



City of Austin

Residential New Construction and Addition

Permit Application

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

Property Information

Project Address: 904 West Ave	Tax Parcel ID: 196665
Legal Description: S 82 FT OF LOT 1 BLOCK 105 ORIGINAL CITY	
Zoning District: GO GENERAL OFFICE, EXISTING USE SF-3	Lot Area (sq ft): 5,750.00
Neighborhood Plan Area (if applicable): DOWNTOWN	Historic District (if applicable): N/A

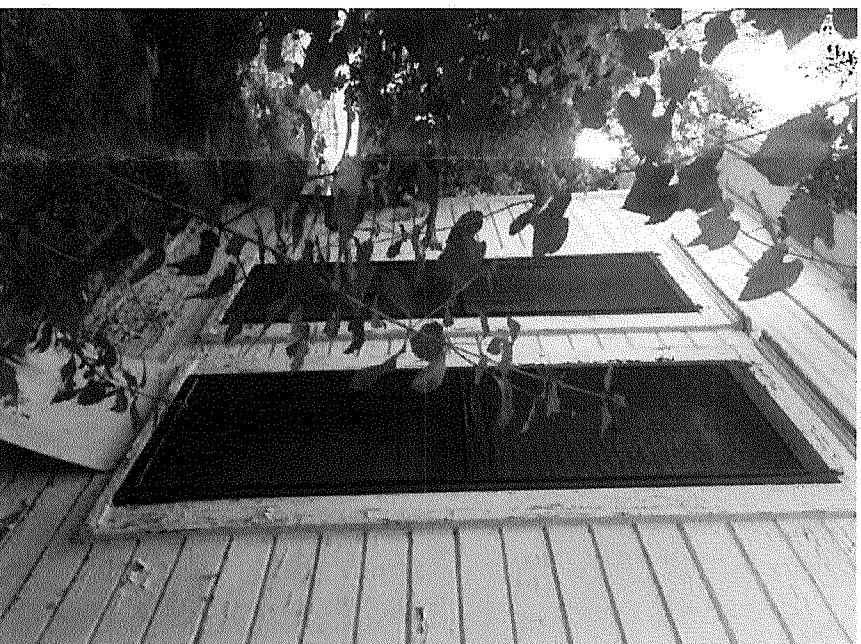
Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)	Does project have a Green Building requirement? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input type="checkbox"/> N <input type="checkbox"/> (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"/> Is this property within 200 feet of a hazardous pipeline? Y <input type="checkbox"/> N <input type="checkbox"/> (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"/> (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (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"/> Note: Include tree location(s) on plot plan.	(If yes, application for a tree permit with the <u>City Arborist</u> 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	
Does this site currently have: water availability? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> wastewater availability? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (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? <input type="checkbox"/> Y <input type="checkbox"/> N (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"/> (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"/> (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"/> (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input type="checkbox"/> N <input type="checkbox"/> (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"/> (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"/> (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"/> (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	<input checked="" type="radio"/> single-family residential	duplex residential	two-family residential	other: _____
Proposed Use:	vacant	<input checked="" type="radio"/> single-family residential	duplex residential	two-family residential	other: _____
Project Type:	new construction	addition	<input checked="" type="radio"/> 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 (Note: Removal of all or part of a structure requires a demolition permit application.)					
# of existing bedrooms: 2	# of bedrooms upon completion: 2	# of baths existing: 2.0	# of baths upon completion: 2.5		
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) SF Residence to be remodeled, new 2nd story addition & new exempt attic space. This project has both non-conforming and non-complying structures in the setback area. We have met with Daniel Word to guide us.					
Trades Permits Required (Circle as applicable): <input type="checkbox"/> electric <input type="checkbox"/> plumbing <input type="checkbox"/> mechanical (HVAC) concrete (R.O.W.)					

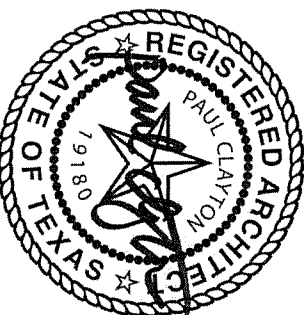
Job Valuation						
Total Job Valuation: \$ <u>149,000</u> <small>Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.</small>	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>0</u> Amount for Primary Structure: \$ <u>0</u> 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 Amount for Accessory Structure: \$ <u>0</u> Elec: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Plmbg: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Mech: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		Amount of Total Job Valuation dedicated to all Remodel/Repair: Bldg: \$ <u>110,000</u> Elec: \$ <u>12,000</u> Plmbg: \$ <u>12,000</u> Mech: \$ <u>15,000</u> TOTAL: \$ <u>149,000</u>			
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.						
Site Development Information						
Area Description <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 st Floor conditioned area	1,914.00		86.00		2,000.00	0.00
b) 2 nd Floor conditioned area			300.00		300.00	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)			200.00		200.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)			595.00		595.00	0.00
g) Other covered or roofed area			149.00		149.00	0.00
h) Uncovered wood decks			50.00		50.00	0.00
Total Building Area (total a through h)	1,914.00	0.00	1,380.00	0.00	3,294.00	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>						
Total Building Coverage (sq ft): <u>2,795.00</u> % of lot size: <u>49</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>						
Total Impervious Cover (sq ft): <u>4,164.00</u> % of lot size: <u>72</u>						
Setbacks						
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <small>(LDC 25-2-492)</small>						
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) <input checked="" type="checkbox"/> Y <input 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>26</u> ft <u>5</u> in Number of Floors: <u>2</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 <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): <u>18.0</u> ft Distance from intersection (for corner lots only): <u>73.0</u> ft						
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y <input checked="" type="checkbox"/> N <small>(If yes, drainage review is required)</small>						



