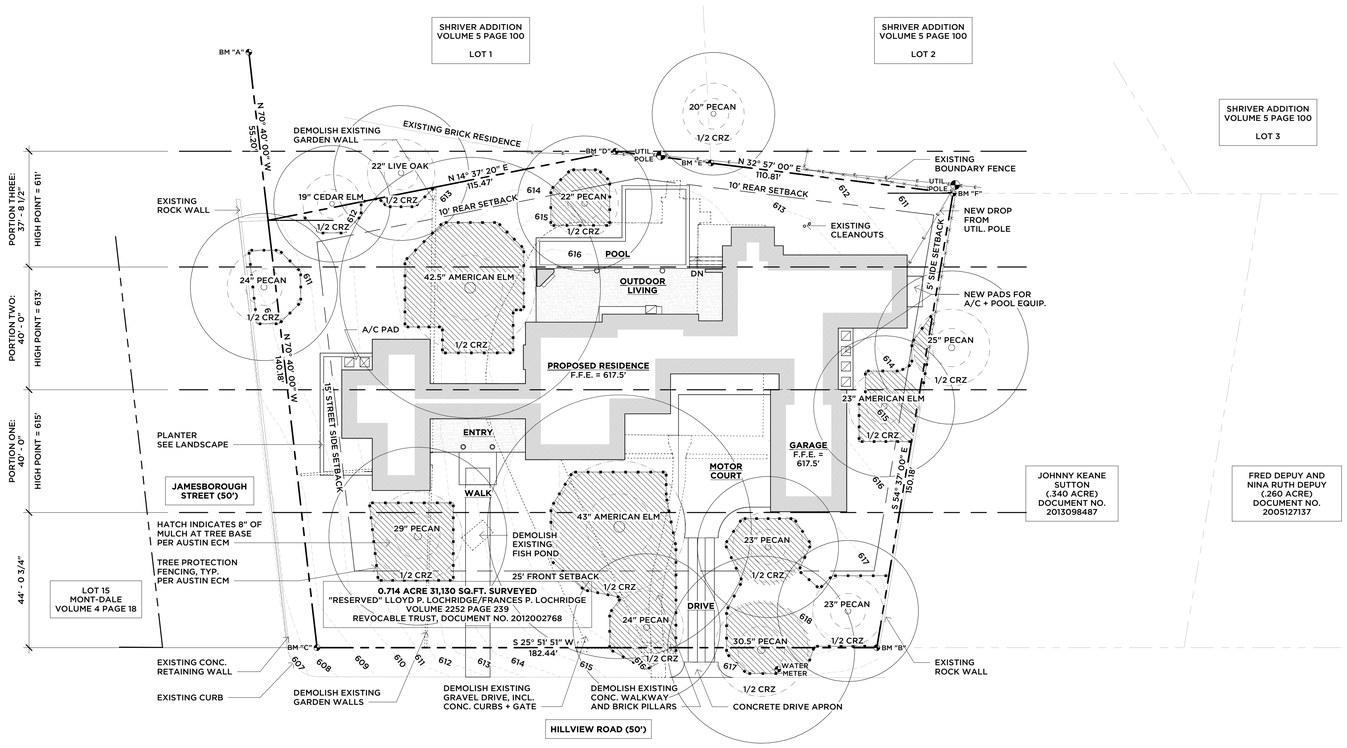


1 Site Plan
SCALE: 1" = 20'-0"

AUSTIN ENVIRONMENTAL CRITERIA MANUAL

APPENDIX P-2. CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.

2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.

3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.

4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.

5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE) , FOR NATURAL AREAS. PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:

A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;

B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;

C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;

D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.

6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:

A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;

B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED ROOT DAMAGE);

C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;

D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974-1876 TO DISCUSS ALTERNATIVES.

SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.

7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.

8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.

9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.

10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.

11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.

12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).

13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).

14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

HTTP://AUSTIN-TX.ELAWS.US/CODE/ECM_APPP-2
ACCESSED MARCH 5, 2021

LEGAL DESCRIPTION

SURVEY PLAT OF LOCATION OF TREES SITUATED ON: 0.714 ACRE OF LAND OUT OF THE DANIEL J. GILBERT SURVEY NO. 8, ABSTRACT 313, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO LLOYD P. LOCHRIDGE, JR. AND FRANCES P. LOCHRIDGE BY DEED RECORDED IN VOLUME 2252 PAGE 239 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT SHOWN AS "RESERVED" ON THE PLAT FOR SHRIVER ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 5 PAGE 100 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 3400 HILLVIEW ROAD.

BENCHMARK INFORMATION

BM "A" IRON ROD ROUND

BM "B" IRON PIPE FOUND IN CONCRETE

NOTE: ORIENTATION FOR THIS SURVEY IS BASED ON A BEARING OF N69°20'54"E BETWEEN POINTS "A" AND "B" LABELED HEREON.

BM "C": A 1/2" IRON PIPE FOUND BEARS S18°46'W 3.78'

BM "D": 3/8" ROD IN CONCRETE

BM "E": A 1/2" IRON ROD FOUND BEARS N49°41'W 0.39'

BM "F": A 1/2" IRON PIPE FOUND CALLED AS THE SOUNTHWEST CORNER OF SUTTON TRACT PER DOC 2013098487 BEARS N43°22'E 0.40'

TREE PROTECTION NOTES

1. PROVIDE MINIMUM 5' (FIVE FEET) HIGH CHAIN LINK MESH FENCING AROUND 1/2 CRITICAL ROOT ZONES AS SHOWN IN DRAWING. POSTS FOR THE FENCING SHALL BE SPACED A MAXIMUM OF 8' (EIGHT FEET APART)
2. DETERMINING CRITICAL ROOT ZONES: AS AN EXAMPLE, A TREE WITH A 20" (TWENTY INCH) DIAMETER TRUNK HAS A CRITICAL ROOT ZONE OF 20' (TWENTY FEET) AND A 1/2 CRITICAL ROOT ZONE OF 10' (TEN FEET).
3. TREES SHALL BE PROTECTED PRIOR TO ANY MOBILIZATION ON SITE.
4. NO WORK SHALL BE DONE WITHIN THE 1/2 CRITICAL ROOT ZONES OF THESE TREES, INCLUDING STAGING OR STORING OF ANY MATERIALS.
5. A CERTIFIED ARBORIST SHALL BE RETAINED BY THE GENERAL CONTRACTOR TO MONITOR THE HEALTH OF ALL TREES FOR THE ENTIRE DURATION OF CONSTRUCTION.
6. EXISTING HARDSCAPE WITHIN CRITICAL ROOTING AREAS SHALL BE REMOVED USING HAND TOOL TO MINIMIZE COMPACTION AND ROOT DISTURBANCE.
7. IF 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. AFTER CONSTRUCTION IS COMPLETED, SPREAD MULCH AROUND SITE TO LEAVE A MAX LAYER OF 3' WITHIN ROOT ZONES.

GENERAL SURVEY NOTES

PREPARED JUNE 18TH, 2021 BY HOLT CARSON, REGISTERED PROFESSIONAL LAND SURVEYOR N0. 5166

TEXAS LICENSED SURVEYING FIRM NO. 10050700

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
(512) 442-0990

GENERAL NOTES

1. SEE LANDSCAPE ARCHITECT FOR ALL GRADING, DRAINAGE, WATER RETENTION AND DRAIN INLET/OUTLET LOCATIONS.
2. NEW ELECTRICAL SERVICE TO HOUSE SHALL BE BURIED.
3. PROVIDE TREE PROTECTION INCLUDING AROUND TRUNKS AND AT 50% CRITICAL ROOT ZONES AS REQUIRED.
4. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A CERTIFIED ARBORIST TO MAINTAIN THE HEALTH OF ALL TREES DURING THE COURSE OF CONSTRUCTION.
5. VERIFY ALL HARDSCAPE INCLUDING DRIVES, PARKING AREAS, WALLS, STEPS AND WALKS WITH LANDSCAPE ARCHITECT.
6. VERIFY POOL AND SPA INCLUDING EQUIPMENT LOCATIONS WITH LANDSCAPE ARCHITECT.
7. THE CONTRACTOR IS ENCOURAGED TO HIRE A WATERPROOFING CONSULTANT TO DIRECT THE MEANS AND METHODS OF WATERPROOFING ALL PORTIONS OF THE PROJECT.

TREE SURVEY NOTES

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.
THE SPECIES OF TREES SHOWN WERE DETERMINED TO THE BEST OF (SURVEYOR'S) ABILITIES BY ON THE GROUND SURVEY CREW, NOT A CERTIFIED ARBORIST. CONSULT A CERTIFIED ARBORIST FOR FINAL DETERMINATION OF SPECIES.
NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD; HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.

SAFETY NOTES

PROVIDE SMOKE DETECTOR SYSTEM (HARDWIRED, INTERCONNECTED, BATTERY BACK-UP) AT EACH SLEEPING ROOM AND VICINITY IN ACCORDANCE WITH IRC R314.

PROVIDE CARBON MONOXIDE DETECTOR IN IMMEDIATE VICINITY OF SLEEPING ROOMS IN ACCORDANCE WITH IRC R315.

LEGEND

BUILDING FOOTPRINT
SILT FENCE
MULCH LOGS
TREE PROTECTION FENCING
WD. PERIMETER FENCE (SEE LANDSCAPE)
8" MULCH FOR TREE PROTECTION

STABILIZATION AND RE-VEGETATION NOTES

1. ALL DISTURBED AREAS TO BE RE-VEGETATED IMMEDIATELY FOLLOWING THE END OF CONSTRUCTION WITH NATIVE, DROUGHT RESISTANT GRASSES.
2. INITIATE PERMANENT STABILIZATION IMMEDIATELY ONCE WORK HAS CEASED AND FINAL GRADING COMPLETE.
3. ALL 3:1 SLOPES OR STEEPER REQUIRE SOIL RETENTION BLANKET (SRB).
4. ALL DISTURBED/BARE AREAS WILL REQUIRE ESTABLISHED PERMANENT STABILIZATION BEFORE THE NOTICE OF TERMINATION (NOT) FOR THIS PROJECT SHALL BE SUBMITTED.

