

1 SITE PLAN
1" = 10'-0"

SCARDINO PLAY HOUSE

1203 NEWNING

AUSTIN, TEXAS 78704

ARCHITECT: CLAYTON&LITTLE ARCHITECTS
1001 EAST 8TH STREET
AUSTIN, TEXAS 78702
CONTACT: KEN JOHNSON, ASSOC. AIA
KEN@CLAYTONANDLITTLE.COM
PHONE: (512) 477.1727
FAX: (512) 477.9876

OWNER INFORMATION

DANIEL AND GRETCHEN SCARDINO
1203 NEWNING
AUSTIN, TX 78704

LEGAL DESCRIPTION

BLOCK 49, FAIRVIEW PARK, AS RECORDED IN BOOK 1,
PAGE 46, TRAVIS COUNTY PLAT RECORDS, TRAVIS
COUNTY, TEXAS.

SYMBOL LEGEND

X
XXXX

X
XXXX

X

XXX

X
XXXX

X

X

ELEVATION SYMBOL

SECTION SYMBOL

PARTITION TYPE SYMBOL

Room name

ROOM NAME & NUMBER SYMBOL

DOOR NUMBER SYMBOL

DETAIL SYMBOL

WINDOW SYMBOL

COLUMN LINE DESIGNATION

SITE INFORMATION

SITE INFORMATION AND LEGAL DESCRIPTION TAKEN
FROM OWNER PROVIDED SURVEY PREPARED BY DAVID
BELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO.
3994, ALL POINTS SURVEYING, DATED 05-17-07.

ZONING INFORMATION

SF-3-H-NCCD-NP

VICINITY MAP

INDEX OF DRAWINGS

G1.0	COVER SHEET
A1.1	GROUND FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR PERSPECTIVES

Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512 477 1727

www.claytonandlittle.com

PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under
the supervision of Approver
It is not to be used for regulatory
approval, permitting, or
construction purposes.

FIELD INSPECTION REQUIRED

Prior to performing any bidding,
new construction, and/or repairs,
general contractor shall visit the
site, inspect all existing
conditions, and report any
discrepancies to the architect.

CODE ANALYSIS

BUILDING CODE: 2006 INTERNATIONAL RESIDENTIAL CODE
BUILDING DESCRIPTION: DETACHED PLAY HOUSE WITH BATHROOM.

LEGAL JURISDICTION: CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

AREA CALCULATIONS:

LOT SIZE - 14,753 SF			
FIRST FLOOR CONDITIONED	2,193 SF	300 SF	2,493 SF
SECOND FLOOR CONDITIONED	685 SF	000 SF	685 SF
COVERED PORCH	400 SF	000 SF	400 SF
WOOD DECKS (UNCOVERED)	63 SF	000 SF	63 SF
TOTAL BUILDING AREA	3,341 SF	300 SF	3,641 SF
TOTAL BUILDING COVERAGE			2,893 SF
% BUILDING COVERAGE (2,893 / 14,753) : 19.6%			
DRIVEWAY	983 SF	000 SF	983 SF
ROCK SIDEWALK	352 SF	000 SF	352 SF
CONCRETE SIDEWALK	203 SF	000 SF	203 SF
WOOD DECK AND STEPS	63 SF	000 SF	63 SF
A/C PAD	16 SF	000 SF	16 SF
BRICK PATIO	000 SF	41 SF	41 SF
TOTAL NON-BUILDING COVERAGE	1,617 SF	41 SF	1,658 SF
TOTAL BUILDING COVERAGE ON LOT	2,941 SF	300 SF	3,241 SF
TOTAL NON-BUILDING IMPERVIOUS COVERAGE	1,617 SF	41 SF	1,658 SF
TOTAL IMPERVIOUS COVER			4,899 SF
% IMPERVIOUS COVER (4,899 / 14,753) : 33.2%			

DATE	ISSUED FOR
05/16/11	Client Review
02/06/12	Client Review
02/27/12	HLC Submission

