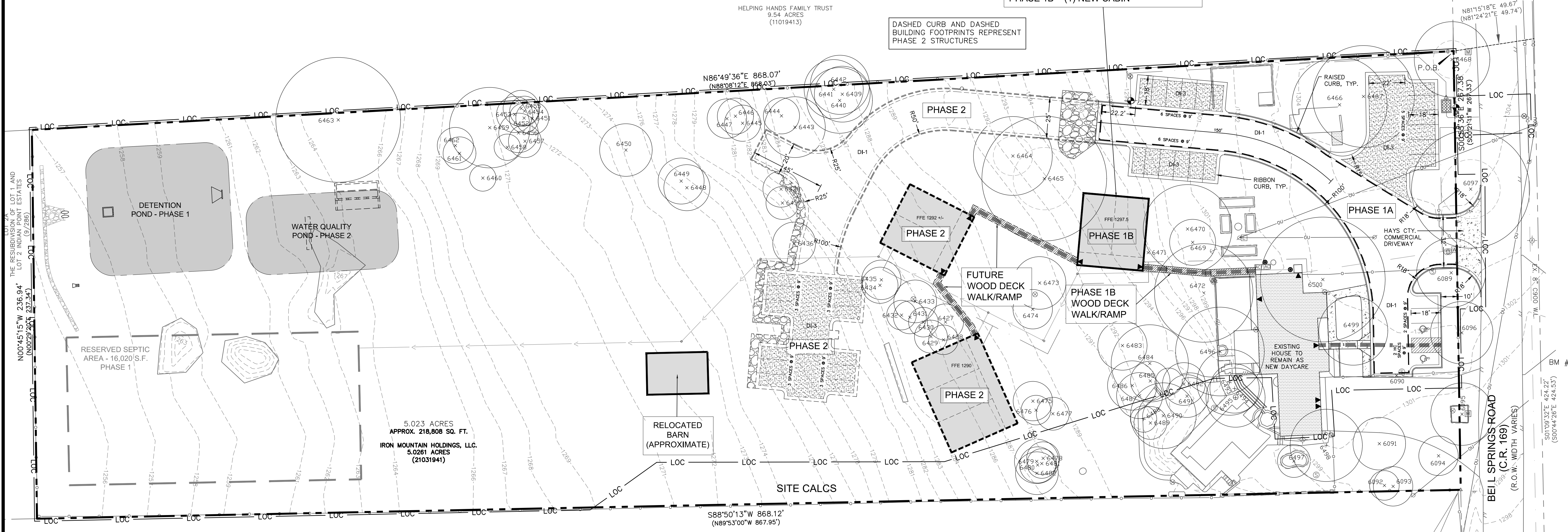


SCALE: 1" = 30'  
SCALE IN FEET



NO.	DATE	DESCRIPTION



PHASING NOTES:  
PHASE 1A = EXISTING HOUSE + PARKING  
PHASE 1B = (1) NEW CABIN

DASHED CURB AND DASHED  
BUILDING FOOTPRINTS REPRESENT  
PHASE 2 STRUCTURES

- SITE NOTES:**
- PAVING SURFACE TO BE A MIXTURE OF ASPHALT AND GRAVEL. SEE CONSTRUCTION DETAILS.
  - FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF OR DAMAGE TO UTILITIES.
  - COORDINATE ALL CONSTRUCTION IN PRIVATE RIGHT-OF-WAY WITH OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
  - ALL DEMOLISHED MATERIALS ARE TO BE MOVED TO AN OFF-SITE LOCATION BY DEMOLITION CONTRACTOR.
  - THERE ARE NO OTHER STRUCTURES OR BUILDINGS WITHIN 50' OF THE LIMITS OF CONSTRUCTION OTHER THAN THOSE SHOWN.
  - ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING GUTTER RED. STENCIL THE WORDS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35' INTERVALS ALONG THE CURB OR PAVEMENT AS NOTED ON THE SITE PLAN.
  - GUARDRAILS ARE REQUIRED ON ALL STRUCTURES WHERE THE VERTICAL GRADE DIFFERENCE IS GREATER THAN 30 INCHES ACCORDING TO THE UNIFORM BUILDING CODE. REFER TO ARCHITECTURAL PLANS FOR GUARDRAIL DESIGN AND LAYOUT.