IMPERVIOUS COVER

RESIDENCE:	6,038 S.F.
GARAGE:	978 S.F.
ENTRY PORCH:	338 S.F.
OUTDOOR LIVING:	985 S.F.
REAR STAIRS:	40 S.F.
POOL/SPA COPING:	174 S.F.
DRIVE/MOTOR COURT:	1,538 S.F.
WALKS/EQUIP. PADS:	700 S.F.
PLANTERS/LANDSCAPE:	455 S.F.
TOTAL LOT AREA:	31,102 S.F.
TOTAL IMPERVIOUS COVER:	11,246 S.F.
	36.16%
TOTAL ALLOWABLE IMPERVIOUS COVER (SF-3 ZONING):	45%

PROTECTED TREES AREA OF DISTURBANCE

PROPOSED CONSTRUCTION DISTURBS LESS THAN 50% OF THE FULL CRZ AREA OF ALL PROTECTED TREES ON SITE, PER CITY OF AUSTIN CODE:

VALUES MARKED WITH AN ASTERISK (*) INDICATE WHERE EXISTING (TO BE DEMOLISHED) LANDSCAPE WALLS OR WALKWAYS/DRIVEWAYS INTERSECT THE CRZ. THESE EXISTING HARDSCAPE FEATURES ARE SHALLOW CONSTRUCTION AND HAVE NOT PREVENTED HEALTHY STRUCTURAL ROOTS FROM GROWING BENEATH THEM. AFTER DEMOLITION OF THESE HARDSCAPE FEATURES (AS INDICATED ON SITE PLAN), THE LOCATION OF HEALTHY STRUCTURAL ROOTS OF IMPACTED TREES CAN BE VERIFIED WITH THE CITY ARBORIST ON-SITE, IF REQUESTED.

	TOTAL CRZ	EXISTING DISTURBANCE	PROPOSED DISTURBANCE
25" PECAN	1,963 S.F.	29 S.F. (1.4%)	157 S.F. (8.0%)
23" AMERICAN ELM	1,662 S.F.	297 S.F. (17.9%)	625 S.F. (37.6%)
23" PECAN (NEAR GARAGE)	1,662 S.F.	0 S.F. (0%)	440 S.F. (26.5%)
23" PECAN (EAST CORNER OF LOT)	1,662 S.F.	300 S.F. (18.1%)	300 S.F. (18.1%)
30.5" PECAN	2,992 S.F.	985 S.F. (32.9%) *	1,414 S.F. (43.3%) *
24" PECAN (BTW. DRIVE AND WALK)	1,810 S.F.	189 S.F. (10.4%) *	482 S.F. (26.6%) *
43" AMERICAN ELM	5,809 S.F.	512 S.F. (8.8%) *	1,965 S.F. (33.8%) *
29" PECAN	2,642 S.F.	138 S.F. (5.2%) *	758 S.F. (28.7%) *
24" PECAN (WEST CORNER OF LOT)	1,810 S.F.	633 S.F. (35.0%)	633 S.F. (35.0%)
19" CEDAR ELM	1,134 S.F.	0 S.F. (0%)	0 S.F. (0%)
22" LIVE OAK	1,521 S.F.	181 S.F. (11.9%)	181 S.F. (11.9%)
42.5" AMERICAN ELM	5,675 S.F.	12 S.F. (0.2%) *	1,618 S.F. (28.9%) *
22" PECAN	1,521 S.F.	0 S.F. (0%) *	438 S.F. (28.8%) *
20" PECAN	1,257 S.F.	0 S.F. (0%)	0 S.F. (0%)

FIRE SAFETY NOTES

BUILDER SHALL PROVIDE A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED, AND TESTED IN ACCORDANCE WITH NFPA 13D PER SECTION 903.2.8.1 OF THE CITY OF AUSTIN FIRE CODE.
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 IRC P2904 ENDORSEMENT ON THEIR LICENSE. 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.

CURRENTLY ADOPTED CODES

1. INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS - 2021 EDITION
2. INTERNATIONAL ENERGY CONSERVATION CODE - 2021 EDITION
3. UNIFORM MECHANICAL CODE - 2021 EDITION
4. INTERNATIONAL FIRE CODE - 2021 EDITION, AS MODIFIED BY CITY OF AUSTIN
5. INTERNATIONAL FUEL GAS CODE - 2021 EDITION
6. NATIONAL ELECTRIC CODE - 2020 EDITION
7. UNIFORM PLUMBING CODE - 2021 EDITION, OR AS ADOPTED BY THE SERVICE PROVIDER
8. INTERNATIONAL EXISTING BUILDING CODE - 2021 EDITION
9. INTERNATIONAL PROPERTY MAINTENANCE CODE - 2021 EDITION

N

Site Plan
SCALE: 1" = 20'-0"

Issue	Date

Notes

The Contractor is responsible for confirming and correcting dimensions at the job site; the means, methods, techniques, sequences, or procedures of construction; and for safety precautions in connection with the Project.

SAM BURCH
ARCHITECT

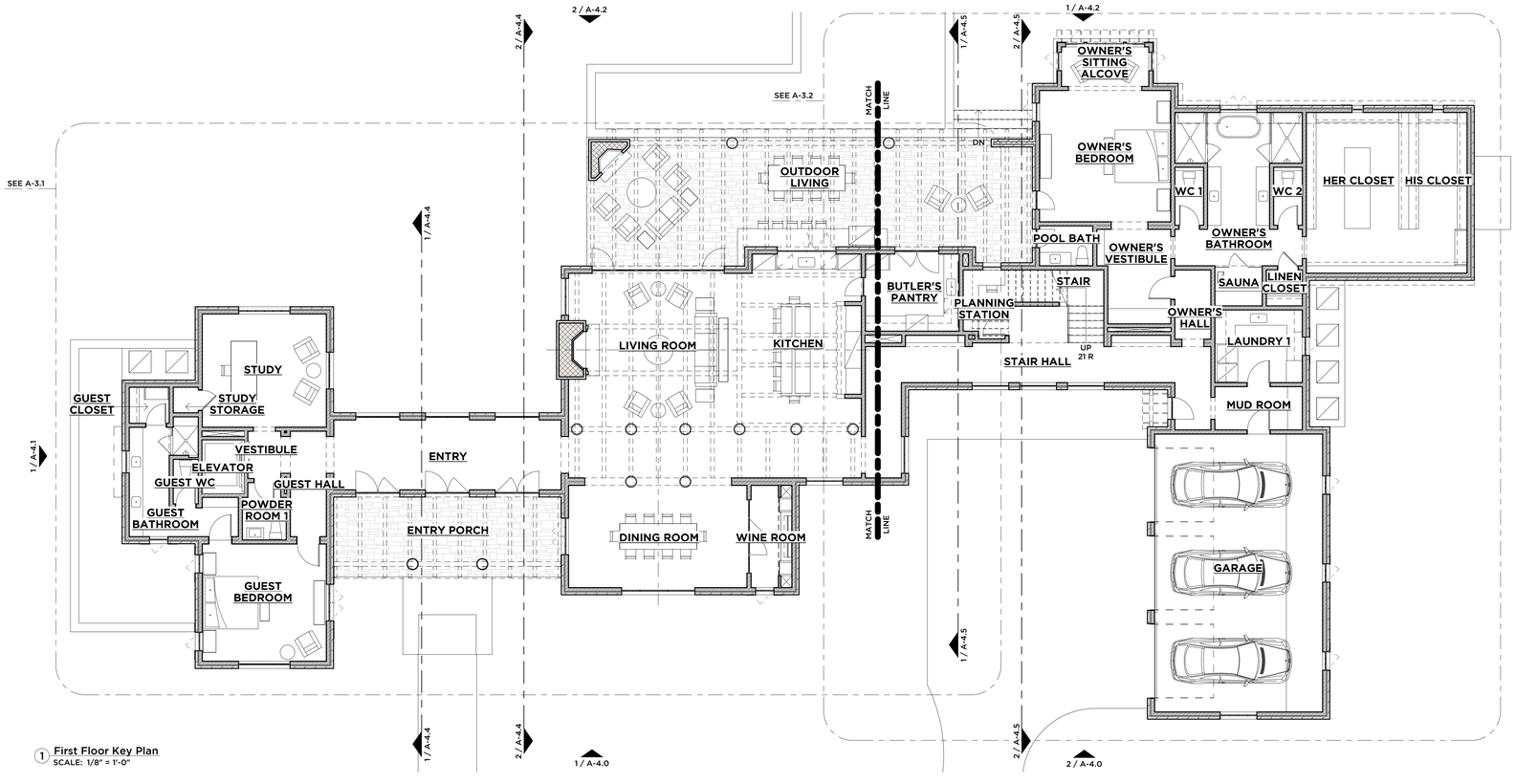
PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