COPYRIGHT © 2011
Clayton & Little Architects

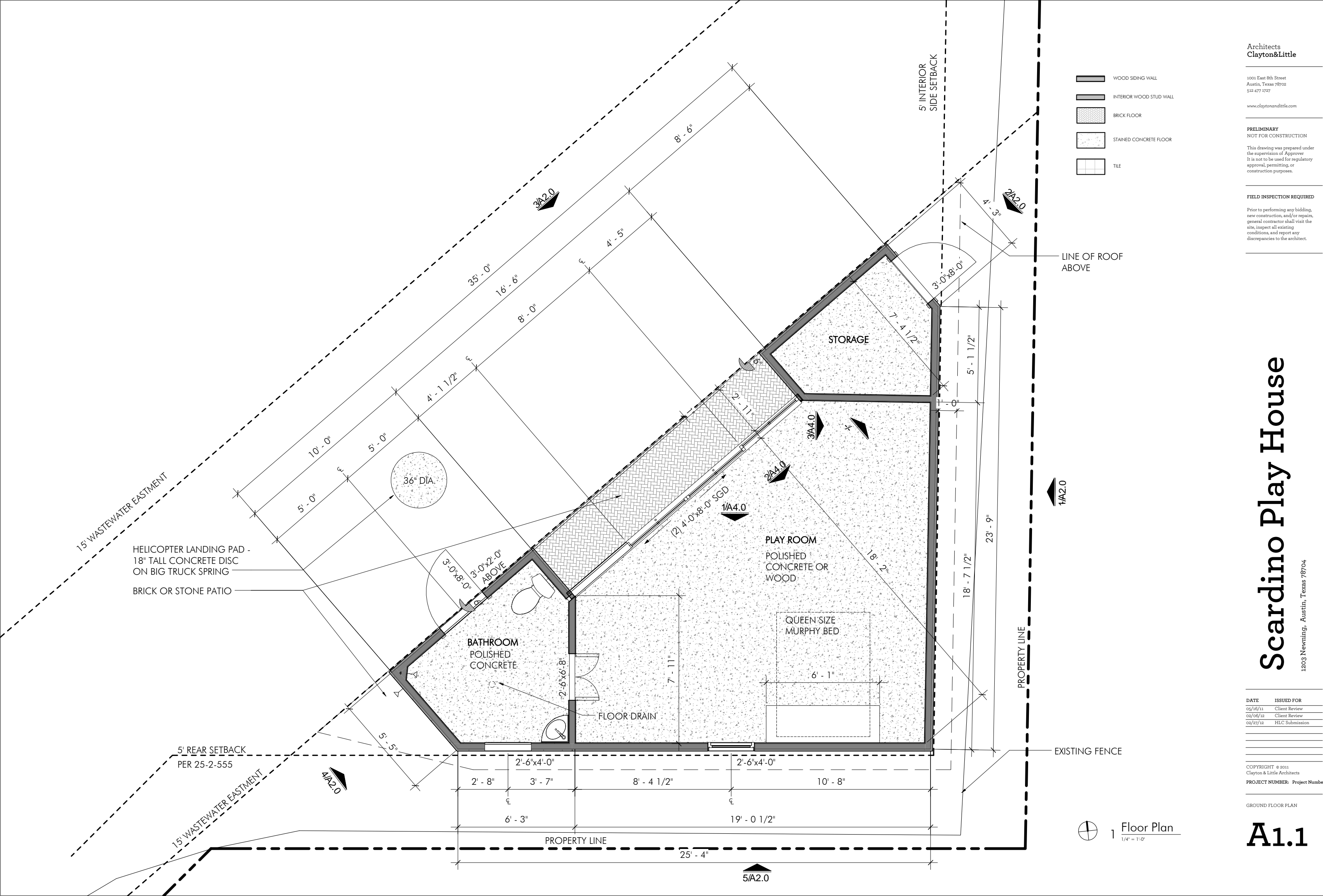
PROJECT NUMBER: Project Number

COVER SHEET

G1.0

Scardino Play House

1203 Newning, Austin, Texas 78704



Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512 477 1727

www.claytonandlittle.com

PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Approver. It is not to be used for regulatory approval, permitting, or construction purposes.

