CITY OF AUSTIN
Development SERVICES DEPARTMENT

Residential Review – One Texas Center
505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

Residential New Construction and Addition Permit Application

To complete this form electronically: Open with Internet Explorer, then Click Here to Save and continue.

Property Information

Project Address: 1004 gaston ave. Austin, Tx 78703	Tax Parcel ID: 210019
Legal Description: LOT 18 OLT 10 DIV Z SHOAL TERRACE	
Zoning District: SF-2-NP	Lot Area (sq ft): 14,854.00
Neighborhood Plan Area (if applicable): Pemberton Heights	Historic District (if applicable): yes

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y ■ N
(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 ■ N
(If yes, attach signed conditional approval letter from Austin Energy Green Building)

Is this site within an Airport Overlay Zone? Y ■ N
(If yes, approval through Aviation is required)

Does this site have a septic system? Y ■ N
(If yes, submit a copy of approved septic permit)

Does the structure exceed 3,600 square feet total under roof? ■ Y N (If yes, Fire review is required)
Is this property within 200 feet of a hazardous pipeline? Y ■ N (If yes, Fire review is required)

Is this site located within an Erosion Hazard Zone? Y ■ N
(If yes, EHZ review is required)

Is this property within 150 feet of the 100 year floodplain? ■ Y N (Proximity to floodplain may require additional review time.)

Is there a protected sized tree on this lot or adjacent lot(s)? ■ Y N (If yes, application for a tree permit with the City Arborist is required)
Note: Include tree location(s) on plot plan.

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) ■ Y N

Does this site currently have: water availability? ■ Y N (If no, contact Austin Water Utility to apply for
wastewater availability? ■ Y N water/wastewater taps and/or service extension request.)

Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y ■ 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 ■ N (If yes, submit approved auxiliary and potable plumbing plans.)
(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 ■ N (If yes, contact the Development Assistance Center for a Site Plan Exemption)

Is this site within the Waterfront Overlay? Y ■ N
(LDC 25-2 Subchapter C Article 3)

Is this site within the Lake Austin Overlay? Y ■ N
(LDC 25-2-180, 25-2-647)

Does this site front a paved street? ■ Y N
(If no, contact Development Assistance Center for Site Plan requirements.)

Is this site adjacent to a paved alley? Y ■ N
(Public Works approval required to take access from a public alley.)

Does this site have a Board of Adjustment (BOA) variance? Y ■ N Case # _____ (if applicable)
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y ■ N
(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

Is Total New/Added Building Area > 5,000 Sq Ft? Y ■ N (If yes, construction material recycling is required per LDC 25-11-39)

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? ■ Y N
(Note: Removal of all or part of a structure requires a demolition permit application.)

# existing bedrooms: 2	# bedrooms upon completion: 4	# baths existing: 2.0	# baths upon completion: 6.0

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

2 story stone veneer and wood siding addition to inlcude 3 bedrooms, 3 bathrooms and covered porch. Single story wood siding addition to include 1/2 bath, laundry and office, new shingle roofing. Update finishes throughout.

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

Job Valuation

Total Job Valuation:	Amount of Total Job Valuation dedicated to all Addition and/or New Construction:	Amount of Total Job Valuation dedicated to all Remodel/Repair:
$ 205,000	$ 205,000	Bldg: $ 180,400
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.	Amount for Primary Structure: $ _____ Elec: ☐Y ☐N | Plmbg: ☐Y ☐N | Mech: ☐Y ☐N	Elec: $ 8,200
		Plmbg: $ 6,150
	Amount for Accessory Structure: $ _____ Elec: ☐Y ☐N | Plmbg: ☐Y ☐N | Mech: ☐Y ☐N	Mech: $ 10,250
		TOTAL: $ 205,000

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 Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1st Floor conditioned area	2,132.00		477.00		2,609.00	0.00
b) 2nd Floor conditioned area			1,025.00		1,025.00	0.00
c) 3rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)	380.00				380.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)	325.00		240.00		565.00	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks	461.00				461.00	0.00
Total Building Area (total a through h)	3,298.00	0.00	1,742.00	0.00	5,040.00	0.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	—	—	—	—		

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)

Total Building Coverage (sq ft): 3,554.00 % of lot size: 24

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. 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)

Total Impervious Cover (sq ft): 5,766.00 % of lot size: 39

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) ■ Y N

Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y ■ N

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) Y ■ N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 25 ft 6 in Number of Floors: 2

Parking (LDC 25-6 Appendix A & 25-6-478)

of spaces required: 2 # of spaces provided: 2

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y ■ N

*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.

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y ■ N

Width of approach (measured at property line): existing n/a ft Distance from intersection (for corner lots only): existing n/a ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y ■ N
(If yes, drainage review is required)

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
1st Floor		2,132.00	477.00			2,609.00
2nd Floor			1,025.00			1,025.00
3rd Floor						0.00
Area w/ ceilings > 15'				Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)		325.00	240.00	■ Full Porch sq ft (3.3.3 A) ☐ 200 sq ft (3.3.3 A 2)	146.00	419.00
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	380.00		■ 200 sq ft (3.3.2 B 1)		380.00
	Detached			☐ 450 sq ft (3.3.2 A 1 / 2a) ☐ 200 sq ft (3.3.2 B 2a / 2b)		0.00
Carport**: (check article utilized)	Attached			☐ 450 sq ft (3.3.2 A 3) ☐ 200 sq ft (3.3.2 B 1)***		0.00
	Detached			☐ 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)						0.00
Totals		2,837.00	1,742.00			4,433.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 4,433.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 29 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.

1004 GASTON AVE

PERMIT SET

1004 GASTON AVENUE, AUSTIN, TEXAS 78703

PROJECT TEAM

OWNER
JOEL AND ANITRA RICHARDSON
1004 GASTON AVENUE
AUSTIN, TEXAS 78703

CONTACT
JOEL RICHARDSON
PHONE:
EMAIL: jrichardson@primelending.com
anitrarichardson@me.com

ARCHITECT
CLAYTON & LITTLE ARCHITECTS
1001 EAST 8TH STREET
AUSTIN, TEXAS 78702
PHONE: (512) 477.1727
FAX: (512) 477.9876

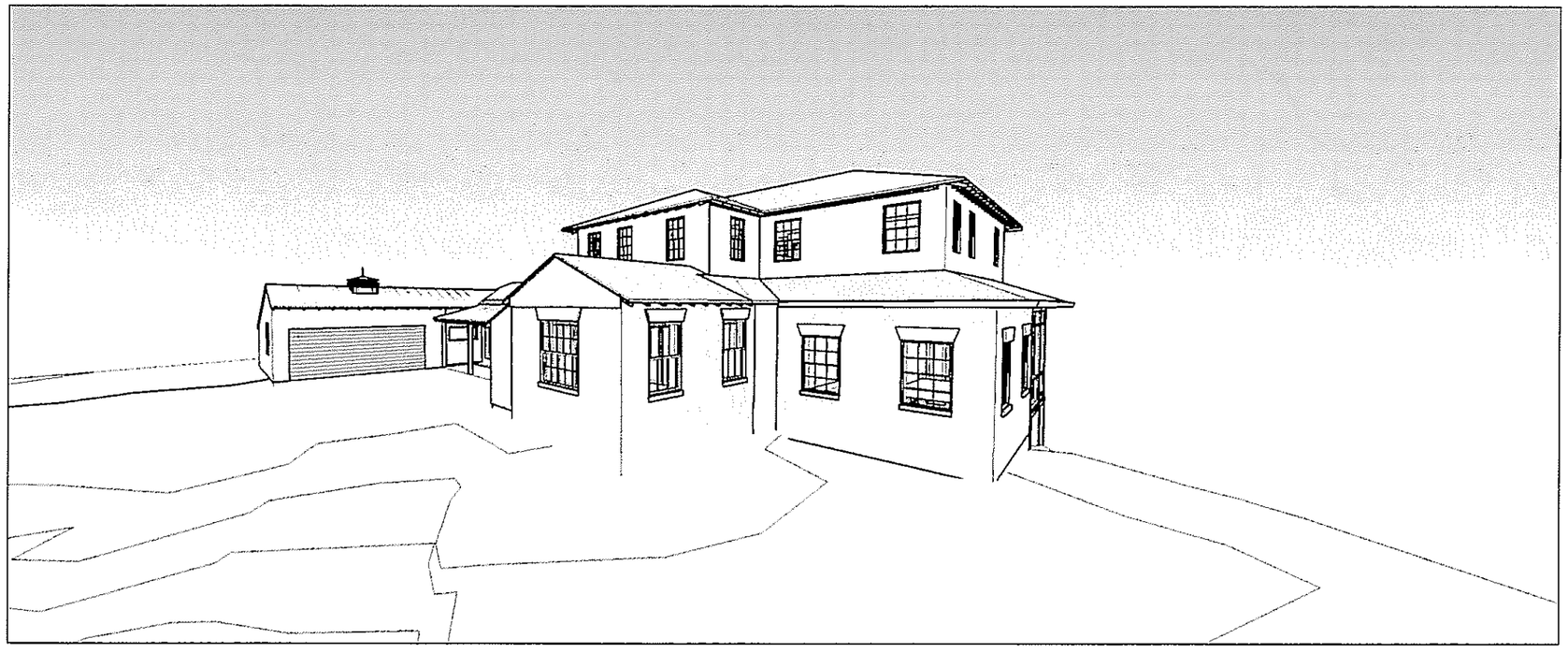
CONTACT
NICOLE CORWIN
PHONE: (512) 477.1727 x305
EMAIL: nicole@claytonandlittle.com