3400 Hillview Residence
3400 Hillview Road
Austin, Texas 78703

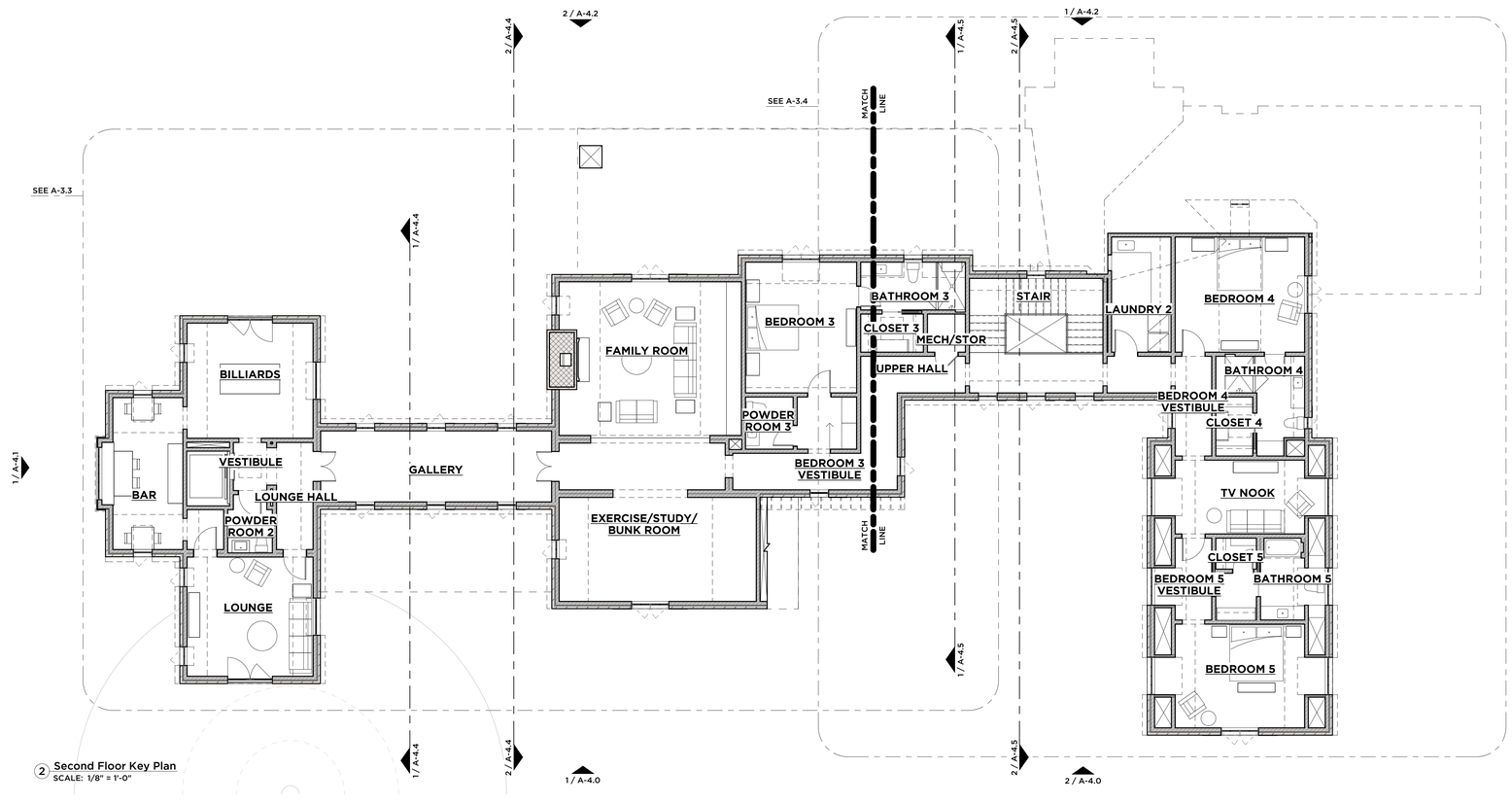
Preliminary Design

Site Plan

Issue Date 03/30/2022
Scale 1" = 20'-0"
A-2.0



1 First Floor Key Plan
SCALE: 1/8" = 1'-0"



2 Second Floor Key Plan
SCALE: 1/8" = 1'-0"

Issue	Date

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SAM BURCH
ARCHITECT

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

3400 Hillview Residence
3400 Hillview Road
Austin, Texas 78703

Preliminary Design

Key Plans

Issue Date	
03/30/2022	A-3.0
Scale 1/8" = 1'-0"	

N

Key Plans
SCALE: 1/8" = 1'-0"

WALL LEGEND

- NEW FRAMING WALLS (2x6)
- NEW FRAMING WALLS (2x4)
- NEW MASONRY WALLS
- NEW CMU WALLS

AREA CALCULATIONS

FIRST FLOOR:	5,697 S.F.
SECOND FLOOR:	5,178 S.F.
TOTAL CONDITIONED:	10,875 S.F.
ENTRY PORCH:	415 S.F.
OUTDOOR LIVING:	1,024 S.F.
GARAGE/STORAGE:	931 S.F.
TOTAL UNCONDITIONED:	2,370 S.F.
TOTAL UNDER ROOF:	13,245 S.F.

SAFETY NOTES

PROVIDE SMOKE DETECTOR SYSTEM (HARDWIRED, INTERCONNECTED, BATTERY BACK-UP) AT EACH SLEEPING ROOM AND VICINITY IN ACCORDANCE WITH IRC R314.

PROVIDE CARBON MONOXIDE DETECTOR IN IMMEDIATE VICINITY OF SLEEPING ROOMS IN ACCORDANCE WITH IRC R315.

VISITABILITY CODE NOTES

POWDER ROOM DOOR MUST HAVE A MINIMUM CLEAR OPENING WIDTH OF 30".

INSTALL 2x6 OR LARGER NOMINAL WOOD BLOCKING FLUSH WITH STUD EDGES OF POWDER ROOM WALLS. CENTERLINE OF BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY.

FIRE PROTECTION NOTES

A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE NFPA 13D OR THE 2012 IRC P2904 STANDARDS WILL BE INSTALLED IN THIS PROPERTY.

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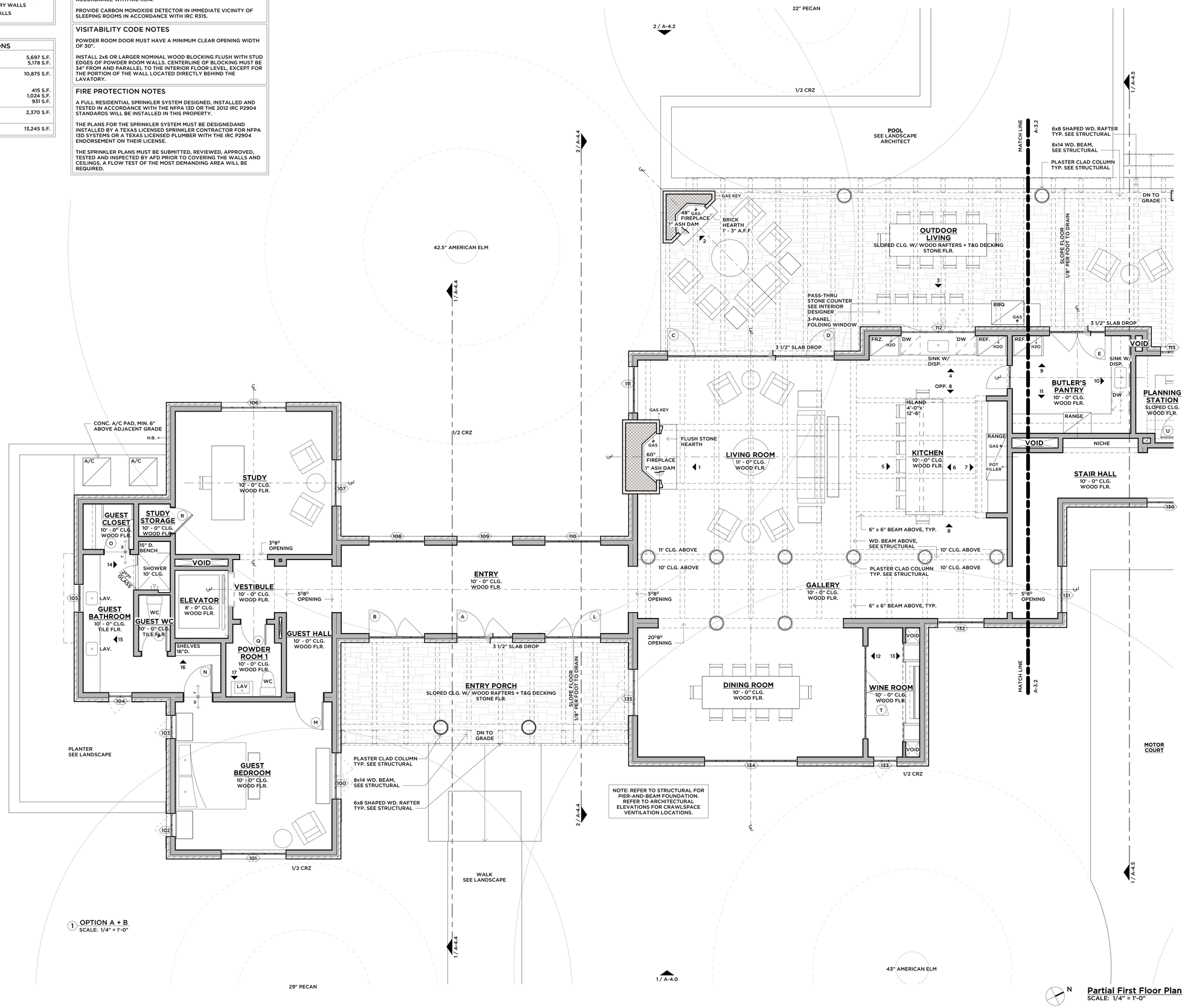

1 OPTION A + B
SCALE: 1/4" = 1'-0"

Partial First Floor Plan
SCALE: 1/4" = 1'-0"

NOTE: REFER TO STRUCTURAL FOR PIER-AND-BEAM FOUNDATION. REFER TO ARCHITECTURAL ELEVATIONS FOR CRAWLSPACE VENTILATION LOCATIONS.

Issue	Date

Notes

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SAM BURCH
ARCHITECT

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

3400 Hillview Residence
3400 Hillview Road
Austin, Texas 78703

Preliminary Design

Partial First Floor Plan

Issue Date 03/30/2022	A-3.1
Scale 1/4" = 1'-0"	

WALL LEGEND

- NEW FRAMING WALLS (2x6)
- NEW FRAMING WALLS (2x4)
- NEW MASONRY WALLS
- NEW CMU WALLS

AREA CALCULATIONS

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GARAGE/STORAGE:	931 S.F.
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SAFETY NOTES

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PROVIDE CARBON MONOXIDE DETECTOR IN IMMEDIATE VICINITY OF SLEEPING ROOMS IN ACCORDANCE WITH IRC R315.

