



# 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: <b>1607 NILES RD</b>	Tax Parcel ID: 01120203330000
Legal Description: LOT 55 ENFIELD C	
Zoning District: SF-3	Lot Area (sq ft): 17,747.00
Neighborhood Plan Area (if applicable): OLD ENFIELD	Historic District (if applicable): OLD WEST AUSTIN HISTORIC DISTRICT

### Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> N (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input checked="" type="checkbox"/> N (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input checked="" type="checkbox"/> N (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? <input checked="" type="checkbox"/> Y N (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y <input checked="" type="checkbox"/> N (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input checked="" type="checkbox"/> N (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? Y <input checked="" type="checkbox"/> N (Proximity to floodplain may require additional review time.)
Is there a protected sized tree on this lot or adjacent lot(s)? <input checked="" type="checkbox"/> Y N 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 checked="" type="checkbox"/> Y N	
Does this site currently have: water availability? <input checked="" type="checkbox"/> Y N wastewater availability? <input checked="" type="checkbox"/> Y N	(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 checked="" 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? <input checked="" type="checkbox"/> Y N (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? <input checked="" type="checkbox"/> Y N (If yes, contact the Development Assistance Center for more information)	
Is this site within the Waterfront Overlay? Y <input checked="" type="checkbox"/> N (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input checked="" type="checkbox"/> N (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input checked="" type="checkbox"/> Y N (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y <input checked="" type="checkbox"/> N (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y <input checked="" type="checkbox"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> N (If yes, construction material recycling is required per LDC 25-11-39)			
Existing Use:	vacant <input checked="" type="checkbox"/>	single-family residential <input checked="" type="checkbox"/>	duplex residential <input checked="" type="checkbox"/>
Proposed Use:	vacant <input checked="" type="checkbox"/>	single-family residential <input checked="" type="checkbox"/>	duplex residential <input checked="" type="checkbox"/>
Project Type:	new construction <input checked="" type="checkbox"/>	addition <input checked="" type="checkbox"/>	addition/remodel <input checked="" type="checkbox"/>
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? <input checked="" type="checkbox"/> Y N (Note: Removal of all or part of a structure requires a demolition permit application.)			
# existing bedrooms: 5	# bedrooms upon completion: 5	# baths existing: 5.0	# baths upon completion: 5.0
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) Remodel of an existing three story residence and two story addition. The addition includes a garage on the ground level, and a screened porch and kitchen on the first floor. The existing pool will be demolished and relocated.			
Trades Permits Required (Circle as applicable): <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (R.O.W.)			

Job Valuation		
Total Job Valuation: \$ <u>760,764</u>	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>283,912</u>	Amount of Total Job Valuation dedicated to all Remodel/Repair: Bldg: \$ <u>567,824</u> Elec: \$ <u>90,000</u> Plmbg: \$ <u>27,940</u> Mech: \$ <u>75,000</u> TOTAL: \$ <u>760,764</u>
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: \$ <u>283,912</u> 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 Amount for Accessory Structure: \$ _____ 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	

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 <sup>st</sup> Floor conditioned area	2,824.00		312.00		3,136.00	0.00
b) 2 <sup>nd</sup> Floor conditioned area	1,342.00		56.00		1,398.00	0.00
c) 3 <sup>rd</sup> Floor conditioned area					0.00	0.00
d) Basement	635.00		171.00		806.00	0.00
e) Covered parking (garage or carport)			748.00		748.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)	132.00		616.00		748.00	0.00
g) Other covered or roofed area	322.00		-76.00		246.00	0.00
h) Uncovered wood decks			375.00		375.00	0.00
<b>Total Building Area (total a through h)</b>	<b>5,255.00</b>	<b>0.00</b>	<b>2,202.00</b>	<b>0.00</b>	<b>7,457.00</b>	<b>0.00</b>
i) Pool	1,318.00		-911.00		407.00	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): <u>4,632.00</u> % of lot size: <u>26</u>

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): <u>6,596.00</u> % of lot size: <u>37</u>

Setbacks
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
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>28</u> ft <u>4</u> in Number of Floors: <u>3</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
*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 <input checked="" type="checkbox"/> N
Width of approach (measured at property line): <u>18.0</u> 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? Y <input checked="" type="checkbox"/> 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
1 <sup>st</sup> Floor	2,824.00	312.00			3,136.00
2 <sup>nd</sup> Floor	1,342.00	56.00			1,398.00
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)	132.00	616.00	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)		748.00
Basement	635.00	171.00	Must follow article 3.3.3B, see note below		806.00
Attic			Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached	748.00	<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		748.00
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)		0.00
Carport**: (check article utilized)	Attached		<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <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	4,933.00	1,903.00			6,836.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 6,836.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 38 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.

