



# City of Austin

## Residential New Construction and Addition

### Permit Application

Residential Review, 2<sup>nd</sup> floor, One Texas Center  
505 Barton Springs, Austin, TX 78704 (512) 978-4000

#### Property Information

|  |  |
|--|--|
| Project Address: 1702 W 31ST   | Tax Parcel ID: 118443                              |
| Legal Description: LOT 6 BLK 1 BRYKERWOODS F                                 |  |
| Zoning District: SF-3-NP   | Lot Area (sq ft): 8,517.00                         |
| Neighborhood Plan Area (if applicable): WINDSOR RD/CENTRAL WEST AUSTIN COMB. | Historic District (if applicable): OLD WEST AUSTIN |

#### Required Reviews

|  |   |
|--|---|
| Is project participating in S.M.A.R.T. Housing? Y <input type="checkbox"/> N <input type="checkbox"/><br>(If yes, contact Austin Energy for Green Building Rating requirements. Attach signed certification letter from NHCD.)   | Does project have a Green Building requirement? Y <input type="checkbox"/> N <input type="checkbox"/><br>(If yes, contact Austin Energy for Green Building Rating requirements)     |
| Is this site within an Airport Overlay Zone? Y <input type="checkbox"/> N <input type="checkbox"/><br>(If yes, approval through Aviation is required)  | Does this site have a septic system? Y <input type="checkbox"/> N <input type="checkbox"/><br>(If yes, submit a copy of approved septic permit)                                     |
| Does the structure exceed 3,600 square feet total under roof? Y <input type="checkbox"/> N <input type="checkbox"/><br>Is this property within 200 feet of a hazardous pipeline? Y <input type="checkbox"/> N <input type="checkbox"/><br>(If yes, Fire review is required)  | (If yes, Fire review is required)   |
| Is this site located within an Erosion Hazard Zone? Y <input type="checkbox"/> N <input type="checkbox"/><br>(If yes, EHZ review is required)  | Is this property within 150 feet of the 100 year floodplain? Y <input type="checkbox"/> N <input type="checkbox"/><br>(Proximity to floodplain may require additional review time.) |
| Is there a protected sized tree on this lot or adjacent lot(s)? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/><br>Note: Include tree location(s) on plot plan.   | (If yes, application for a tree permit with the <a href="#">City Arborist</a> is required)  |
| Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/>   |   |
| Does this site currently have: water availability? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/><br>wastewater availability? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/><br>(If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.) |   |
| Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y <input type="checkbox"/> N <input type="checkbox"/><br>(If yes, contact Austin Water Utility Pipeline Engineering for review and approval)   |   |
| Does this site have or will it have an auxiliary water source? Y <input type="checkbox"/> N <input type="checkbox"/><br>(Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)   |   |
| Does this site require a cut or fill in excess of four (4) feet? Y <input type="checkbox"/> N <input type="checkbox"/><br>(If yes, contact the Development Assistance Center for a Site Plan Exemption)  |   |
| Is this site within the Waterfront Overlay? Y <input type="checkbox"/> N <input type="checkbox"/><br>(LDC 25-2 Subchapter C Article 3)   | Is this site within the Lake Austin Overlay? Y <input type="checkbox"/> N <input type="checkbox"/><br>(LDC 25-2-180, 25-2-647)  |
| Does this site front a paved street? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/><br>(If no, contact Development Assistance Center for Site Plan requirements.)  | Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input type="checkbox"/><br>(Public Works approval required to take access from a public alley.)               |
| Does this site have a Board of Adjustment (BOA) variance? Y <input type="checkbox"/> N <input type="checkbox"/> Case # _____ (if applicable)   |   |
| Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input type="checkbox"/> N <input type="checkbox"/><br>(If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)   |   |

#### Description of Work

|  |                                  |                             |                                 |                        |              |
|--|----------------------------------|-----------------------------|---------------------------------|------------------------|--------------|
| Existing Use:  | vacant                           | ● single-family residential | duplex residential              | two-family residential | other: _____ |
| Proposed Use:  | vacant                           | ● single-family residential | duplex residential              | two-family residential | other: _____ |
| Project Type:  | new construction                 | addition                    | ● addition/remodel              | other: _____           |              |
| Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/><br>(Note: Removal of all or part of a structure requires a demolition permit application.) |                                  |                             |                                 |                        |              |
| # of existing bedrooms: 4  | # of bedrooms upon completion: 4 | # of baths existing: 3.0    | # of baths upon completion: 3.5 |                        |              |

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)

REMODEL/ADDITION TO CREATE MUD ROOM, POWDER, AND LIVING ROOM

Trades Permits Required (Circle as applicable): ☐ electric ☐ plumbing ☐ mechanical (HVAC) concrete (R.O.W.)

| Job Valuation   |   |        |   |  |             |        |
|---|---|--------|---|--|-------------|--------|
| <b>Total Job Valuation:</b><br>\$ <u>75,400</u><br><small>Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.</small>   | <b>Amount of Total Job Valuation dedicated to all Addition and/or New Construction:</b> \$ <u>62,400</u><br><b>Amount for Primary Structure:</b> \$ <u>62,400</u><br>Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N<br><b>Amount for Accessory Structure:</b> \$ _____<br>Elec: <input type="checkbox"/> Y <input type="checkbox"/> N   Plmbg: <input type="checkbox"/> Y <input type="checkbox"/> N   Mech: <input type="checkbox"/> Y <input type="checkbox"/> N |        |   | <b>Amount of Total Job Valuation dedicated to all Remodel/Repair:</b><br>Bldg: \$ <u>10,000</u><br>Elec: \$ <u>1,000</u><br>Plmbg: \$ <u>1,000</u><br>Mech: \$ <u>4,000</u> <del>1,000</del><br><b>TOTAL:</b> \$ <u>18,000</u> <del>13,000</del> |             |        |
| <b>Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.</b>  |   |        |   |  |             |        |
| Site Development Information  |   |        |   |  |             |        |
| Area Description<br><small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>  | Existing Sq Ft  |        | New/Added Sq Ft   |  | Total Sq Ft |        |
|   | Bldg 1  | Bldg 2 | Bldg 1  | Bldg 2   | Bldg 1      | Bldg 2 |
| a) 1 <sup>st</sup> Floor conditioned area   | 2,029.00  |        | 745.00  |  | 2,774.00    | 0.00   |
| b) 2 <sup>nd</sup> Floor conditioned area   |   |        |   |  | 0.00        | 0.00   |
| c) 3 <sup>rd</sup> Floor conditioned area   |   |        |   |  | 0.00        | 0.00   |
| d) Basement   |   |        |   |  | 0.00        | 0.00   |
| e) Covered parking (garage or carport)  |   |        |   |  | 0.00        | 0.00   |
| f) Covered patio, deck, porch, and/or balcony area(s)   | 321.00  |        |   |  | 321.00      | 0.00   |
| g) Other covered or roofed area   |   |        |   |  | 0.00        | 0.00   |
| h) Uncovered wood decks   |   |        | 119.00  |  | 119.00      | 0.00   |
| <b>Total Building Area</b> (total a through h)  | 2,350.00  | 0.00   | 864.00  | 0.00   | 3,214.00    | 0.00   |
| i) Pool   |   |        |   |  | 0.00        | 0.00   |
| j) Spa  |   |        |   |  | 0.00        | 0.00   |
| Building Coverage Information   |   |        |   |  |             |        |
| <small>Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)</small>   |   |        |   |  |             |        |
| <b>Total Building Coverage (sq ft):</b> <u>3,214.00</u> <b>% of lot size:</b> <u>38</u>   |   |        |   |  |             |        |
| Impervious Cover Information  |   |        |   |  |             |        |
| <small>Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)</small> |   |        |   |  |             |        |
| <b>Total Impervious Cover (sq ft):</b> <u>3,596.95</u> <b>% of lot size:</b> <u>42</u>  |   |        |   |  |             |        |
| Setbacks  |   |        |   |  |             |        |
| Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492)      Y <input checked="" type="checkbox"/> N   |   |        |   |  |             |        |
| Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513)      Y <input checked="" type="checkbox"/> N  |   |        |   |  |             |        |
| Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778)      Y <input checked="" type="checkbox"/> N  |   |        |   |  |             |        |
| Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)  |   |        | Parking (LDC 25-6 Appendix A & 25-6-478)                      |  |             |        |
| Building Height: <u>14</u> ft <u>6</u> in      Number of Floors: <u>1</u>   |   |        | # of spaces required: <u>2</u> # of spaces provided: <u>2</u> |  |             |        |
| Right-of-Way Information  |   |        |   |  |             |        |
| Is a sidewalk required for the proposed construction? (LDC 25-6-353)      Y <input checked="" type="checkbox"/> N<br><small>*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.</small>  |   |        |   |  |             |        |
| Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project?      Y <input checked="" type="checkbox"/> N  |   |        |   |  |             |        |
| Width of approach (measured at property line): _____ ft      Distance from intersection (for corner lots only): _____ ft  |   |        |   |  |             |        |
| Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? (If yes, drainage review is required)      Y <input checked="" type="checkbox"/> N   |   |        |   |  |             |        |