STRUCTURAL ENGINEER
A-1 ENGINEERING, LLC
401 CONGRESS AVE, SUITE 1540
AUSTIN, TEXAS 78701
PHONE: (512)298-3360

CONTACT
MOISES A CRUZ, P.E.
PHONE: (210) 385.5085
EMAIL: moises@a-1engineering.com

GENERAL CONTRACTOR
BURNISH & PLUMB CONSTRUCTION CO.
719 SAN MARCOS STREET
AUSTIN, TEXAS 78702
PHONE: (512) 782.0207

CONTACT
BUCK MCLAMB
PHONE: (512) 782.0207
EMAIL: buck@burnishandplumb.com



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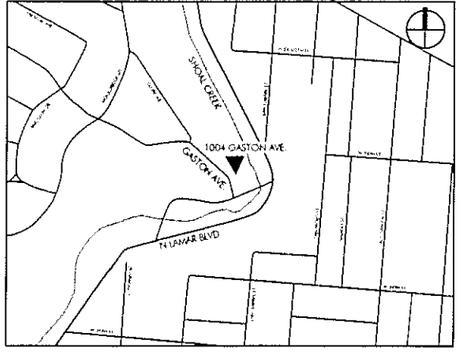
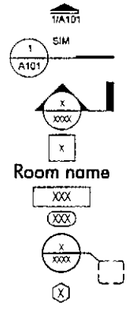
A3.1 WALL SECTIONS

VICINITY MAP



SYMBOL LEGEND



SITE INFORMATION

LAND SURVEY PERFORMED BY THOMAS P. DIXON, OF WATERLOO SURVEYORS INC. ON NOVEMBER 18, 2015.

LEGAL DESCRIPTION

LOT 18 OLT 10 DIV Z SHOAL TERRACE

CODE ANALYSIS

BUILDING CODE:
INTERNATIONAL RESIDENTIAL CODE - 2012 W/CITY OF AUSTIN AMENDMENTS

BUILDING DESCRIPTION:

REMODEL AND ADDITION TO EXISTING SINGLE STORY WOOD FRAME RESIDENCE.

LEGAL JURISDICTION: AUSTIN, TEXAS, TRAVIS COUNTY

AREA CALCULATIONS:

LOT SIZE - 14,854 S.F.

	EXISTING	NEW/ADDED	TOTAL
1ST FLOOR CONDITIONED	2,132 S.F.	477 S.F.	2,609 S.F.
2ND FLOOR CONDITIONED	0 S.F.	1025 S.F.	1,025 S.F.
BASEMENT	0 S.F.	0 S.F.	0 S.F.
GARAGE	380 S.F.	0 S.F.	380 S.F.
COVERED PATIO	325 S.F.	240 S.F.	565 S.F.
BALCONY	0 S.F.	0 S.F.	0 S.F.
OTHER	0 S.F.	0 S.F.	0 S.F.
TOTAL BUILDING COVERAGE % BUILDING COVERAGE (3,554 / 14,854) = 24%	2,837 S.F.	1,742 S.F.	4,579 S.F.
DRIVEWAY	1,226 S.F.	0 S.F.	1,226 S.F.
SIDEWALKS	755 S.F.	0 S.F.	755 S.F.
UNCOVERED PATIO	0 S.F.	0 S.F.	0 S.F.
UNCOVERED WOOD DECK	231 S.F.	0 S.F.	461 S.F.
AC PADS	0 S.F.	0 S.F.	0 S.F.
OTHER	0 S.F.	0 S.F.	0 S.F.
TOTAL NON-BUILDING COVERAGE	2,212 S.F.	0 S.F.	2,442 S.F.
TOTAL SITE COVERAGE (IMPERVIOUS) % IMPERVIOUS COVER (5,766 / 14,854) = 38.8%	5,049 S.F.	717 S.F.	5,766 S.F.

ZONING INFORMATION

ZONING:	SF-2-NP
FUTURE LAND USE:	SF-2
PROPERTY ID:	210019
GEOGRAPHIC ID:	0216010302
LEGAL DESCRIPTION:	LOT 18 OLT 10 DIV Z SHOAL TERRACE
DATE BUILT:	1939
HISTORIC:	YES, NATIONAL REGISTER OF HISTORIC DISTRICT
NEIGHBORHOOD:	PEMBERTON HEIGHTS (SFR) WINDSOR ROAD INFILL OPTIONS WEST AUSTIN NEIGHBORHOOD GROUP
SUBDIVISION:	SHOAL TERRACE
OVERLAY DISTRICT:	NEIGHBORHOOD PLANNING AREA WINDSOR ROAD CENTRAL WEST AUSTIN COMBINED NPA RESIDENTIAL DESIGN STANDARDS POTENTIAL CREEK GREENWAYS DESIRED DEVELOPMENT ZONE
FLOODPLAIN:	GREATER AUSTIN FEMA FLOODPLAIN, PER GIS
WATERSHED:	SHOAL CREEK URBAN
EASEMENTS:	PROTECTED STREETS 5' P.U.E.
DEED RESTRICTIONS:	SURVEY REQUIRED IN ORDER TO DETERMINE
OPEN/EXPIRED PERMITS:	NONE
PROTECTED TREES:	SURVEY REQUIRED IN ORDER TO DETERMINE
MCMANSION:	YES
COMPATIBILITY STANDARDS:	YES, RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS APPLY
MINIMUM SETBACKS:	FRONT: 25' STREET SIDE: 15' INTERIOR SIDE: 5' REAR: 10'
MAX. BLDG. HEIGHT:	32' (PER McMANSION REQ.)
EXISTING BLDG. SF:	1,627 SF
LOT SIZE:	14,854 SF / .34 ACRES
MAX BLDG. COVERAGE:	5,941.6 SF (40%) (5,941.6 - 1,627 = 4,314.6 SF REMAINING)
MAX IMPERVIOUS COVER:	6,684.3 SF (45%) (6,684.3 - 1,627 = 5,057.3 SF REMAINING)
MAX F.A.R.:	5,941.6 SF (40%) (5,941.6 - 1,627 = 4,314.6 SF REMAINING)
PARKING:	2

Architects
Clayton&Little

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

www.claytonandlittle.com

REGISTERED ARCHITECT
PAUL CLAYTON
19180
STATE OF TEXAS

11/11/2016

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.

1004 GASTON AVE

1004 GASTON AVE, AUSTIN, TX 78703

DATE	ISSUED FOR
11/11/2016	PERMIT SET

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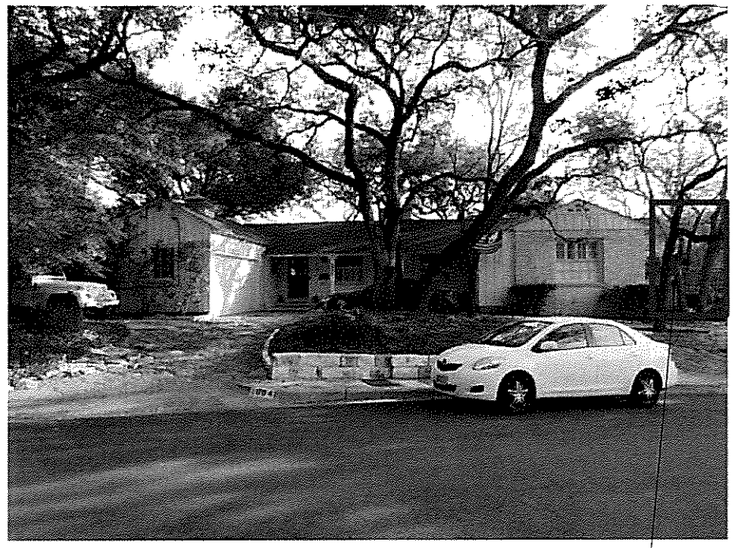
PROJECT NUMBER: 1601

