

TREE LIST - SITE SUMMARY

NUMBER	TYPE	CALIPER
301	LIVE OAK	29.5"
302	LIVE OAK	37"
303	LIVE OAK	24"
304	LIVE OAK	21.5"
305	LIVE OAK	21.5"
307	LIVE OAK	36"
308	LIVE OAK	27.5"
309	LIVE OAK	24.5"
310	PECAN	27"
311	LIVE OAK	38'
312	CEDAR ELM	20"
313	LIVE OAK	33"
319	LIVE OAK	24"
320	LIVE OAK	37"
322	LIVE OAK	37.5"

1604 NILES RD.
 AUSTIN, TEXAS

LEGAL DESCRIPTION:

LOTS 1 AND 2, ENFIELD D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3 PAGE 158, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 4 NILES ROAD (ALSO KNOWN AS 1604 NILES ROAD).

SITE ADDRESS: 4 NILES ROAD, AUSTIN, TX 78703

INDEX OF DRAWINGS:

SITE
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 A-002 – TREE SITE PLAN

ARCHITECTURAL
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 A-101 – BUILDING 1 – PROPOSED FIRST FLOOR PLAN
 D-102 – BUILDING 1 – DEMO SECOND FLOOR PLAN
 A-102 – BUILDING 1 – PROPOSED SECOND FLOOR PLAN
 A-201 – BUILDING 1 – EXTERIOR ELEVATIONS
 A-202 – BUILDING 1 – EXTERIOR ELEVATIONS

ARCHITECTURAL - SITE BUILDINGS
 A-901 – BUILDING 6 – SITE COVERED PATIO
 A-902 – BUILDING 5 – ACCESSORY BUILDING
 A-903 – BUILDING 2 – GARAGE



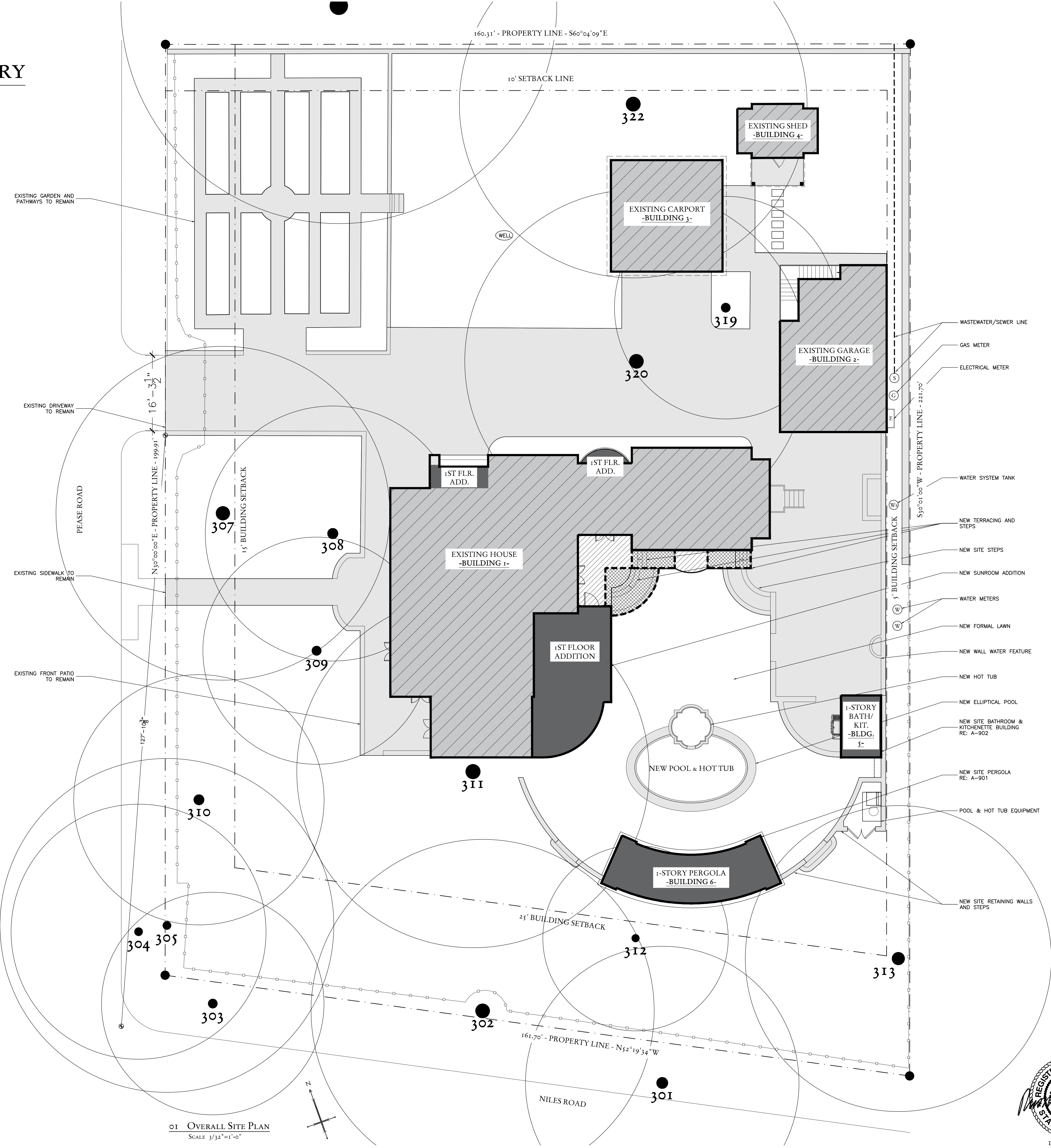
SHEET REFERENCES:

	IMPERVIOUS COVERAGE; FLATWORK
	HOUSE ADDITION/ NEW CONSTRUCTION
	EXISTING HOUSE
	TERRACE ADDITION
	EXISTING TERRACE

12/22/2023 ISSUE FOR PERMIT

1604 NILES ROAD AUSTIN, TEXAS		
DRAWING TITLE SITE PLAN		
SCALE AS NOTED	CURTIS & WINDHAM Architects INCORPORATED 3815 MONTROSE BLVD. SUITE 100 HOUSTON, TEXAS 77006 TEL 713-942-7251 • FAX 713-942-7252	SHEET A-001

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12/19/2023

GENERAL TREE NOTES

IMPACTS

NO IMPACTS TO 1/2 CRITICAL ROOT ZONES (CRZ) (>4 INCHES) OR CANOPIES (>25%) OF PROTECTED TREES ALLOWED. THIS INCLUDES NEW UTILITIES AND NEW FENCE POSTS. UTILITY TRENCHING MUST AVOID THE 1/2 CRZ. IF THIS IS NOT POSSIBLE, THESE UTILITIES MUST BE AIR-EXCAVATED FOR THE TOP 30 INCHES BY A CERTIFIED ARBORIST TO AVOID CUTTING ANY ROOTS 1.5 INCH+ DIAMETER. CONTRACTOR REQUIRE TO PROVIDE RECEIPTS AND PHOTOS AT THE FINAL TREE INSPECTION. ALL DEMOLITION IN THE 1/4 & 1/2 CRITICAL ROOT ZONES OF PROTECTED TREES MUST BE DONE WITH HAND TOOLS.

PRUNING

ANY PRUNING MUST HAPPEN ONLY ONCE DURING PROJECT, SHOULD TAKE PLACE PRIOR TO POTENTIAL CONSTRUCTION DAMAGE AND MUST BE PERFORMED BY A CERTIFIED ARBORIST. SAVE RECEIPTS FOR THE FINAL TREE INSPECTOR.

CRITICAL ROOT ZONE (CRZ) FENCING

(5 FOOT + TALL CHAIN LINK) PER AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.2 IS REQUIRED FOR DURATION OF THE PROJECT FOR ALL PROTECTED TREES THAT HAVE CRZS WITHIN THE LIMITS OF CONSTRUCTION (LOC).. THE LOC INCLUDES FOOT OR EQUIPMENT ACCESS PATHWAYS AS WELL AS MATERIAL OR SPOILS PLACEMENT AREAS.

MULCHING

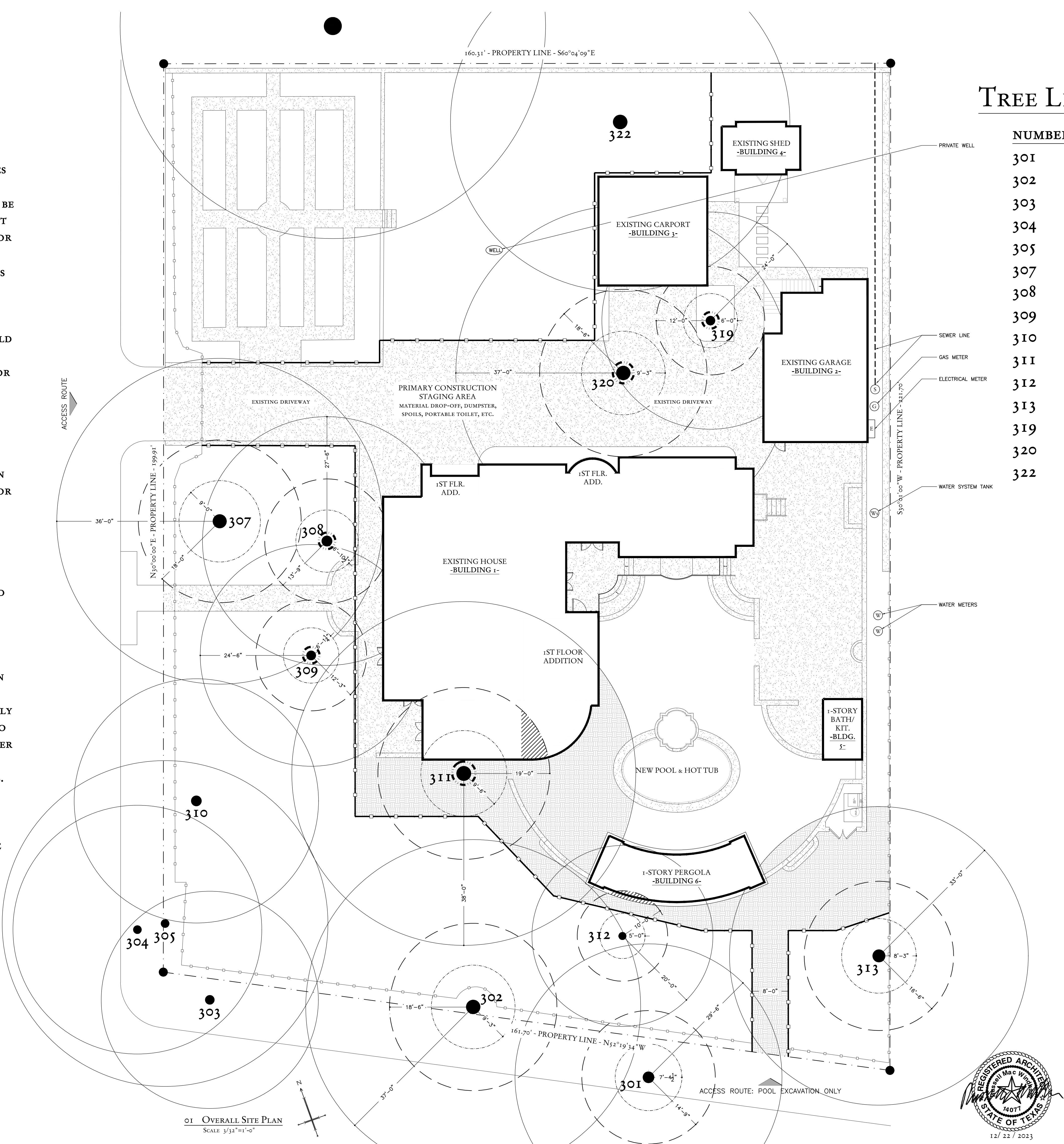
WHEN TREE FENCING CANNOT INCORPORATE THE ENTIRE AVAILABLE FULL CRZ, AN 8 INCH LAYER OF SHREDDED HARDWOOD MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE IS REQUIRED FOR ALL PROTECTED TREES WHICH HAVE ANY DISTURBANCE (INCLUDING ACCESS PATHWAYS) INDICATE WITHIN THEIR CRZ. IF HEAVY EQUIPMENT WILL BE ROLLING OVER THE MULCHED ROOT ZONE, FILTER FABRIC BETWEEN SOIL AND MULCH IS REQUIRED. ON TOP OF THE MULCH, JOB SITE CAN LAY BREATHABLE MATS OR PLYWOOD SHEETS TO CREATE A WORK SURFACE THAT CAN BE EASILY ROLLED OVER WHEN NATURAL GROUND COVER IS NOT PRESENT TO MAINTAIN SOIL MOISTURE DURING CONSTRUCTION, A 3 INCH LAYER OF SHREDDED HARDWOOD MULCH INSIDE CRZ FENCING IS REQUIRED. DO NOT PILE MULCH DIRECTLY AGAINST TREE TRUNKS.

