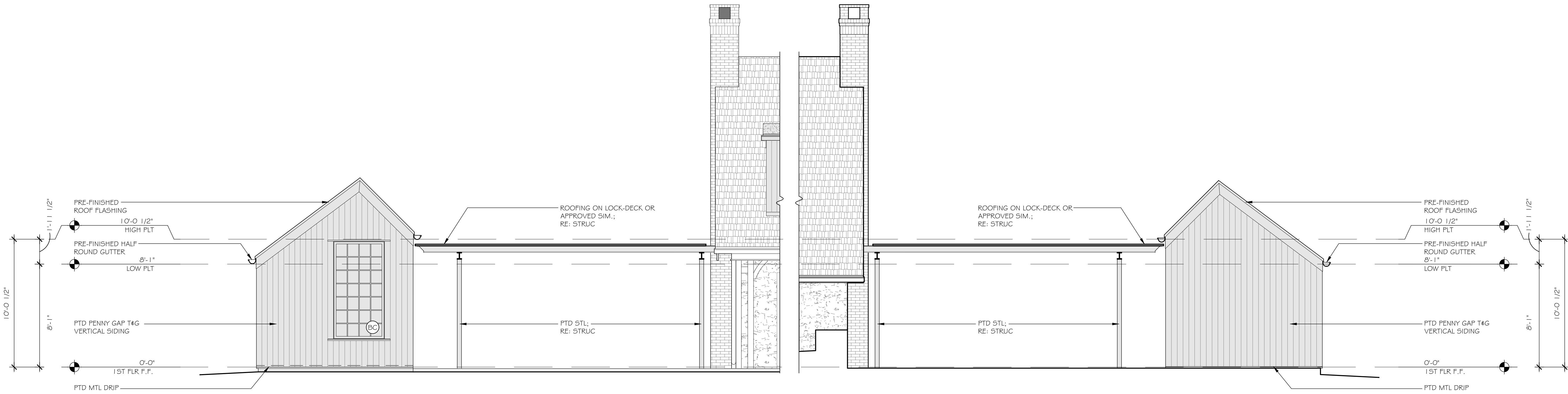
2 WEST ELEVATION (BACK YARD FACING)

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



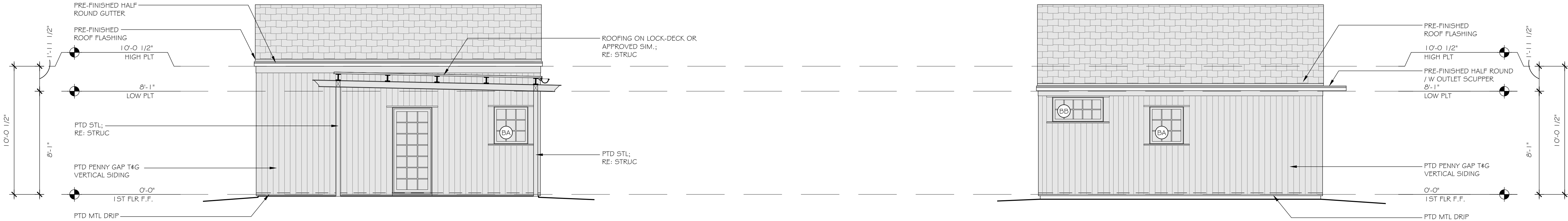
1 NORTH ELEVATION (SIDE YARD FACING)