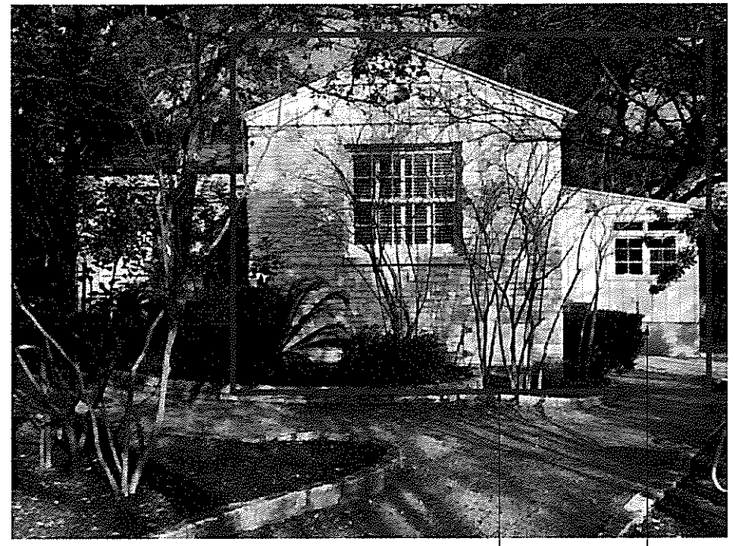
COVER SHEET

G1.0



SOUTH ELEVATION (FRONT OF HOUSE)

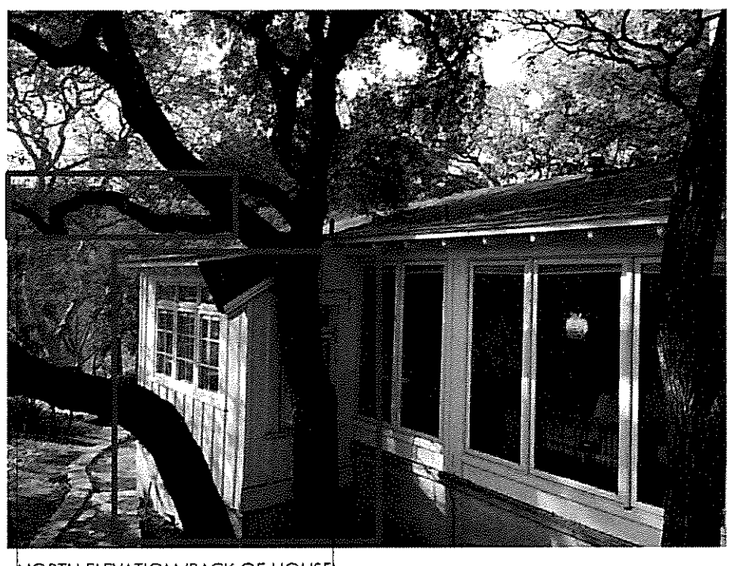
EAST WING (STONE WALLS) OF BUILDING TO BE DEMOLISHED.
RE: DEMO PLAN D1.1



EAST ELEVATION

EAST WING (STONE WALLS) OF BUILDING TO BE DEMOLISHED.
RE: DEMO PLAN D1.1

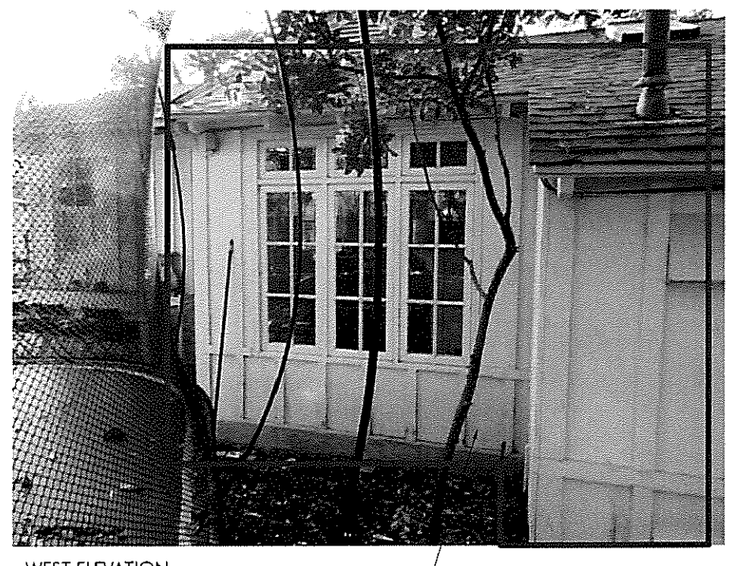
NORTH EAST (BOARD & BATTEN) WALL AND ROOF TO BE DEMOLISHED.
RE: DEMO PLAN D1.1



NORTH ELEVATION (BACK OF HOUSE)

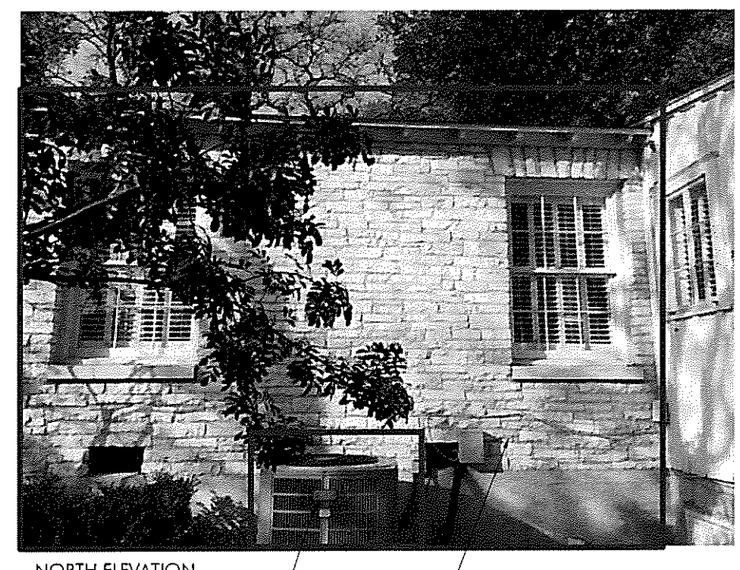
BOARD & BATTEN WALL AND ROOF TO BE DEMOLISHED.
RE: DEMO PLAN D1.1

TREE LIMB TO BE REMOVED



WEST ELEVATION

WEST WALL (BOARD & BATTEN) AND ROOF OF BUILDING TO BE DEMOLISHED.
RE: DEMO PLAN D1.1



NORTH ELEVATION

AC CONDENSER TO BE RELOCATED

EAST WING (STONE WALLS) OF BUILDING TO BE DEMOLISHED.
RE: DEMO PLAN D1.1

Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78703
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REGISTERED ARCHITECT
PAUL CLAYTON
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STATE OF TEXAS

11/11/2016

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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.