**Subchapter F****Gross Floor Area**

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

|  | Existing Sq Ft | New/Added Sq Ft | Proposed Exemption (check article utilized)  | Applied Exemption Sq Ft | Total Sq Ft |
|--|----------------|-----------------|--|-------------------------|-------------|
| 1 <sup>st</sup> Floor                        | 2,029.00       | 745.00          |  |                         | 2,774.00    |
| 2 <sup>nd</sup> Floor                        |                |                 |  |                         | 0.00        |
| 3 <sup>rd</sup> Floor                        |                |                 |  |                         | 0.00        |
| Area w/ ceilings > 15'                       |                |                 | Must follow article 3.3.5  |                         | 0.00        |
| Ground Floor Porch* (check article utilized) | 321.00         |                 | <input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A)<br><input type="checkbox"/> 200 sq ft (3.3.3 A 2) | 321.00                  | 0.00        |
| Basement                                     |                |                 | Must follow article 3.3.3B, see note below   |                         | 0.00        |
| Attic  |                |                 | Must follow article 3.3.3C, see note below   |                         | 0.00        |
| Garage**: (check article utilized)           | Attached       |                 | <input type="checkbox"/> 200 sq ft (3.3.2 B 2b)  |                         | 0.00        |
|  | Detached       |                 | <input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a)<br><input type="checkbox"/> 200 sq ft (3.3.2 B 2a)           |                         | 0.00        |
| Carport**: (check article utilized)          | Attached       |                 | <input type="checkbox"/> 450 sq ft (3.3.2 A 3)<br><input type="checkbox"/> 200 sq ft (3.3.2 B 1)***              |                         | 0.00        |
|  | Detached       |                 | <input type="checkbox"/> 450 sq ft (3.3.2 A 1)   |                         | 0.00        |
| Accessory Building(s) (detached)             |                |                 |  |                         | 0.00        |
| Totals                                       | 2,350.00       | 745.00          |  |                         | 2,774.00    |

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 2,774.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 33 Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? Y ☒ N

(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y ☒ N

(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)

**\*Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

**\*\*Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

**\*\*\*Ordinance article 3.3.2 B 1** is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

**Basement exemption:** A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

**Habitable Attic exemption:** A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors below; 5) It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area has a ceiling height of seven feet or less.

| Contact Information |                         |                     |                                |
|---------------------|-------------------------|---------------------|--------------------------------|
| Owner               | Hayden & Taylor Briggie | Applicant/Agent     | Roy Jensen - Waterloo Permits  |
| Mailing Address     | 1702 W 31st             | Mailing Address     | 5701 W Slaughter Ln A130-165   |
| Phone               | (512) 658-8702          | Phone               | (512) 762-8995                 |
| Email               | hbriggie@gmail.com      | Email               | Roy@waterloopermits.com        |
|                     |                         |                     |                                |
| General Contractor  | TBD                     | Design Professional | David Boren - Boren Architects |
| Mailing Address     |                         | Mailing Address     | 1009 Jewell St                 |
| Phone               |                         | Phone               | (512) 554-5474                 |
| Email               |                         | Email               | davidboren@gmail.com           |

**Authorization**

\_\_\_ I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.

\_\_\_ I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.

\_\_\_ I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction. Water services, meters, and wastewater cleanouts are not permitted within or beneath driveways or sidewalks. Private plumbing appurtenances will not be located in public right-of-way or public easements. Private plumbing lines will not cross lot lines.

\_\_\_ I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.

\_\_\_ I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.

\_\_\_ I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.

\_\_\_ I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or [cityarborist@austintexas.gov](mailto:cityarborist@austintexas.gov). This initiates the tree permitting requirement needed to proceed with the development review process.

\_\_\_ I also understand that if there is a septic system located on the property, I am required to complete an On-site Sewage Facility (a.k.a. an OSSF or septic system) application by contacting Austin Water at (512) 972-0050 or [ossf@austintexas.gov](mailto:ossf@austintexas.gov). This initiates the septic system permitting requirement needed to proceed with the development review process.

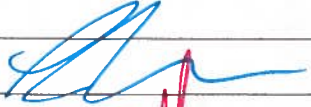
\_\_\_ Erosion and Sedimentation Controls are required per Section 25-8-181 of the LDC. **Failure to comply with this requirement may result in a Stop Work Order and/or legal action by the City of Austin including criminal charges and fines of up to \$2,000.00 per day.**

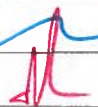
\_\_\_ I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

\_\_\_ I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.

\_\_\_ I am the record owner of this property and authorize the agent/applicant listed above to apply for and acquire a permit on my behalf.