VISITABILITY CODE NOTES

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FIRE PROTECTION NOTES

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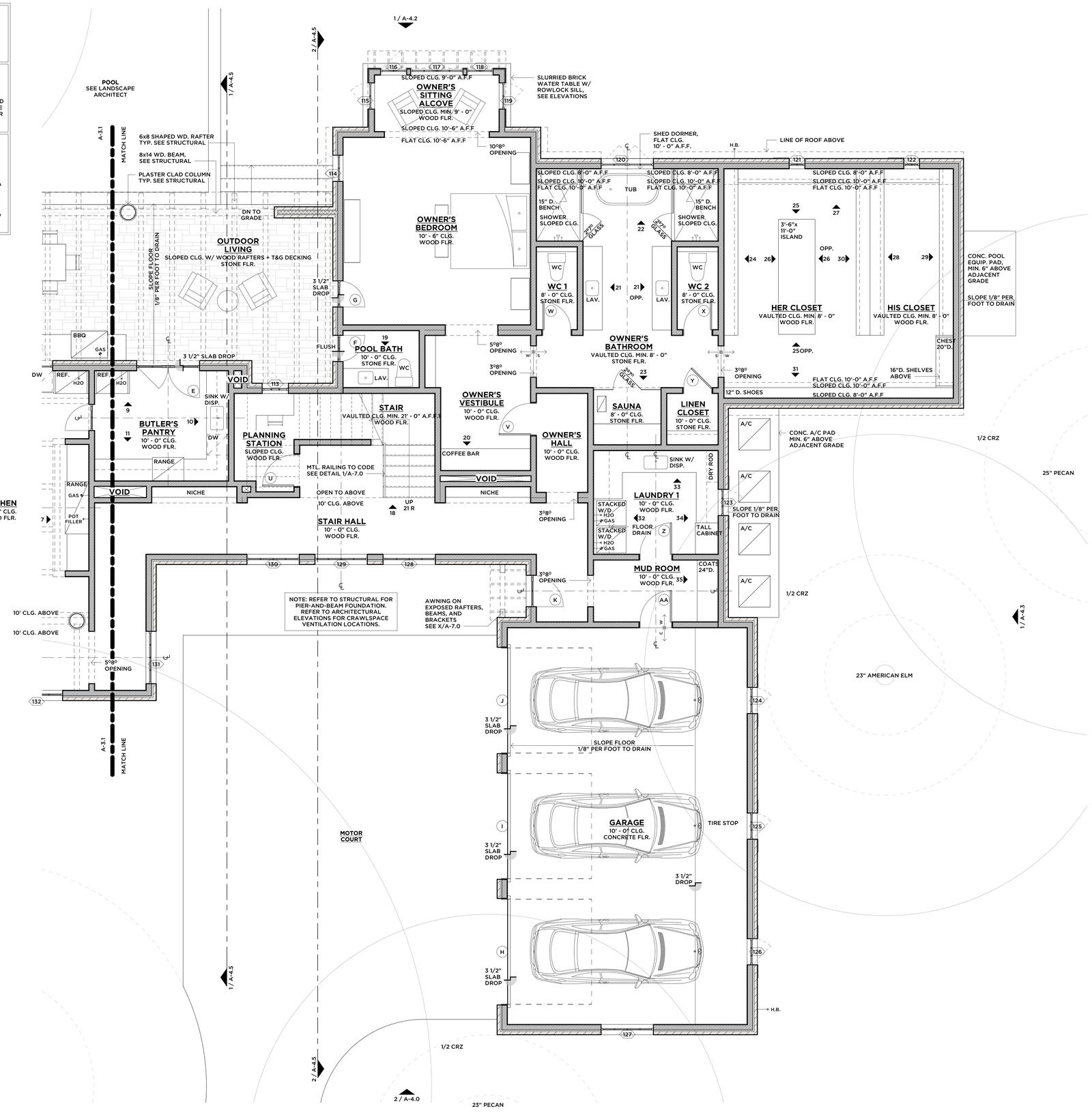

Issue	Date

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3400 Hillview Residence
3400 Hillview Road
Austin, Texas 78703

Preliminary Design

Partial First Floor Plan

Issue Date 03/30/2022	A-3.2
Scale 1/4" = 1'-0"	

N

Partial First Floor Plan
SCALE: 1/4" = 1'-0"

WALL LEGEND

- NEW FRAMING WALLS (2x6)
- NEW FRAMING WALLS (2x4)
- NEW MASONRY WALLS
- NEW CMU WALLS

AREA CALCULATIONS

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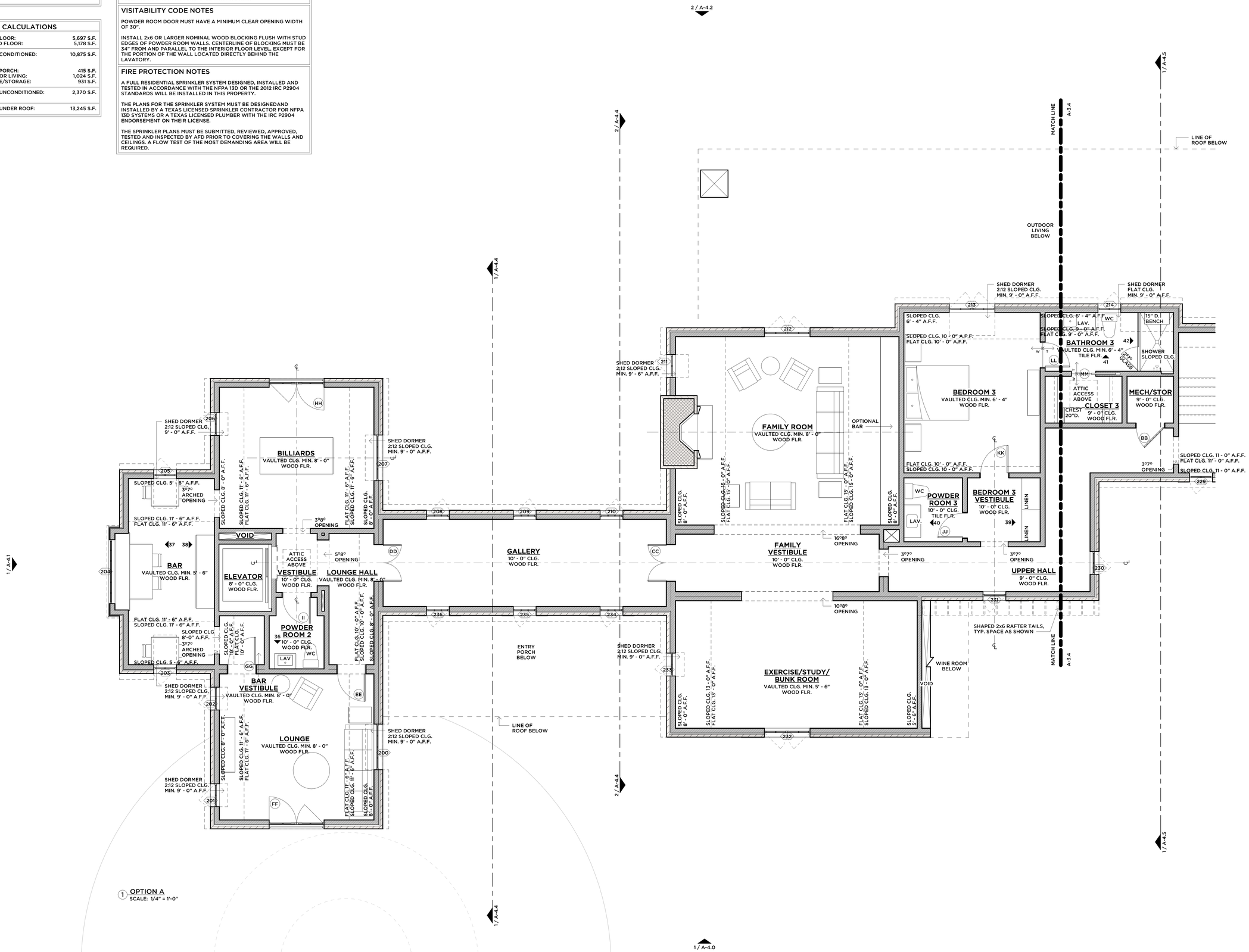

1 OPTION A
SCALE: 1/4" = 1'-0"

N

Partial Second Floor Plan
SCALE: 1/4" = 1'-0"

Issue	Date

Notes

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SAM BURCH
ARCHITECT

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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

3400 Hillview Residence
3400 Hillview Road
Austin, Texas 78703

Preliminary Design

Partial Second Floor Plan

Issue Date	
03/30/2022	A-3.3
Scale 1/4" = 1'-0"	

WALL LEGEND

- NEW FRAMING WALLS (2x6)
- NEW FRAMING WALLS (2x4)
- NEW MASONRY WALLS
- NEW CMU WALLS

AREA CALCULATIONS

FIRST FLOOR:	5,697 S.F.
SECOND FLOOR:	5,178 S.F.
TOTAL CONDITIONED:	10,875 S.F.
ENTRY PORCH:	415 S.F.
OUTDOOR LIVING:	1,024 S.F.
GARAGE/STORAGE:	931 S.F.
TOTAL UNCONDITIONED:	2,370 S.F.
TOTAL UNDER ROOF:	13,245 S.F.

SAFETY NOTES

PROVIDE SMOKE DETECTOR SYSTEM (HARDWIRED, INTERCONNECTED, BATTERY BACK-UP) AT EACH SLEEPING ROOM AND VICINITY IN ACCORDANCE WITH IRC R314.

PROVIDE CARBON MONOXIDE DETECTOR IN IMMEDIATE VICINITY OF SLEEPING ROOMS IN ACCORDANCE WITH IRC R315.

VISITABILITY CODE NOTES

POWDER ROOM DOOR MUST HAVE A MINIMUM CLEAR OPENING WIDTH OF 30".