901 WEST AVENUE

LEFT: WEST ELEVATION - FROM NW CORNER
TOP RIGHT: EAST ELEVATION - FROM SE CORNER
BOTTOM RIGHT: EAST ELEVATION

Architects
Clayton&Little



AE APPROVED

JUN 17 2016

CDC

All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

JUN 7 2016

AUSTIN WATER UTILITY
JUNIOR SERVICE DIVISION - TAPS

EXISTING NON-CONFORMING STRUCTURE WALS ARE NON-COMPLYING AS THEY ARE WITHIN THE SETBACK AND NON-CONFORMING AS THEY ARE OVER THE NEIGHBORING PROPERTY LINE. THE SOLE PLATE, STUD, AND HEADER WILL TO REMAIN 50% OF TOTAL LINEAL FEET OF THE PROJECT ARE TO REMAIN.

13	(F)	1 st PECAN
17		6 th PECAN
80	(F)	20 th PINE - TO BE REMOVED
82		17 th PECAN - TO BE REMOVED
114		10 th PECAN - TO BE REMOVED
135		12 th PECAN - TO BE REMOVED
136		10 th TALLOW
140		13 th PECAN - TO BE REMOVED
143		13 th PECAN - TO BE REMOVED
156	(F)	23 rd LIVE OAK
157	(F)	23 rd LIVE OAK
162		9 th ELA - TO BE REMOVED
192		15 th ELA
215	(F)	29 th PECAN

TREE LEGEND

	MAX F.A.R.	2,300 SF
	ACTUAL F.A.R.	2,300 SF
CARPORT:	2,000 SF	
PART R.F.	0.5F	(200 SF - 265F DEVIATION)
CONC'D R.F.	300 SF	
FRONT PORCH:	DEVIAT	
ATTIC:	DEVIAT	
TOTAL:	2,300 SF	

*SECTION 3.3.9 OF SUBCHAPTER F, MCANSAISON ON C AND E PLATS
 ALLOWS FOR THE EXCLUSION OF A HABITABLE PORTION
 FROM THE GROSS FLOOR AREA W/IN .5% OF OVERALL
 ATIC C/GH IN BETWEEN 5'-0" AND 7'-0" FOR ATTIC 5' B'
 CLING H/D DIMEN 52'- 38' 5" (MIN REQ 25') 5'

EXISTING EXTERIOR WALLS	238 LF (10')
EXISTING INTERIOR WALLS TO REMAIN	135 LF (IMVIR)

NOTE: AS STATED IN THE CODE: NO MORE THAN FIFTY PERCENT OF THE EXISTING WALLS MAY BE REMOVED.

SECTION 3.3.3 OF SUBCHAPTER F, MCMASSON ON ORDINANCE
ALLOWS FOR THE EXCLUSION OF A HABITABLE PORTION OF THE ATTIC
FROM THE GROSS FLOOR AREA. MIN. 50% OF OVERALL CONDITIONED
ATTIC CIG Ht BETWEEN 5'-0" AND 7'-0" FOR ATTIC SF DEDUCTION
ATTIC COND. SPACE: 501 SF
CING Ht B/WN 5'-7": 307 SF (MIN REQ 251 SF)

SECTION 3.10.5 SUBPARAGRAPH 1. REINFORCEMENT ON ORDNANCE ALLOWED FOR THE DETECTION OF A HORIZONTAL PORTION OF THE ATTIC FROM THE GROSS FLOOR JES. MIN. 50% OF OVERALL COMBINATION	
ATTIC CIG HT BETWEEN 5'0" AND 7'0" FOR ATTIC SF EXPOSITION	
CLING HT B/W 5'-7" - 307 SF (MIN REQ 251 SF)	
EXISTING EXTERIOR WALLS	228.1% (100 %
EXISTING EXTERIOR WALLS TO REMAIN	135.5 (MIN REQ 119.15)
NOTE: AS STATED IN THE CODE - NO MORE THAN FIFTY PERCENT OF EXTERIOR WALLS AND SUPPORTING STRUCTURAL ELEMENTS OF THE EXISTING STRUCTURE MAY BE DEMOLISHED OR RECONSTRUCTED, INCLUDING, BUT NOT LIMITED TO, EXTERIOR WALLS, AND IN VOID CONCRETE, CONCRETE BEAMS, MASONRY WALLS, AND IN VOID CONCRETE.	
EXTERIOR WALLS AND SUPPORTING STRUCTURAL ELEMENTS OF THE EXISTING STRUCTURE MAY BE DEMOLISHED OR RECONSTRUCTED, INCLUDING, BUT NOT LIMITED TO, EXTERIOR WALLS AND SUPPORTING STRUCTURAL ELEMENTS ARE ASSURED TO BE REAR FILL AND DO NOT INCLUDE THE ROOF OF THE STRUCTURE OR INTERIOR OR EXTERIOR FINISHES. (SEE SECTION 2.5.2-9.63)	

FIELD INSPECTION REQUIREMENTS

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.