Owner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant's signature:  \_\_\_\_\_ Date: 2-8-16

Design Professional's signature:  \_\_\_\_\_ Date: 2/10/16

General Contractor's signature: \_\_\_\_\_ Date: \_\_\_\_\_



## Additional Information, Continued

### Calculation Aid

| Area Description<br><small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small> | Existing Sq Ft | New/Added Sq Ft | Total Sq Ft  |
|--|----------------|-----------------|--------------|
| a) 1 <sup>st</sup> floor conditioned area  | 2,029.00       | 745.00          | 2,774.00     |
| b) 2 <sup>nd</sup> floor conditioned area  |                |                 | 0.00         |
| c) 3 <sup>rd</sup> floor conditioned area  |                |                 | 0.00         |
| d) Basement  |                |                 | 0.00         |
| e) Attached Covered Parking (garage or carport)  |                |                 | 0.00         |
| f) Detached Covered Parking (garage or carport)  |                |                 | 0.00         |
| g) Covered Wood Decks (counted at 100%)  |                |                 | 0.00         |
| h) Covered Patio   |                |                 | 0.00         |
| i) Covered Porch   | 321.00         |                 | 321.00       |
| j) Balcony   |                |                 | 0.00         |
| k) Other – Specify:  |                |                 | 0.00         |
| <b>Total Building Area (TBA)</b> (add: a through k)  | 2,350.00       | 745.00          | 3,095.00     |
| <b>Total Building Coverage (TBC)</b><br>(from TBA subtract, if applicable: b, c, d, and j)   | (A) 2,350.00   | 745.00          | (B) 3,095.00 |
| l) Driveway  | 323.00         |                 | 323.00       |
| m) Sidewalks   | 68.70          | 35.00           | 103.70       |
| n) Uncovered Patio   |                |                 | 0.00         |
| o) Uncovered Wood Decks (counted at 50%)   |                | 60.00           | 60.00        |
| p) AC pads and other concrete flatwork   | 9.00           | 6.25            | 15.25        |
| q) Other (Pool Coping, Retaining Walls)  |                |                 | 0.00         |
| <b>Total Site Impervious Coverage</b> (add: TBC and l through q)   | (C) 2,750.70   | 846.25          | (D) 3,596.95 |
| r) Pool  |                |                 | 0.00         |
| s) Spa   |                |                 | 0.00         |

### Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

**Lot Area** (sq ft): 8,517.00

**Existing Building Coverage** (see above A, sq ft): 2,350.00

Existing Coverage % of lot (A ÷ **Lot Area**) x 100 : 28 %

**Final Building Coverage** (see above B, sq ft): 3,095.00

Final Coverage % of lot (B ÷ **Lot Area**) x 100 : 36 %

### Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

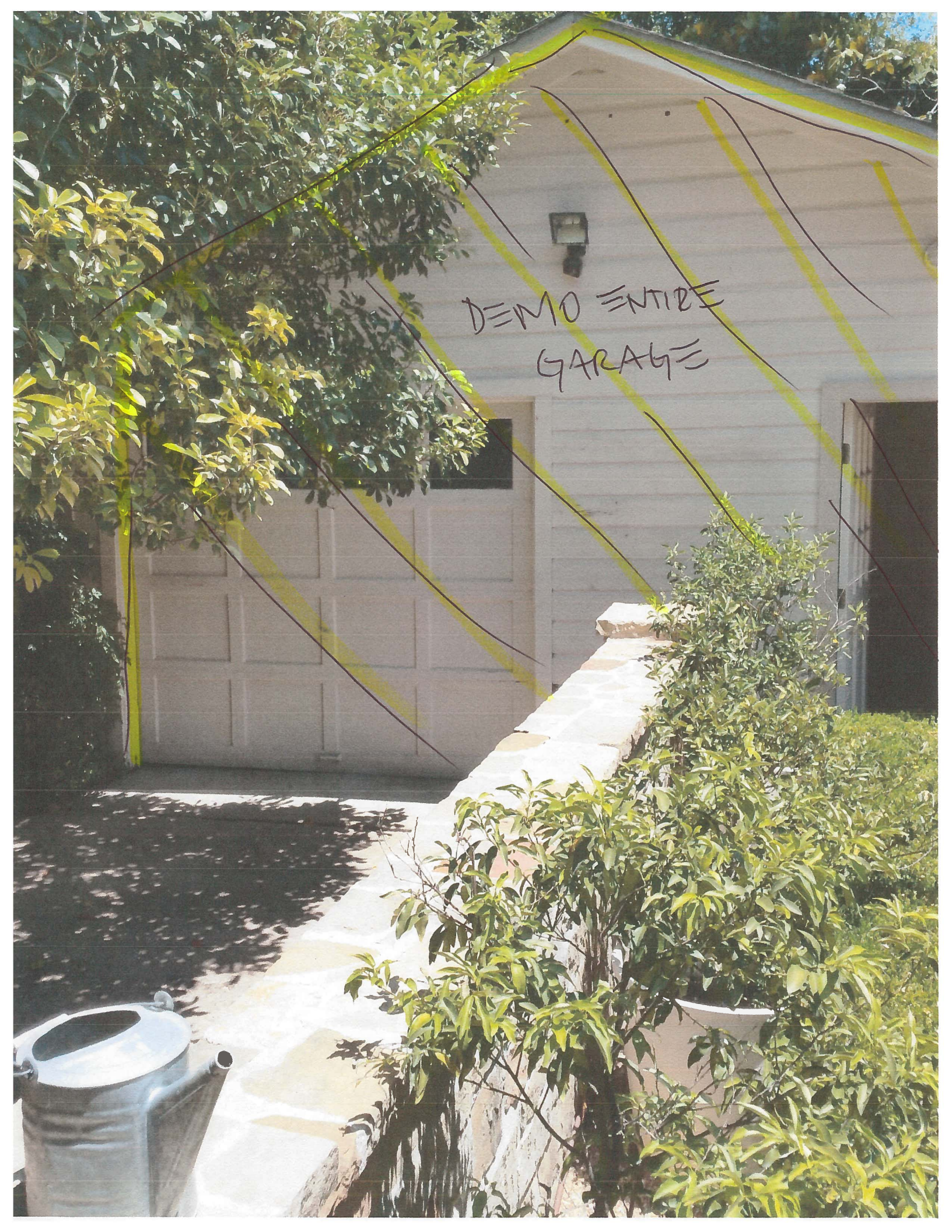
**Existing Impervious Coverage** (see above C, sq ft): 2,750.70