ACCESS

ALL ACCESS TO THE BUILD SHALL BE AREA SHOWN ON THE ATTACHED SITE PLAN. ALL MATERIAL STAGING, SPOILS, CONCRETE WASHOUT, DUMPSTER AND PORTABLE TOILET LOCATIONS SHALL BE LOCATED WITH THE "STAGING AREA" SHOWN ON THE PLOT PLAN.

PLANKING

WHEN TREE FENCING CANNOT INCORPORATE THE ENTIRE AVAILABLE 1/2 CRZ, STRAP 2X4 OR THICKER LUMBER (6 FOOT TALL MIN) SECURELY AROUND TREE TRUNK AND ROOT FLARE.



TREE LIST - SITE SUMMARY

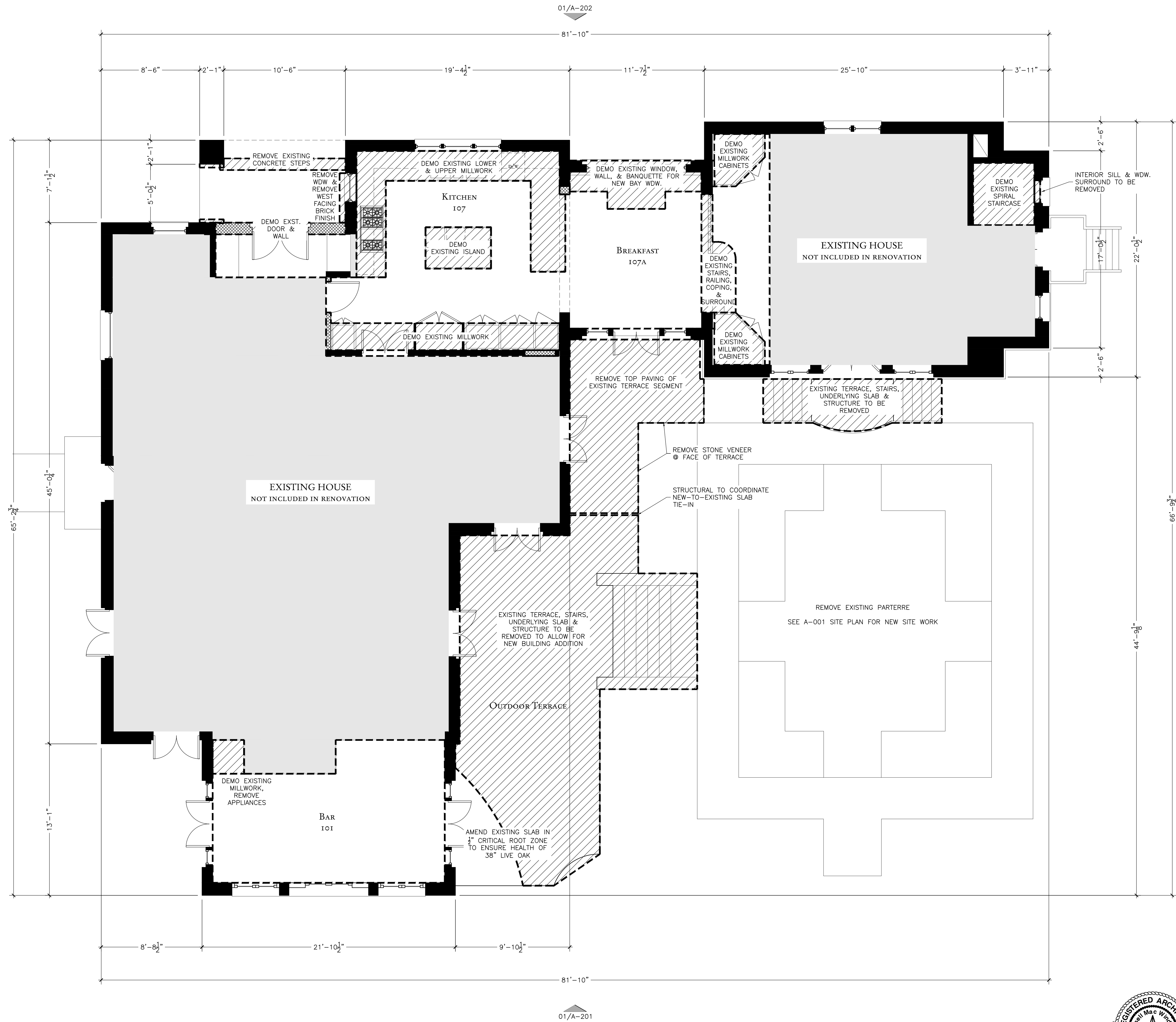
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322	LIVE OAK	37.5"

SHEET REFERENCES:

- SLAB CONDITION IN 1/2" ROOT ZONE
- EXISTING TREE > 19" IN CALIPER
- FLATWORK/IMPERVIOUS COVERAGE
- MULCHING - CRZ PROTECTION
- 1/4" CRITICAL ROOT ZONE
- 1/2" CRITICAL ROOT ZONE
- PLANKING (6FT TALL MINIMUM)
- TREE CRZ FENCING
- EXISTING PERIMETER FENCING

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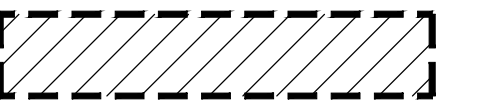
1604 NILES ROAD AUSTIN, TEXAS		
DRAWING TITLE		
SITE PLAN - TREE LOCATIONS		
SCALE 3/32" = 1'-0"	CURTIS & WINDHAM Architects INCORPORATED 3815 MONTROSE BLVD. SUITE 100 HOUSTON, TEXAS 77006 TEL: 713-942-7251 • FAX: 713-942-7252	SHEET A-002



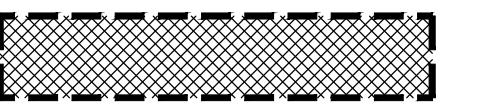
GENERAL NOTES:

A. PROTECT UNAFFECTED AREAS DURING DEMOLITION & CONSTRUCTION; REPAIR AND REFINISH TO MATCH EXISTING FINISHES. MAINTAIN INTEGRITY OF HOUSE CHARACTER.

AREAS TO BE DEMOLISHED SHOWN AS HATCHED



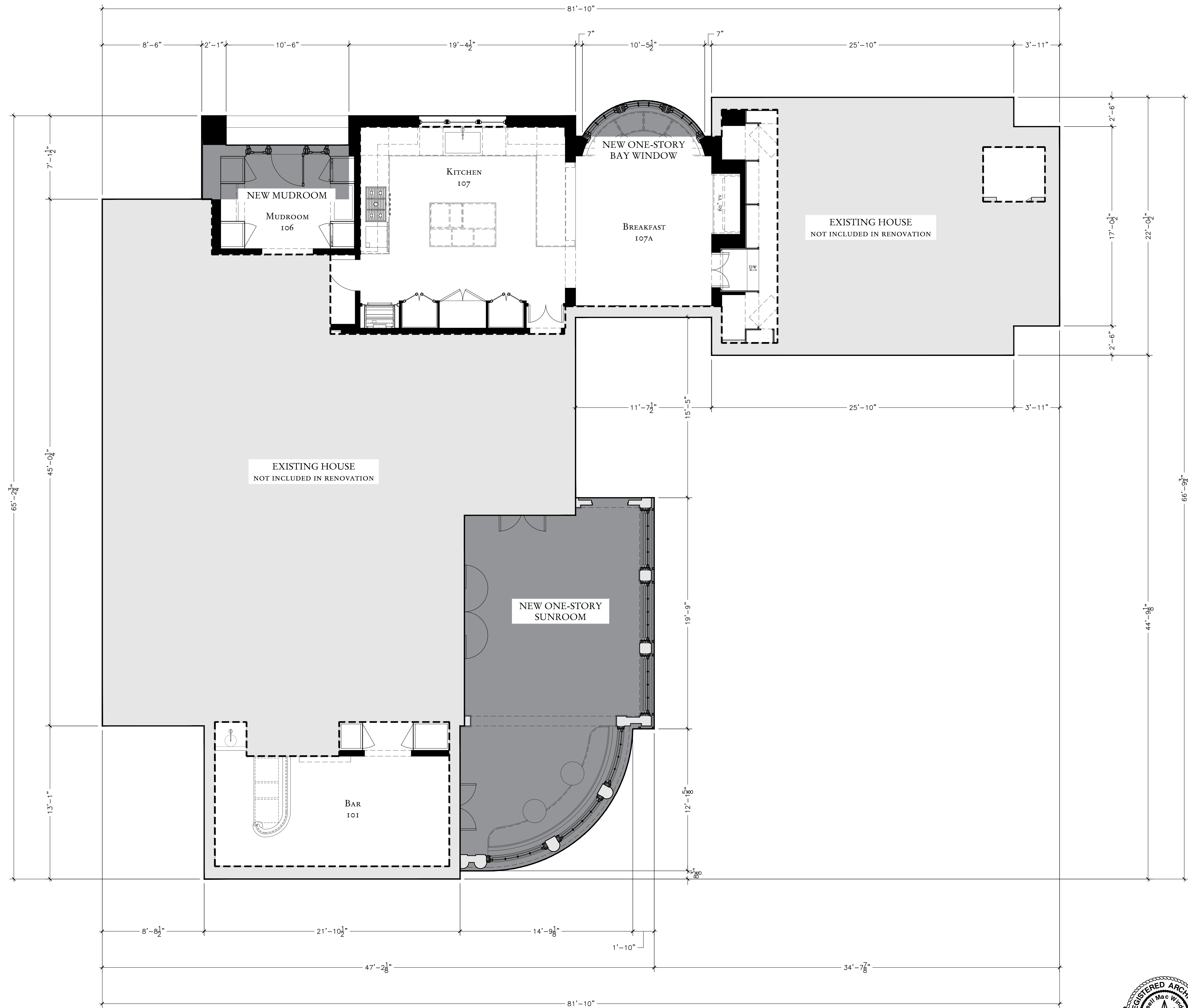
WALLS TO BE DEMOLISHED SHOWN AS HATCHED,