1004 GASTON AVE

1004 GASTON AVE, AUSTIN, TX 78703

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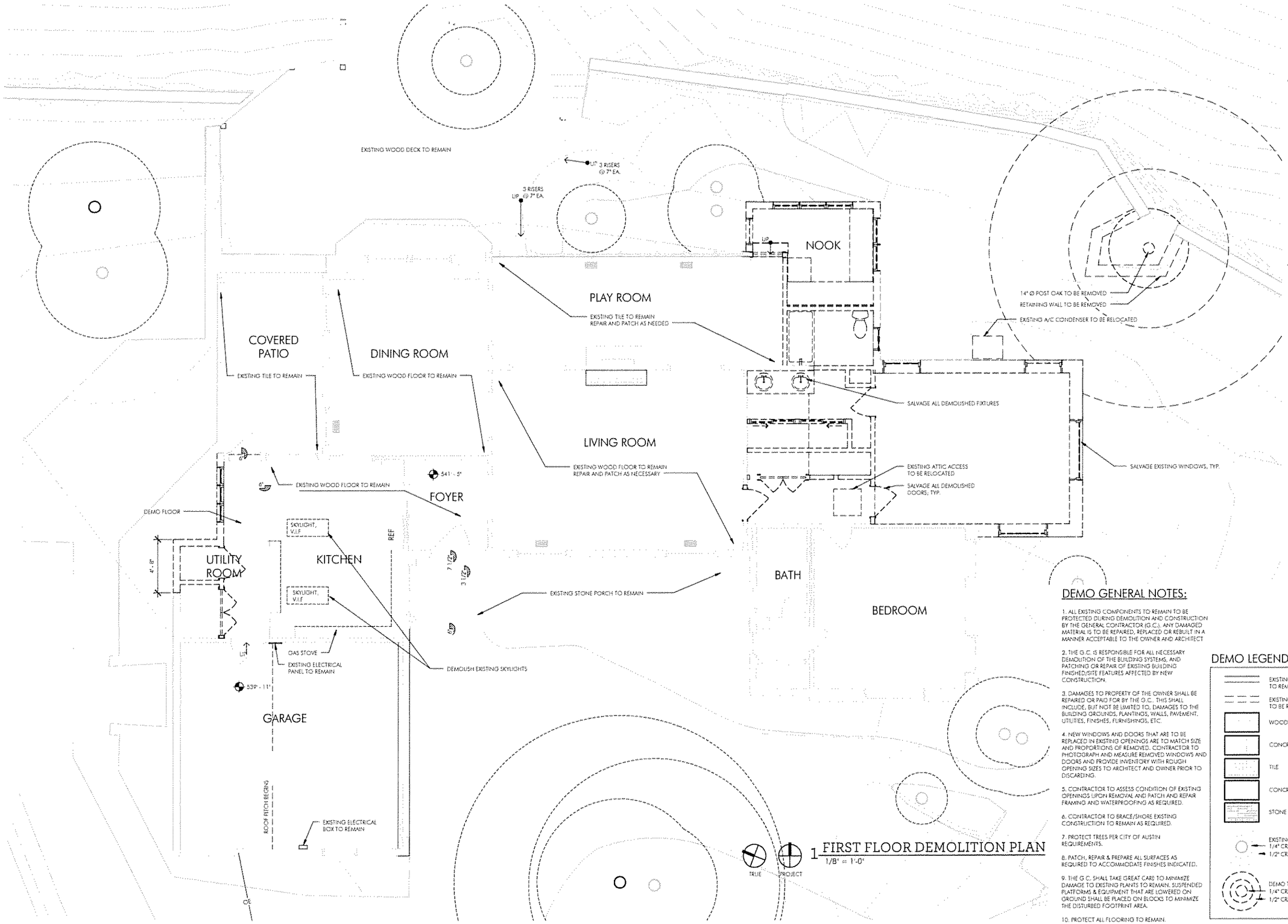
EXTERIOR PHOTOS

D1.0



1 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"

DEMO GENERAL NOTES:

1. ALL EXISTING COMPONENTS TO REMAIN TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION 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 DEMOLITION OF THE BUILDING SYSTEMS, AND PATCHING OR REPAIR OF EXISTING BUILDING FINISHED/SITE FEATURES AFFECTED BY NEW CONSTRUCTION.

3. DAMAGES TO PROPERTY OF THE OWNER SHALL BE REPAIRED OR PAID FOR BY THE G.C.. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, DAMAGES TO THE BUILDING GROUNDS, PLANTINGS, WALLS, PAVEMENT, UTILITIES, FINISHES, FURNISHINGS, ETC.

4. NEW WINDOWS AND DOORS THAT ARE TO BE REPLACED IN EXISTING OPENINGS ARE TO MATCH SIZE AND PROPORTIONS OF REMOVED. CONTRACTOR TO PHOTOGRAPH AND MEASURE REMOVED WINDOWS AND DOORS AND PROVIDE INVENTORY WITH ROUGH OPENING SIZES TO ARCHITECT AND OWNER PRIOR TO DISCARDING.

5. CONTRACTOR TO ASSESS CONDITION OF EXISTING OPENINGS UPON REMOVAL AND PATCH AND REPAIR FRAMING AND WATERPROOFING AS REQUIRED.

6. CONTRACTOR TO BRACE/SHORE EXISTING CONSTRUCTION TO REMAIN AS REQUIRED.

7. PROTECT TREES PER CITY OF AUSTIN REQUIREMENTS.

8. PATCH, REPAIR & PREPARE ALL SURFACES AS REQUIRED TO ACCOMMODATE FINISHES INDICATED.

9. THE G.C. SHALL TAKE GREAT CARE TO MINIMIZE DAMAGE TO EXISTING PLANTS TO REMAIN. SUSPENDED PLATFORMS & EQUIPMENT THAT ARE LOWERED ON GROUND SHALL BE PLACED ON BLOCKS TO MINIMIZE THE DISTURBED FOOTPRINT AREA.

10. PROTECT ALL FLOORING TO REMAIN.

11. ALL DEMOLISHED DOORS, WINDOWS AND FIXTURES TO BE SALVAGED.

DEMO LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- WOOD FLOORING
- CONCRETE TILE
- TILE
- CONCRETE
- STONE
- EXISTING TREE 1/4" CRZ 1/2" CRZ
- DEMO TREE 1/4" CRZ 1/2" CRZ

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1004 GASTON AVE

1004 GASTON AVE, AUSTIN, TX 78703

DATE	ISSUED FOR
11/11/2016	PERMIT SET

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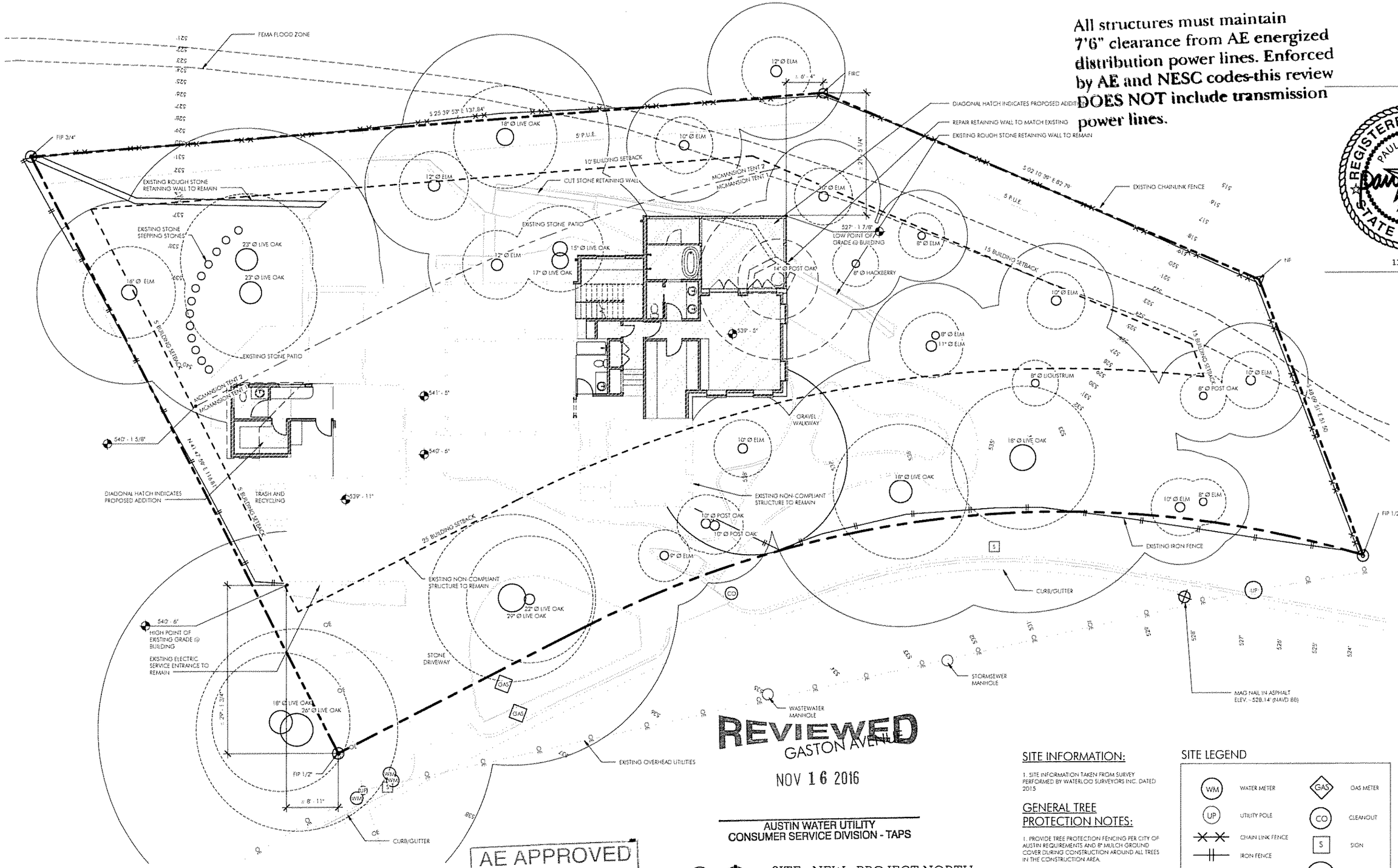
PROJECT NUMBER: 1601

FIRST FLOOR DEMO PLAN

D1.1

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.