901 West Residence

901 West Avenue
Austin TX 78701

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PROJECT NUMBER: 1602

SITE PLAN

A1.0

1 SITE PLAN - NEW

2 SITE PLAN - EXISTING

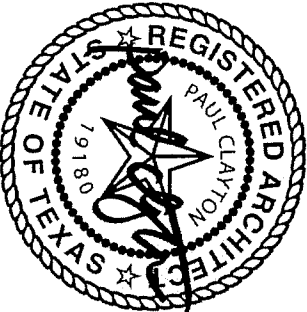
A circular compass rose with a vertical line and a horizontal line intersecting at the center. A thick black arrow points upwards from the center, labeled "TRUE NORTH".

$$\frac{1}{1/8'' = 1'-0''}$$

PLAN NORTH

A circular compass rose with a vertical line pointing upwards, labeled "TRUE NORTH".

1/8" = 1.0



6.17.2016

FIELD INSPECTION REQUIRED

Prior to performing any building, new construction, add-on repairs, general contractor shall view the site, inspect all existing conditions and report any discrepancies to the architect.

901 WEST AVENUE

901 WEST AVENUE AUSTIN TX 78701

PROJECT TEAM

ARCHITECT: CLAYTON & LITTLE ARCHITECTS
1001 EAST 8TH STREET
AUSTIN, TEXAS 78702
CONTACT: ANNE/LAURIE GRABEL, ASSOC. AIA
PHONE: 512.477.1727
512.477.1727
EMAIL: ANNE@CLAYTONANDLITTLE.COM
ANNE@CLAYTONANDLITTLE.COM

STRUCTURAL: DUFFY ENGINEERING
1702 FOGGY GLEN COVE
AUSTIN, TEXAS 78733
CONTACT: JOHN MAGGIO, P.E.
PHONE: 512.402.0074
512.402.0075
EMAIL: JOHN@DUFFYENGINEERING.COM

OWNER INFORMATION

CONTACT: CLAY WOODY
901 WEST AVE
AUSTIN, TEXAS 78701
EMAIL: CLAYWOOD@ME.COM

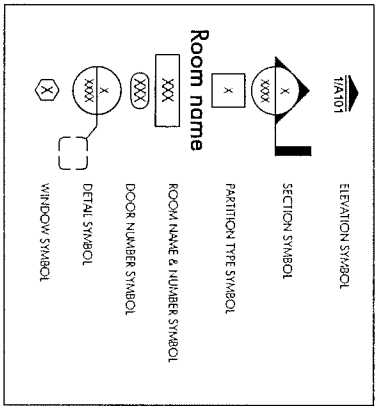
LEGAL DESCRIPTION

5.82 FT OF LOT 1 BLOCK 105 ORIGINAL CITY

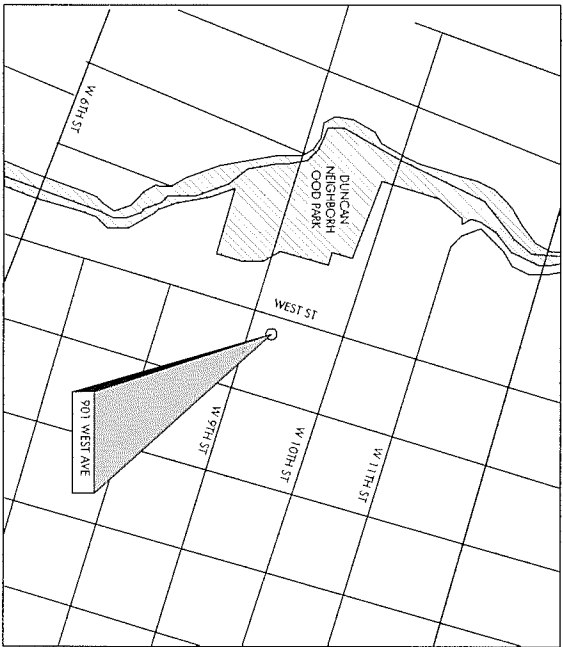
SITE INFORMATION

SURVEY PERFORMED BY: WATERLOO SURVEYORS
DATE ON SURVEY: FEBRUARY 8, 2016

SYMBOL LEGEND



VICINITY MAP



INDEX OF DRAWINGS

ARCHITECTURE	STRUCTURAL
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GROUND FLOOR PLAN	A1.1
SECOND FLOOR PLAN	A1.2
ROOF PLAN	A1.3
EXTERIOR ELEVATIONS	A2.0
EXTERIOR ELEVATION	A2.1

ZONING INFORMATION

ZONING: SFG
GO GENERAL OFFICE, EXISTING USE: SF-3, SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE: SF-3
SECTION: 105.0445
GEOGRAPHIC ID: 0208001110
LEGAL DESCRIPTION: 5.82 FT OF LOT 1 BLOCK 105 ORIGINAL CITY
DATE BUILT: 1915
HISTORIC: YES
NEIGHBORHOOD: DOWNTOWN SFR
OVERLAY DISTRICT: DOWNTOWN OVERLAY CENTRAL URBAN REDEVELOPMENT, COMMERCIAL JUSTICE CENTER, RESIDENTIAL DESIGN STANDARDS
FLOODPLAIN: NO
URBANI -- SHOAL CREEK, EDWARDS AQUIFER RECHARGE ZONE
WATERSHED: NONE FOUND
EASEMENTS: YES
EMERED PERMITS: YES
TREES: YES
FLOODPLAIN: YES
MINIMUM SETBACKS: INTERIOR SIDE YARD 5'
REAR YARD 10'
STREET SIDE YARD: 15'
32'