EXISTING HOUSE, STURCTURE & PLUMBING UNAFFECTED IN RENOVATION



1604 NILES ROAD AUSTIN, TEXAS		
DRAWING TITLE		
BLDG. 1 - DEMOLITION FIRST FLOOR PLAN		
SCALE 1/4" = 1'-0"	CURTIS & WINDHAM Architects INCORPORATED 3815 MONTROSE BLVD. SUITE 100 HOUSTON • TEXAS 77006 TEL 713-942-7251 • FAX 713-942-7252	SHEET D-101



01 BUILDING 1 - PROPOSED FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

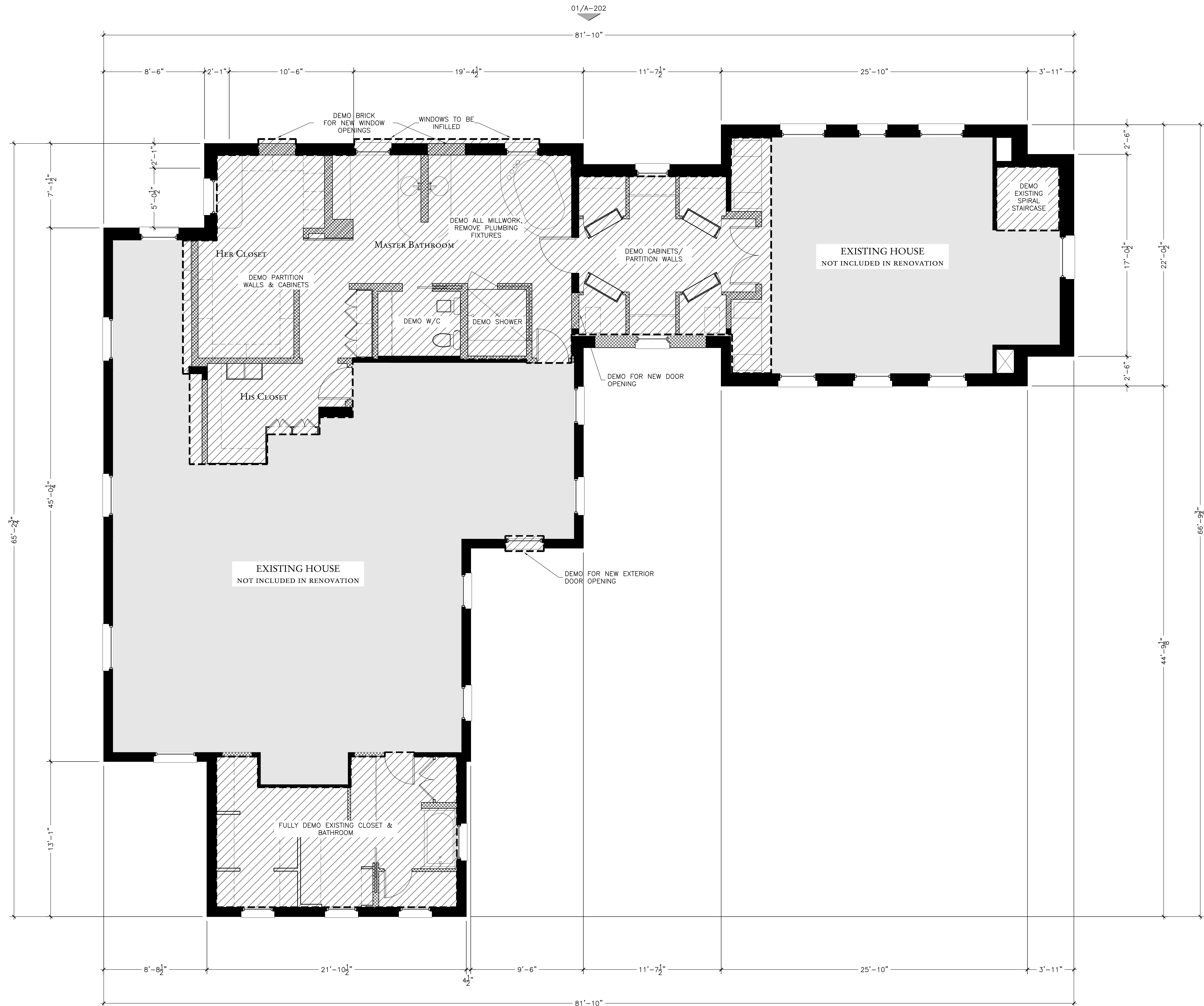
SHEET REFERENCES:

- HOUSE ADDITION/ NEW CONSTRUCTION
- EXISTING HOUSE

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1604 NILES ROAD AUSTIN, TEXAS		
DRAWING TITLE		
BLDG. 1 - PROPOSED FIRST FLOOR PLAN		
SCALE 1/4" = 1'-0"	CURTIS & WINDHAM Architects INCORPORATED 3815 MONTROSE BLVD. SUITE 100 HOUSTON, TEXAS 77006 TEL 713-942-7251 • FAX 713-942-7252	SHEET A-101

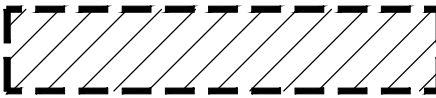




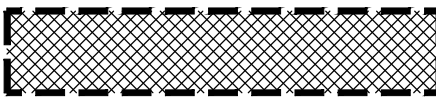
GENERAL NOTES:

A. PROTECT UNAFFECTED AREAS DURING DEMOLITION & CONSTRUCTION; REPAIR AND REFINISH TO MATCH EXISTING FINISHES. MAINTAIN INTEGRITY OF HOUSE CHARACTER.

AREAS TO BE DEMOLISHED
SHOWN AS HATCHED



WALLS TO BE DEMOLISHED
SHOWN AS HATCHED,



EXISTING HOUSE, STURCTURE & PLUMBING
UNAFFECTED IN RENOVATION



1604 NILES ROAD AUSTIN, TEXAS		
DRAWING TITLE		
BLDG. 1 - DEMOLITION SECOND FLOOR PLAN		
SCALE 1/4" = 1'-0"	CURTIS & WINDHAM Architects INCORPORATED 3815 MONTROSE BLVD. SUITE 100 HOUSTON • TEXAS 77006 TEL 713-942-7251 • FAX 713-942-7252	SHEET D-102



01 BUILDING I - PROPOSED SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



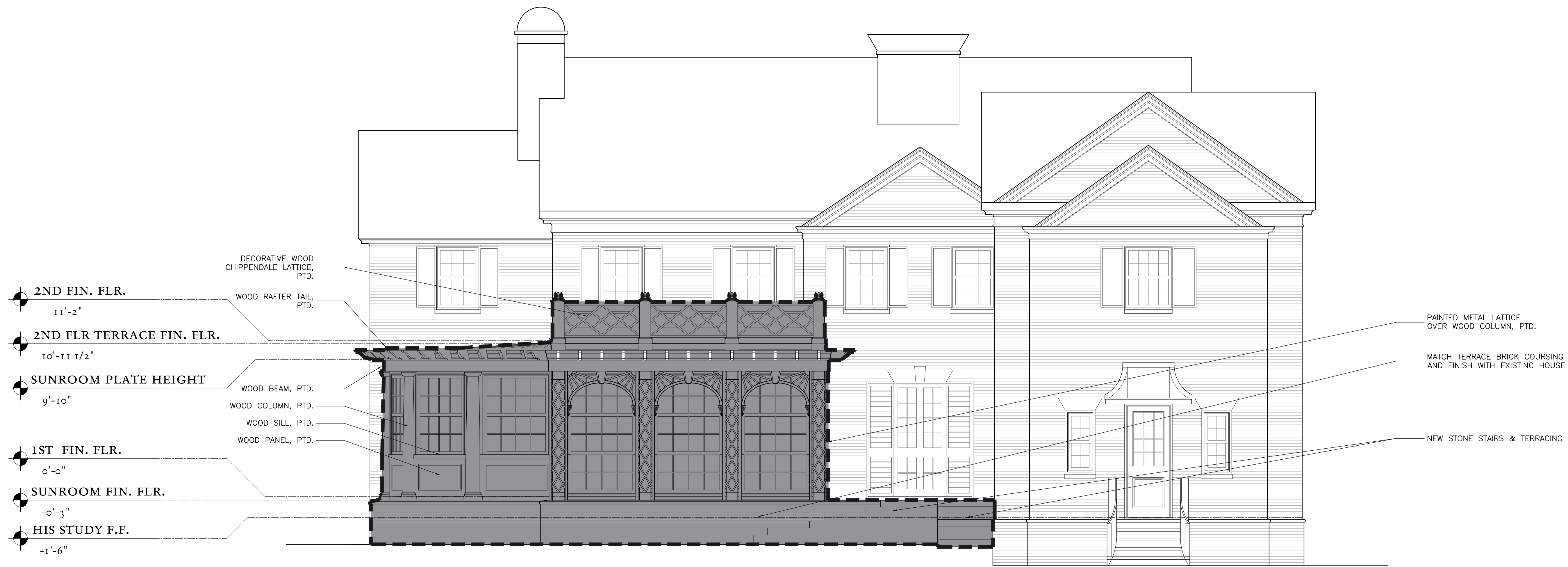
SHEET REFERENCES:

- HOUSE ADDITION/ NEW CONSTRUCTION
- EXISTING HOUSE

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1604 NILES ROAD AUSTIN, TEXAS		
DRAWING TITLE		
BLDG. I - PROPOSED SECOND FLOOR		
SCALE 1/4" = 1'-0"	CURTIS & WINDHAM Architects INCORPORATED 3815 MONTROSE BLVD. SUITE 100 HOUSTON • TEXAS 77006 TEL 713-942-7251 • FAX 713-942-7252	SHEET A-102

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02 BUILDING 1 - WEST ELEVATION
SCALE 1/4"=1'-0"



01 BUILDING 1 - NILES ROAD ELEVATION - NORTH
SCALE 1/4"=1'-0"

SHEET REFERENCES:

HOUSE ADDITION/ NEW CONSTRUCTION

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1604 NILES ROAD AUSTIN, TEXAS		
DRAWING TITLE		
BUILDING 1 - EXTERIOR ELEVATIONS		
SCALE	CURTIS & WINDHAM Architects INCORPORATED	SHEET
1/4" = 1'-0"	3815 MONTROSE BLVD. SUITE 100 HOUSTON • TEXAS 77006 TEL 713-942-7251 • FAX 713-942-7252	A-201





02 BUILDING I - PEASE ROAD FRONT ELEVATION - EAST
SCALE 1/4"=1'-0"



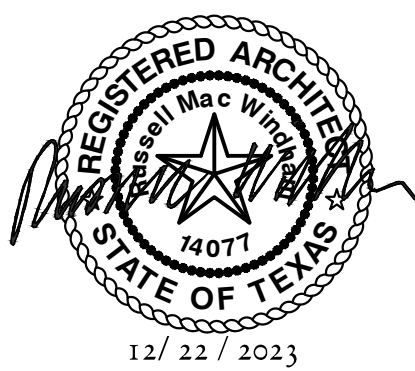
01 BUILDING I - SOUTH ELEVATION - DRIVEWAY
SCALE 1/4"=1'-0"