## Additional Information, Continued

Calculation Aid			
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
a) 1 <sup>st</sup> floor conditioned area	2,824.00	312.00	3,136.00
b) 2 <sup>nd</sup> floor conditioned area	1,342.00	56.00	1,398.00
c) 3 <sup>rd</sup> floor conditioned area			0.00
d) Basement	635.00	171.00	806.00
e) Attached Covered Parking (garage or carport)	0.00	748.00	748.00
f) Detached Covered Parking (garage or carport)			0.00
g) Covered Wood Decks (counted at 100%)			0.00
h) Covered Patio	132.00	616.00	748.00
i) Covered Porch			0.00
j) Balcony	322.00	-76.00	246.00
k) Other – Specify:			0.00
<b>Total Building Area (TBA)</b> (add: a through k)	5,255.00	1,827.00	7,082.00
<b>Total Building Coverage (TBC)</b> (from TBA subtract, if applicable: b, c, d, and j)	(A) 2,956.00	1,676.00	(B) 4,632.00
l) Driveway	1,415.00	-473.00	942.00
m) Sidewalks	544.00	-273.00	271.00
n) Uncovered Patio			0.00
o) Uncovered Wood Decks (counted at 50%)		188.00	188.00
p) AC pads and other concrete flatwork	12.00	6.00	18.00
q) Other (Pool Coping, Retaining Walls)	562.00	-17.00	545.00
<b>Total Site Impervious Coverage</b> (add: TBC and l through q)	(C) 5,489.00	1,107.00	(D) 6,596.00
r) Pool	1,318.00	-911.00	407.00
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): 17,747.00

Existing Building Coverage (see above A, sq ft): 2,956.00

Existing Coverage % of lot (A ÷ Lot Area) x 100 : 17 %

Final Building Coverage (see above B, sq ft): 4,632.00

Final Coverage % of lot (B ÷ Lot Area) x 100 : 26 %

### 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): 5,489.00

Existing coverage % of lot (C ÷ Lot Area) x 100 : 31 %

Final Impervious Coverage (see above D, sq ft): 6,596.00

Final coverage % of lot (D ÷ Lot Area) x 100 : 37 %



# CITY OF AUSTIN Development SERVICES DEPARTMENT

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

## Demolition Permit Application

Application Type: ☐ Commercial ☒ Residential

Fee Paid: \$ \_\_\_\_\_ Submission Date: \_\_\_\_\_

### For Office Use Only – Permit Information

BP- \_\_\_\_\_ PR- \_\_\_\_\_ LHD\_NRD\_HDP- \_\_\_\_\_ Ca. \_\_\_\_\_

Referred By: \_\_\_\_\_ NRHD/LHD: \_\_\_\_\_

☐ Release Permit

☐ Do Not Release Permit

☐ HLC Review- \_\_\_\_\_

Historic Preservation Office

Date

**IMPORTANT:** Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after twelve (12) months from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

**DO NOT LET YOUR PERMIT EXPIRE!!!**

**HISTORIC LANDMARKS AND DISTRICTS:** If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office (see <http://www.austintexas.gov/departments/historic-preservation>).

To complete this form electronically: Open with Internet Explorer, then [Click Here to Save and continue.](#)

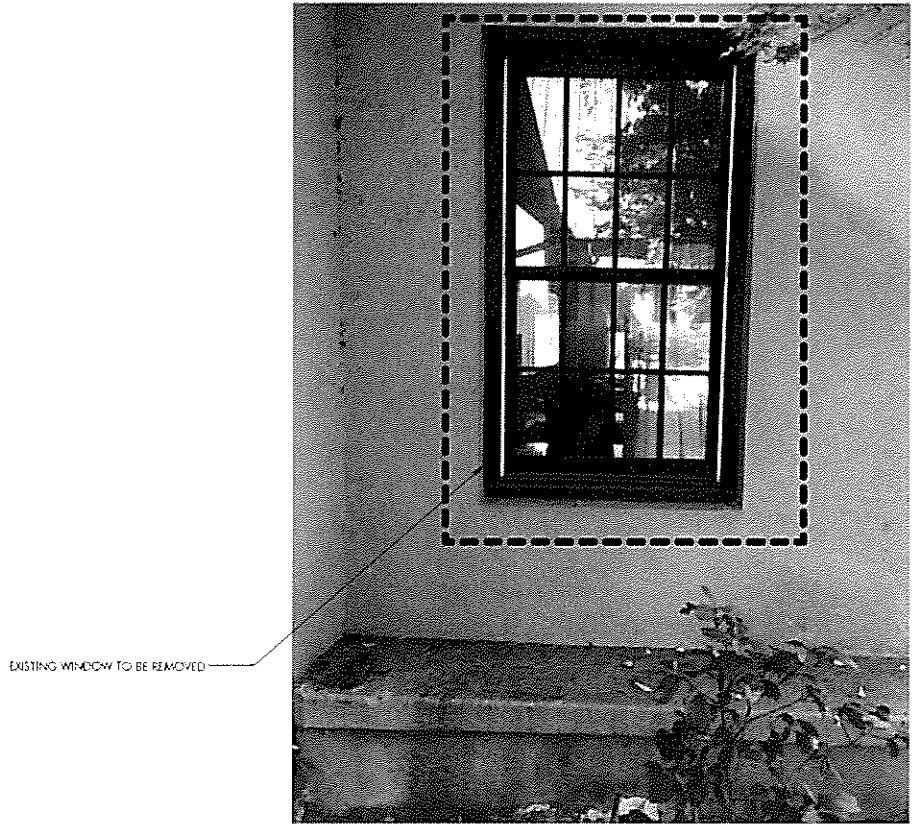
### Submittal Requirements

- ☒ 1. Owner authorization/signature, **NOTARIZED** at the bottom of the next page, **OR** a **NOTARIZED** letter of authorization from the owner giving the applicant permission to apply
- ☒ 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- ☒ 3. Certified tax certificate(s) from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 512-854-9473)
- ☒ 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street
- ☒ 5. Review Fee (see [fee schedule](#) for applicable fees)