MAX BLDG HT: 5.627 FT / 0.1254 ACRES ACTUAL SF: 105.0445
LOT SIZE: 5.627 FT / 0.1254 ACRES ACTUAL SF: 105.0445
MAX BLDG. COVERAGE: 80% (4,510 SF MAX ALLOWABLE) PER GO DESIGNATION
MAX. IMPERVIOUS COVER: 40% (2,254 SF MAX ALLOWABLE) PER SF-3 DESIGNATION
PARKING: 2 SPACES REQUIRED

CONCLUSIONS:
EXISTING NONCONFORMING USE:

CODE ANALYSIS

BUILDING CODES:	INTERNATIONAL RESIDENTIAL CODE 2012 (WITH COA AMENDMENTS)
	NATIONAL ELECTRICAL CODE 2012
	INTERNATIONAL MECHANICAL CODE 2012
	INTERNATIONAL FIRE CODE 2012
BUILDING DESCRIPTION:	REMODEL OF 1ST AND 2ND FLOOR ADDITION TO AN EXISTING WOOD FRAMED SINGLE FAMILY RESIDENCE
LEGAL JURISDICTION:	CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

AREA CALCULATIONS:

LOT SIZE: 5,628 S.F.	EXISTING	NEW/ADDED	TOTAL
1ST FLOOR CONDITIONED	1,914 S.F.	86 S.F.	2,000 S.F.
2ND FLOOR CONDITIONED	0 S.F.	300 S.F.	300 S.F.
BASEMENT	0 S.F.	0 S.F.	0 S.F.
COVERED PARKING (GARPORT)	0 S.F.	200 S.F.	200 S.F.
COVERED PATIO (FRONT PORCH) COVERED 2ND FLOOR	0 S.F.	379 S.F.	379 S.F.
BACKYARD	0 S.F.	0 S.F.	0 S.F.
TOTAL BUILDING COVERAGE	1,914 S.F.	1,550 S.F.	3,464 S.F.
% BUILDING COVERAGE (2,799 / 5,750) = 49%			
ALLOWABLE = 60%			
DRIVEWAY	0 S.F.	630 S.F.	630 S.F.
SCREENED PATIO, STEPS, FRONT PORCH	0 S.F.	526 S.F.	526 S.F.
GRANITE PAVING	0 S.F.	0 S.F.	0 S.F.
UNCOVERED WOOD DECK	0 S.F.	50 S.F.	50 S.F.
AC PATIO	0 S.F.	18 S.F.	18 S.F.
RETAINING WALLS	0 S.F.	145 S.F.	145 S.F.
TOTAL NONBUILDING COVERAGE	1,914 S.F.	2,250 S.F.	4,164 S.F.
TOTAL SITE COVERAGE (IMPERVIOUS)	2,101 S.F.	0 S.F.	0 S.F.
% IMPERVIOUS COVER (4,164 / 5,750) = 73%			
ALLOWABLE = 80%			
TOTAL USE			
% WITH EXEMPTIONS (2,220 / 5,750) = 40%			
ALLOWABLE = 40%			

901 West Residence

901 West Avenue
Austin TX 78701

DATE	ISSUED FOR
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COVER SHEET

G1.0



6.17.2016

FIELD INSPECTION REQUIRED

Prior to performing any building, new construction, add or repairs, the architect shall inspect the site, inspect all existing conditions, and report any discrepancies to the architect.

DEMOLITION PLAN LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING EXTERIOR WALLS TO REMAIN, TO COUNT TOWARDS 50% PER COA Section 25-2-2963

1. ALL EXISTING COMPONENTS TO REMAIN ARE TO BE DEMOLISHED AND RECONSTRUCTED BY THE GENERAL CONTRACTOR (G.C.). ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED OR REBUILT IN A MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.
2. THE G.C. IS RESPONSIBLE FOR ALL NECESSARY EXISTING AND NEW BUILDING SYSTEMS AND FINISHED/SITE FEATURES AFFECTED BY NEW CONSTRUCTION.
3. DAMAGES TO PROPERTY OF THE OWNER SHALL BE REPAIRED OR REBUILT TO THE G.C.'S STANDARDS. THE G.C. SHALL NOT BE RESPONSIBLE FOR DAMAGES TO THE BUILDING GROUNDS, PLANTINGS, WALLS, PAVEMENT, UTILITIES, FINISHES, FURNISHINGS, ETC.
4. ALL WINDOWS AND DOORS IN EXISTING WALLS TO REMAIN TO BE PROTECTED. REPAIR AS REQUIRED DURING CONSTRUCTION.
5. CONTRACTOR TO BRACE/SHORE EXISTING CONSTRUCTION TO REMAIN AS REQUIRED.
6. PROTECT TREES PER CITY OF AUSTIN REQUIREMENTS.
7. DEMO ALL FOUNDATION STRUCTURE OF ALL WALLS TO BE DEMOLISHED.