REVIEWED
NOV 16 2016
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

AE APPROVED
NOV 14 2016
319-226
JGM

TRUE PROJECT

1 SITE - NEW - PROJECT NORTH
1/16" = 1'-0"

SITE INFORMATION:

1. SITE INFORMATION TAKEN FROM SURVEY PERFORMED BY WATERLOO SURVEYORS INC. DATED 2015

GENERAL TREE PROTECTION NOTES:

1. PROVIDE TREE PROTECTION FENCING PER CITY OF AUSTIN REQUIREMENTS AND 8" MULCH GROUND COVER DURING CONSTRUCTION AROUND ALL TREES IN THE CONSTRUCTION AREA.

2. PROVIDE BREATHABLE RUBBER MAT OVER 8" MULCH AT LOCATIONS WHERE TREE PROTECTION FENCING IS NOT POSSIBLE.

3. WRAP 2x4 BOARDS AROUND TREE TRUNKS DURING CONSTRUCTION.

4. ALL LIMBS AND TREE TRIMMING TO BE PERFORMED BY OWNER PROVIDED ARBORIST

SITE LEGEND

WM	WATER METER	GAS	GAS METER
UP	UTILITY POLE	CO	CLEANOUT
	CHAIN LINK FENCE	S	SIGN
	IRON FENCE		
OE	OVERHEAD ELECTRIC		EXISTING TREE 1/2 CRZ FULL CRZ
	PROPERTY LINE		
	SETBACK		

Architects
Clayton&Little

1003 East 6th Street
Austin, Texas 78702
512 477 1707

www.claytonandlittle.com

REGISTERED ARCHITECT
PAUL CLAYTON
19180
STATE OF TEXAS

11/11/2016

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.

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SITE PLAN

A1.0

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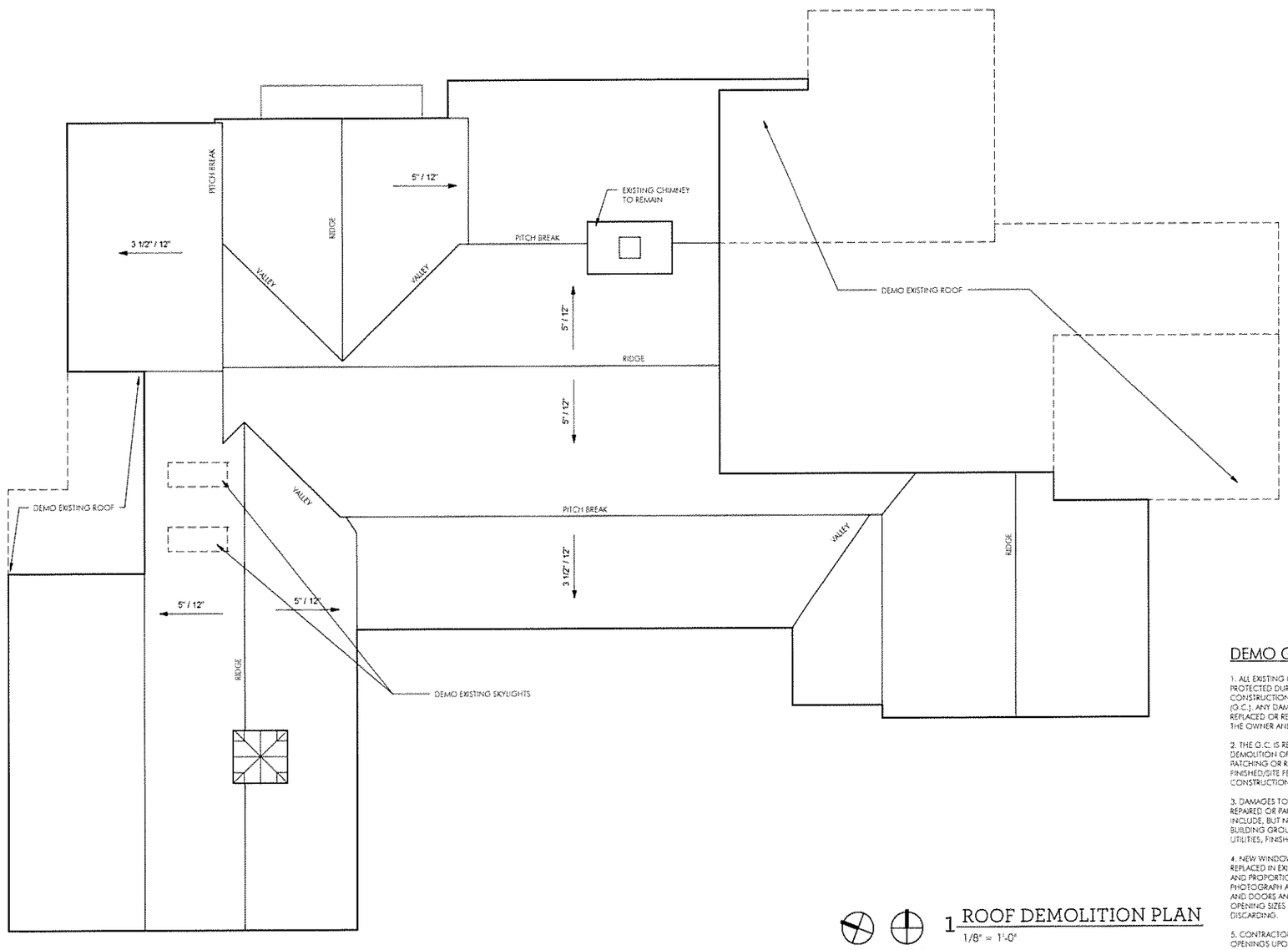

TRUE PROJECT

1 ROOF DEMOLITION PLAN
1/8" = 1'-0"

DEMO GENERAL NOTES:

1. ALL EXISTING COMPONENTS TO REMAIN TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION 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 DEMOLITION OF THE BUILDING SYSTEMS, AND PATCHING OR REPAIR OF EXISTING BUILDING FINISHED/SITE FEATURES AFFECTED BY NEW CONSTRUCTION.

3. DAMAGES TO PROPERTY OF THE OWNER SHALL BE REPAIRED OR PAID FOR BY THE G.C.. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, DAMAGES TO THE BUILDING GROUNDS, PLANTINGS, WALLS, PAVEMENT, UTILITIES, FINISHES, FURNISHINGS, ETC..

4. NEW WINDOWS AND DOORS THAT ARE TO BE REPLACED IN EXISTING OPENINGS ARE TO MATCH SIZE AND PROPORTIONS OF REMOVED. CONTRACTOR TO PHOTOGRAPH AND MEASURE REMOVED WINDOWS AND DOORS AND PROVIDE INVENTORY WITH ROUGH OPENING SIZES TO ARCHITECT AND OWNER PRIOR TO DISCARDING.

5. CONTRACTOR TO ASSESS CONDITION OF EXISTING OPENINGS UPON REMOVAL AND PATCH AND REPAIR FRAMING AND WATERPROOFING AS REQUIRED.

6. CONTRACTOR TO BRACE/SHORE EXISTING CONSTRUCTION TO REMAIN AS REQUIRED.

7. PROTECT TREES PER CITY OF AUSTIN REQUIREMENTS.

DEMO LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- WOOD FLOORING
- CONCRETE TILE
- TILE
- CONCRETE
- STONE
- EXISTING TREE 1/4" CRZ 1/2" CRZ
- DEMO TREE 1/4" CRZ 1/2" CRZ