Existing coverage % of lot (C ÷ **Lot Area**) x 100 : 30 %

**Final Impervious Coverage** (see above D, sq ft): 3,596.95

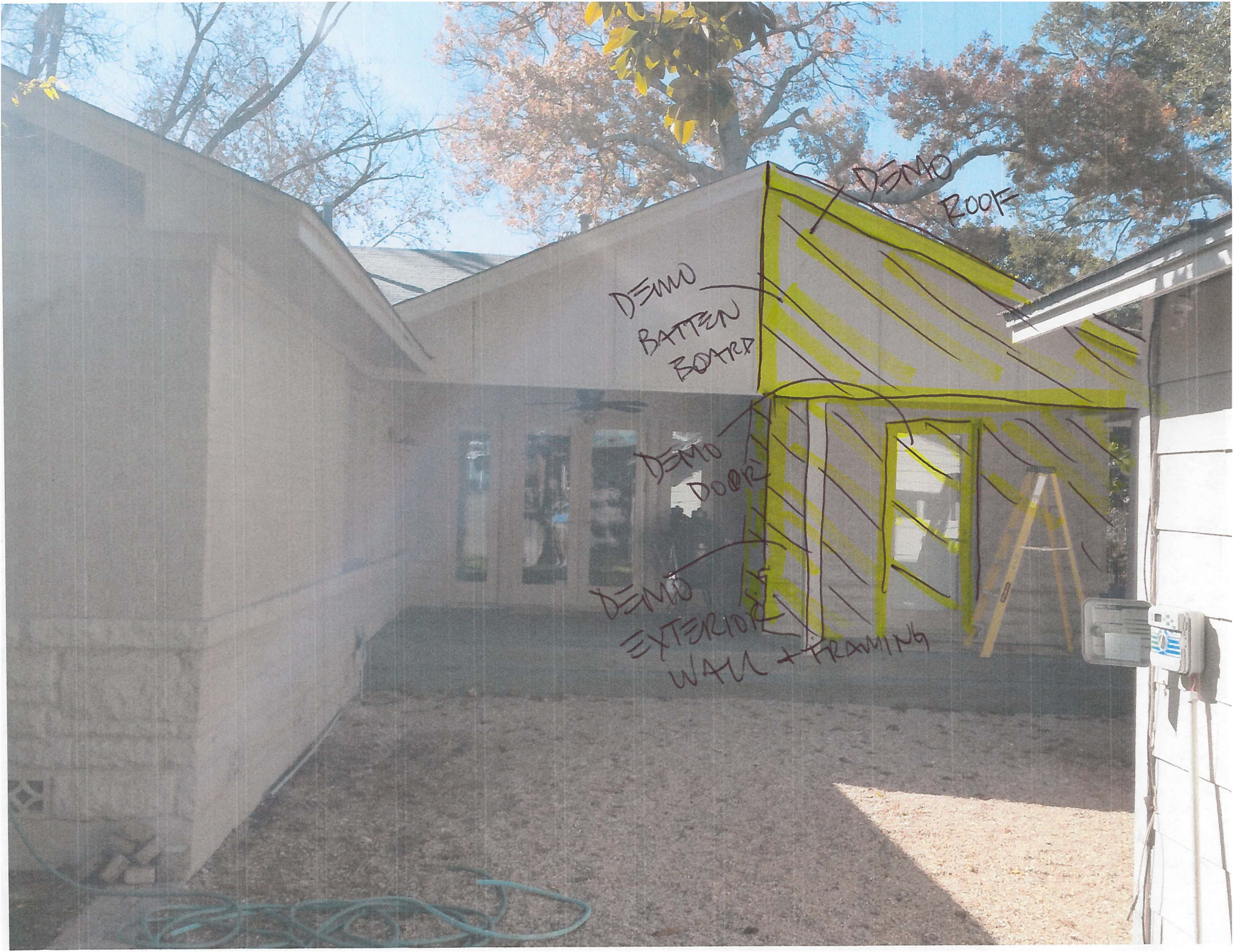
Final coverage % of lot (D ÷ **Lot Area**) x 100 : 42 %





DEMO ENTIRE  
GARAGE





DEMO  
ROOF

DEMO  
BATTEN  
BOARD

DEMO  
DOOR

DEMO  
EXTERIOR  
WALL + FRAMING



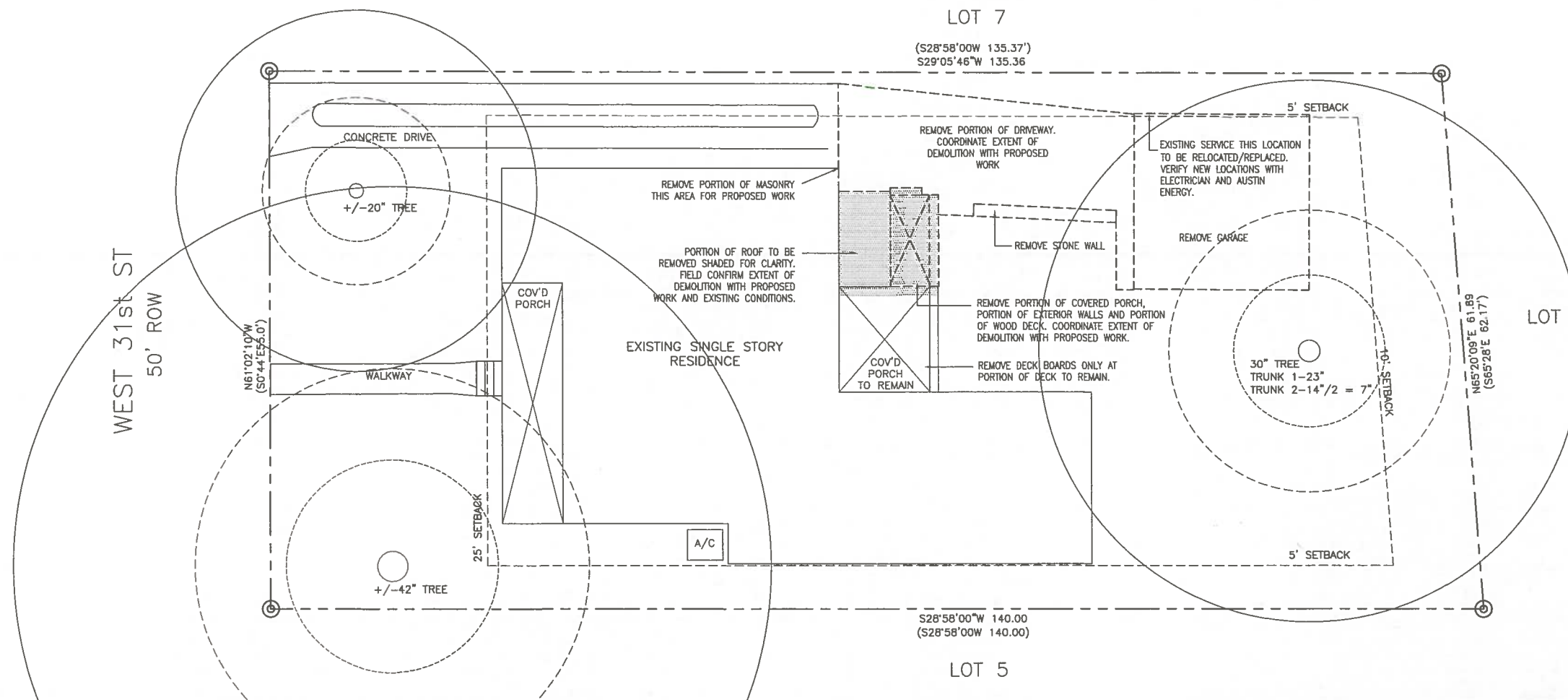
# Proposed Materials.

SIDING MATERIAL  
TO MATCH PROPOSED WORK

BRICK MATERIAL  
TO MATCH  
PROPOSED

STONE MATERIAL  
TO MATCH PROPOSED





**GENERAL DEMOLITION NOTES**

SEE SHEET A0.2 FOR ADDITIONAL NOTES.

ALL DEMOLITION SHALL BE COORDINATED WITH STRUCTURAL ENGINEER PRIOR TO REMOVAL OF ANY POTENTIALLY LOAD BEARING MEMBERS TO ENSURE STRUCTURAL INTEGRITY DURING AND AFTER CONSTRUCTION.

CONTRACTOR TO COORDINATE WITH OWNER ALL ITEMS TO BE DISPOSED, SAVED, AND/OR RE-USED.