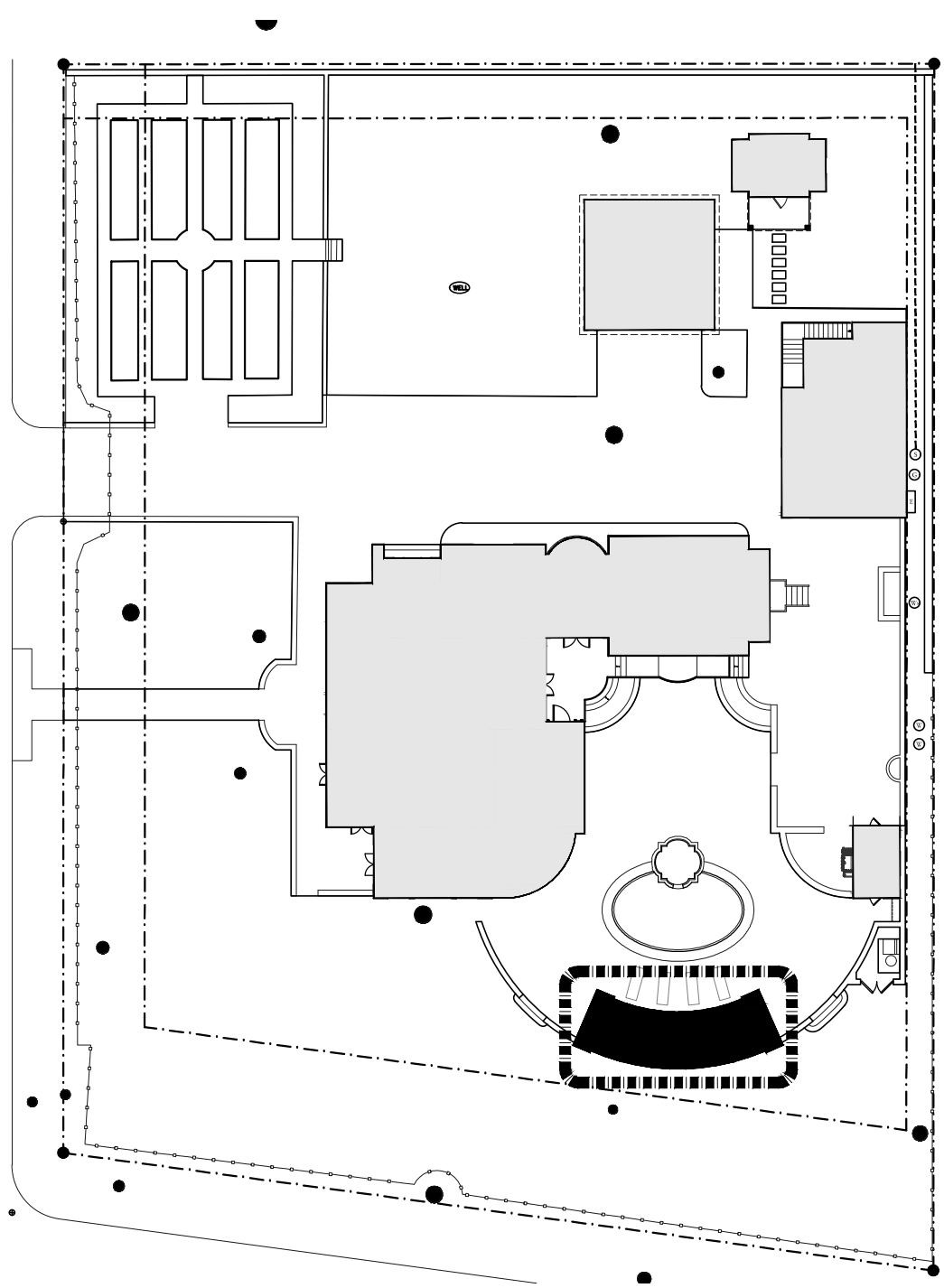
SHEET REFERENCES:

HOUSE ADDITION/ NEW CONSTRUCTION

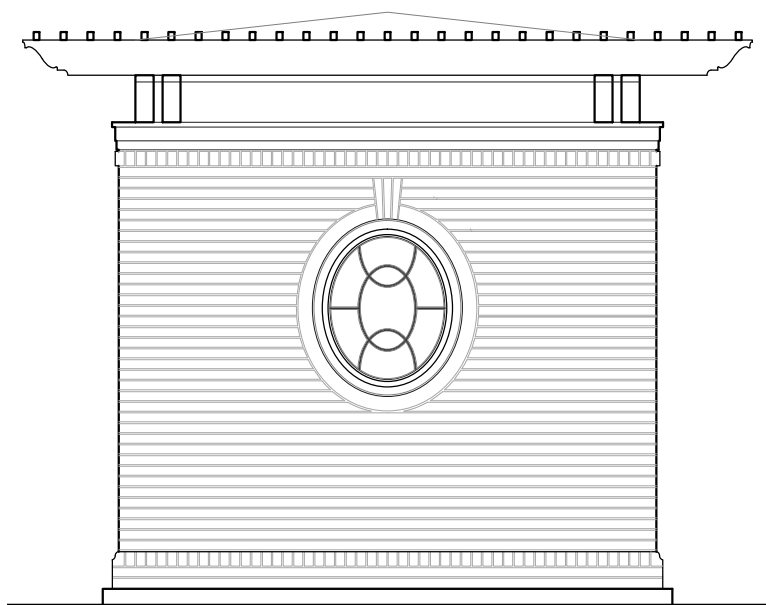
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12/22/2023 ISSUE FOR PERMIT

1604 NILES ROAD AUSTIN, TEXAS		
DRAWING TITLE BUILDING I - EXTERIOR ELEVATIONS		
SCALE 1/4" = 1'-0"	CURTIS & WINDHAM Architects INCORPORATED 3815 MONTROSE BLVD. SUITE 100 HOUSTON, TEXAS 77006 TEL 713-942-7251 • FAX 713-942-7252	SHEET A-202

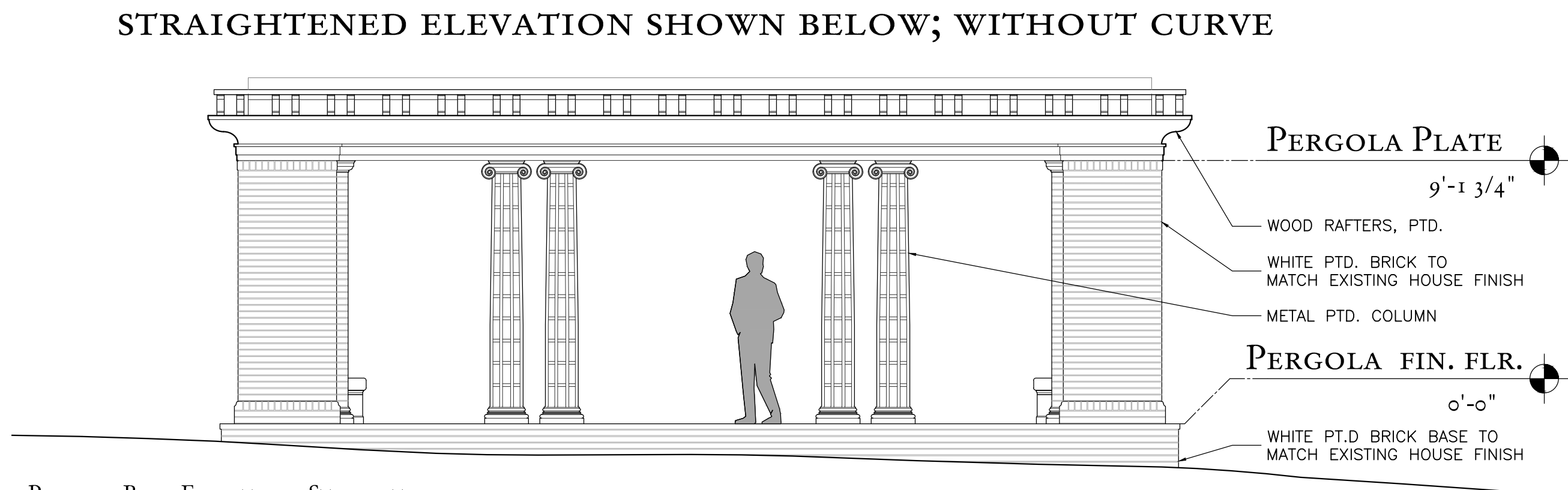




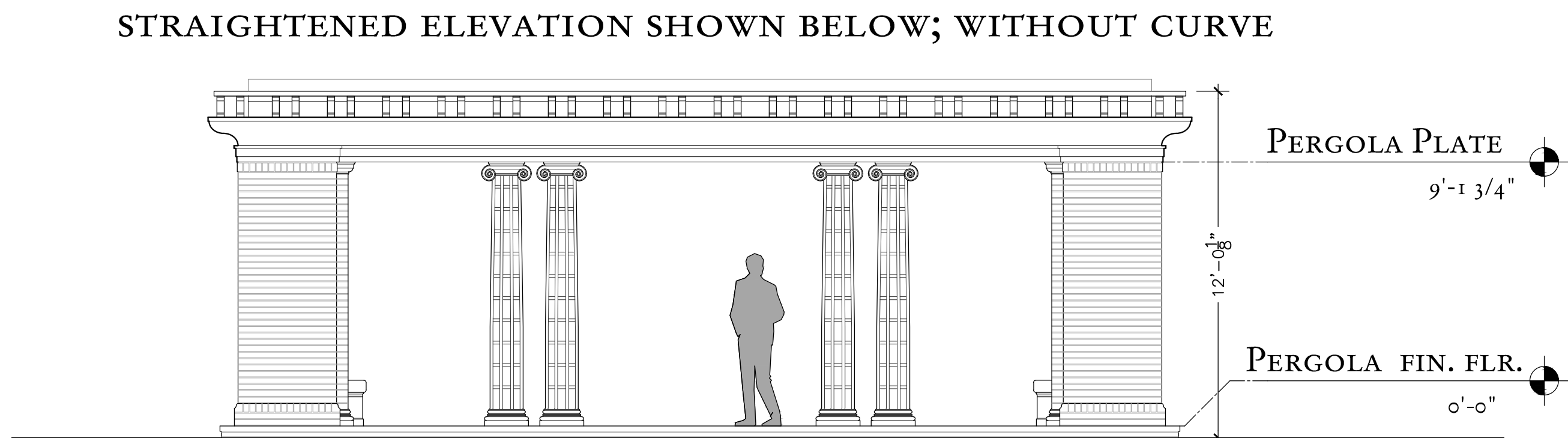
SITE PLAN - REFERENCE
SCALE 1/32"=1'-0"