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



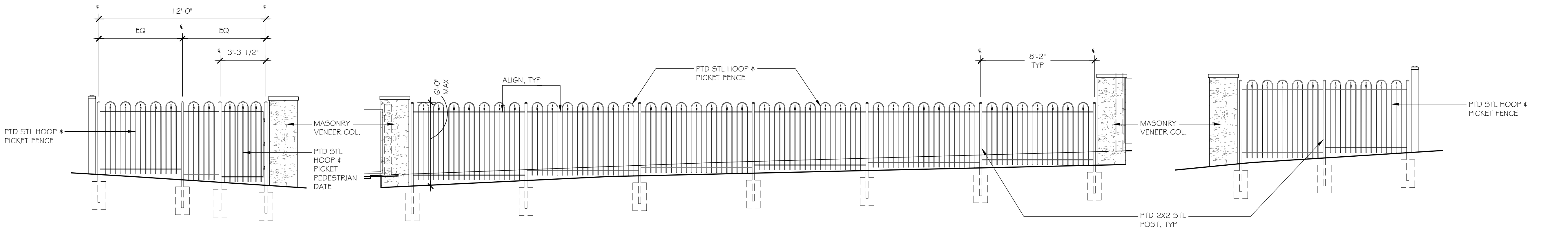
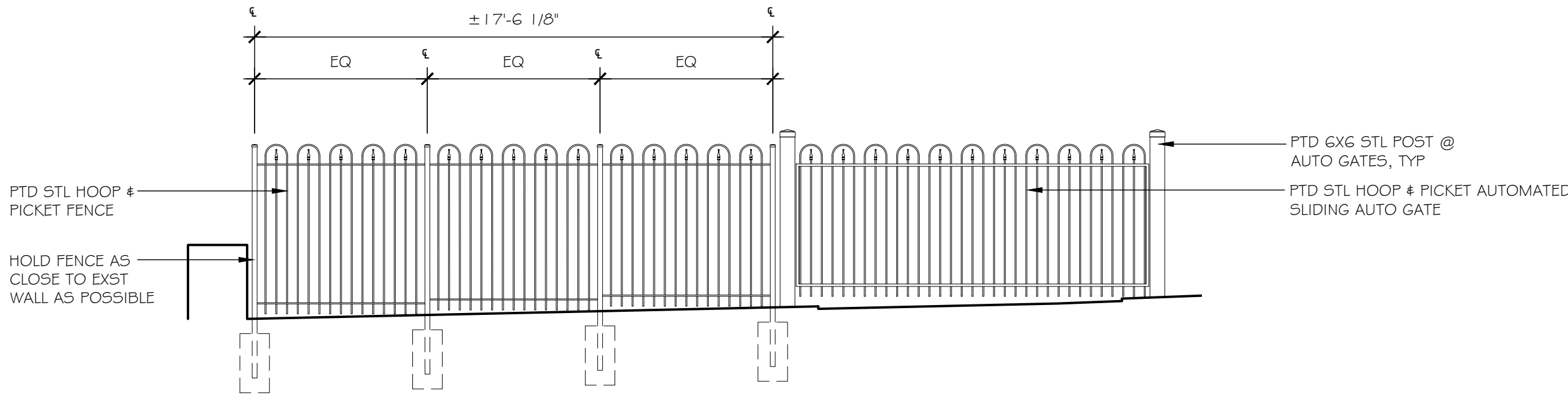
4 SOUTH ELEVATION (SITE YARD FACING)
BUILDING 2
SCALE: 1/4" = 1'-0"