#### Additional requirements for Commercial Demolitions:

- ☐ 6. Approved/Red-stamped Site Plan OR an approved Site Plan Exemption Form
- ☐ 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor

Property Information	Demolition Type
Address: 7 Niles Rd City: Austin, Texas Zip: 78703 Current Use: Residential	<input type="checkbox"/> Total <input checked="" type="checkbox"/> Partial – identify the exterior wall(s), roof, or portion of wall(s) and roof to be demolished:  Partial demolition of roof, partial demolition of Southern walls
Demolition Contractor Information	Structural Information
Company: Cb Crafted Homes, Carlie Blandford Address: _____ City: _____ Zip: _____ Phone: 713-824-3440	Square Feet: 4,344 s.f. Building Materials: Wood Frame with stucco exterior finish, standing seam roof Foundation Type: Pier and Beam Estimated Cost of Demolition: \$20,000



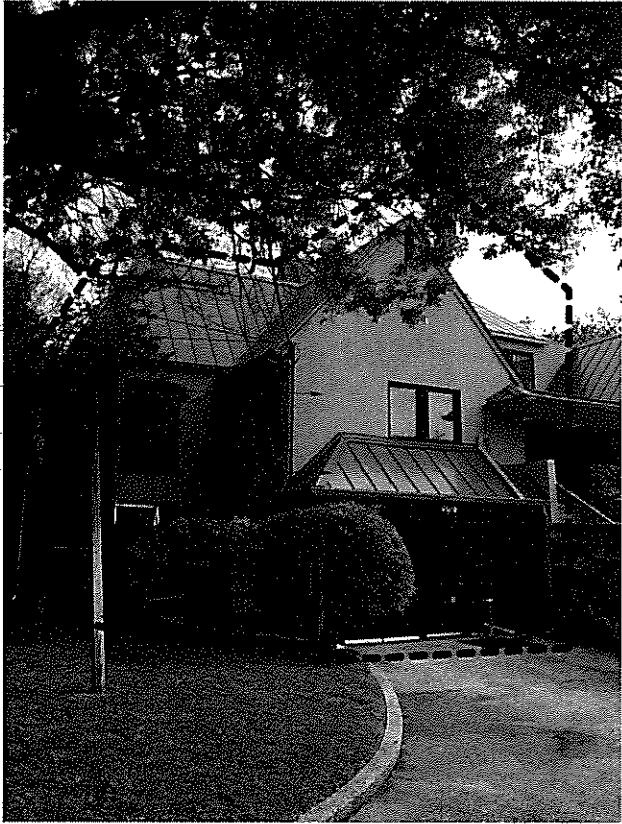
PARTIAL EAST PERSPECTIVE FROM STREET

EXISTING ROOF TO BE DEMOLISHED AND  
REPLACED

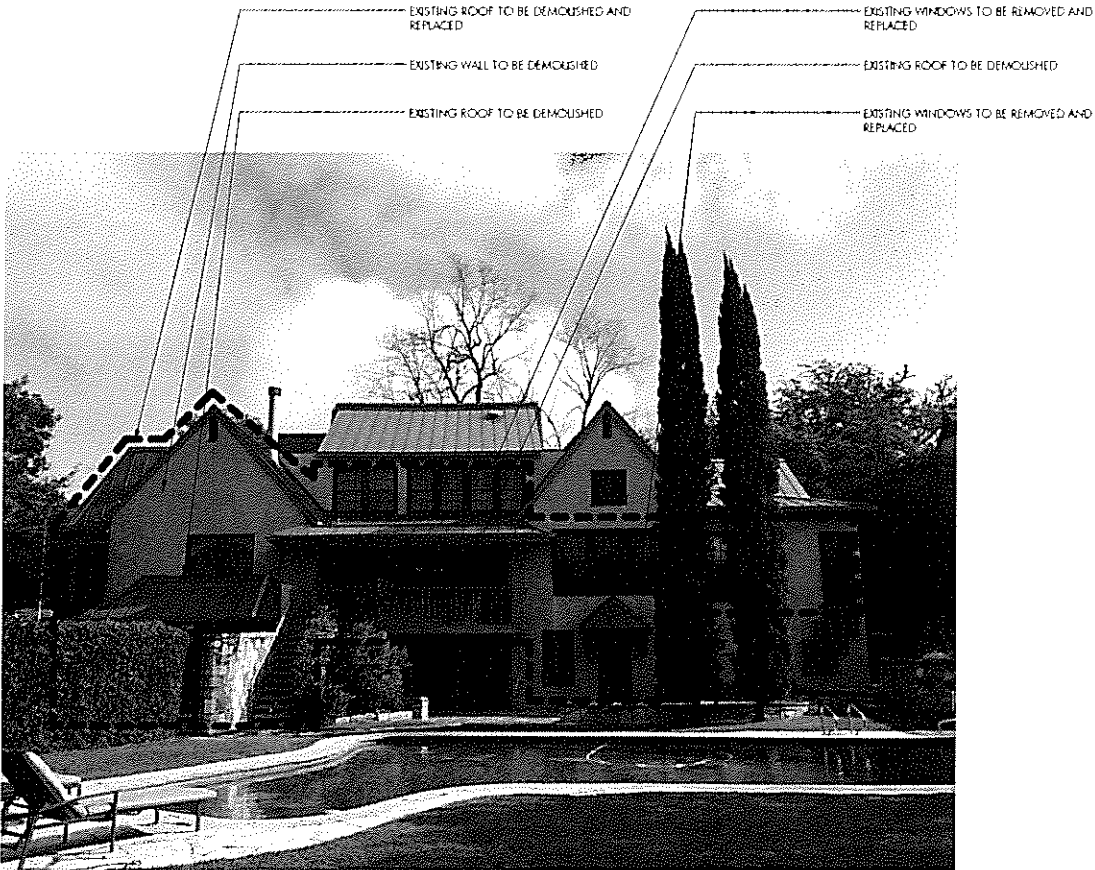
EXISTING WALL TO BE DEMOLISHED

EXISTING WINDOWS TO BE DEMOLISHED AND  
REPLACED

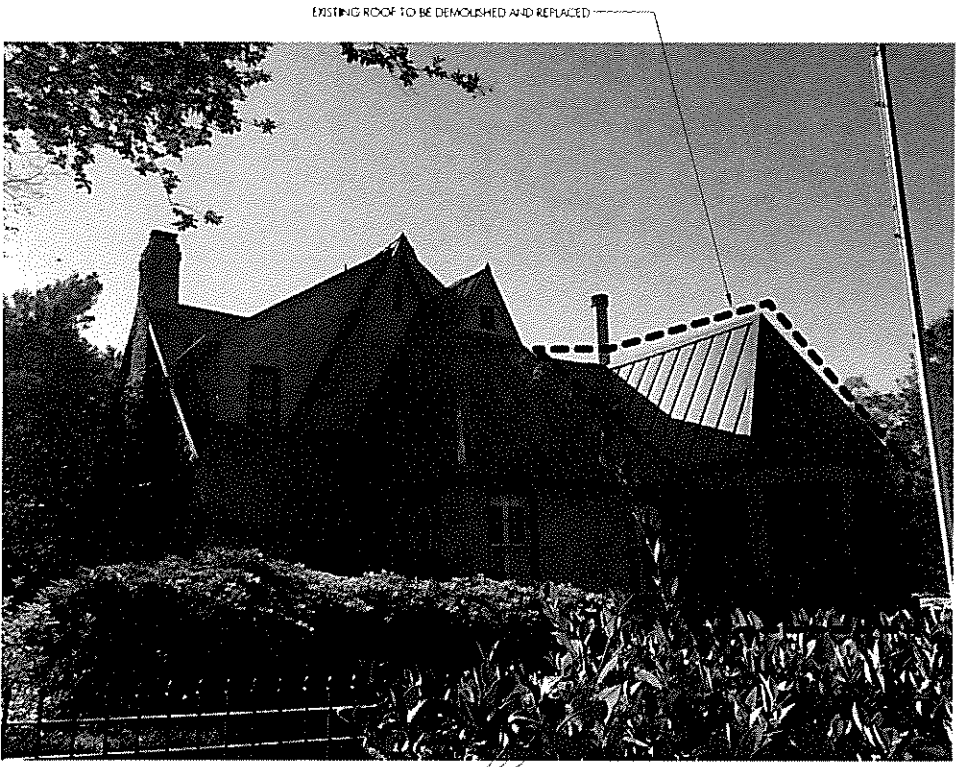
EXISTING ROOF TO BE DEMOLISHED



PARTIAL SOUTH WEST PERSPECTIVE FROM STREET



SOUTH ELEVATION



NORTH WEST PERSPECTIVE FROM STREET

Architects  
Clayton&Little

2201 N Lamar Blvd  
Austin, Texas 78704  
512 477 1127

www.claytonandlittle.com



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.