EXISTING EXTERIOR WALLS
238 LF (100 %)
EXISTING EXTERIOR WALLS TO REMAIN
135 LF
(PLAN REQ. 119 LF)

NOTE: AS STATED IN THE CODE - NO MORE THAN FIFTY PERCENT OF EXTERIOR WALLS AND SUPPORTING STRUCTURAL ELEMENTS OF THE EXISTING STRUCTURE MAY BE DEMOLISHED AND RECONSTRUCTED. THE EXISTING STRUCTURE SHALL BE DEMOLISHED AND IN WOOD CONSTRUCTION, STUDS, SOLE PLATE AND TOP PLATE, FOR PURPOSES OF THIS SUBSECTION, EXTERIOR WALLS AND SUPPORTING STRUCTURAL ELEMENTS ARE MEASURED IN LINEAR FEET AND DO NOT INCLUDE THE ROOF OF THE STRUCTURE OR INTERIOR OR EXTERIOR FINISHES. (SEE SECTION 25-2-2963)

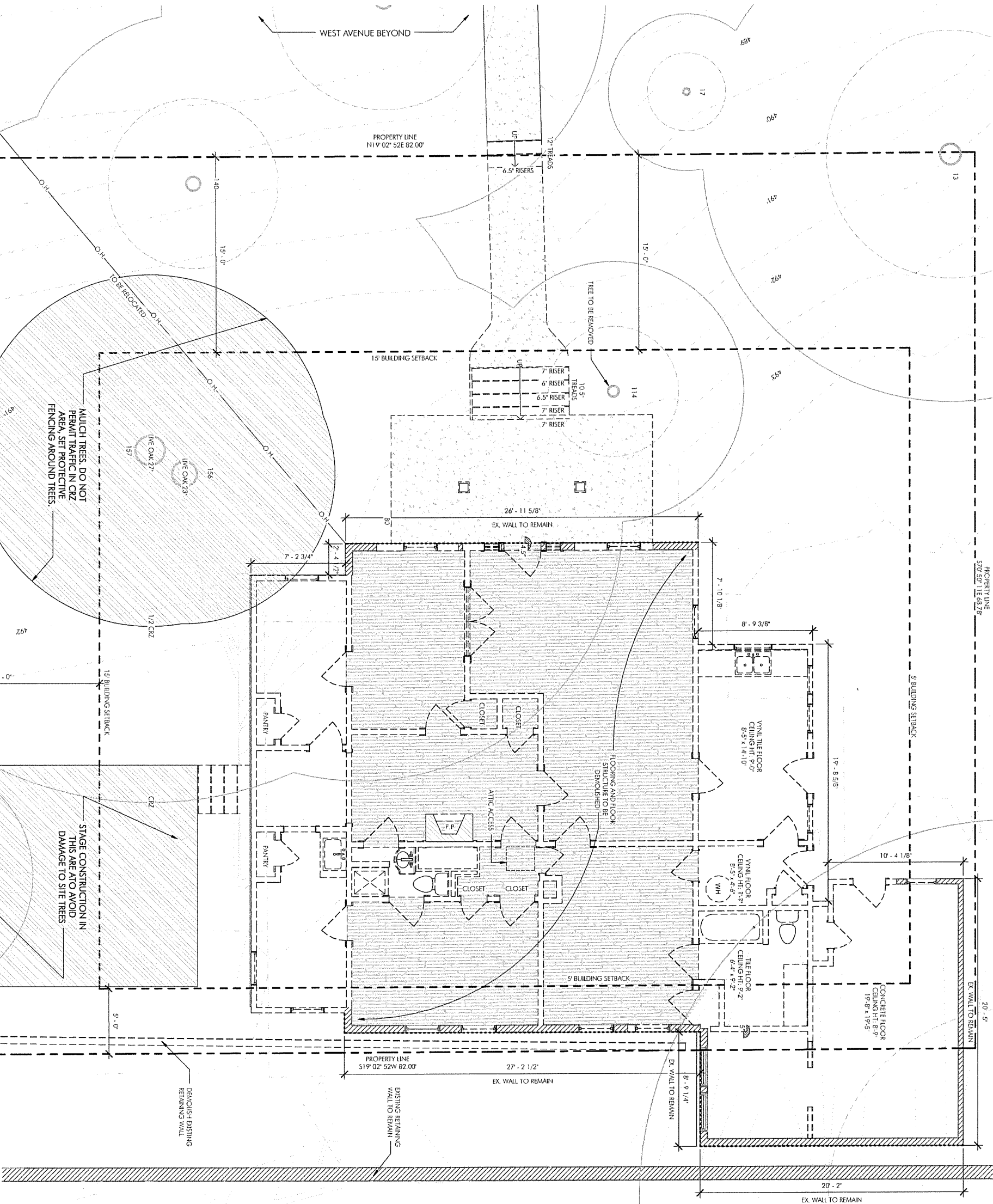
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PROJECT NUMBER: 1002	

FIRST FLOOR DEMOLITION

D1.1



1 FIRST FLOOR DEMILITION PLAN

PLAN NORTH TRUE NORTH

1/8\"/>

FIELD INSPECTION REQUIREMENTS

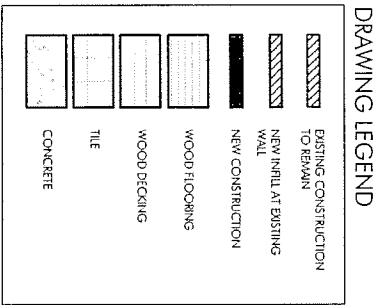
901 West Avenue
Austin TX 78701

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GROUND FLOOR PLAN

A1.1



DRAWING LEGEND

FIRST FLOOR

EXISTING NON-CONFORMING STRUCTURE WALLS ARE NON-COMPETING AS THEY ARE WITHIN THE SETBACK AND NON-CONFORMING AS THEY ARE OVER THE NEIGHBORING PROPERTY LINE. THE SOLE PLATE, STUD, AND HEADER WILL TO REMAIN 50% OF TOTAL LINEAL FEET OF EXISTING EXTERIOR WALLS ARE TO REMAIN.