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

Scardino Play House

1203 Newning, Austin, Texas 78704

DATE	ISSUED FOR
05/16/11	Client Review
02/06/12	Client Review
02/27/12	HLC Submission

COPYRIGHT © 2011
Clayton & Little Architects
PROJECT NUMBER: Project Number

GROUND FLOOR PLAN

A1.1

PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

Scardino Play House

1203 Newning, Austin, Texas 78704

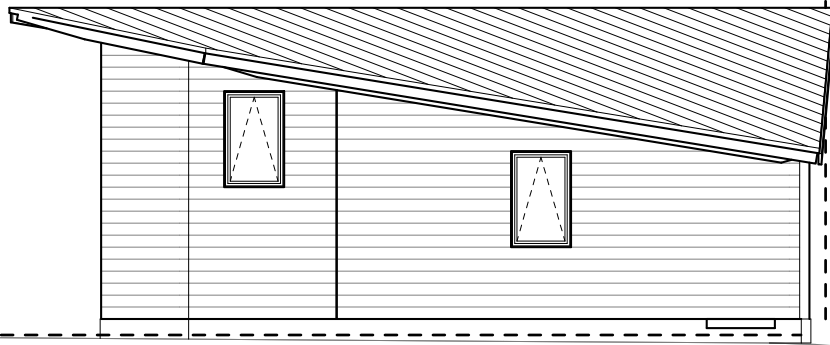
DATE	ISSUED FOR
05/16/11	Client Review
02/06/12	Client Review
02/27/12	HLC Submission