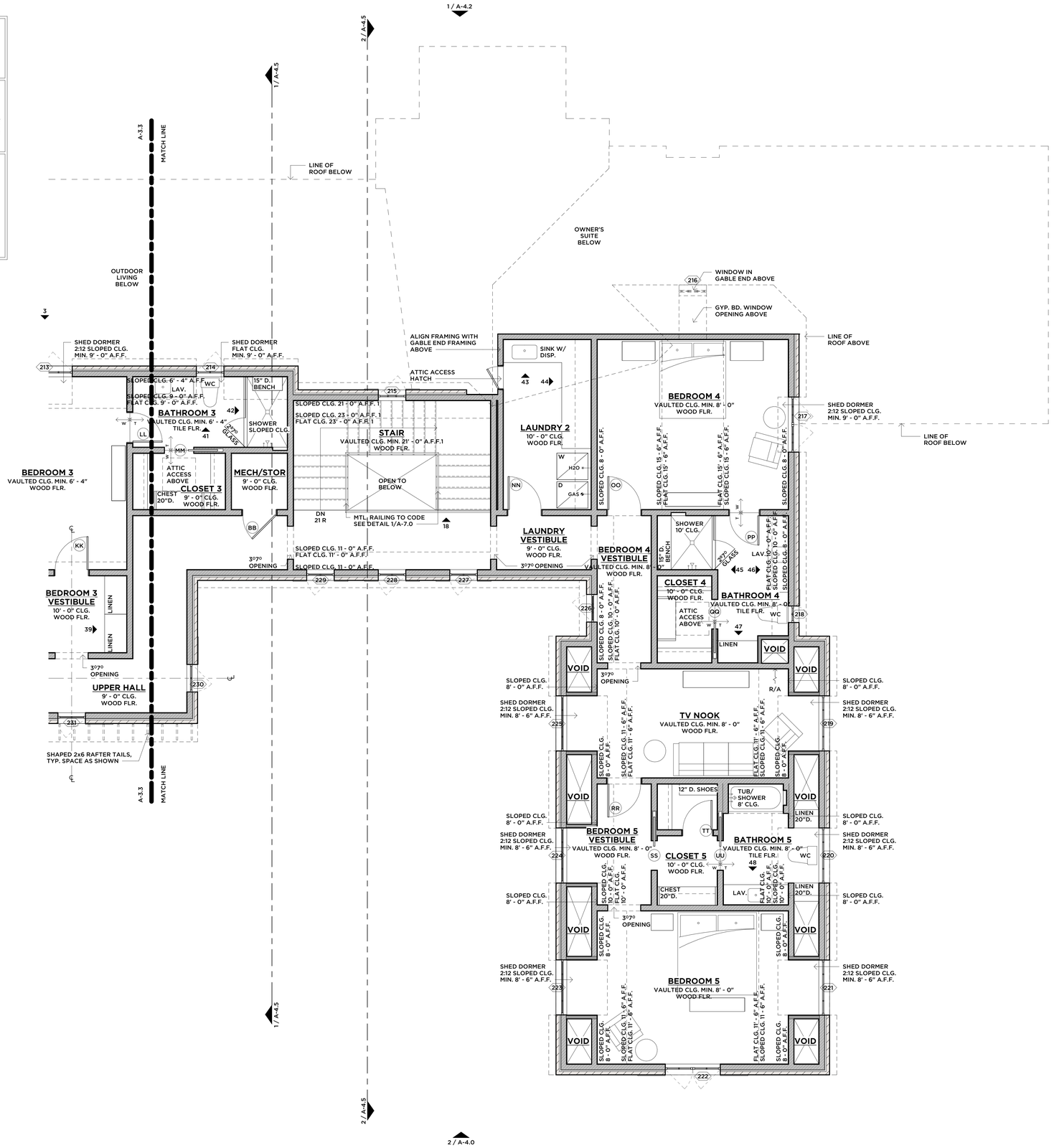
INSTALL 2x6 OR LARGER NOMINAL WOOD BLOCKING FLUSH WITH STUD EDGES OF POWDER ROOM WALLS. CENTERLINE OF BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY.

FIRE PROTECTION NOTES

A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE NFPA 13D OR THE 2012 IRC P2904 STANDARDS WILL BE INSTALLED IN THIS PROPERTY.

THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNEDAND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR NFPA 13D SYSTEMS OR A TEXAS LICENSED PLUMBER WITH THE IRC P2904 ENDORSEMENT ON THEIR LICENSE.

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.



Issue	Date

Notes

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ARCHITECT

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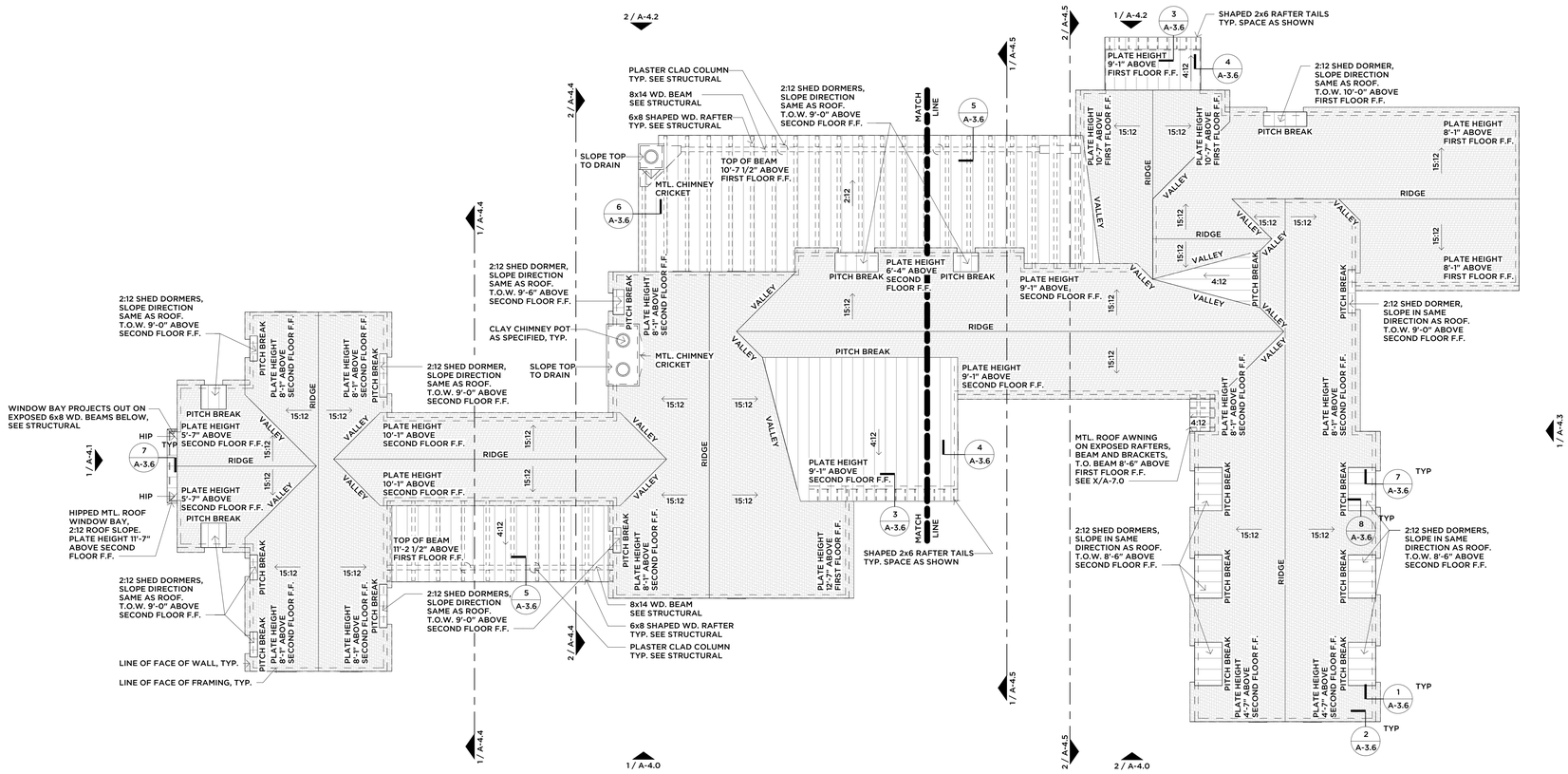
Partial Second Floor Plan

Issue Date 03/30/2022	A-3.4
Scale 1/4" = 1'-0"	

Partial Second Floor Plan
SCALE: 1/4" = 1'-0"



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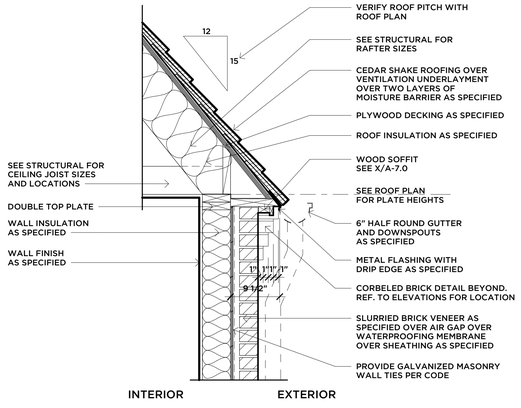
Roof Plans

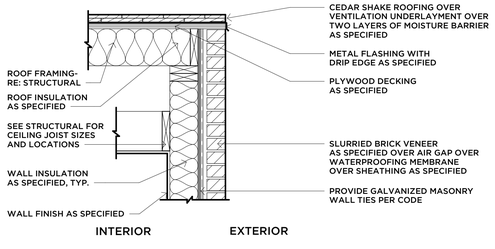
Issue Date	A-3.5
03/30/2022	
Scale 1/8" = 1'-0"	

N

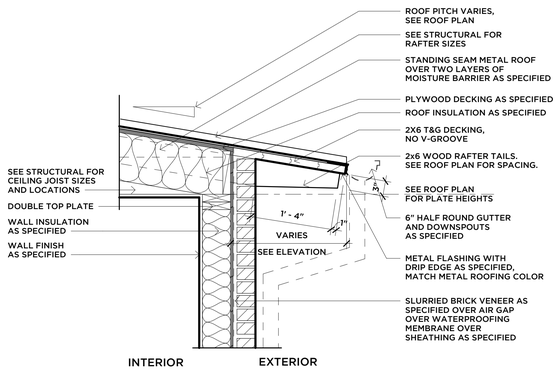
Roof Plans
SCALE: 1/8" = 1'-0"



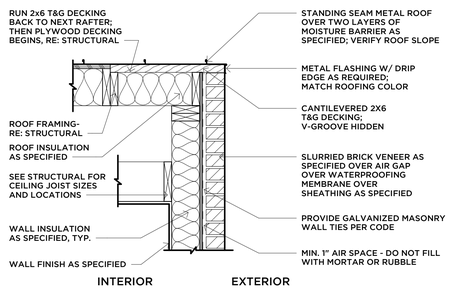
1 TYPICAL EAVE
SCALE: 1" = 1'-0"