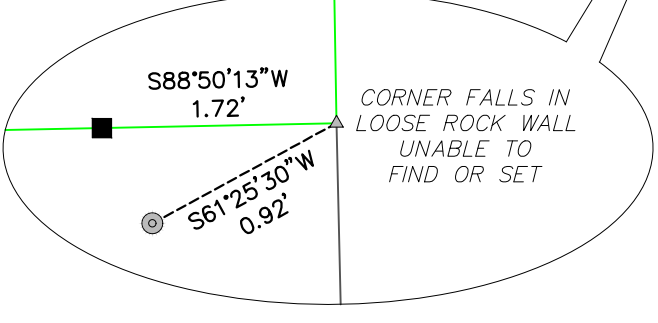
- ACCESSIBILITY NOTES:**
- WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON A SITE, AT LEAST ONE ACCESSIBLE ROUTE MUST BE PROVIDED BETWEEN ACCESSIBLE ELEMENTS, FACILITIES AND BUILDINGS.
  - EVERY ACCESSIBLE PARKING SPACE MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
  - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
  - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT.
  - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20.
  - DETECTABLE WARNINGS FOR CURB RAMPS SHALL FOLLOW TDLR TECHNICAL MEMORANDUM TM 08-01 AND HAVE TEXTURES CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN., A HEIGHT OF NOMINAL 0.2 IN. AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 IN. AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT OR DARK, OR DARK ON LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
  - ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH SLOPE NOT EXCEEDING 1:50.
  - ACCESSIBLE PARKING SPACES MUST BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE BUILDING ENTRANCE. IN FACILITIES WITH MULTIPLE ACCESSIBLE BUILDING ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES MUST BE DISPersed AND LOCATED NEAR THE ACCESSIBLE ENTRANCES.
  - EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED" OR EQUIVALENT LANGUAGE, CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSERVED BY A VEHICLE PARKED IN THE SPACE. SEE SIGN DETAIL ON CONSTRUCTION DETAILS SHEET.
  - AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE MUST BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS MUST INDICATE THE DIRECTION TO AN ACCESSIBLE BUILDING ENTRANCE.
  - THE CONTRACTOR SHALL VERIFY ALL GRADES CONCERNING ACCESSIBLE ROUTES AND WALKWAYS PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL CONTACT THE ENGINEER 48 HOURS PRIOR TO CONCRETE PLACEMENT ON ALL ACCESSIBLE ROUTES AND WALKWAYS IN ORDER TO VERIFY FORM PLACEMENT, SLOPES AND GRADES.
  - APPROVAL OF THESE PLANS BY THE CITY OF DRIPPING SPRINGS INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

**SITE TABULATION**

LIMITS OF CONSTRUCTION	4.637 ACRES =	201,968 S.F.	
SITE AREA	5.023 ACRES =	218,808 S.F.	
IMPERVIOUS COVER ALLOWABLE	1.758 ACRES =	78,583 S.F.	35%
EXISTING BUILDING		4,531 S.F.	
PARKING, DRIVES & WALKS		9,960 S.F.	
		14,491 S.F.	6.62%
PROPOSED PHASE 1 BUILDING		5,976 S.F.	
FLATWORK/DECKING		5,388 S.F.	
PAVEMENT		10,608 S.F.	
GRAVEL		7,263 S.F.	
		29,233 S.F.	13.36%
PROPOSED PHASE 2 BUILDING		4,400 S.F.	
FLATWORK/DECKING		481 S.F.	
PAVEMENT		7,823 S.F.	
GRAVEL		3,382 S.F.	
		16,086 S.F.	7.35%
PROPOSED AFTER PHASE 2 COMPLETION BUILDING		10,376 S.F.	
FLATWORK/DECKING		5,867 S.F.	
PAVEMENT		18,431 S.F.	
GRAVEL		10,845 S.F.	
		45,319 S.F.	20.71%
PARKING SUMMARY			
REQUIRED PARKING			
N/A	RATIO		SPACES
	N/A		
PROVIDED PARKING			
STANDARD SPACES	PH. 1	PH. 2	TOTAL
	19	12	31
HANDICAP SPACES	2	0	2
			33 SPACES

**LEGEND**

— LOC —	LIMITS OF CONSTRUCTION
— FIRELANE STRIPING —	FIRELANE STRIPING
— ACCESSIBLE ROUTE (SEE NOTES) —	ACCESSIBLE ROUTE (SEE NOTES)
▶ BUILDING ENTRANCES	BUILDING ENTRANCES
▶ PAVEMENT TYPE (SEE CONST. DETAILS)	PAVEMENT TYPE (SEE CONST. DETAILS)



ELISE M. WOOD  
49.96 ACRES  
(05020773)

5.023 ACRES  
APPROX. 218,808 SQ. FT.  
IRON MOUNTAIN HOLDINGS, LLC.  
5.0261 ACRES  
(21031941)

THE RESUBDIVISION OF LOT 1 AND  
LOT 2 INDIAN POINT ESTATES  
(9/2/85)  
N00°45'15"W 236.94'  
(N00°29'24\"/>

HELPING HANDS FAMILY TRUST  
9.54 ACRES  
(11019413)

N81°15'18"E 49.67'  
N81°24'21"E 49.74'

N86°49'36"E 868.07'  
N88°08'12"E 868.03'

S88°50'13"W 868.12'  
N89°53'00"W 867.95'

BM #1

501°09'32"E 424.22'  
S00°44'26"E 424.53'

BEIL SPRINGS ROAD  
(C.R. 169)  
(R.O.W. WIDTH VARIES)

500°00'00"W 300.00'

500°00'00"W 300.00'

500°00'00"W 300.00'

500°00'00"W 300.00'

500°00'00"W 300.00'

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