COPYRIGHT © 2011
Clayton & Little Architects

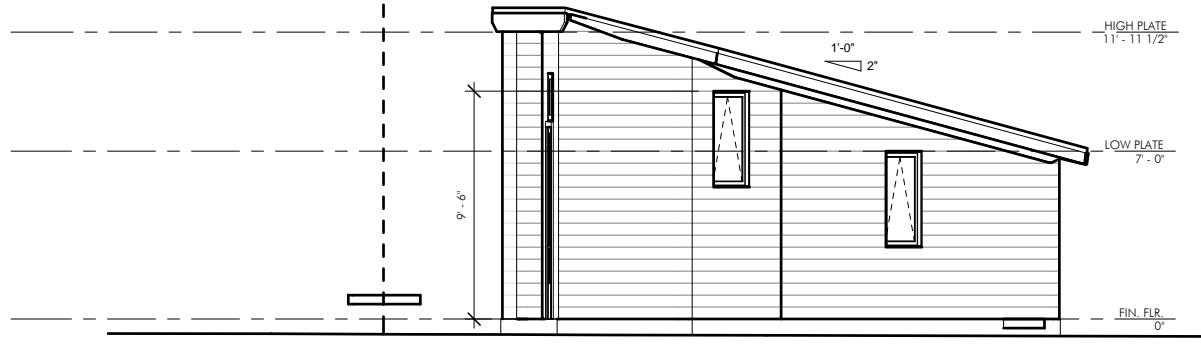
PROJECT NUMBER: Project Number

EXTERIOR ELEVATIONS

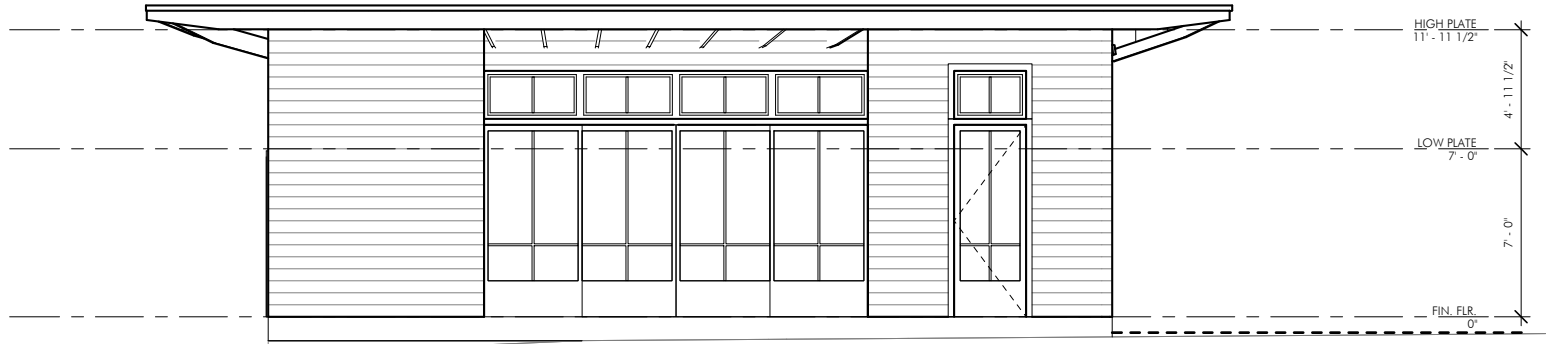
A2.0



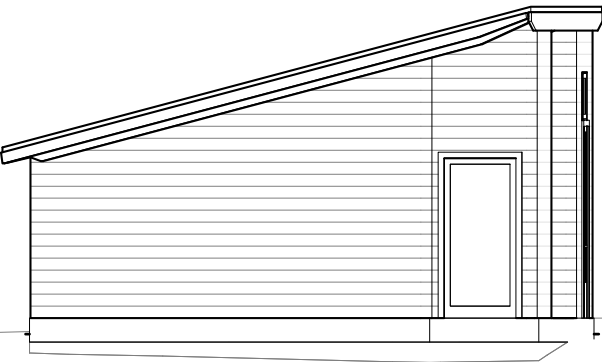
5 SOUTH ELEVATION
1/4" = 1'-0"



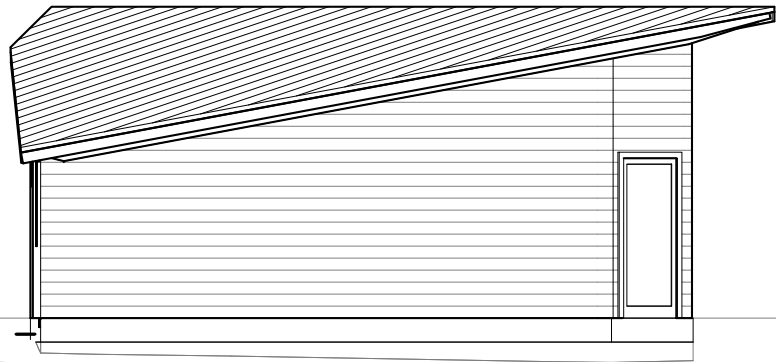
4 SOUTH ELEVATION¹
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



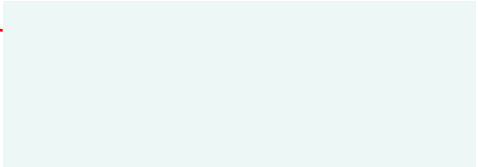
1 EAST ELEVATION
1/4" = 1'-0"