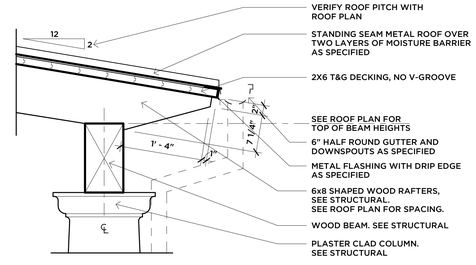
2 TYPICAL RAKE
SCALE: 1" = 1'-0"



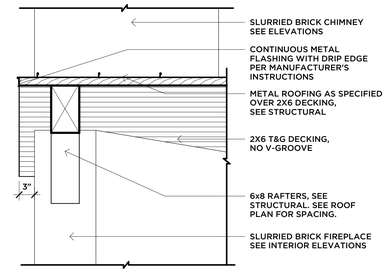
3 EAVE @ LOW SLOPE ROOF
SCALE: 1" = 1'-0"



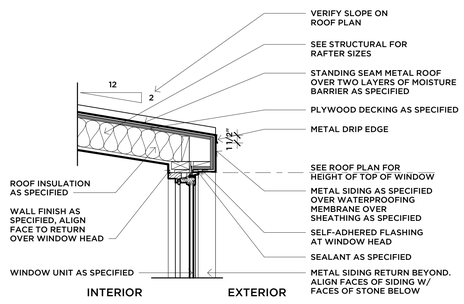
4 RAKE @ LOW SLOPE ROOF
SCALE: 1" = 1'-0"



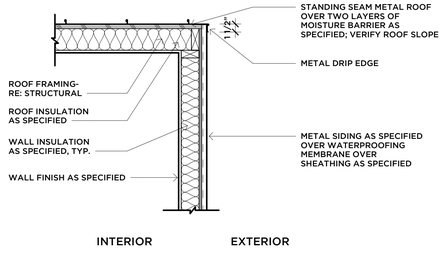
5 EAVE @ OUTDOOR LIVING
SCALE: 1" = 1'-0"



6 RAKE @ OUTDOOR LIVING
SCALE: 1" = 1'-0"



7 EAVE @ DORMERS
SCALE: 1" = 1'-0"



8 RAKE @ DORMERS
SCALE: 1" = 1'-0"

Issue	Date

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Roof Details

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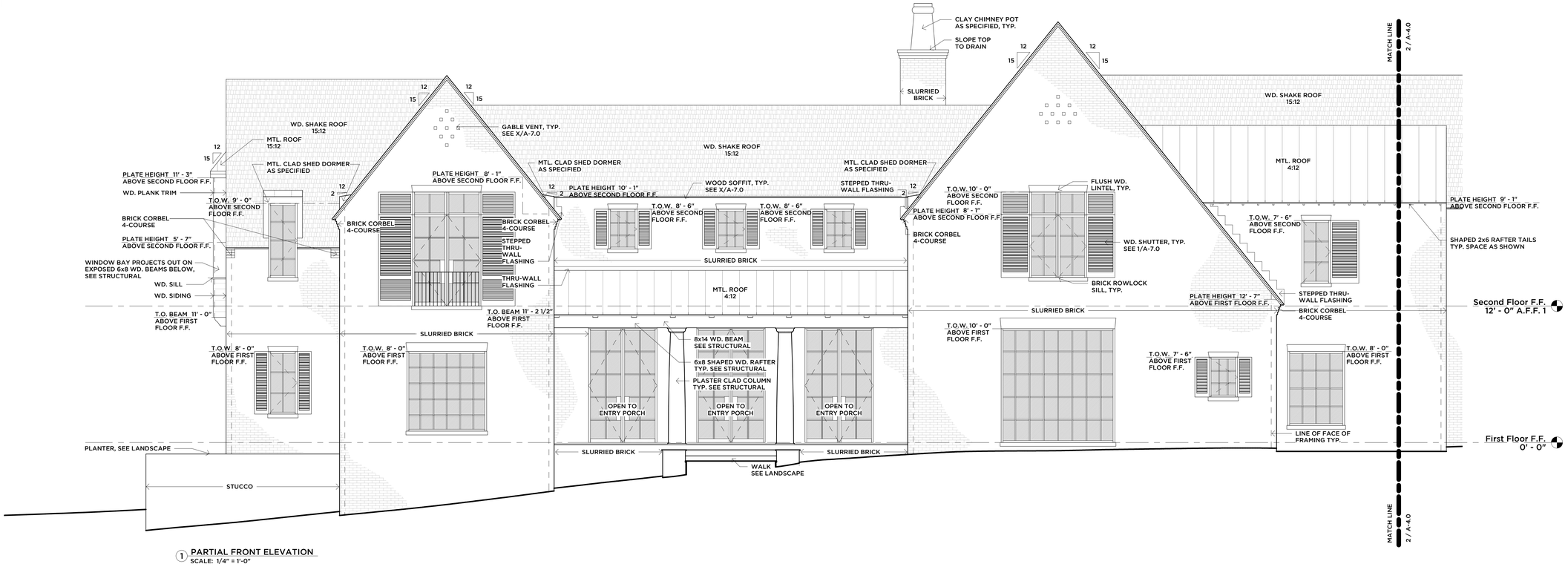
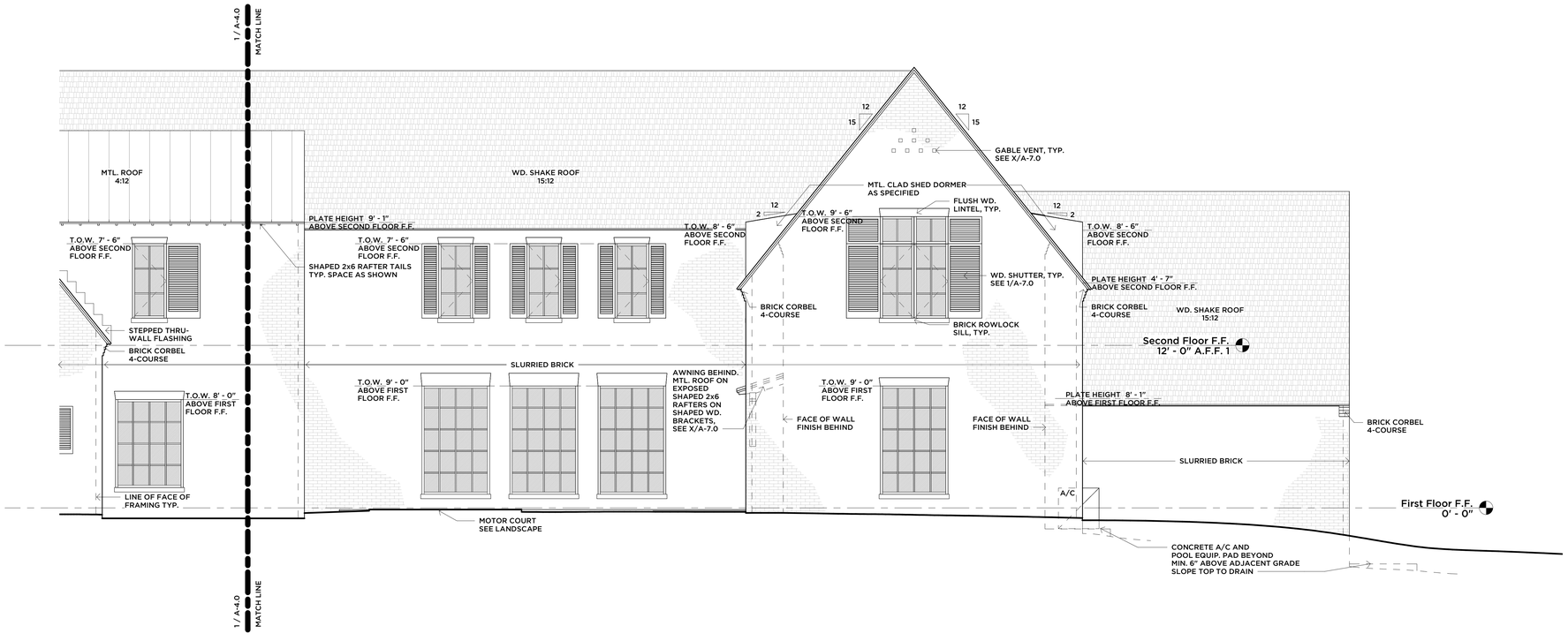
Scale 1" = 1'-0"	

Roof Details
SCALE: 1" = 1'-0"



1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 PARTIAL FRONT ELEVATION
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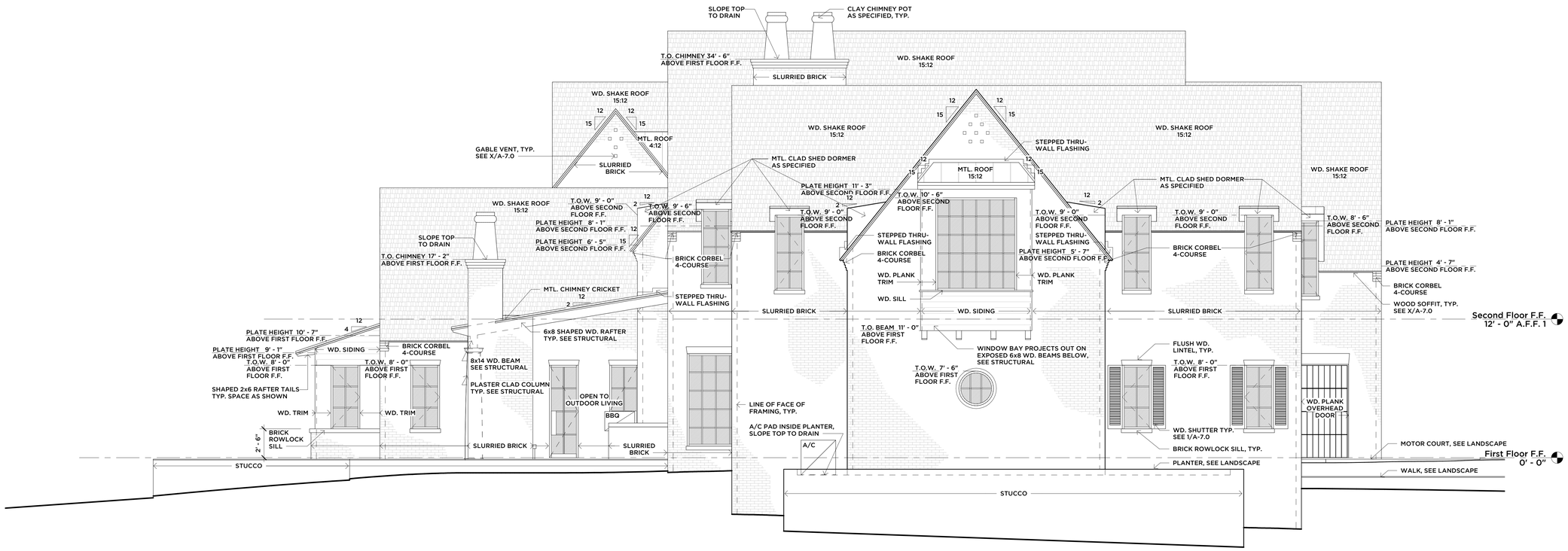
Exterior Elevations