3 NORTH ELEVATION (SITE YARD FACING)
BUILDING 2
SCALE: 1/4" = 1'-0"



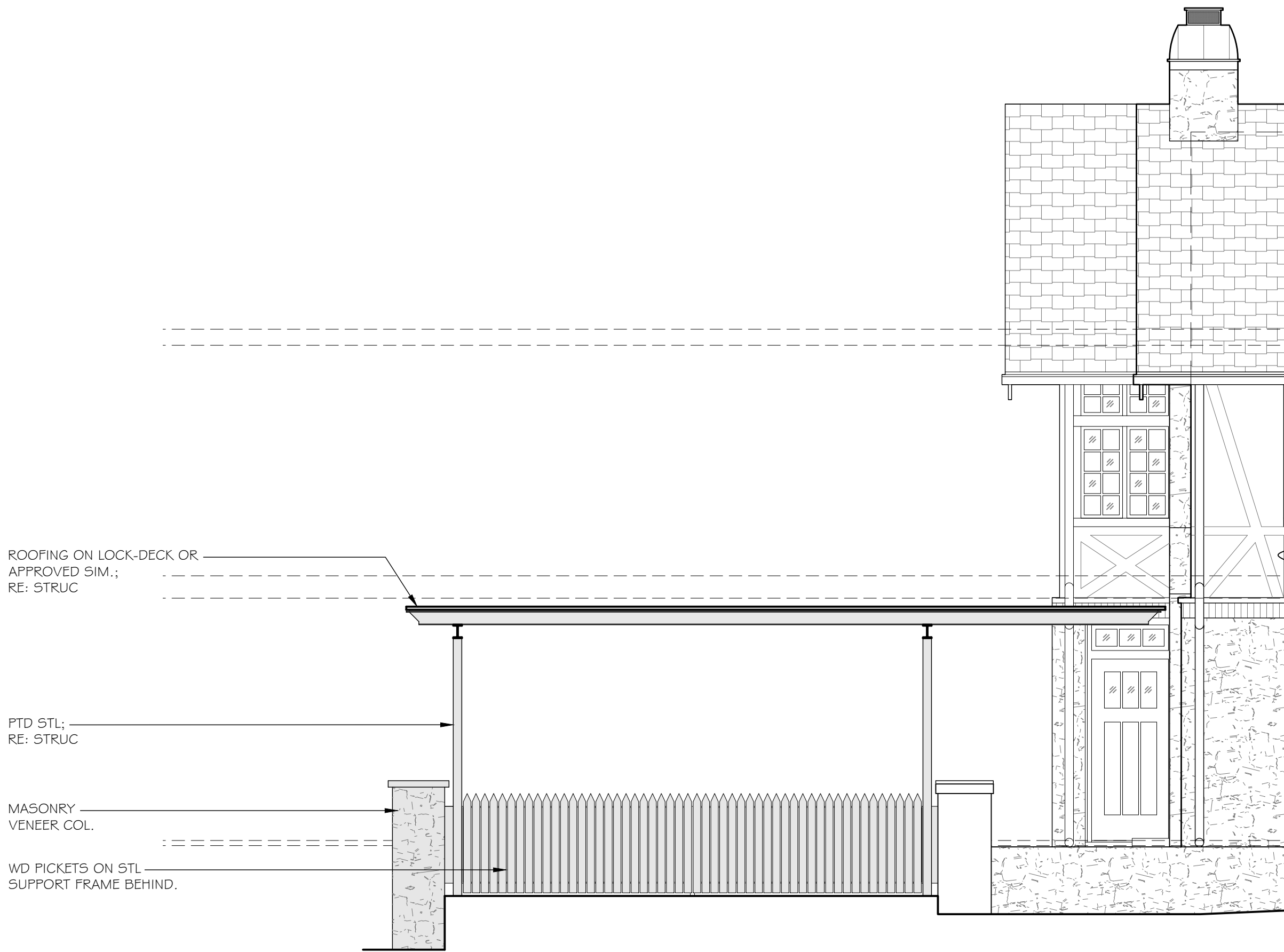
2 EAST ELEVATION (HOUSE FACING)
BUILDING 2
SCALE: 1/4" = 1'-0"