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Clayton&Little

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

www.claytonandlittle.com

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ROOF DEMO PLAN

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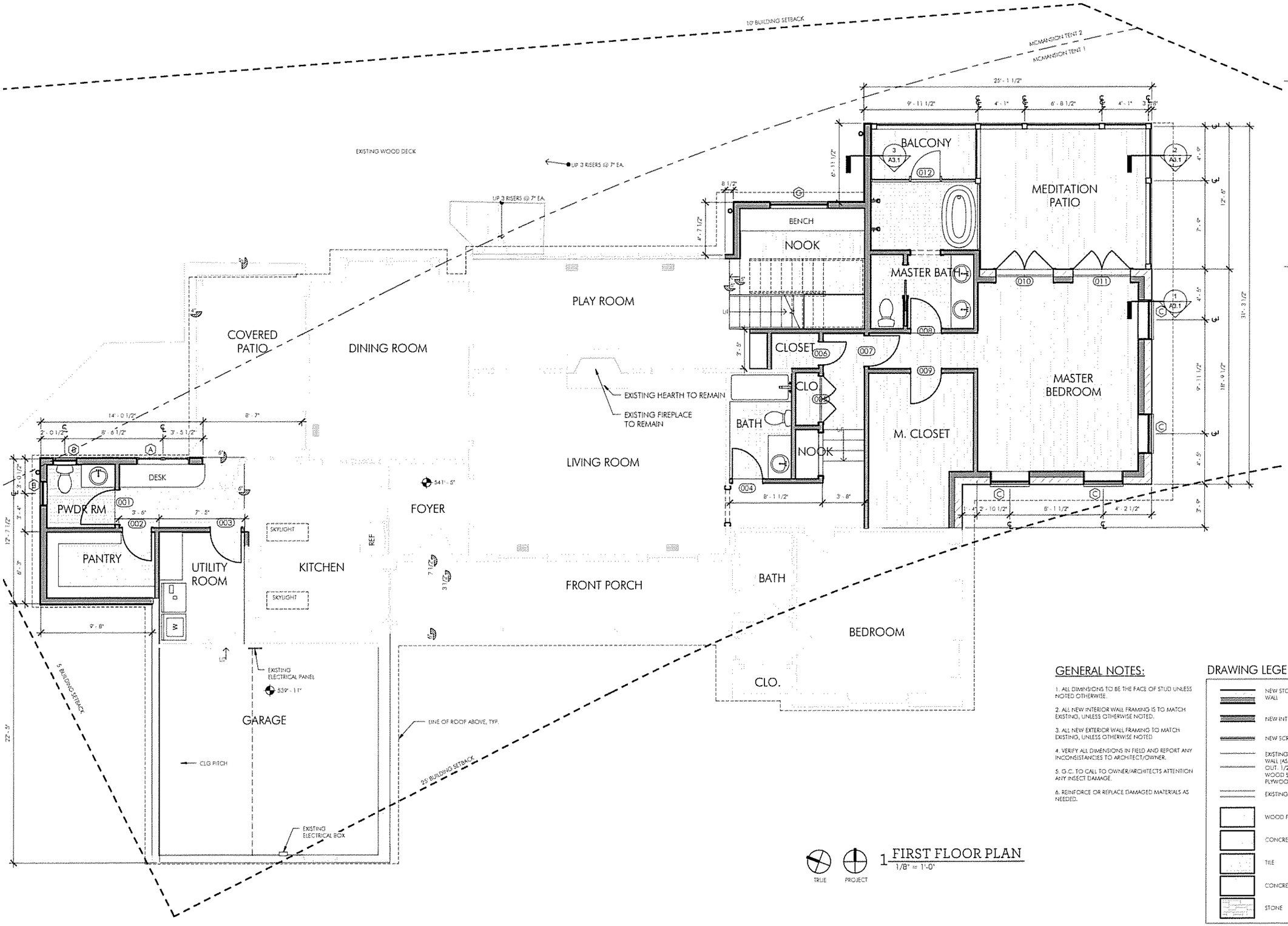

1 FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS TO BE THE FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL NEW INTERIOR WALL FRAMING IS TO MATCH EXISTING, UNLESS OTHERWISE NOTED.
3. ALL NEW EXTERIOR WALL FRAMING TO MATCH EXISTING, UNLESS OTHERWISE NOTED
4. VERIFY ALL DIMENSIONS IN FIELD AND REPORT ANY INCONSISTANCIES TO ARCHITECT/OWNER.
5. G.C. TO CALL TO OWNER/ARCHITECTS ATTENTION ANY INSECT DAMAGE.
6. REINFORCE OR REPLACE DAMAGED MATERIALS AS NEEDED.

DRAWING LEGEND

- NEW STONE EXTERIOR WALL
- NEW INTERIOR WALL
- NEW SCREEN WALL
- EXISTING STONE EXTERIOR WALL (ASSUMED INSIDE TO OUT. 1/2" GYP BD, 5 1/2" WOOD STUD, 1/2" PLYWOOD, 7 1/4" STONE
- EXISTING INTERIOR WALL
- WOOD FLOORING
- CONCRETE TILE
- TILE
- CONCRETE
- STONE

Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512 477 1747

www.claytonandlittle.com

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19180
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FIRST FLOOR PLAN

A1.1

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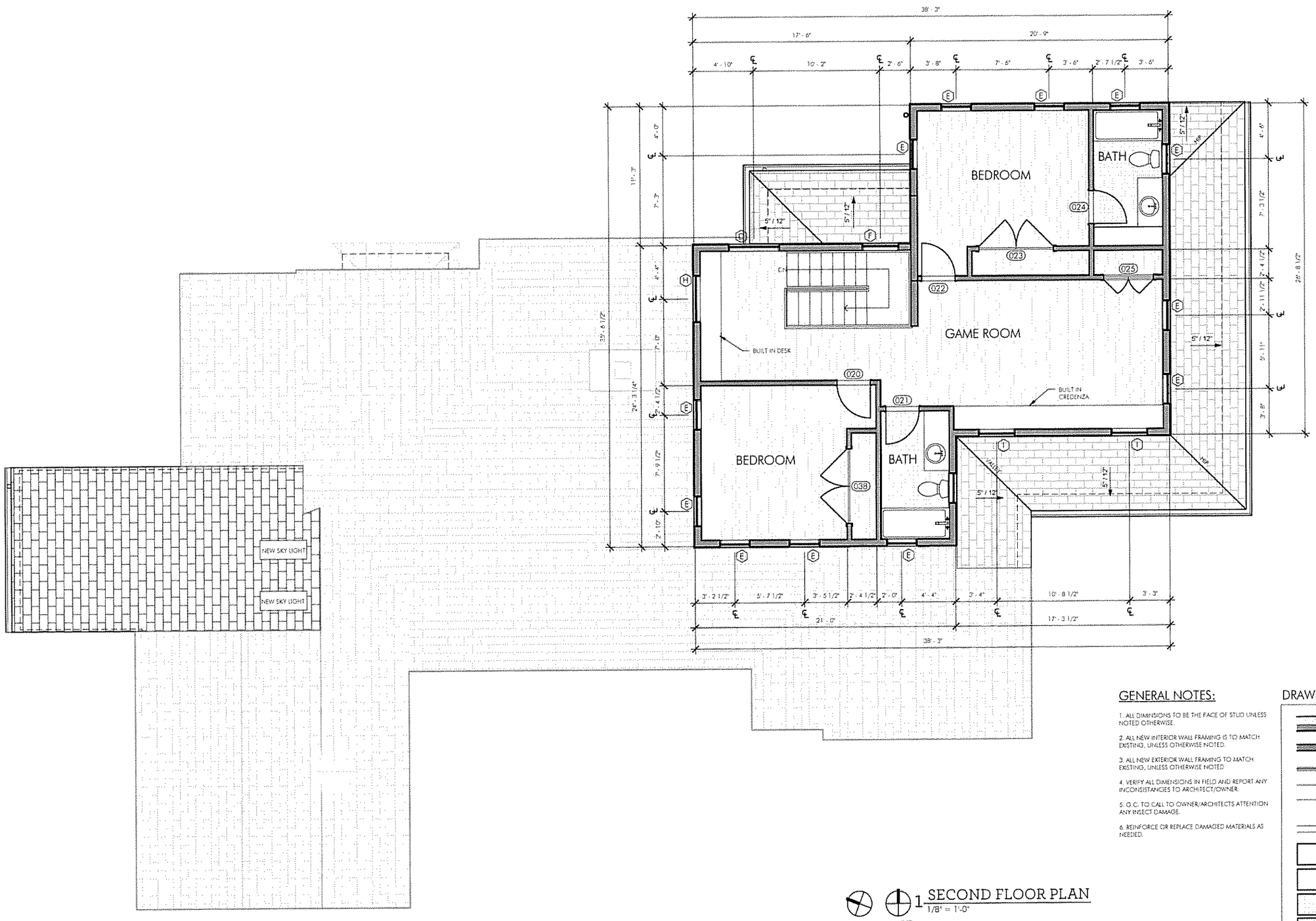

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5. G.C. TO CALL TO OWNER/ARCHITECTS ATTENTION ANY INSECT DAMAGE.
6. REINFORCE OR REPLACE DAMAGED MATERIALS AS NEEDED.