CONTRACTOR SHALL FIELD CONFIRM EXTENT OF ROOF FRAMING TO BE REMOVED WITH STRUCTURAL ENGINEER FOR PROPOSED WORK. ITEMS TO BE REMOVED THESE PLANS DEPICT GENERAL CONDITIONS AND SHALL BE VERIFIED BY GENERAL CONTRACTOR.

**DEMOLITION SITE PLAN**  
FULL-SCALE (22x34): 1/8" = 1'  
HALF-SCALE (11x17): 1/16" = 1'



05 FEBRUARY 2016  
ISSUED FOR  
REGULATORY APPROVAL

The Texas Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78711-2337 or 333 Guadalupe, Suite 2-350, Austin, Texas 78701-3542, (512) 305-9000, has jurisdiction over individuals licensed under the Architects' Registration Law, Texas Civil Statutes, Article 2489.

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AE APPROVED

FEB 10 2016

41-103  
CDC

REVIEWED

FEB 10 2016

AUSTIN WATER UTILITY  
CONSUMER SERVICE DIVISION - TAPS

**GENERAL TREE NOTES**

GENERAL TREE PROTECTION NOTES THIS PLAN ARE SUPPLEMENTAL TO ANY RECOMMENDATIONS OR CONDITIONAL APPROVALS AS PROVIDED BY THE CITY OF AUSTIN ARBORISTS. SHOULD CONFLICT ARISE BETWEEN CITY OF AUSTIN ARBORIST AND THESE PLANS, THE CITY OF AUSTIN ARBORIST TAKES PRECEDENCE.

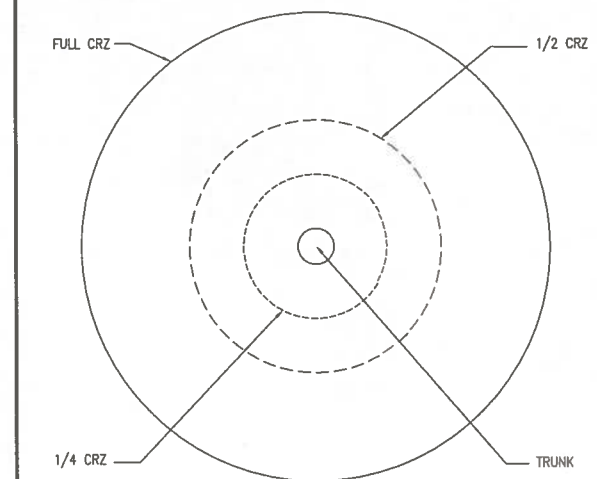
NO IMPACTS SHALL BE ALLOWED WITHIN PROTECTED TREE 1/4 CRITICAL ROOT ZONE.

NO CUT OR FILL GREATER THAN 4" ALLOWED WITHIN THE 1/2 CRITICAL ROOT ZONE.

ALL PROTECTED TREES THIS LOT SHALL HAVE PROTECTIVE FENCING AND MULCH BED AS SET FORTH IN THE ENVIRONMENTAL CRITERIA MANUAL, SECTION 3.5.2. CONTRACTOR SHALL HAVE FENCING AND TREE PROTECTIONS IN PLACE PRIOR TO ANY SITE PREPARATION AND OR STAGING.

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE CHANGES TO TREE PROTECTIONS DURING CONSTRUCTION WITH THE CITY OF AUSTIN ARBORIST PRIOR TO IMPLEMENTING CHANGES.

**TREE LEGEND**



1702 W. 31ST  
SINGLE-FAMILY ADDITION-REMODEL  
ZONING: SF-3-NP  
ZIP CODE: 78703  
NEIGHBORHOOD PLAN: CENTRAL WEST AUSTIN COMBINED

**BOREN**  
ARCHITECTS

512.554.5474  
DAVIDBOREN  
@BORENARCHITECTS.COM

DATE  
05 FEBRUARY 2016

PROJECT  
1518

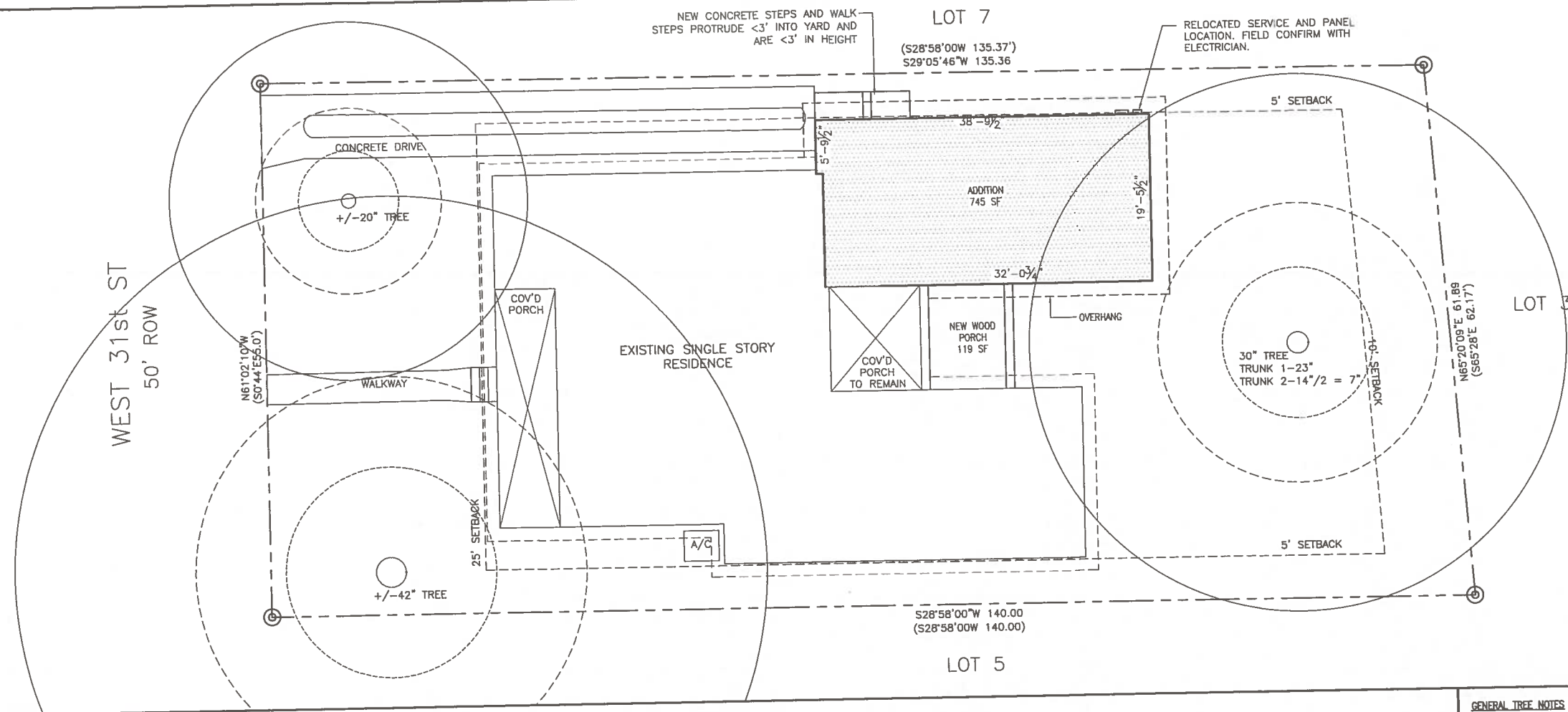
SCALE  
AS NOTED

DRAWN  
DPB

SHEET

A-0.1





**GENERAL NOTES**

ALL WORK DESCRIBED BY THESE DOCUMENTS SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CODES AS MANDATED BY ALL GOVERNING JURISDICTIONS.