1 WEST ELEVATION (BACK FACING)
BUILDING 2
SCALE: 1/4" = 1'-0"



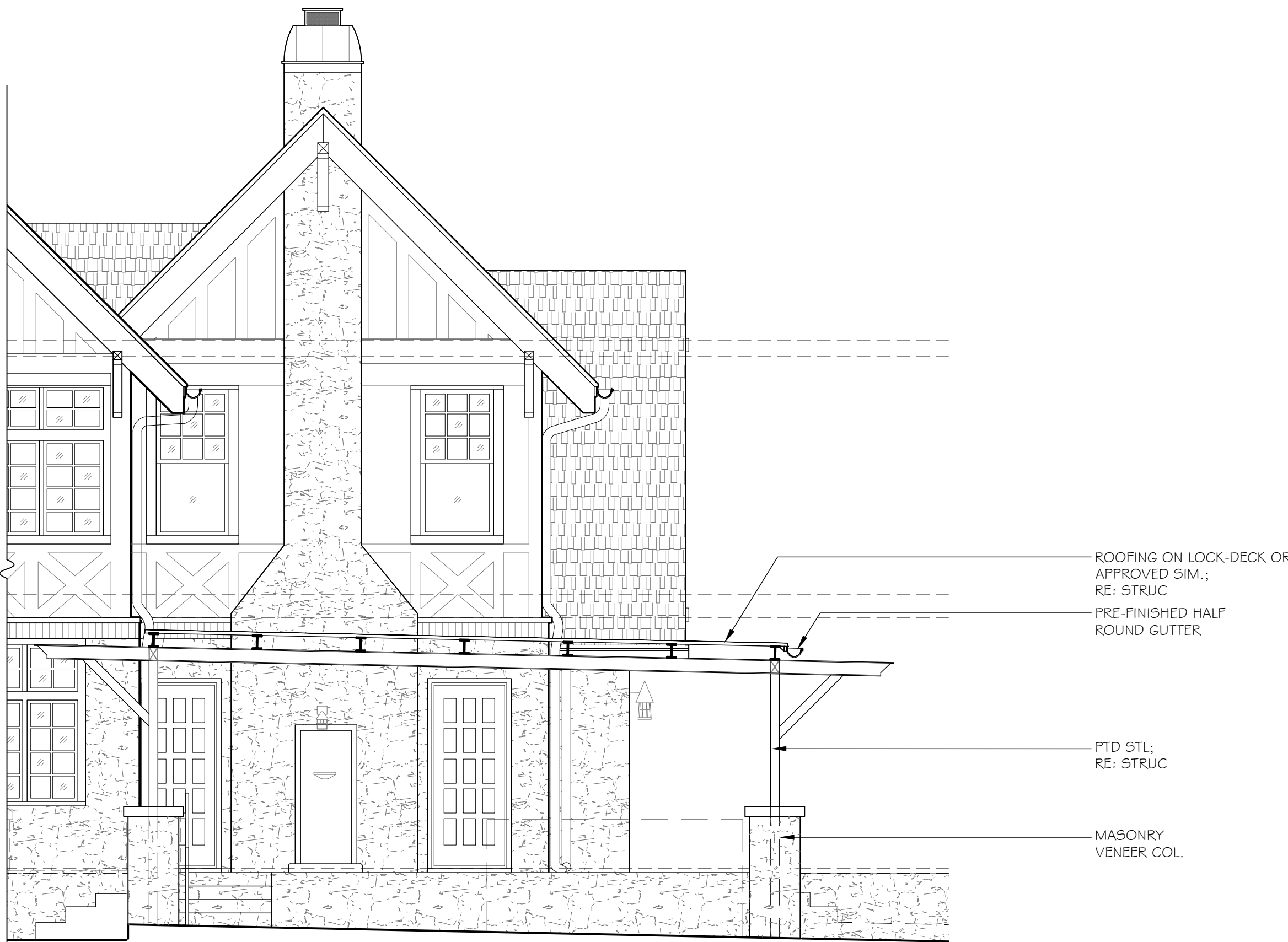
3 EAST ELEVATION (STREET FACING)
ENTRY FENCE

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



1 EAST ELEVATION (STREET FACING)
CARPORT

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



2 SOUTH ELEVATION (SIDE YARD FACING)
CARPORT

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



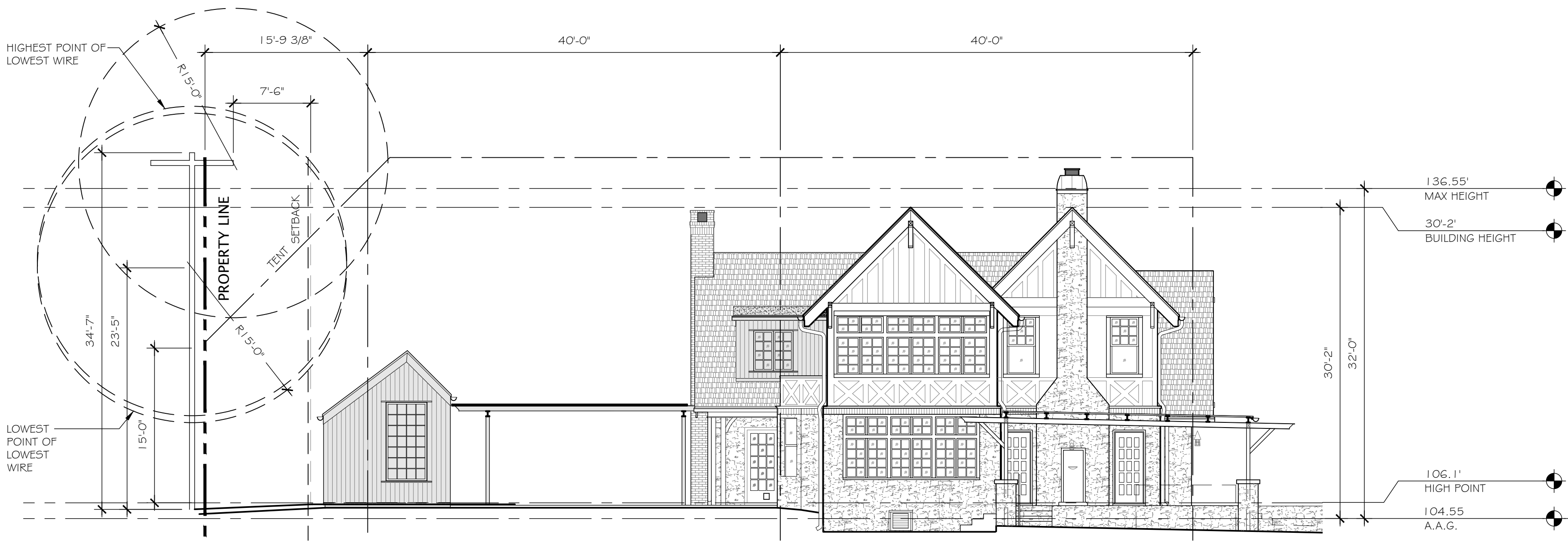
3 EAST ELEVATION (STREET FACING)