# ARNOLD RESIDENCE

7 Niles Rd, Austin, Tx 78703

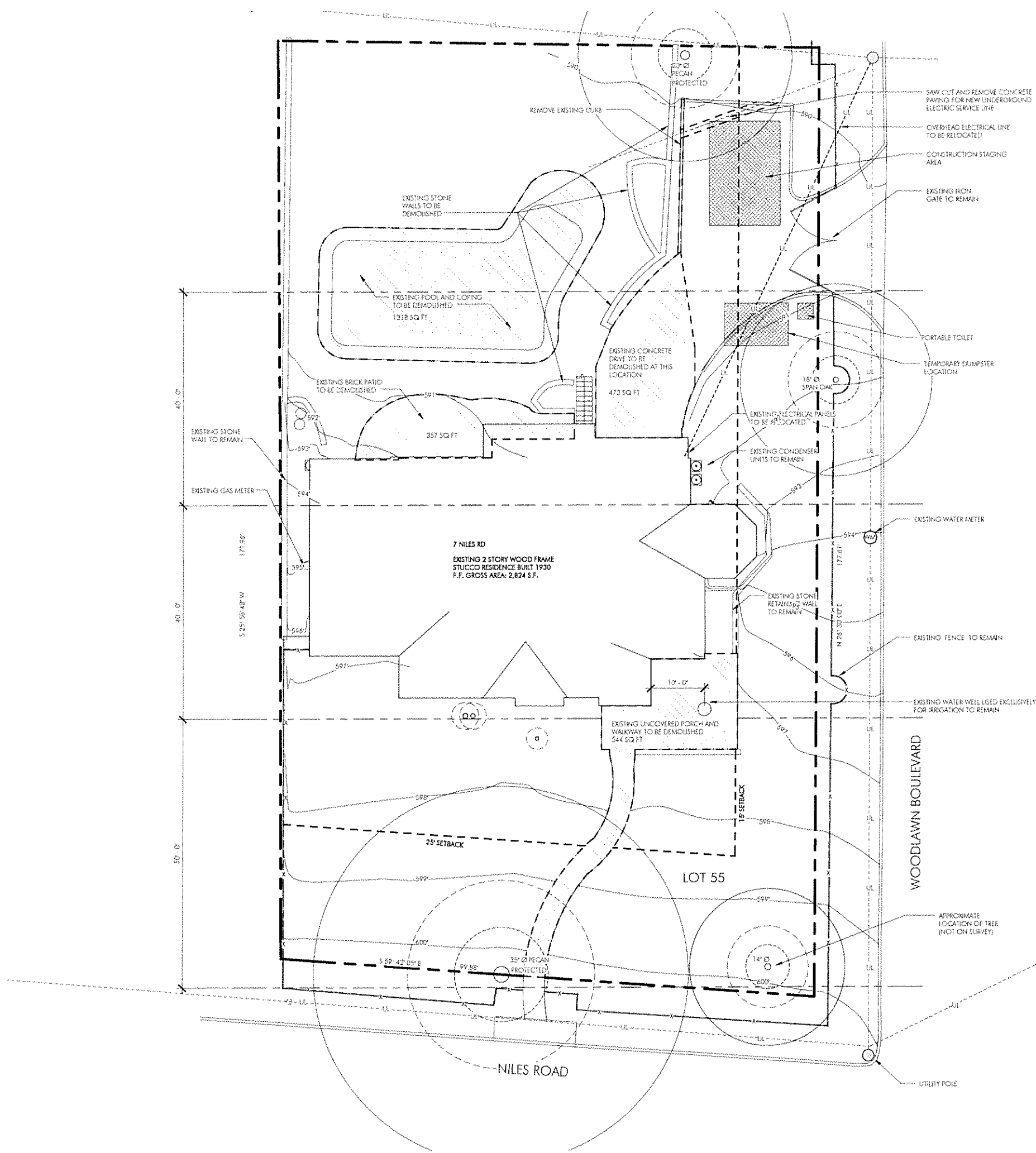
DATE ISSUED FOR  
08/06/17 PERMIT SET

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PROJECT NUMBER: 1719

EXTERIOR PHOTOS

# D1.0





DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	PROPOSED NEW CONSTRUCTION
	TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	5' TALL TEMPORARY CHAIN LINK FENCE
	8" LAYER OF MULCH
	AREA OF EXCAVATION FOR NEW POOL (MORE THAN 4'-0")
	CONSTRUCTION STAGING TO REMAIN FOR DURATION OF CONSTRUCTION ONLY
	AREA OF DEMOLITION

DEMOLITION 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. SALVAGE REMOVED EXISTING TILE IN DEN TO REUSE FOR PATCHING.

Architects  
Clayton&Little

2200 N. Lamar Blvd.  
Austin, Texas 78704  
512.477.1722

www.claytonandlittle.com



08.09.17

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.

ARNOLD RESIDENCE

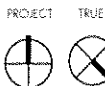
7 Niles Rd, Austin, Tx 78703

DATE ISSUED FOR:  
08.09.17 PERMIT SET

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PROJECT NUMBER: 1719

DEMOLITION SITE PLAN

D1.1

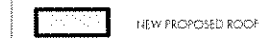


PROJECT TRUE  
1 DEMOLITION SITE PLAN  
1" = 10'-0"

1" = 20'

# ARNOLD RESIDENCE

### DRAWING LEGEND



ROOF PLAN NOTES:

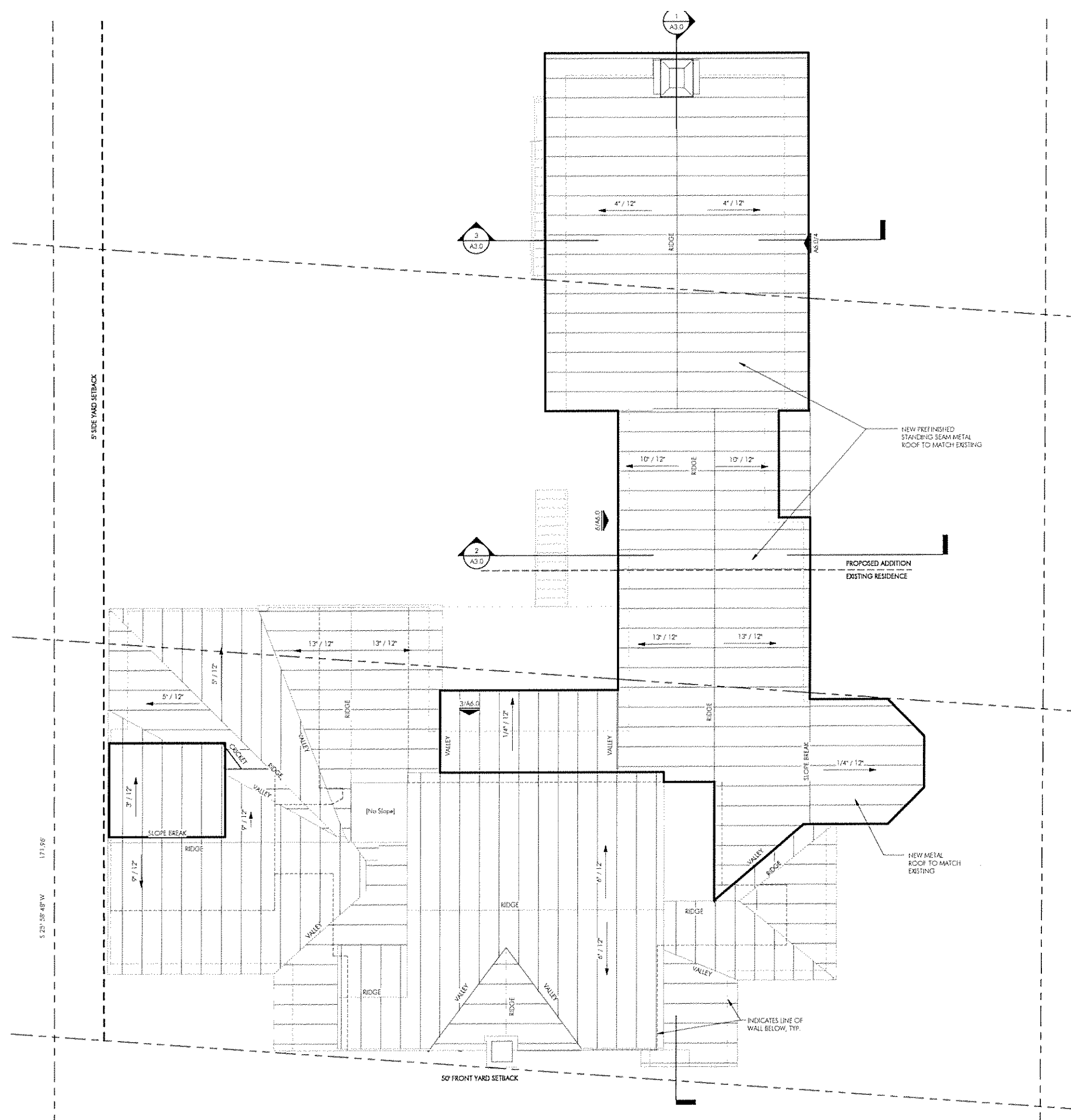
1. MINIMUM ROOF SLOPE TO BE 1/4" PER FT.
2. DASHED LINE OF WALL BELOW INDICATES OUTER EDGE OF STUD. TYP.
3. ROOF FRAMING TO AVOID ELECTRICAL FIXTURE LOCATIONS, RE: E1.1.
4. NEW ROOF MATERIAL TO BE TPO MEMBRANE U.N.O.
5. ALL EXISTING ROOF SLOPES TO BE VERIFIED IN FIELD.

PROJECT TRUE



1 ROOF PLAN  
3/16" = 1'-0"

3/32" x 1"