DRAWINGS AND DOCUMENTS ARE GENERAL IN NATURE AND DO NOT INCLUDE OR ANTICIPATE EVERY CONDITION POSSIBLE.

CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THESE DRAWINGS AND MAKE A DETAILED SITE VISIT TO REVIEW FIELD CONDITIONS: REPORT DISCREPANCIES.

WRITTEN DIMENSIONS GOVERN: DO NOT SCALE ON DRAWINGS.

MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.

THESE DRAWINGS (WHEN ISSUED) ARE THE PROPERTY OF THE DESIGN COMPANY AND/OR ARCHITECT FOR THIS SPECIFIC ADDRESS.

SITE PLAN IS BASED ON SURVEY INFORMATION PROVIDED BY OWNER AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION BY GENERAL CONTRACTOR.

PROJECT MAY BE SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, OR OTHER LIMITATIONS OR WHICH THE DESIGN COMPANY AND/OR ARCHITECT HAS NOT BEEN INFORMED: OWNER TO VERIFY.

TREES SHALL BE PROTECTED IN ACCORDANCE WITH REGULATING AUTHORITY'S RULES AND REGULATIONS.

FAILURE TO ABIDE BY THE ABOVE INFORMATION AND/OR FAILURE TO ABIDE BY COMMONLY ACCEPTED PRACTICES, SHALL ALLEVIATE THE DESIGN COMPANY AND/OR ARCHITECT FROM LIABILITY.

LANDSCAPE AND GRADE DESIGN BY OTHERS.

**SITE PLAN**  
 FULL-SCALE (22x34): 1/8" = 1'  
 HALF-SCALE (11x17): 1/16" = 1'

**GENERAL TREE NOTES**

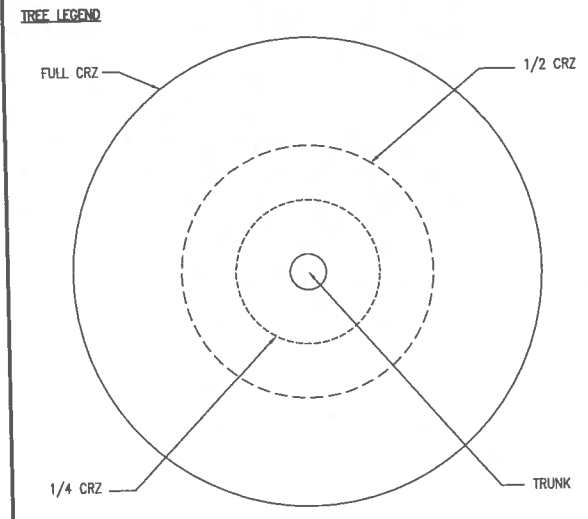
GENERAL TREE PROTECTION NOTES THIS PLAN ARE SUPPLEMENTAL TO ANY RECOMMENDATIONS OR CONDITIONAL APPROVALS AS PROVIDED BY THE CITY OF AUSTIN ARBORISTS. SHOULD CONFLICT ARISE BETWEEN CITY OF AUSTIN ARBORIST AND THESE PLANS, THE CITY OF AUSTIN ARBORIST TAKES PRECEDENCE.

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| SHEET:   | A-0.2            |

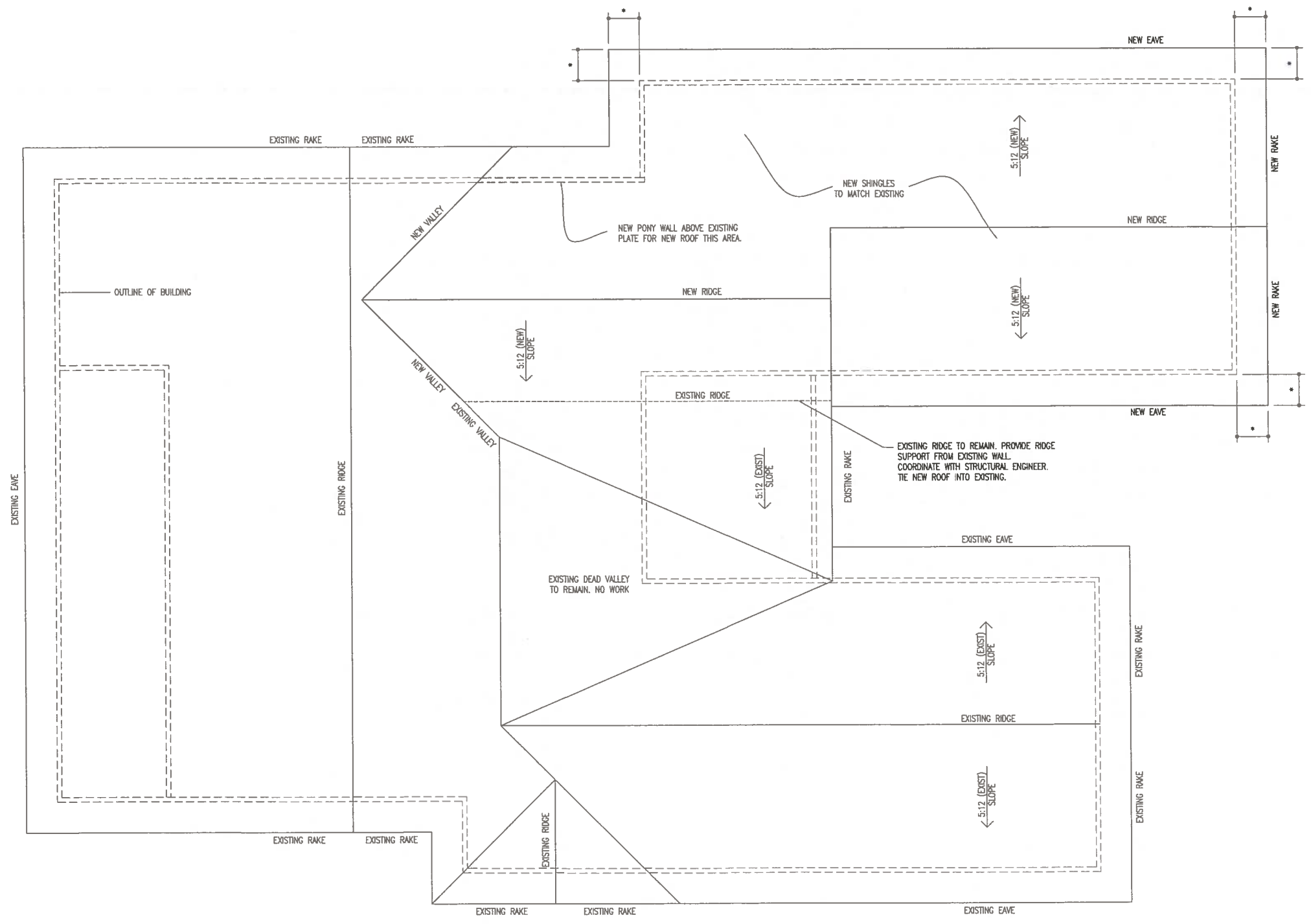
**1702 W. 31ST**  
 SINGLE-FAMILY ADDITION-REMODEL  
 ZONING: SF-3-NP  
 ZIP CODE: 78703  
 NEIGHBORHOOD PLAN: CENTRAL WEST AUSTIN COMBINED

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**ROOF NOTES**  
 \* OVERHANGS TO MATCH EXISTING, U.N.O.