6.17.2016

FIELD INSPECTION REQUIRED

Prior to performing any building, new construction, add-on repairs, or alterations, the architect shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

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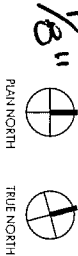
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SECOND FLOOR PLAN

	EXISTING CONSTRUCTION TO REMAIN
	NEW IN-PLACE AT EXISTING WALL
	NEW CONSTRUCTION
	WOOD FLOORING
	WOOD DECKING
	TILE
	CONCRETE

DRAWING LEGEND

1 SECOND FLOOR



PLAN NORTH

TRUE NORTH

A1.2

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

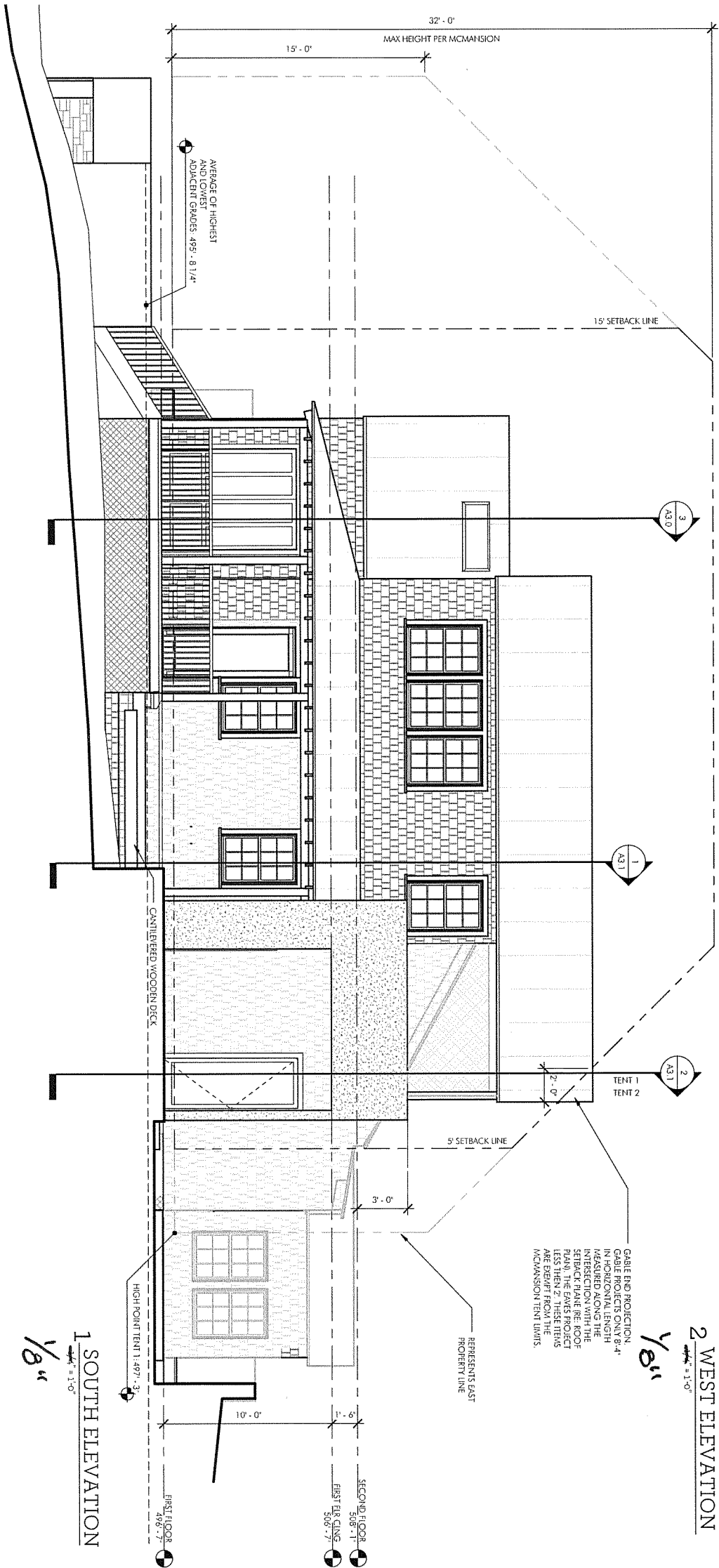
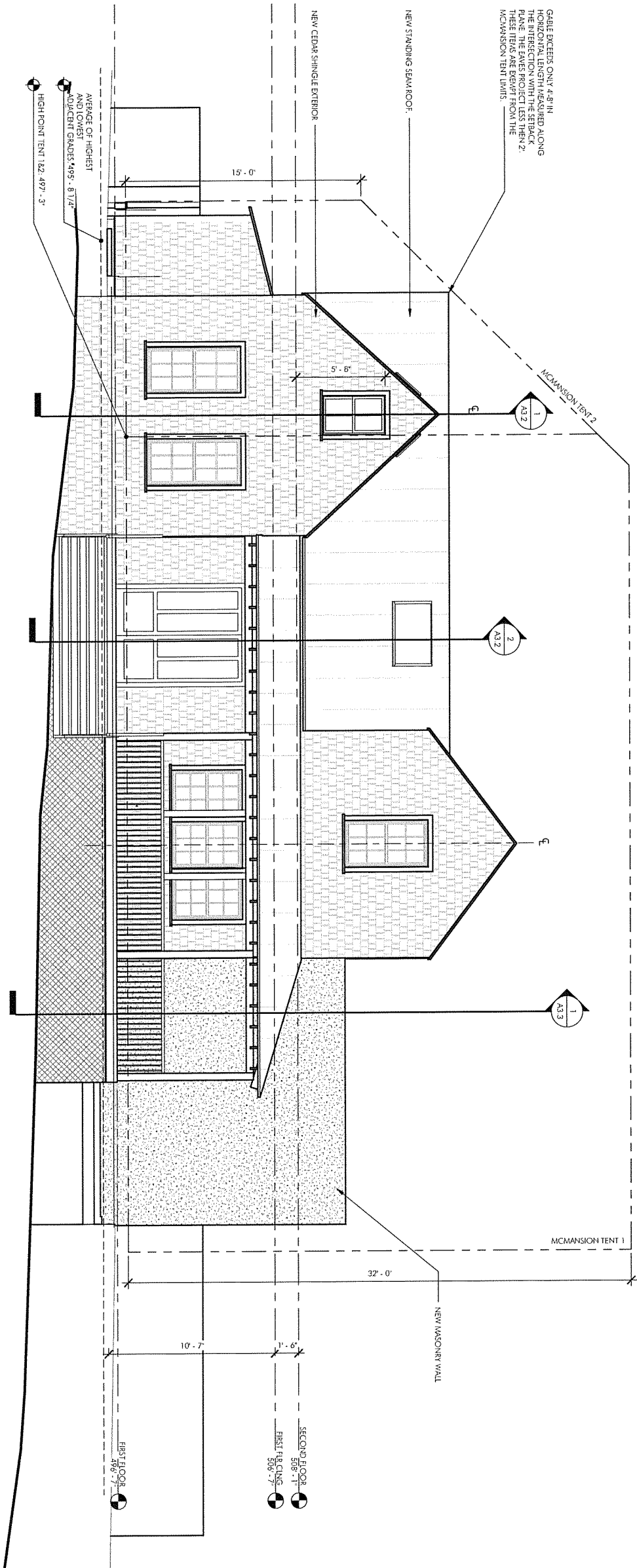
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FIELD INSPECTION REQUIRED