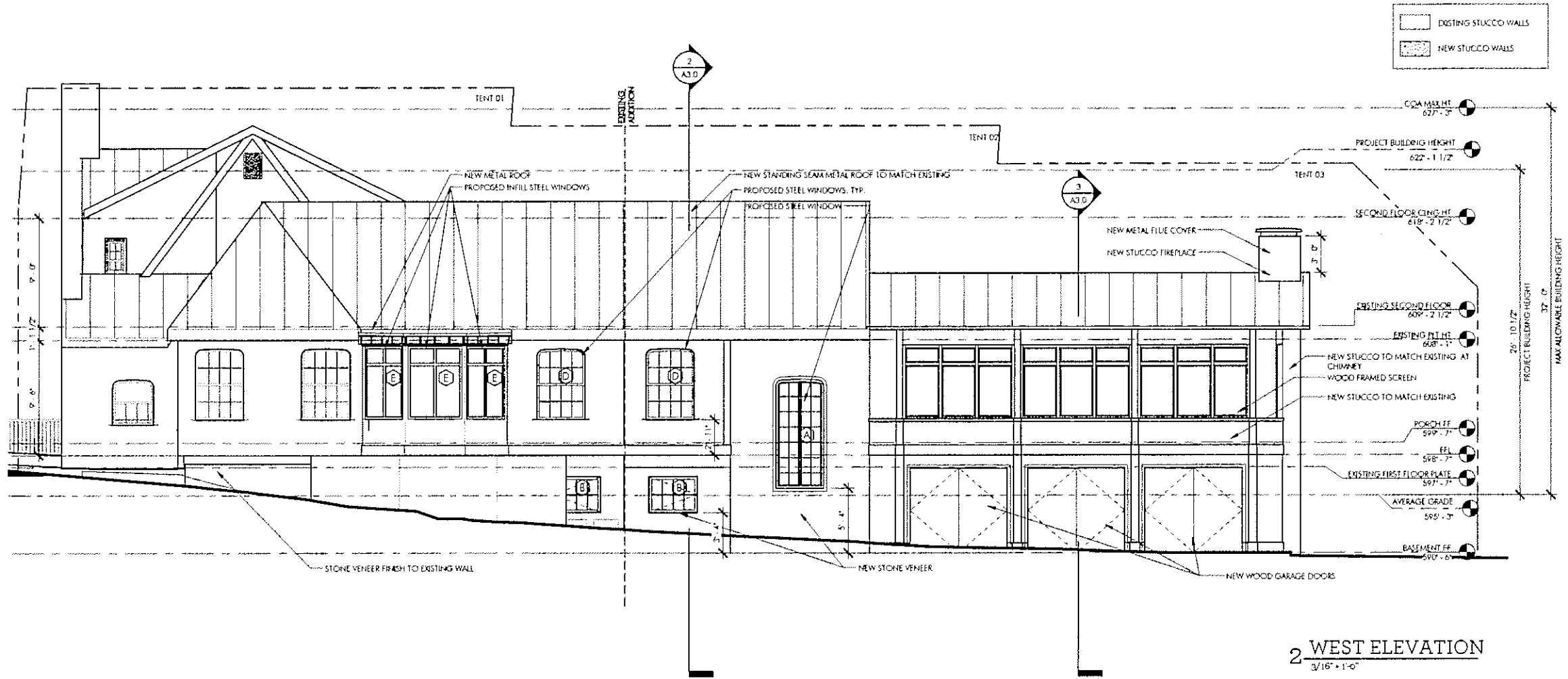
Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

## 7 Niles Rd, Austin, Tx 78703

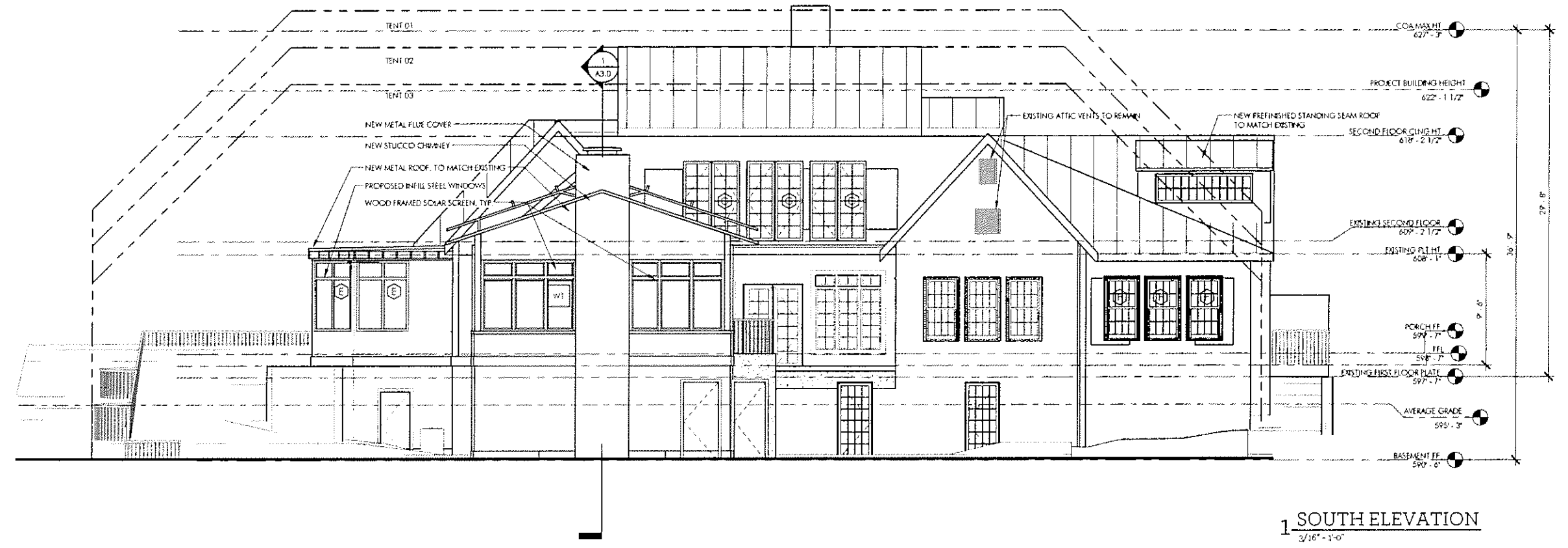
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 Clayton & Little Architects  
 PROJECT NUMBER: 171

## A2.0





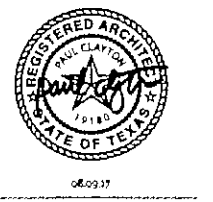
2 WEST ELEVATION  
3/16" = 1'-0"



1 SOUTH ELEVATION  
3/16" = 1'-0"

Architects  
Clayton & Little

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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.