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| DRAWN:  | DPB              |
| SHEET   | A-1.2            |

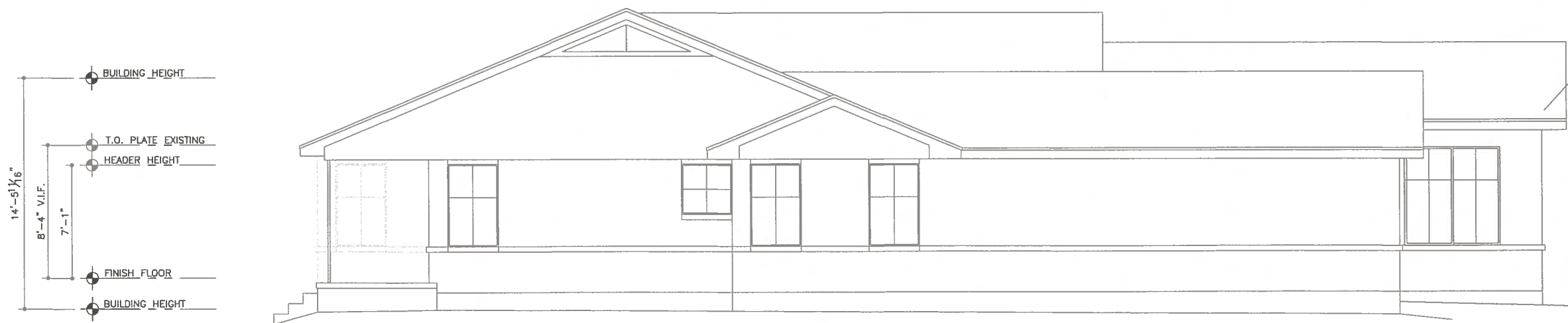
ROOF PLAN  
 FULL-SCALE (22x34): 1/4" = 1'  
 HALF-SCALE (11x17): 1/8" = 1'





EXTERIOR ELEVATION: PLAN SOUTH  
FULL-SCALE (22x34): 1/4" = 1'  
HALF-SCALE (11x17): 1/8" = 1'

N



PROPOSED ADDITION BEYOND.  
T.O. PLATE NEW  
HEADER HEIGHT NEW  
FINISH FLOOR  
BUILDING HEIGHT  
14'-5 1/16\"/>

EXTERIOR ELEVATION: PLAN EAST  
FULL-SCALE (22x34): 1/4" = 1'  
HALF-SCALE (11x17): 1/8" = 1'

W



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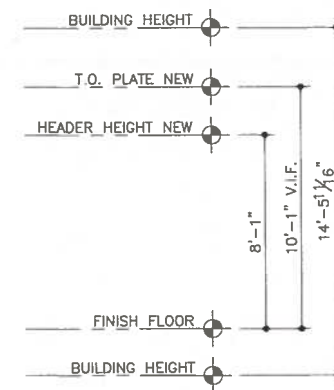
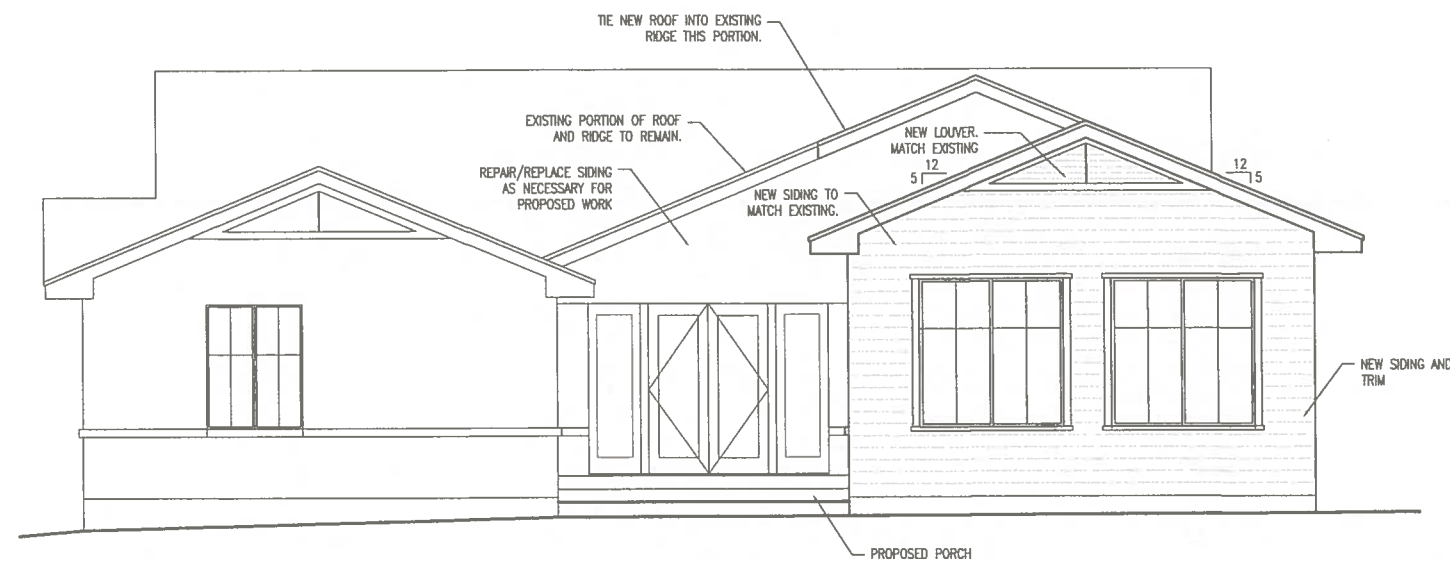
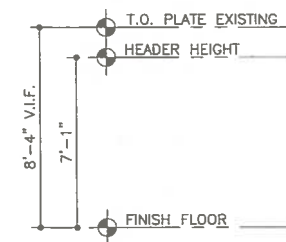
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ZIP CODE: 78703  
NEIGHBORHOOD PLAN: CENTRAL WEST AUSTIN COMBINED