DRAWING LEGEND

- NEW STONE EXTERIOR WALL
- NEW INTERIOR WALL
- NEW SCREEN WALL
- EXISTING STONE EXTERIOR WALL (ASSUMED INSIDE TO OUT: 1/2" GYP BD, 5 1/2" WOOD STUD, 1/2" PLYWOOD, 7 1/4" STONE
- EXISTING INTERIOR WALL
- WOOD FLOORING
- CONCRETE TILE
- TILE
- CONCRETE
- STONE

TRUE PROJECT

1 SECOND FLOOR PLAN
1/8" = 1'-0"

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Clayton&Little

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Austin, Texas 78702
512 477 1727

www.claytonandlittle.com

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19180
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SECOND FLOOR PLAN

A1.2

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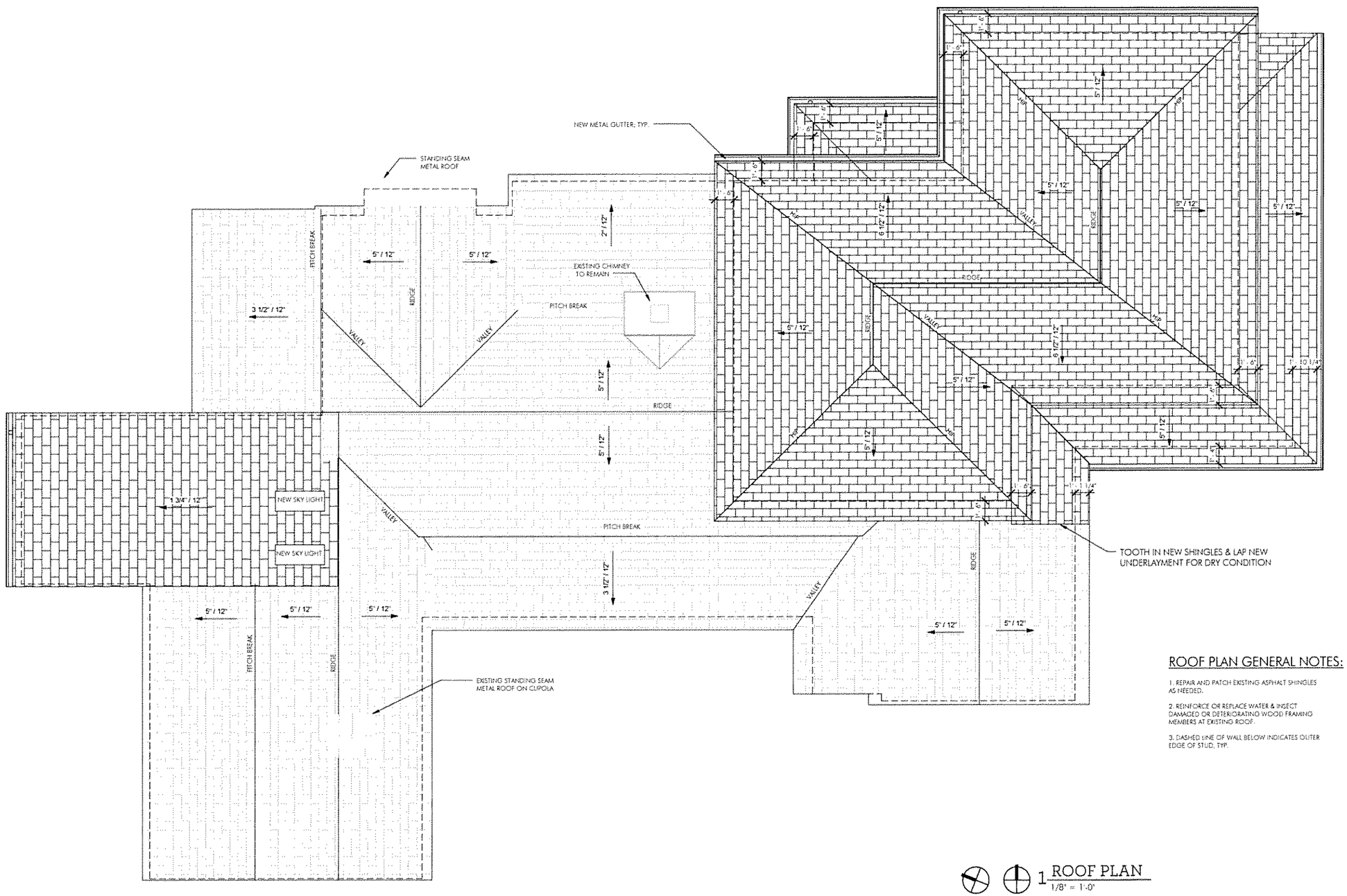

ROOF PLAN GENERAL NOTES:

1. REPAIR AND PATCH EXISTING ASPHALT SHINGLES AS NEEDED.

2. REINFORCE OR REPLACE WATER & INSECT DAMAGED OR DETERIORATING WOOD FRAMING MEMBERS AT EXISTING ROOF.

3. DASHED LINE OF WALL BELOW INDICATES OUTER EDGE OF STUD, TYP.

DRAWING LEGEND

- NEW STONE EXTERIOR WALL
- NEW INTERIOR WALL
- NEW SCREEN WALL
- EXISTING STONE EXTERIOR WALL (ASSUMED INSIDE TO OUT: 1/2" GYP BD, 5 1/2" WOOD STUD, 1/2" PLYWOOD, 7 1/4" STONE
- EXISTING INTERIOR WALL
- WOOD FLOORING
- CONCRETE TILE
- TILE
- CONCRETE
- STONE

TRUE PROJECT

1 ROOF PLAN
1/8" = 1'-0"

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Clayton&Little

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

www.claytonandlittle.com

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19180
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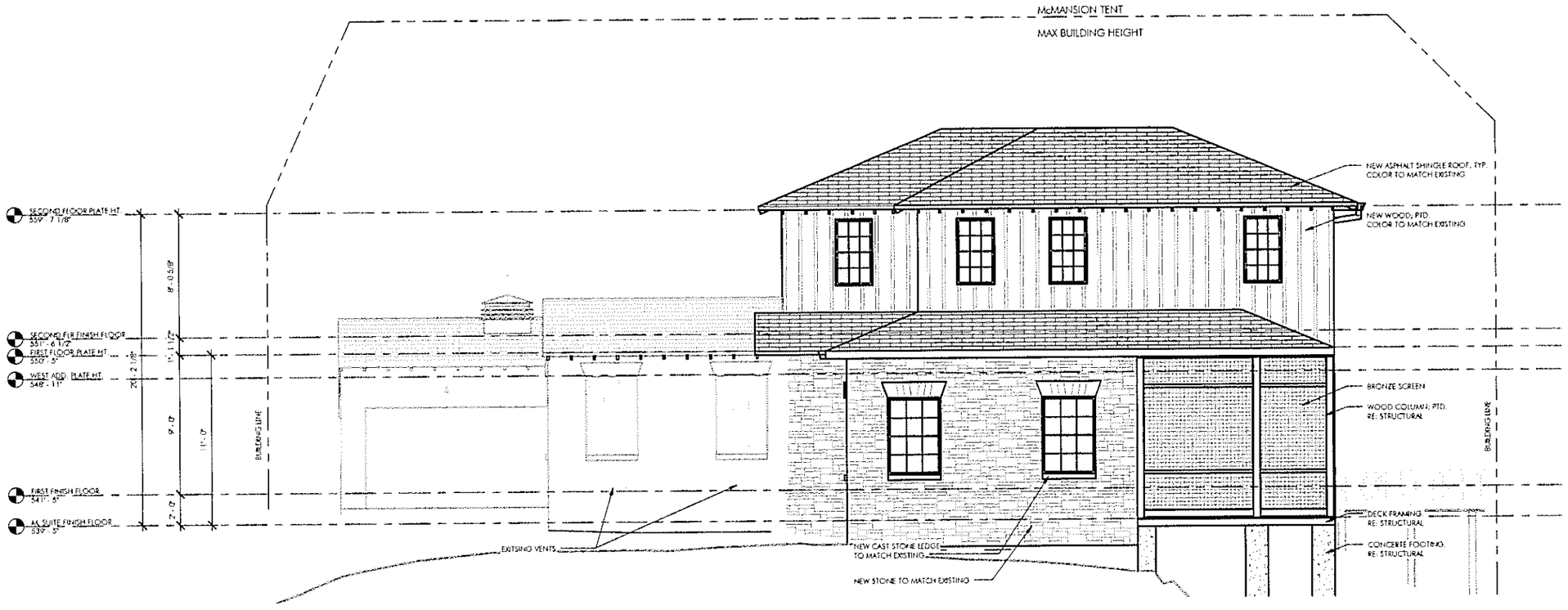
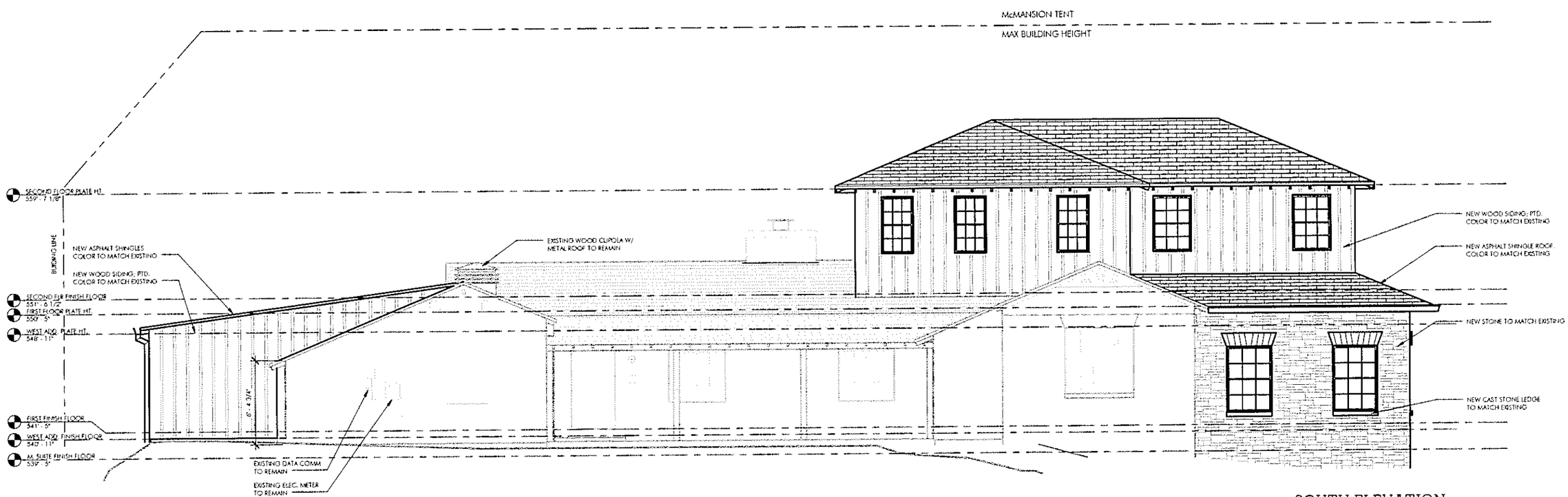
ROOF PLAN