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.



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DATE	ISSUED FOR
6/7/2016	PERMIT SET

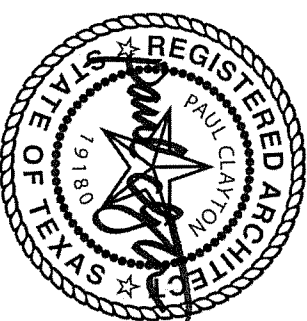
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Clayton & Little Architects

PROJECT NUMBER: 1602

EXTERIOR ELEVATIONS

A2.0

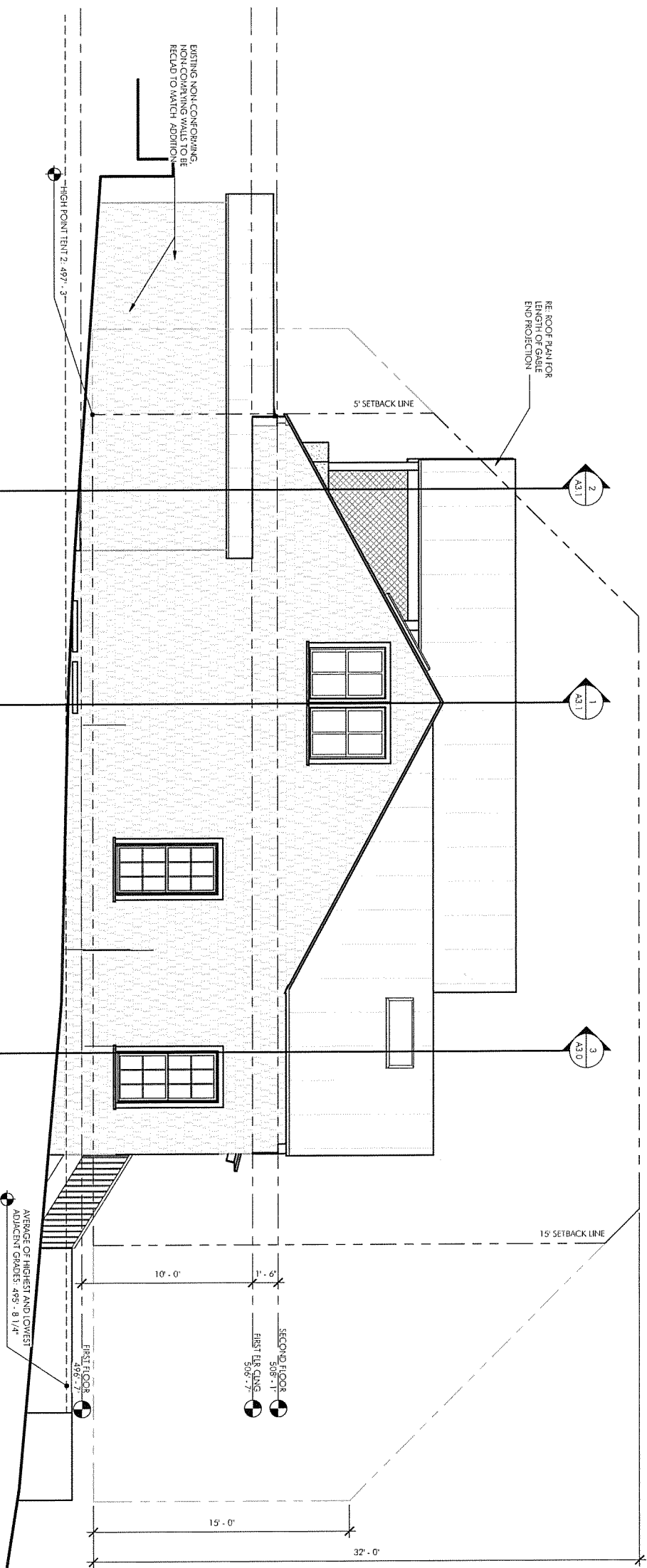
1001 East 8th Street
Austin, Texas 78702
512.477.1727
www.claytonandlittie.com