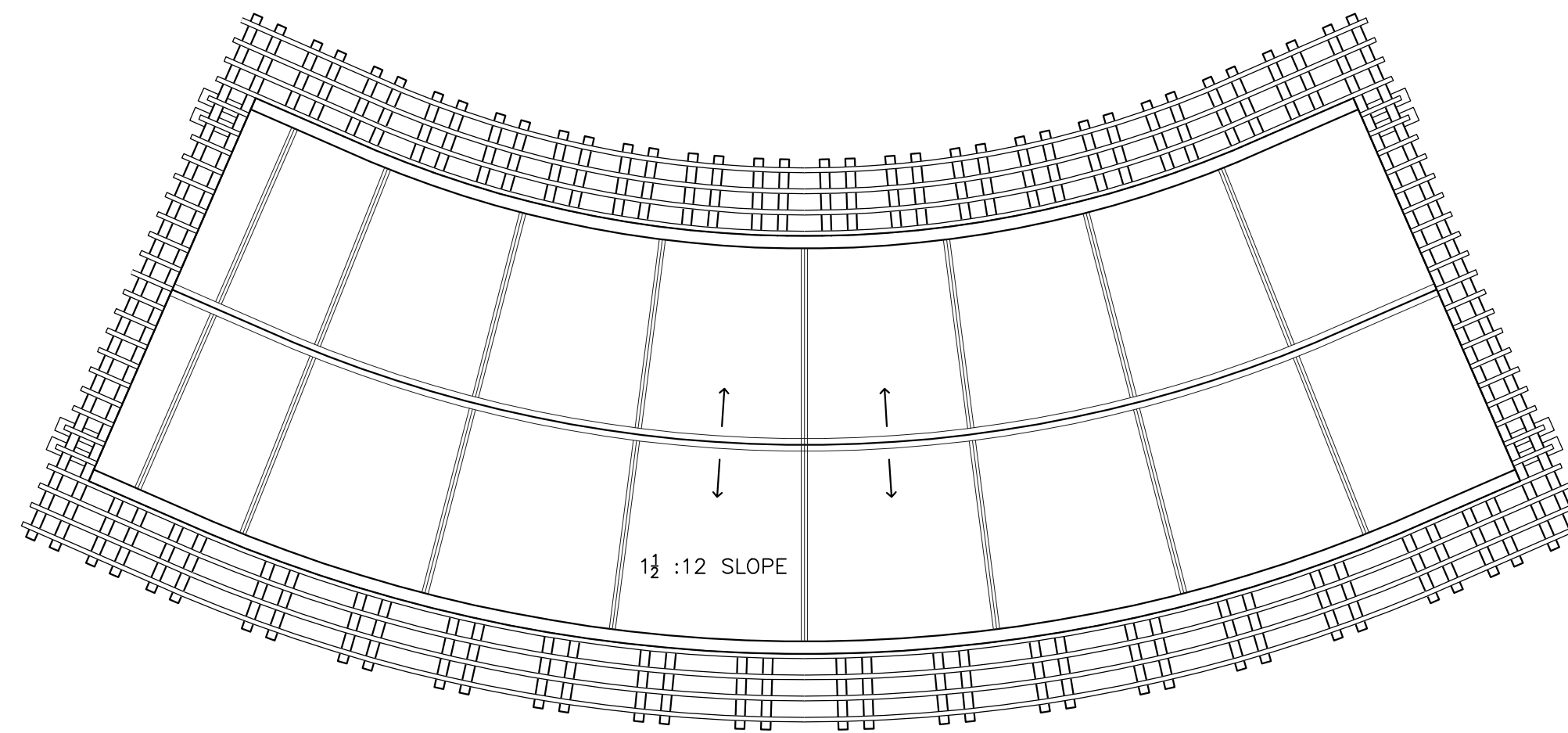
05 PERGOLA SIDE ELEVATION
SCALE 1/4"=1'-0"



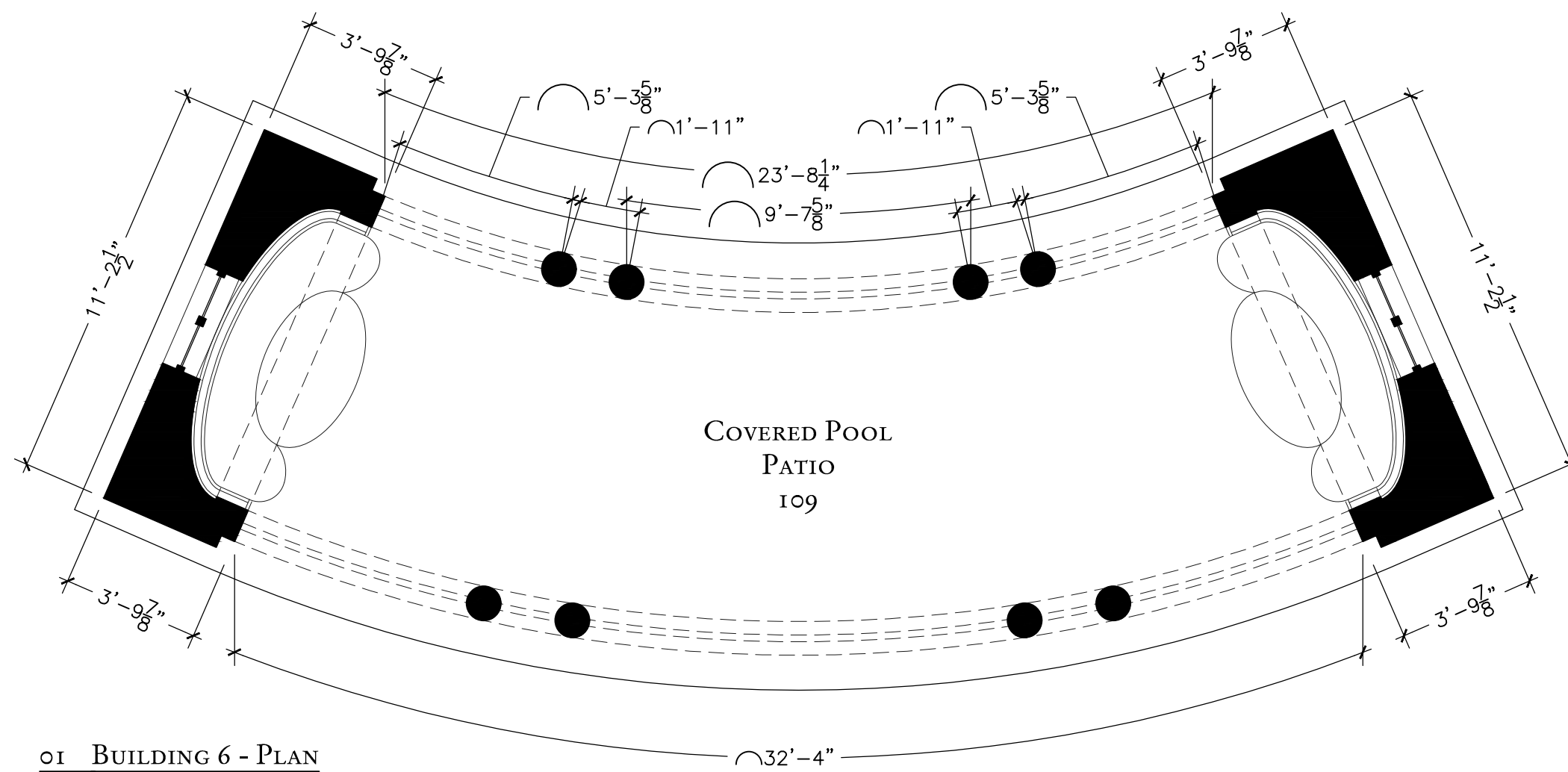
04 PERGOLA BACK ELEVATION - STRAIGHTENED
SCALE 1/4"=1'-0"



03 PERGOLA ELEVATION - STRAIGHTENED
SCALE 1/4"=1'-0"



01 BUILDING 6 - ROOF PLAN
SCALE 1/4"=1'-0"



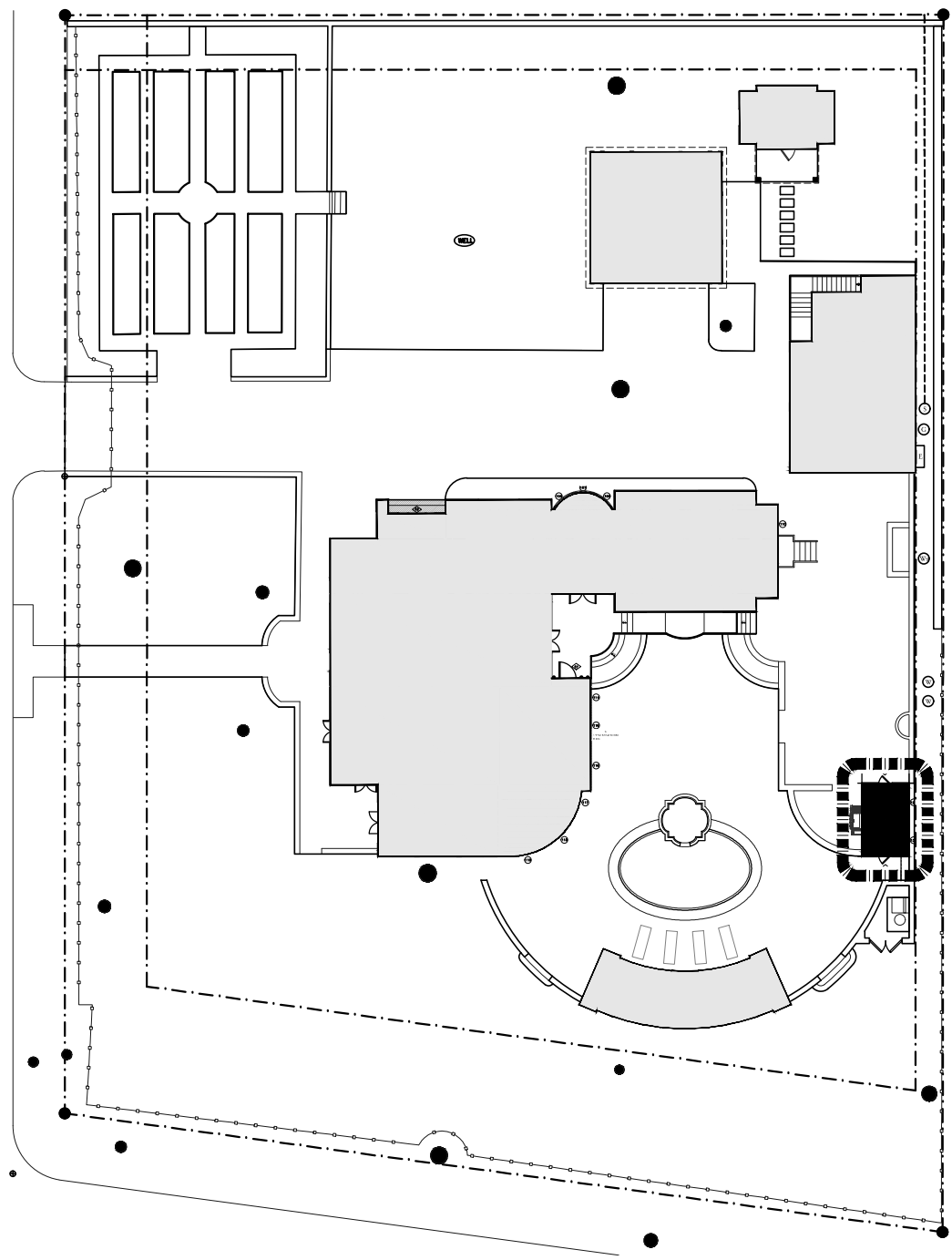
01 BUILDING 6 - PLAN
SCALE 1/4"=1'-0"