A1.3



2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

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Clayton&Little

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Austin, Texas 78702
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19180
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EXTERIOR ELEVATIONS

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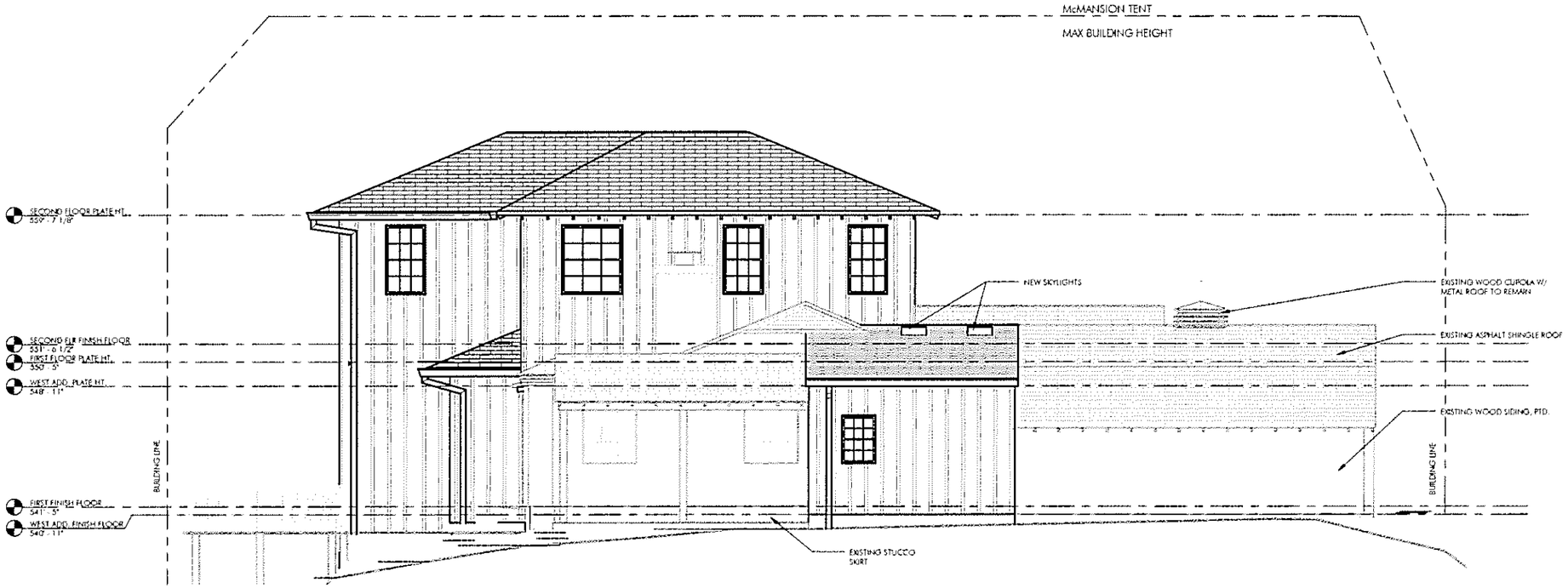
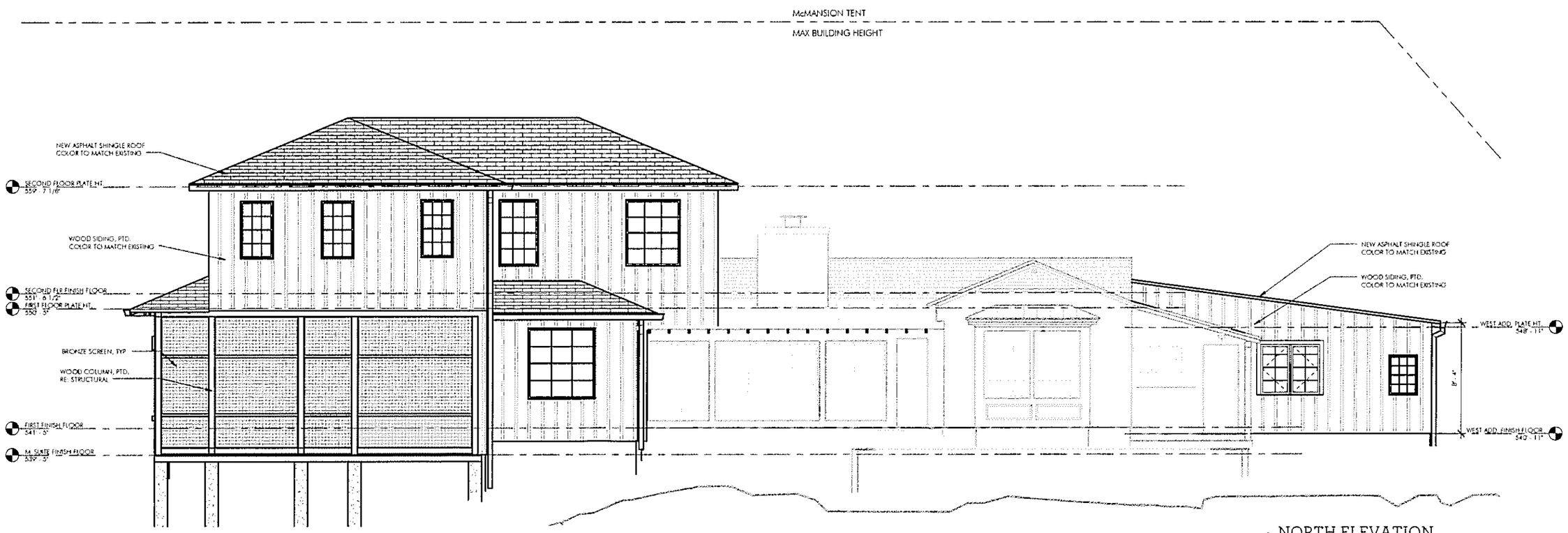


2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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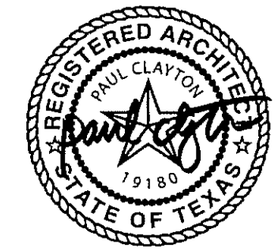

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EXTERIOR ELEVATIONS

A2.1