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



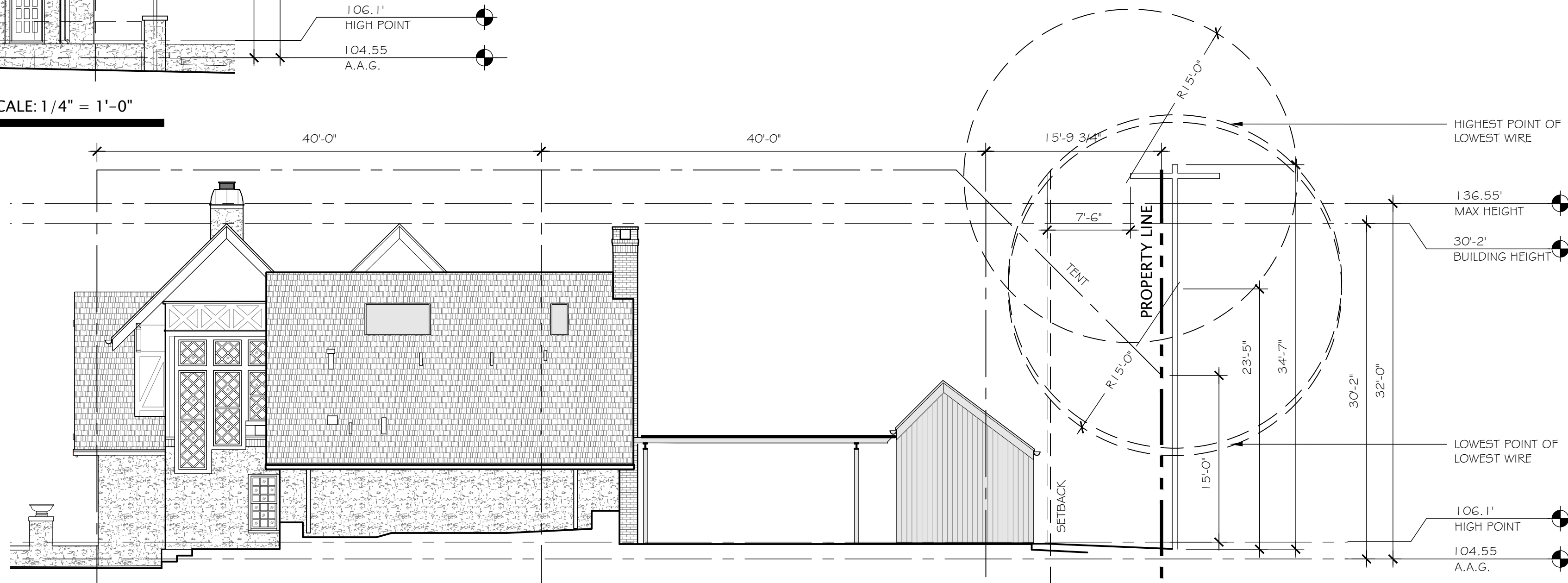
4 WEST ELEVATION (BACKYARD FACING)

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



2 SOUTH ELEVATION (SIDEYARD FACING)

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



1 NORTH ELEVATION (SIDEYARD FACING)

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