Issue Date	A-4.0
03/30/2022	
Scale 1/4" = 1'-0"	

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



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

Issue	Date

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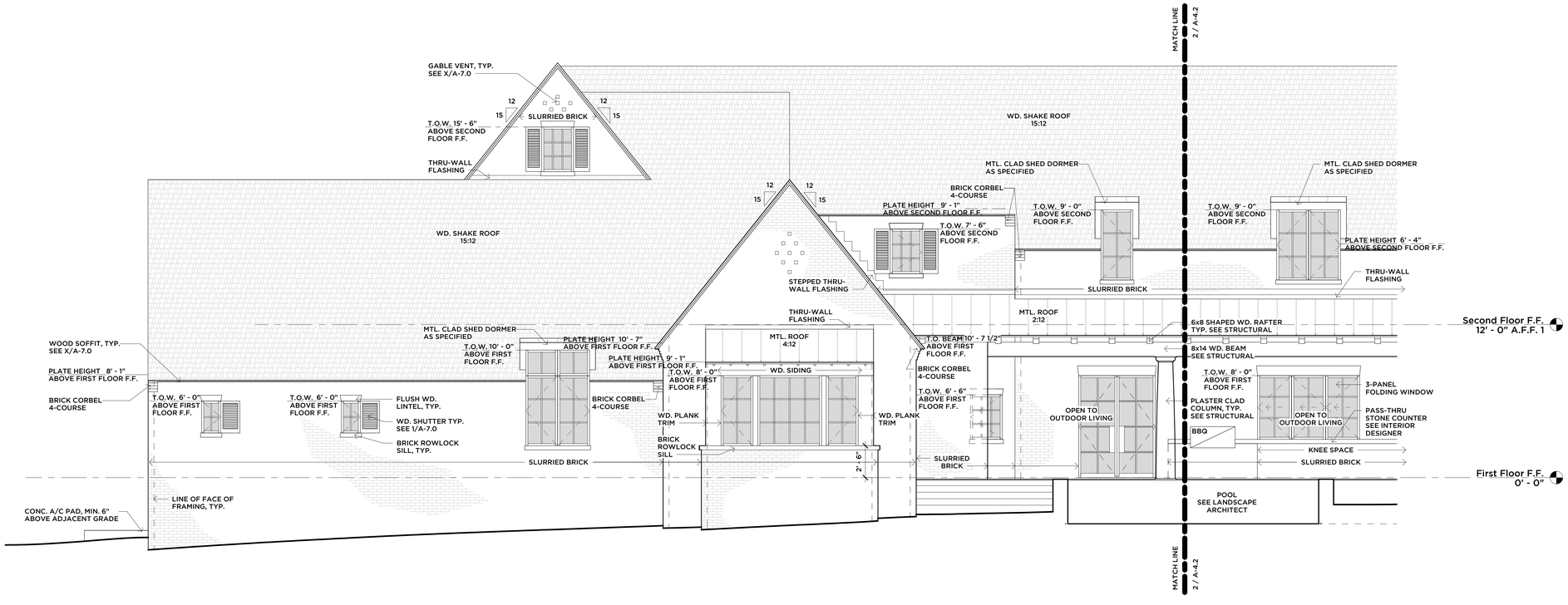
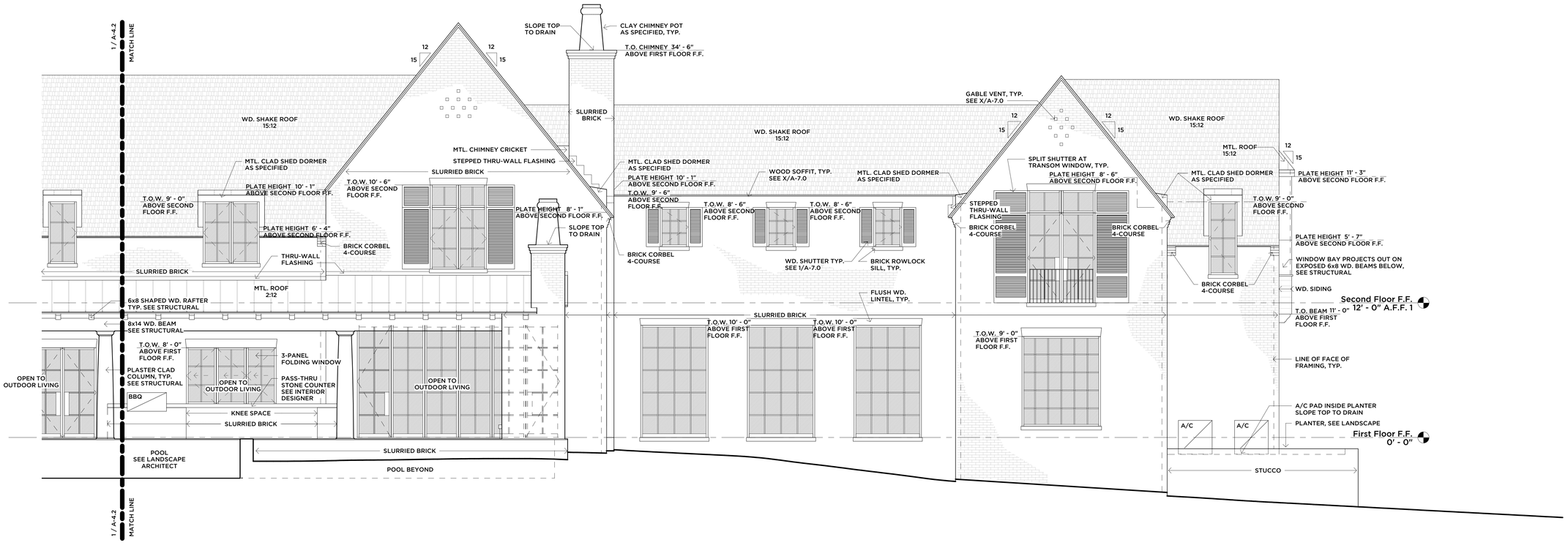
Exterior Elevations

Issue Date	A-4.1
03/30/2022	
Scale 1/4" = 1'-0"	

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



1 PARTIAL REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 PARTIAL REAR ELEVATION
SCALE: 1/4" = 1'-0"

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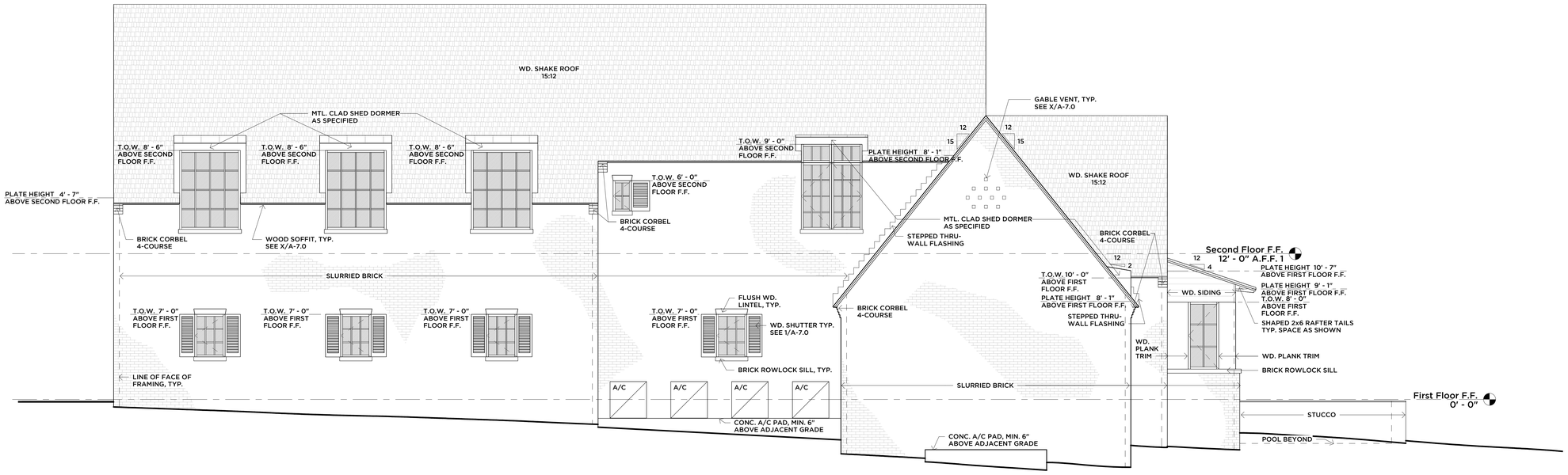
Exterior Elevations

Issue Date	
03/30/2022	A-4.2
Scale 1/4" = 1'-0"	