# ARNOLD RESIDENCE

7 Niles Rd, Austin, Tx 78703

DATE	ISSUED FOR
08.09.17	PERMIT SET

EXTERIOR ELEVATIONS



080917

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.

ARNOLD RESIDENCE

7 Niles Rd, Austin, Tx 78703

DATE ISSUED FOR:  
080917 PERMIT SET

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PROJECT NUMBER: 1719

SCHEDULES

A6.0

WINDOW SCHEDULE

MARK	TYPE	DESCRIPTION	HEAD HEIGHT	WIDTH	HEIGHT	FRAME TYPE	TRIM	COMMENTS
A	1	STEEL FRAME WINDOW	5' - 9"	4' - 0"	8' - 6"			
B	2	CASEMENT	6' - 4"	4' - 0"	3' - 0"			
C	3	CASEMENT	6' - 8"	2' - 0"	3' - 0"			
D	4	DOUBLE HUNG	8' - 9"	4' - 0"	5' - 10"			WINDOW TO MATCH EXISTING WINDOWS IN DINING ROOM
E	5	STEEL FRAME WINDOW	9' - 0"	4' - 5"	6' - 0"			
F	6	DOUBLE HUNG	7' - 6 9/16"	2' - 11 1/2"	5' - 5"			WINDOWS TO MATCH EXISTING WINDOWS IN BEDROOM 3
G	7	CASEMENT	8' - 0"	2' - 5 1/4"	6' - 10"			
H	8	FIXED WINDOW	5' - 9"	8' - 4"	2' - 6"			
I	9	WINDOW - CASEMENT		3' - 0"	6' - 0"			

NOTE: ALL SIZES TO BE VERIFIED ON SITE BY WINDOW FABRICATOR. SIZES NOTED IN THIS SCHEDULE ARE GENERAL.

WINDOW NOTES:

1. ALL SIZES TO BE VERIFIED ON SITE BY WINDOW FABRICATOR. SIZES NOTED IN THIS SCHEDULE ARE GENERAL.
2. GLAZING TO BE INSULATED, LOW 'E', UNLESS NOTED OTHERWISE. ALL WINDOWS TO MEET CITY OF AUSTIN ENERGY CODE W/ OVERALL U-FACTOR OF 0.40 (OR BETTER) AND A SHGC OF 0.30 (OR BETTER).
3. PROVIDE TEMPERED GLAZING AS NOTED AND AS REQUIRED BY CODE - TO BE VERIFIED BY CONTRACTOR.
4. REFERENCE HEAD, JAMB & SILL DETAILS ON SHEET A.
5. CAULK NAILING FLANGE AND BLOCKING PER WINDOW MFR. INSTALLATION INSTRUCTIONS.
6. MULTIPLE UNITS IN THE SAME OPENING ARE TO BE FACTORY MULLED.
7. ALL WINDOWS LOCATED INSIDE A SHOWER TO HAVE TEMPERED GLAZING AND BE FIBERGLASS.

DOOR SCHEDULE

DOOR #	DOOR TYPE	WIDTH	HEIGHT	DOOR MATERIAL	FRAME MATERIAL	HARDWARE GROUP	COMMENTS
1		3' - 0"	6' - 8"				
2		2' - 8"	6' - 8"				
3		8' - 0"	7' - 0"				
4		8' - 0"	7' - 0"				
5		8' - 0"	7' - 0"				
6		2' - 8"	6' - 8"				
7		8' - 0"	7' - 0"				
8		3' - 0"	6' - 8"				
9		2' - 10 1/4"	6' - 7"				CURTAIN WALL DOOR
10		2' - 8"	6' - 8"				
11		3' - 0"	6' - 8"				
12		3' - 0"	6' - 8"				
13		3' - 0"	6' - 8"				
14		3' - 0"	6' - 8"				
15		2' - 8"	6' - 8"				
17		2' - 10 1/4"	6' - 0"				CURTAIN WALL DOOR
18		3' - 0"	8' - 0"				
19		2' - 10 3/8"	7' - 10 1/2"				SCREEN DOOR
20		3' - 0"	6' - 8"				
21		2' - 8"	6' - 8"				
22		2' - 8"	6' - 8"				
23		2' - 6"	6' - 8"				
24		3' - 0"	6' - 8"				
25		3' - 0"	6' - 11 1/2"				CURTAIN WALL DOOR
26		2' - 6"	6' - 8"				
27		2' - 6"	6' - 3 5/8"				
28		2' - 6"	6' - 8"				
40		2' - 4"	6' - 8"				

DOOR NOTES:

1. PROVIDE TEMPERED GLAZING AS NOTED AND AS REQUIRED BY CODE. TO BE VERIFIED BY CONTRACTOR.
2. GLAZING TO BE INSULATED, LOW 'E', UNLESS NOTED OTHERWISE. ALL OPENINGS TO MEET CITY OF AUSTIN ENERGY CODE W/ OVERALL U-FACTOR OF 0.40 (OR BETTER) AND A SHGC OF 0.30 (OR BETTER).
3. PROVIDE WEATHERSTRIPPING AT ALL EXTERIOR DOORS.
4. HARDWARE TO BE SELECTED BY OWNER.
5. COORDINATE DOOR SELECTIONS WITH OWNER PRIOR TO ORDERING.