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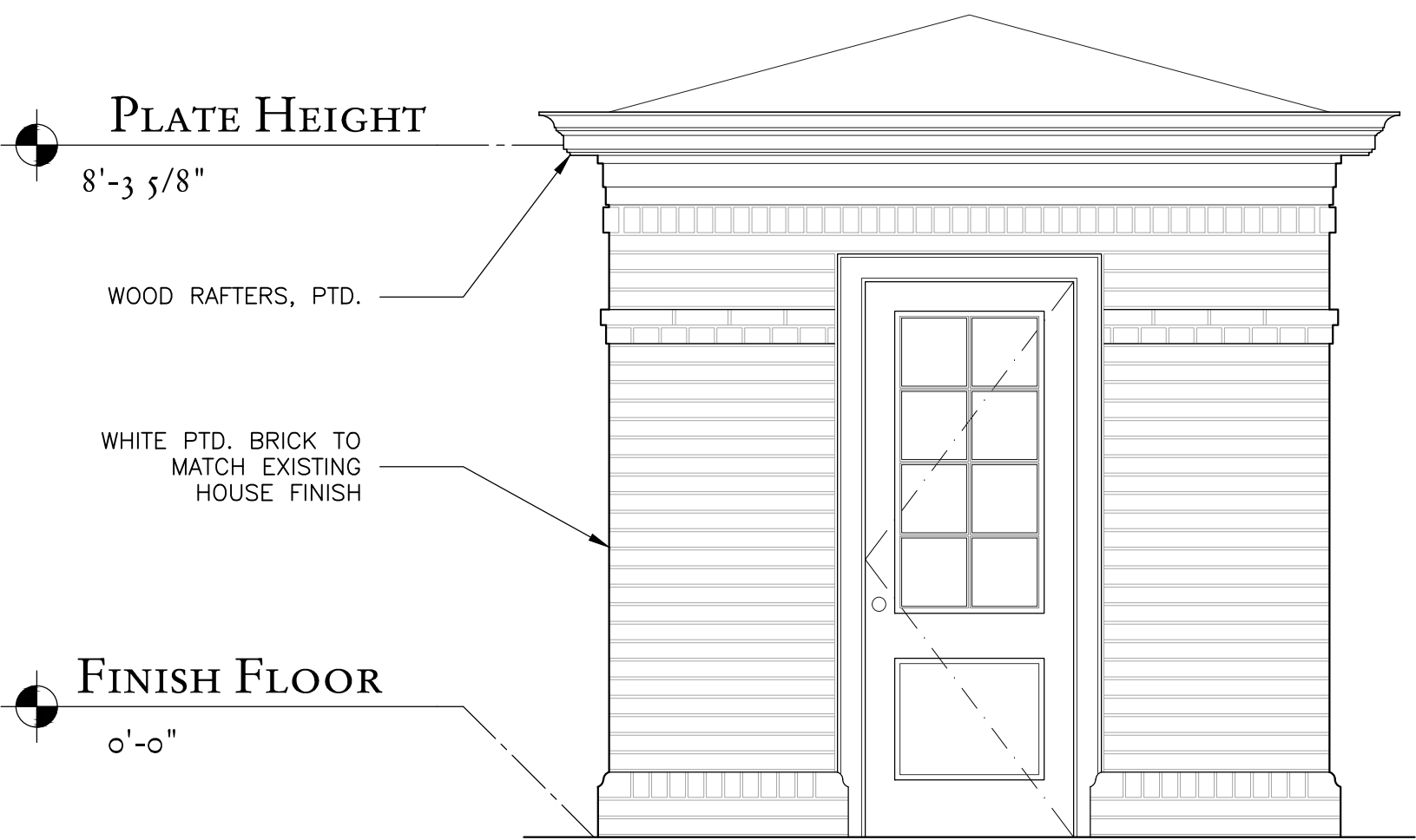


1604 NILES ROAD AUSTIN, TEXAS		
DRAWING TITLE		
BUILDING 6 - COVERED POOL PATIO		
SCALE 1/4" = 1'-0" UNLESS NOTED	CURTIS & WINDHAM Architects INCORPORATED 3815 MONTROSE BLVD. SUITE 100 HOUSTON, TEXAS 77006 TEL 713-942-7251 • FAX 713-942-7252	SHEET A-901

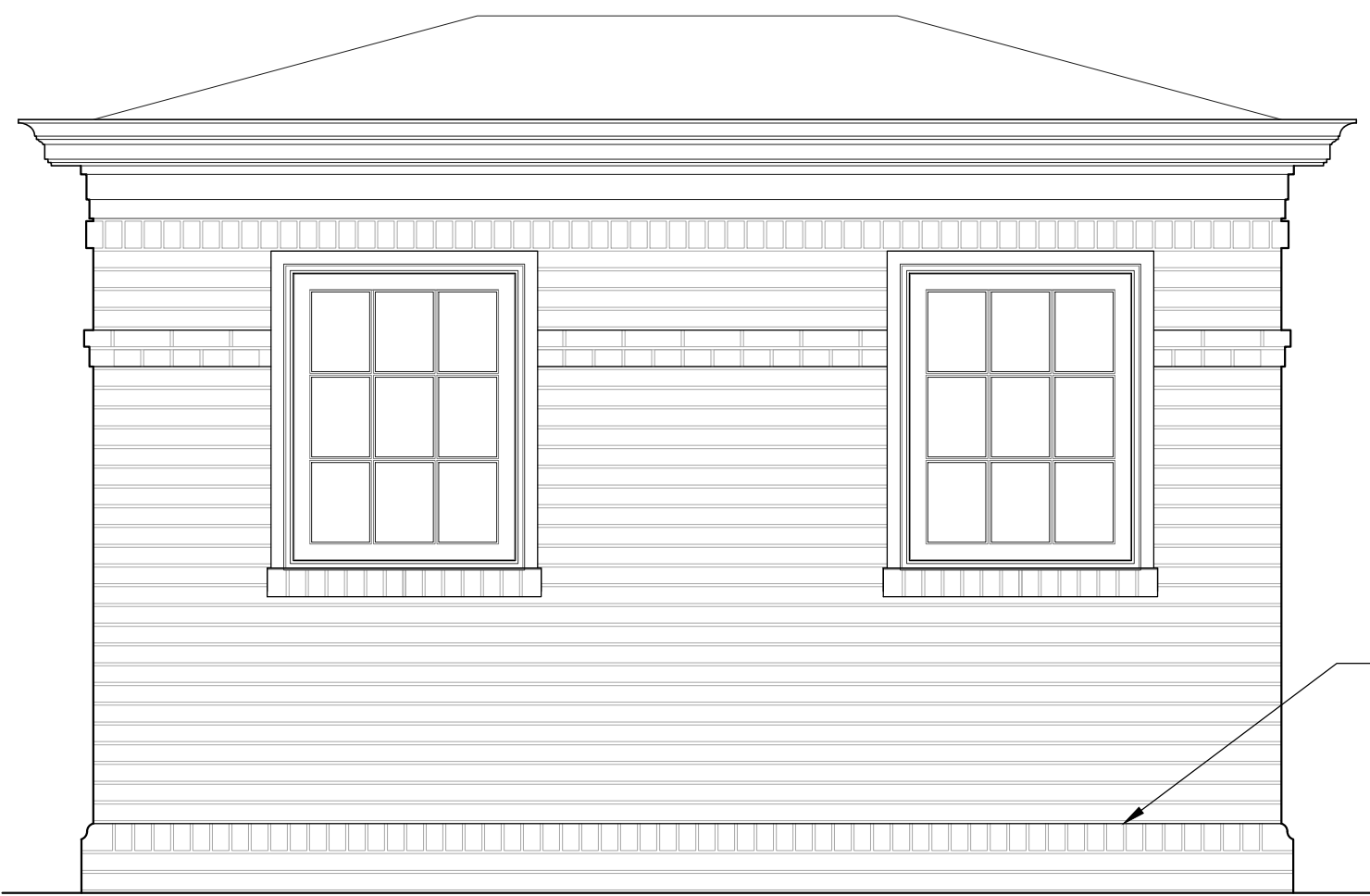
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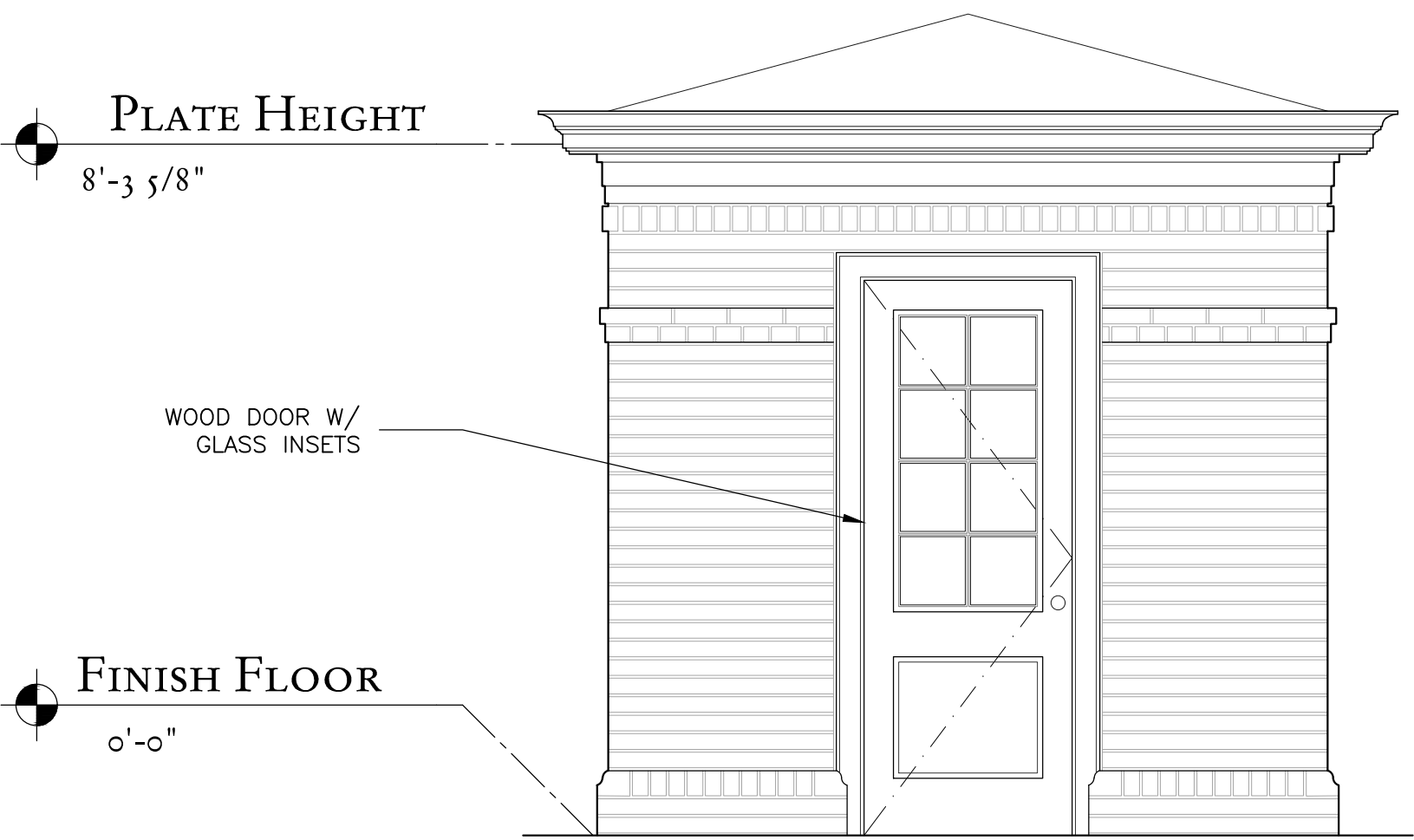
SITE PLAN - REFERENCE
SCALE 1/32"=1'-0"