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



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

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Exterior Elevations

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Exterior Elevations
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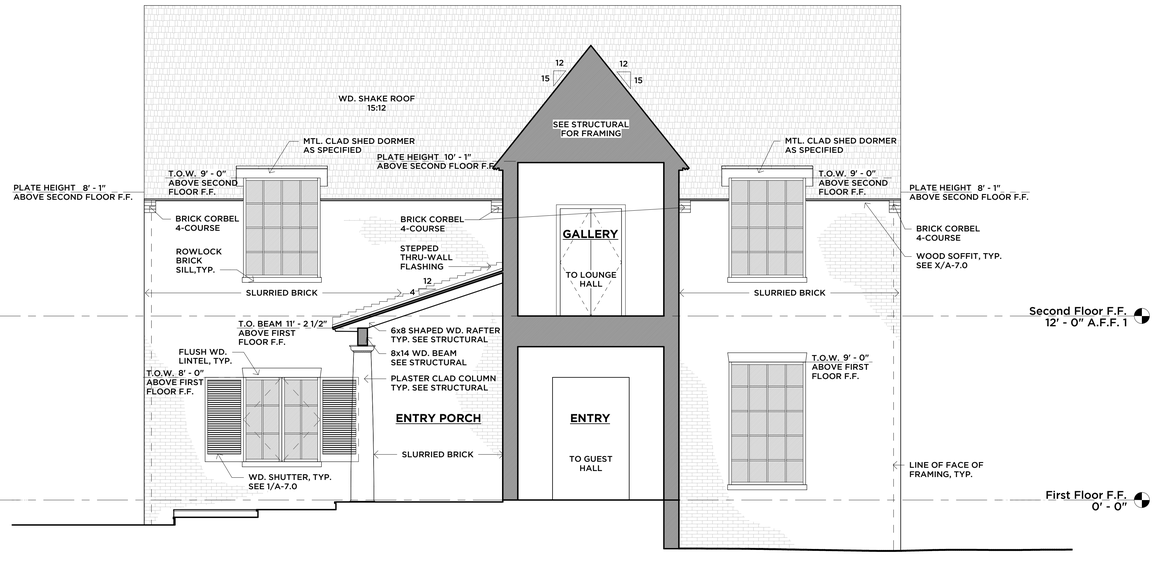
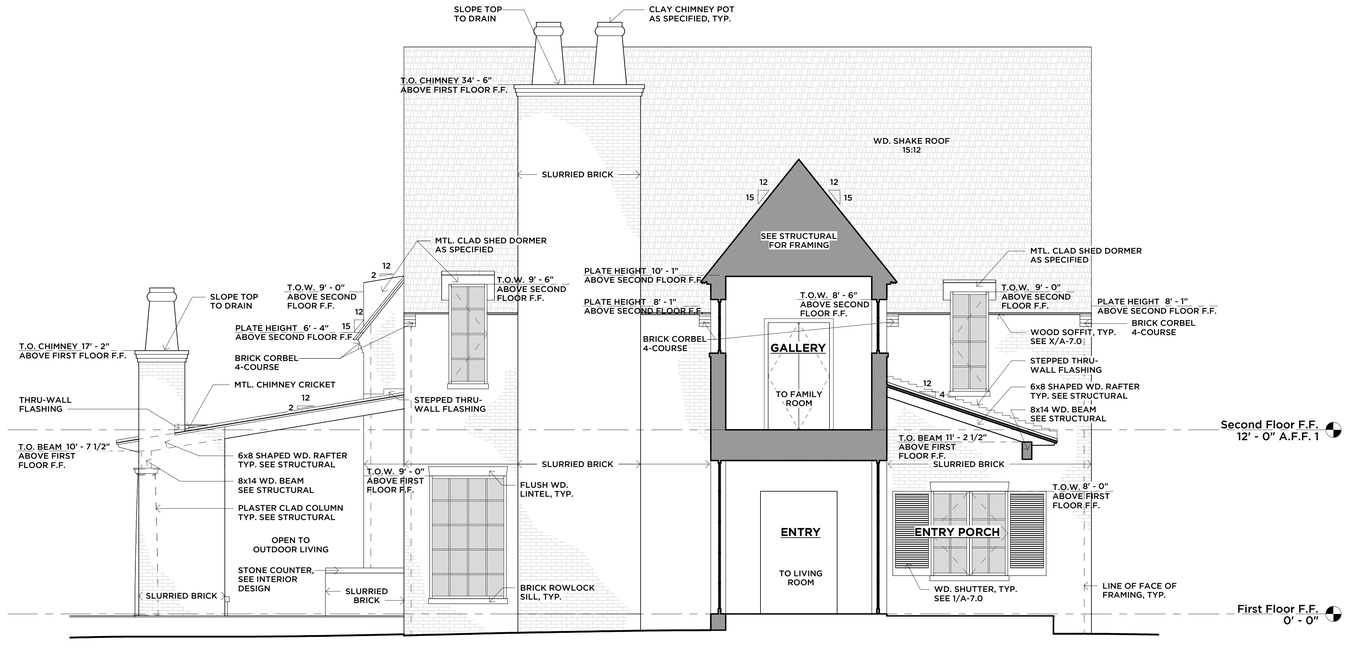


1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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Building Sections

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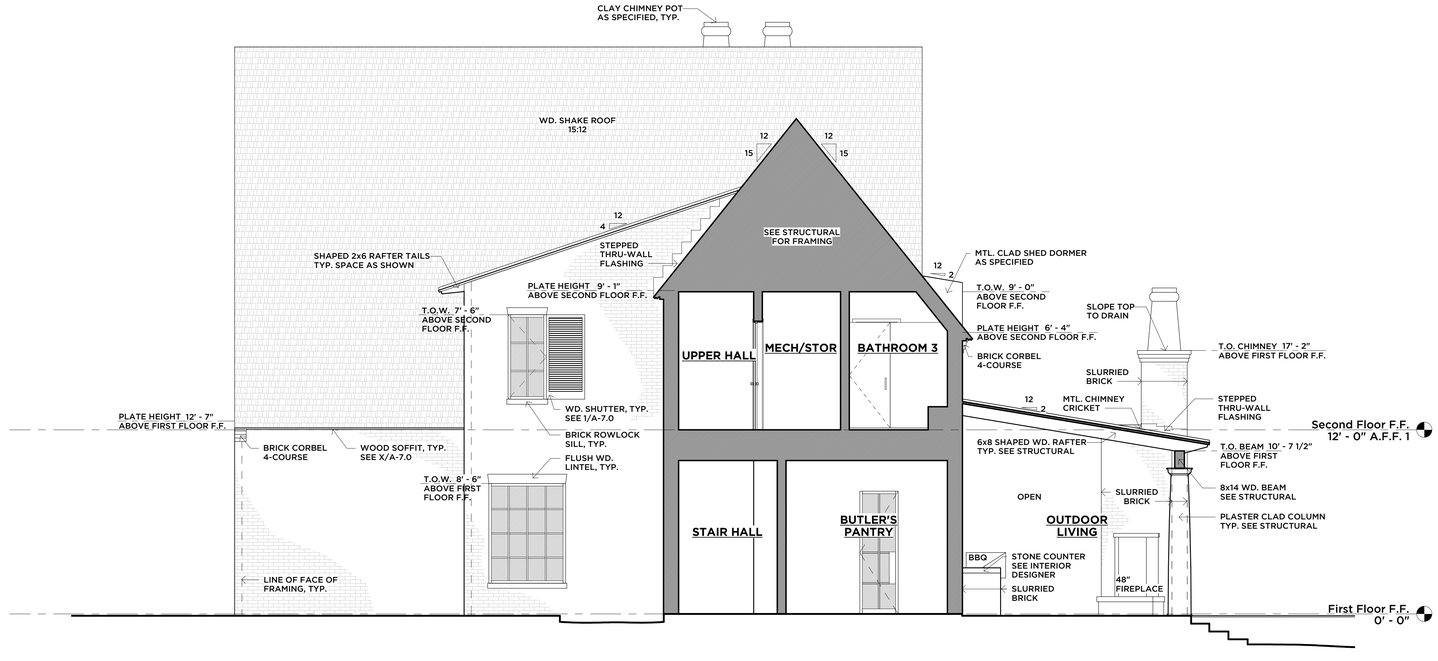
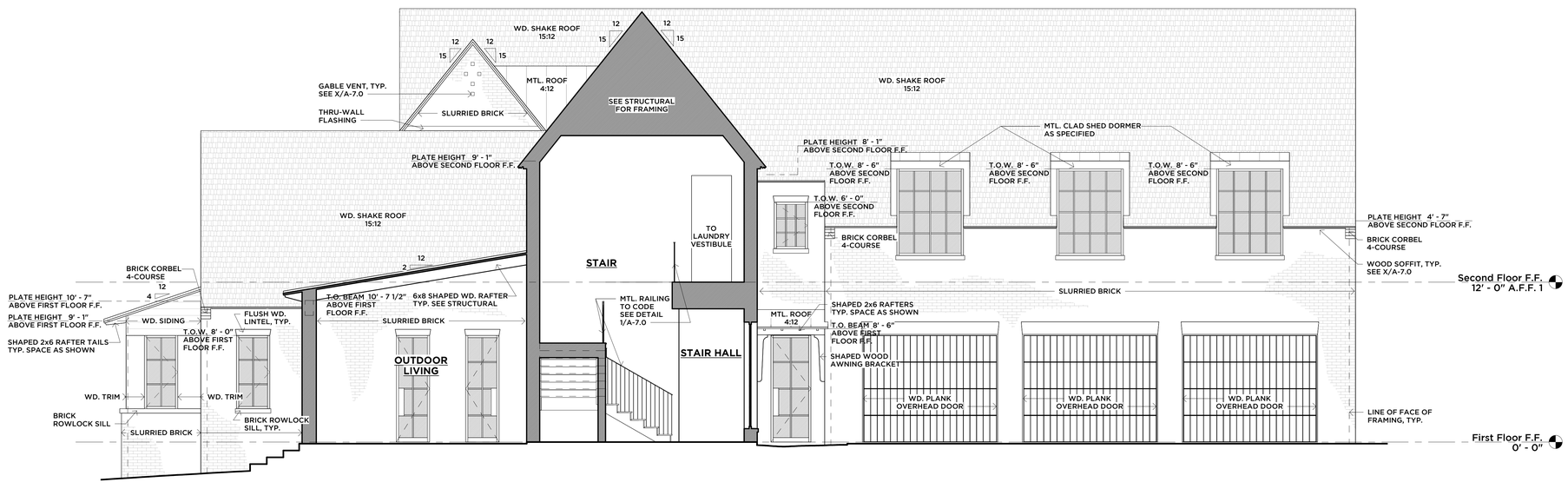
Scale 1/4" = 1'-0"	

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



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



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Building Sections

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