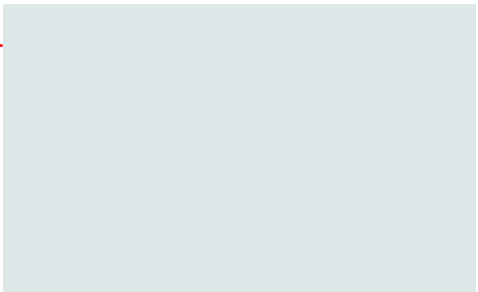
2 Looking West



Pre-weathered Galvalume Roof



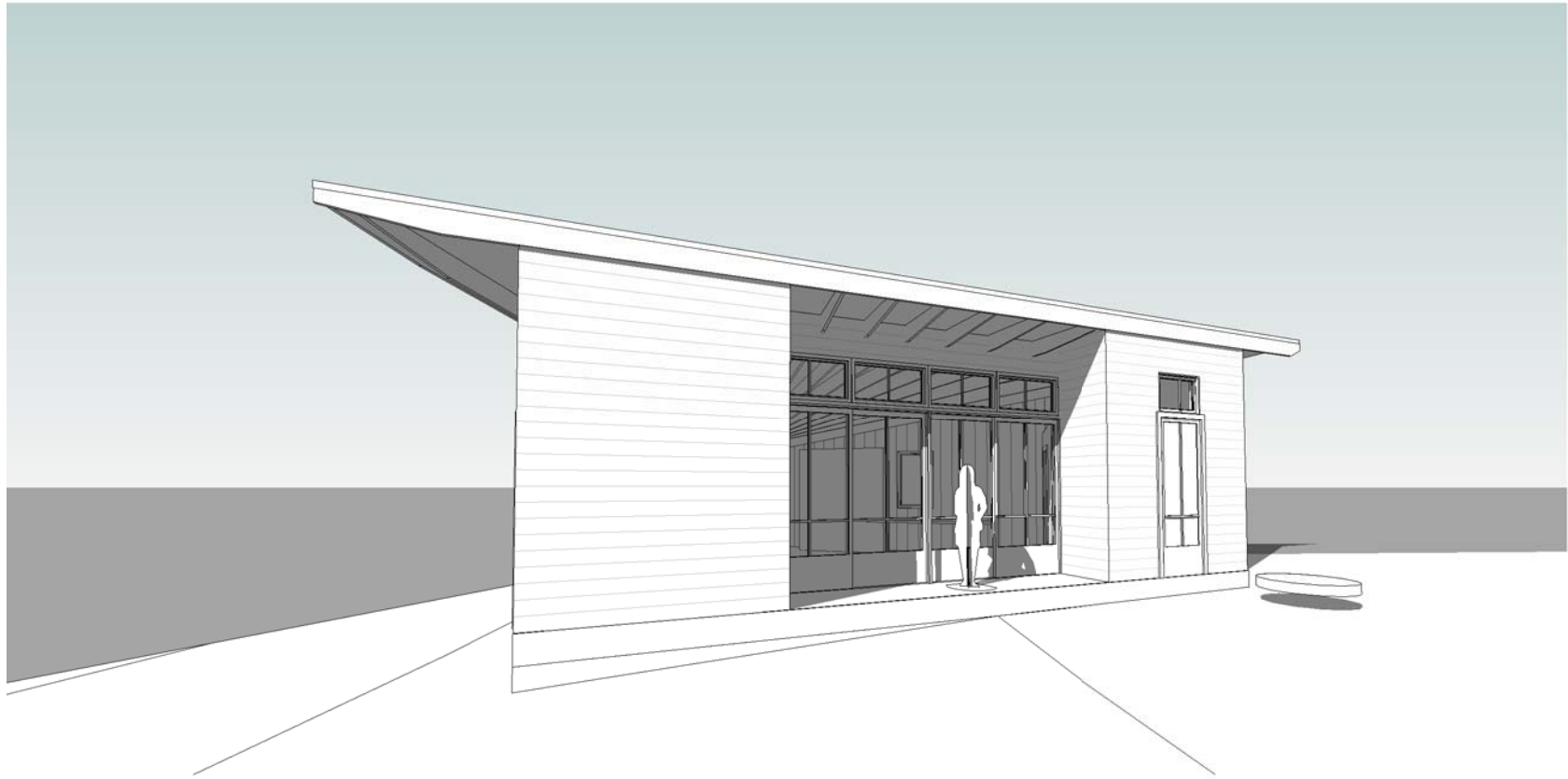
Trim - Benjamin Moore OC-122 Cotton Balls



Siding - Benjamin Moore OC-137 Sebring White



Doors and windows - Pella Iron Ore (or similar)



1 Looking Southwest

Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512 477 1727

www.claytonandlittle.com

PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Approver. It is not to be used for regulatory approval, permitting, or construction purposes.

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

Scardino Play House

1203 Newning, Austin, Texas 78704

DATE	ISSUED FOR
05/16/11	Client Review
02/06/12	Client Review
02/27/12	HLC Submission

COPYRIGHT © 2011
Clayton & Little Architects

PROJECT NUMBER: Project Number

EXTERIOR PERSPECTIVES

A2.1



West Elevation

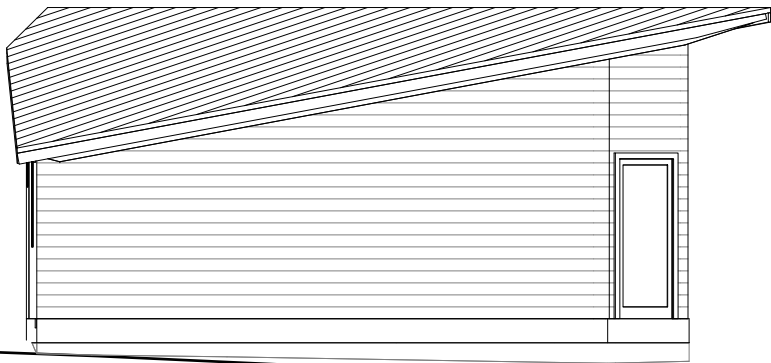


East Elevation



South Elevation

2 Photos of existing house



1 East Elevation with existing house in context
1/8" = 1'-0"

Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512 477 1727

www.claytonandlittle.com

PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Approver. It is not to be used for regulatory approval, permitting, or construction purposes.

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

Scardino Play House

1203 Newning, Austin, Texas 78704

DATE	ISSUED FOR
05/16/11	Client Review
02/06/12	Client Review
02/27/12	HLC Submission

COPYRIGHT © 2011
Clayton & Little Architects
PROJECT NUMBER: Project Number

CONTEXT

A2.2