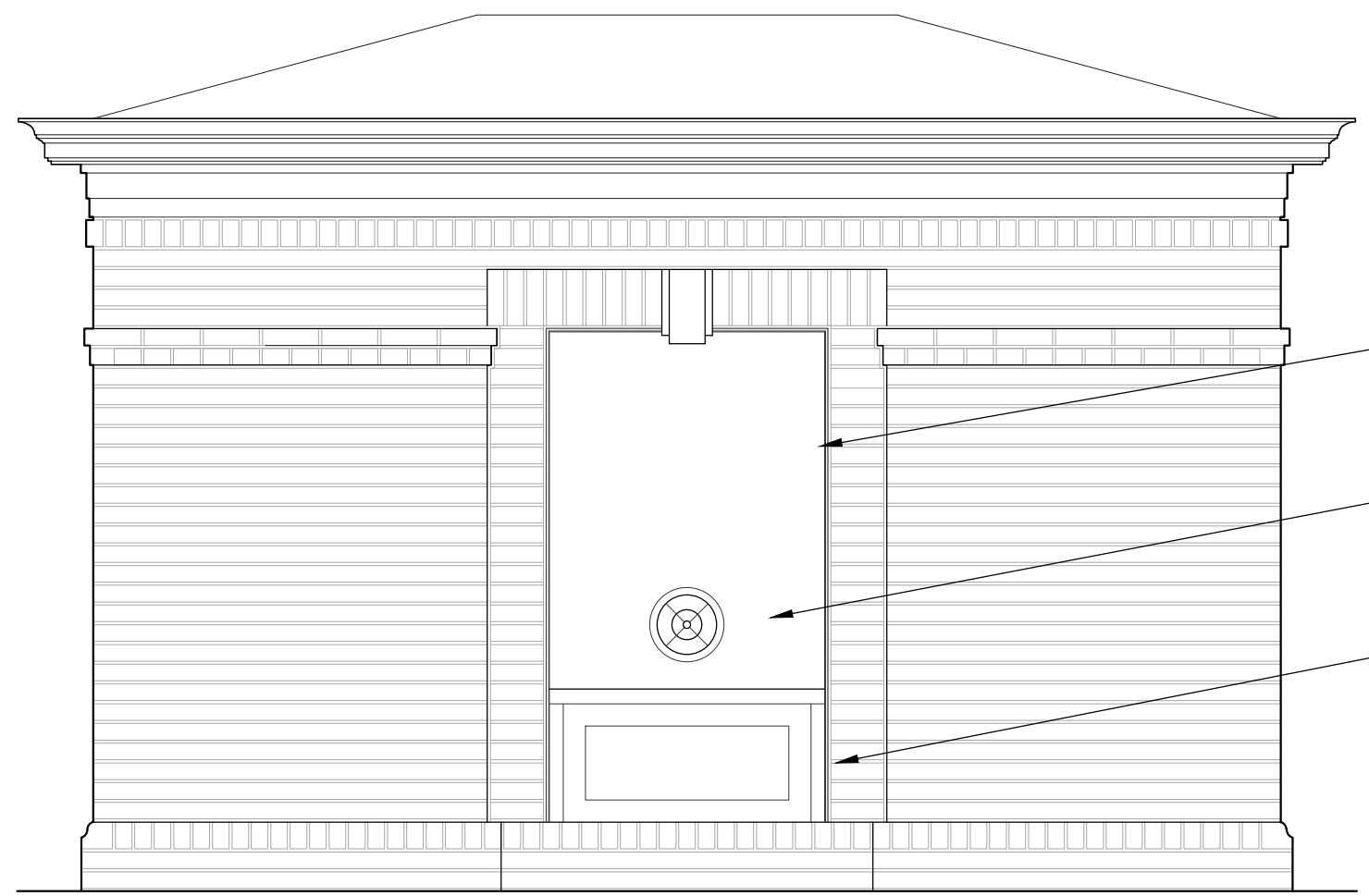
05 NORTH ELEVATION - EXTERIOR
SCALE 1/2"=1'-0"



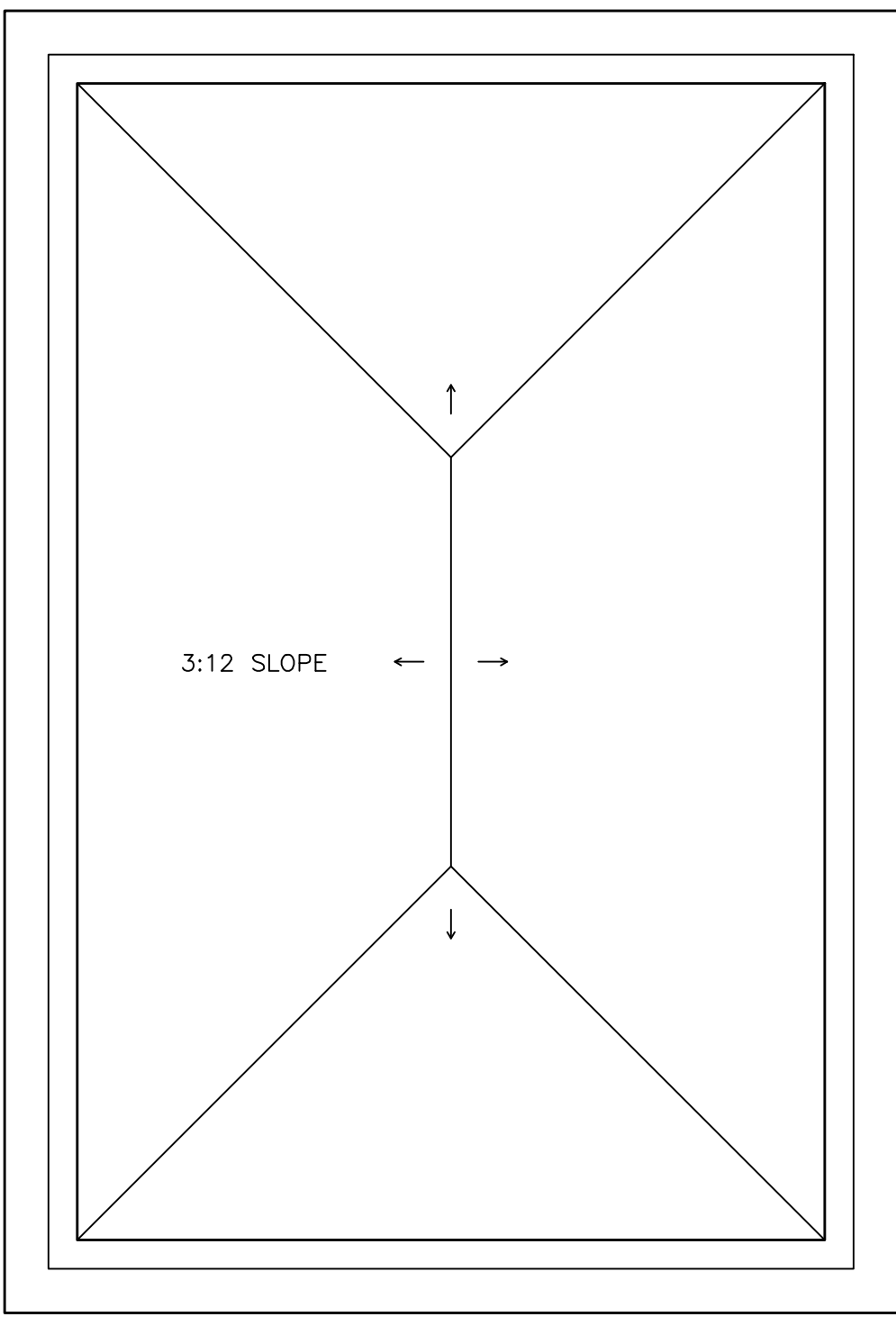
04 WEST ELEVATION - EXTERIOR
SCALE 1/2"=1'-0"



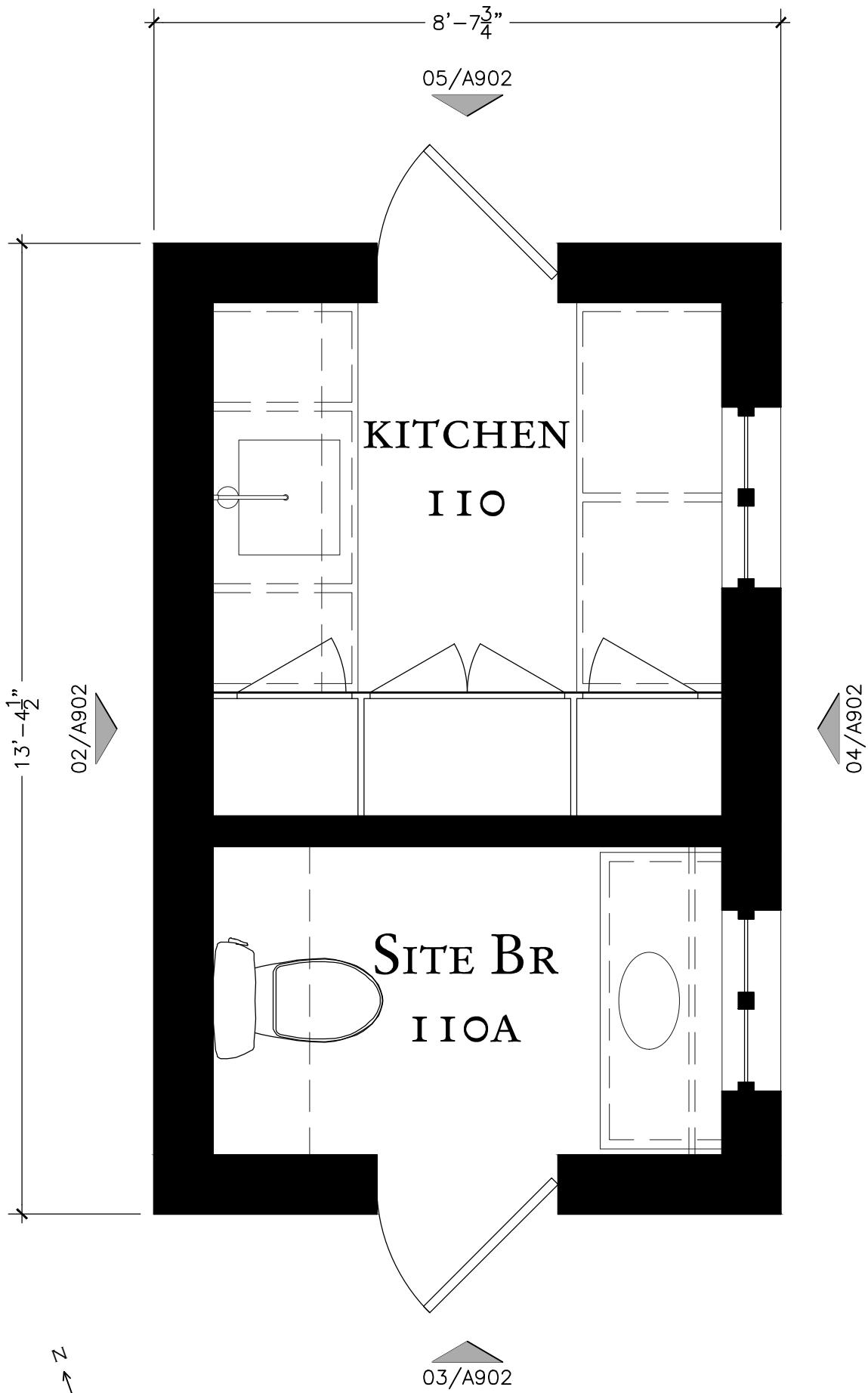
03 SOUTH ELEVATION - EXTERIOR
SCALE 1/2"=1'-0"