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SCALE:  
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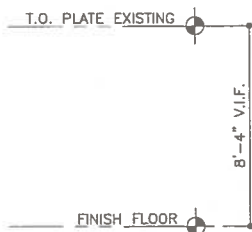
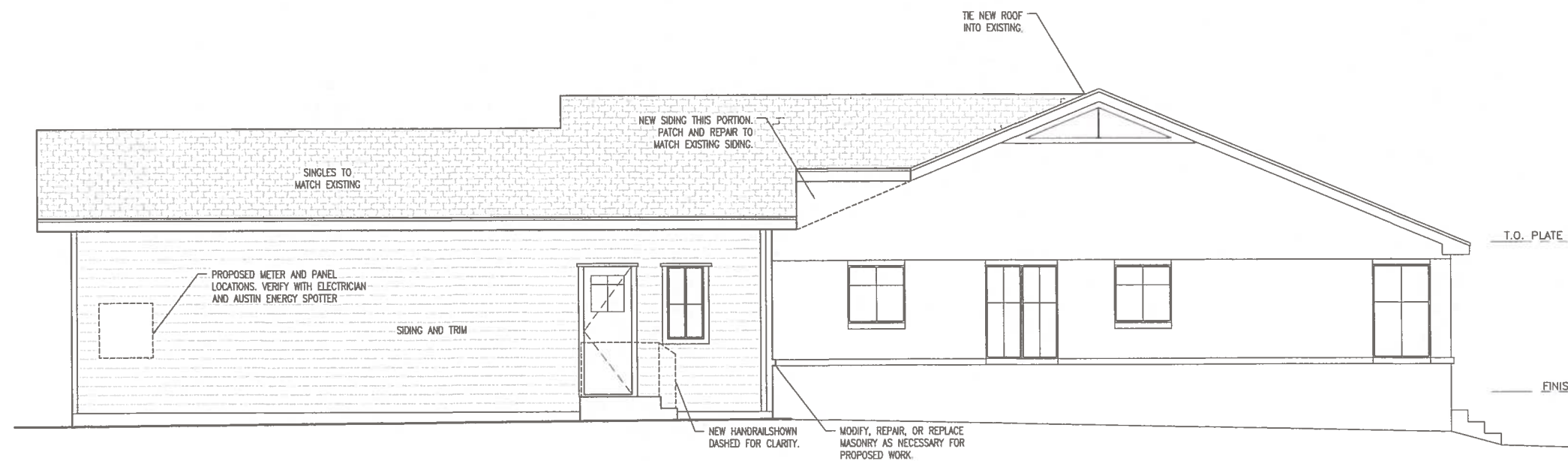
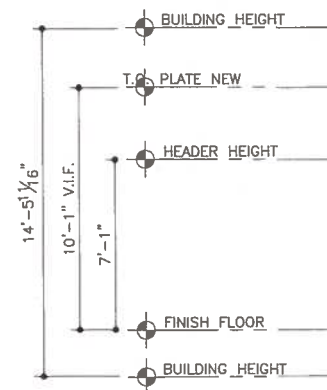
A-2.1





EXTERIOR ELEVATION: PLAN NORTH  
FULL-SCALE (22x34): 1/4" = 1'  
HALF-SCALE (11x17): 1/8" = 1'

S

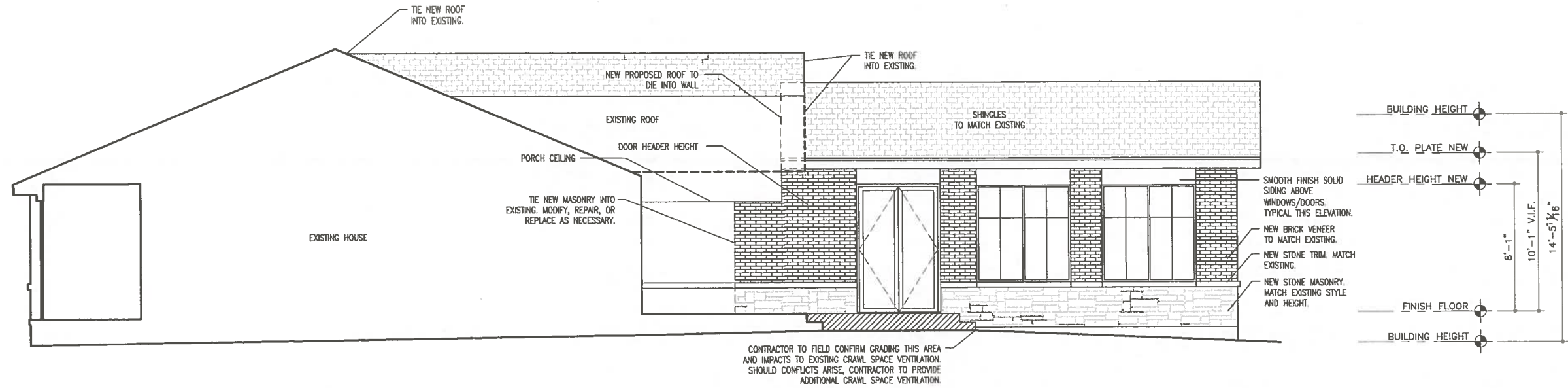


EXTERIOR ELEVATION: PLAN WEST  
FULL-SCALE (22x34): 1/4" = 1'  
HALF-SCALE (11x17): 1/8" = 1'

E

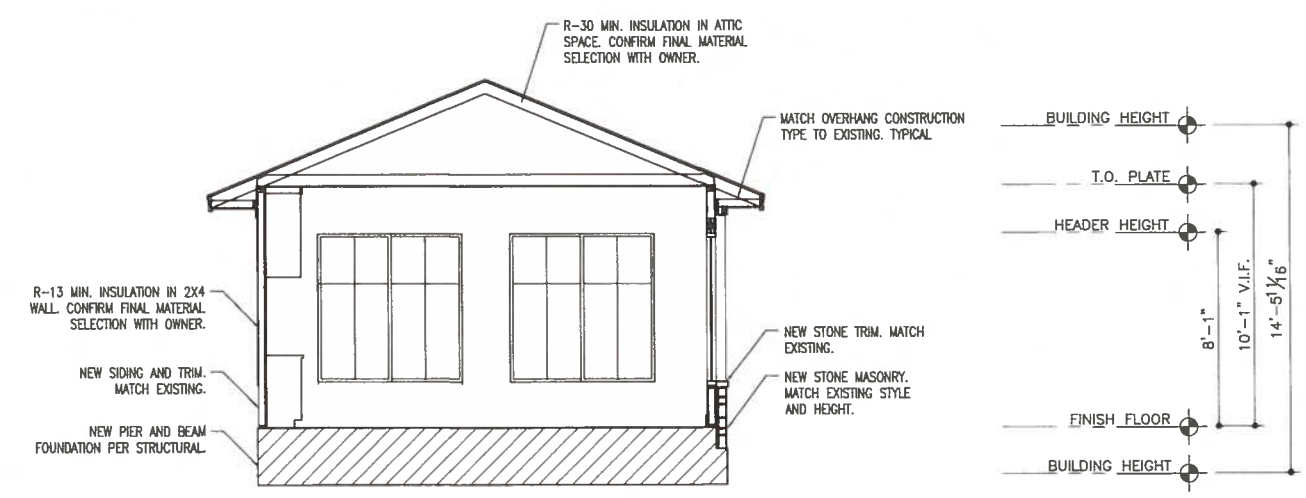
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| SHEET   | A-2.2            |





EXTERIOR ELEVATION: SECTION 2  
 FULL-SCALE (22x34): 1/4" = 1'  
 HALF-SCALE (11x17): 1/8" = 1'

2



EXTERIOR ELEVATION: SECTION 1  
 FULL-SCALE (22x34): 1/4" = 1'  
 HALF-SCALE (11x17): 1/8" = 1'

1



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