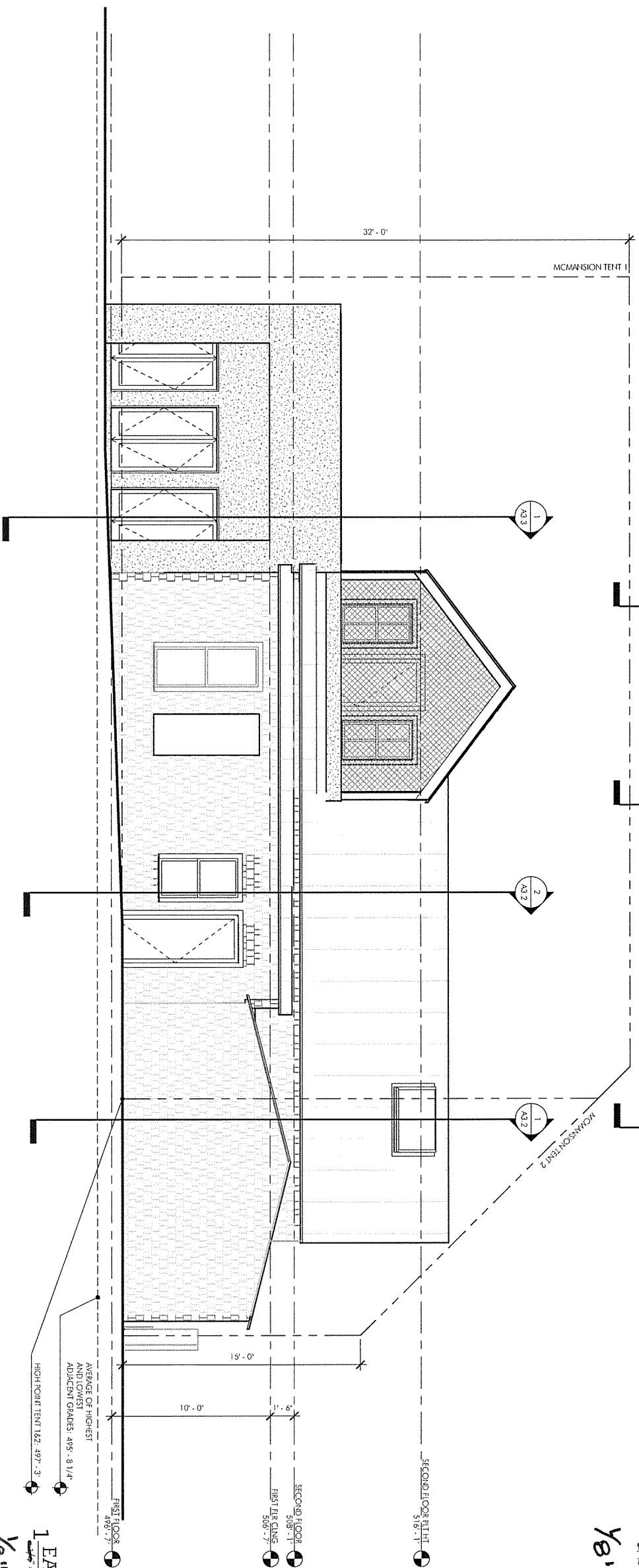
6.17.2016

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.



2 NORTH ELEVATION

 $\frac{1}{8}$ 

1 EAST ELEVATION

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PROJECT NUMBER: 1602

DATE	ISSUED FOR
6/17/2016	PENMALT SET

901 West Residence

901 West Avenue
Austin TX 78701

EXTERIOR ELEVATION

A2.1