02 EAST ELEVATION - EXTERIOR
SCALE 1/2"=1'-0"



06 ROOF PLAN
SCALE 1/2"=1'-0"



01 BUILDING 5 - PLAN
SCALE 1/2"=1'-0"

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1604 NILES ROAD
AUSTIN, TEXAS

DRAWING TITLE

BUILDING 5 - ACCESSORY BUILDING

SCALE
1/2" = 1'-0"
UNLESS NOTED

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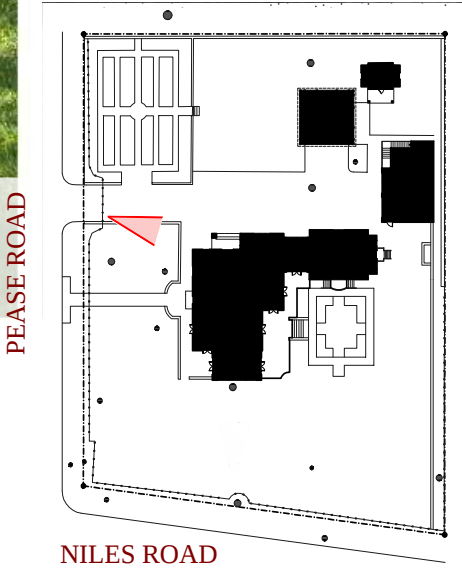
SHEET
A-902

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EXISTING CONDITIONS
**DRIVEWAY ELEVATION & ELEVATION
ALONG PEASE RD.**

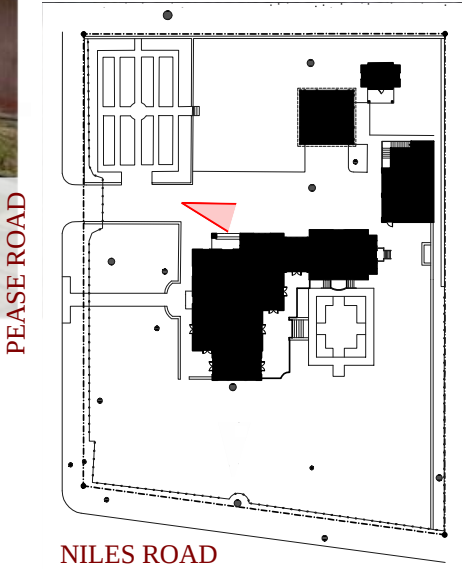
1604 NILES ROAD.
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EXISTING CONDITIONS
DRIVEWAY & GARAGE ELEVATIONS

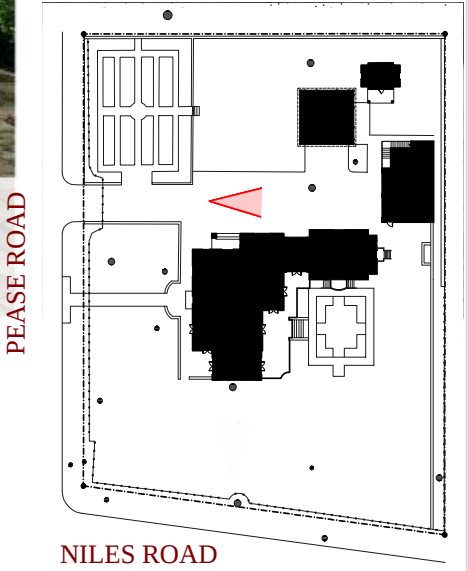
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EXISTING CONDITIONS
DRIVEWAY & GARAGE ELEVATIONS

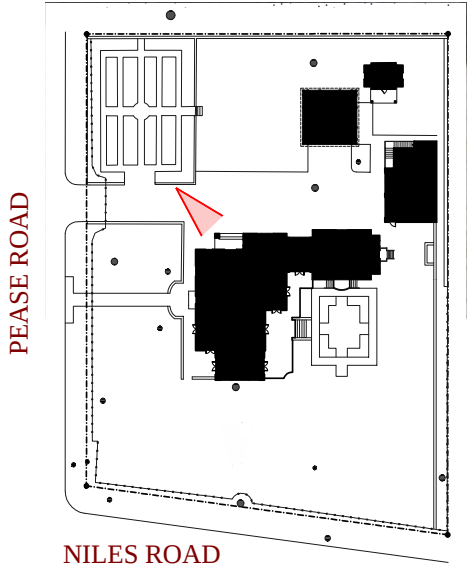
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EXISTING CONDITIONS
MUDROOM COVERED-PORCH ENTRY

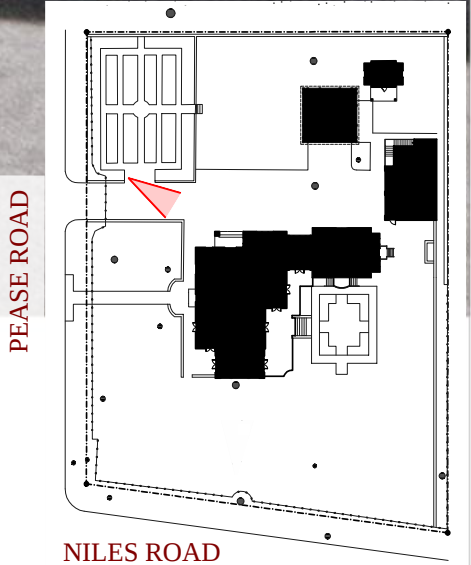
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MUDROOM & BREAKFAST BAY WINDOW ADDITIONS
DRIVEWAY ELEVATION & ELEVATION ALONG PEASE RD.

1604 NILES ROAD.
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PRECEDENT
BREAKFAST BAY WINDOW & POOL

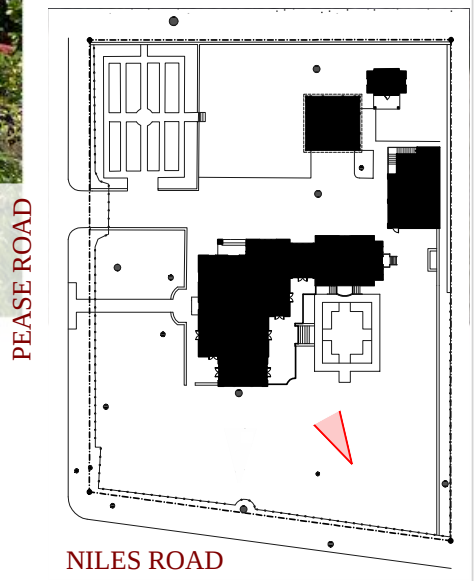


WRAY HOUSE, ARCHITECT: JOHN F. STAUB
FOUND ON PAGE 285 OF THE COUNTRY HOUSES
OF JOHN F. STAUB; AUTHOR STEPHEN FOX



EXISTING CONDITIONS
BACKYARD ELEVATION

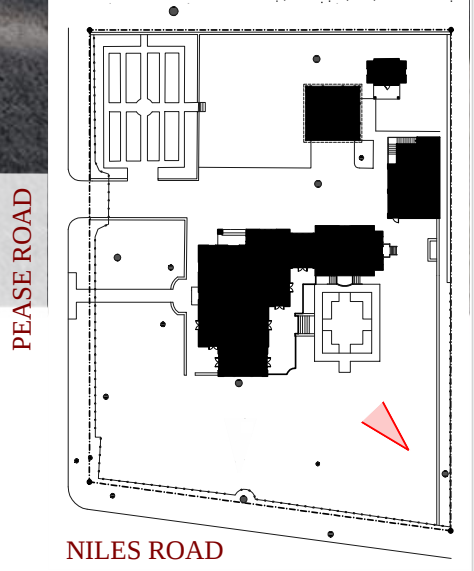
1604 NILES ROAD.
January 12, 2023
CURTIS & WINDHAM
Architects

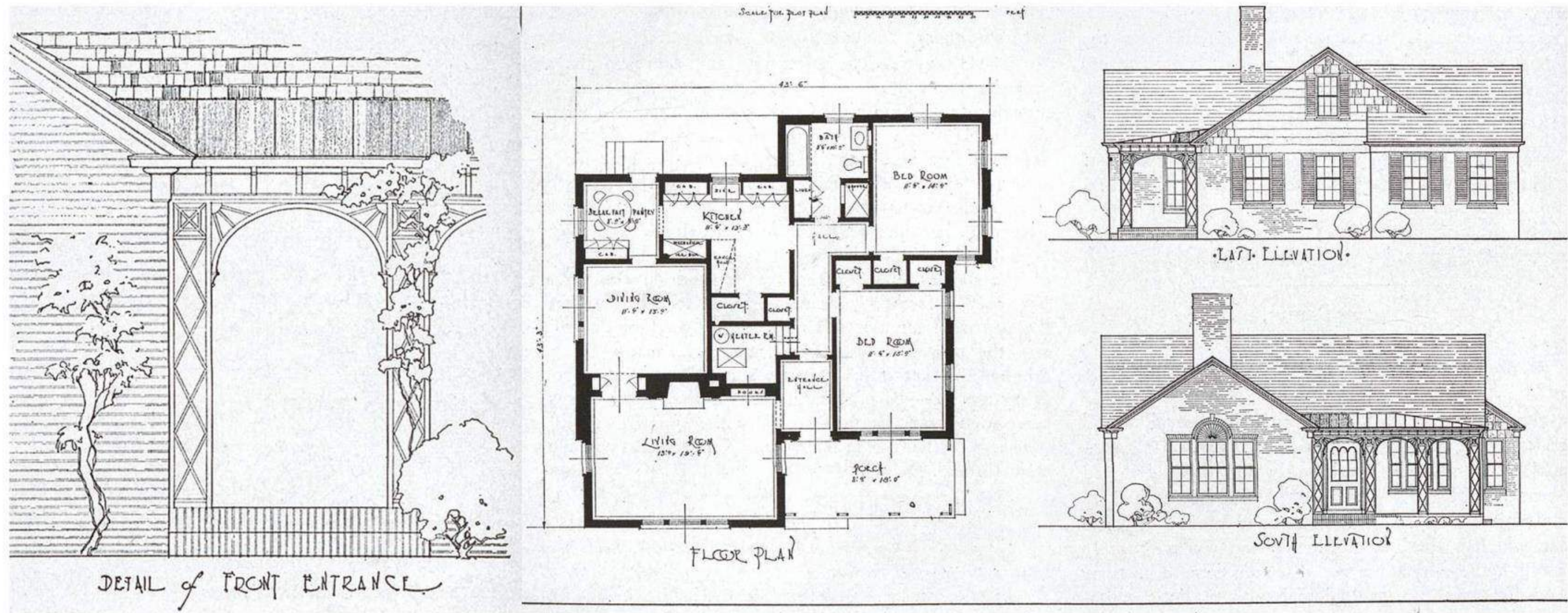




SUNROOM, POOL, SPA & TERRACING ADDITIONS
BACKYARD ELEVATION

1604 NILES ROAD.
January 12, 2023
CURTIS & WINDHAM
Architects





FIRST PRIZE DESIGN, HONEYMOON COTTAGE: OFFICE OF JOHN F. STAUB
FOUND ON PAGE 128 OF THE COUNTRY HOUSES
OF JOHN F. STAUB; AUTHOR STEPHEN FOX

PRECEDENT
SUNROOM ADDITION



BULLOCK BAY COTTAGE, ARCHITECT: JOHN F. STAUB
FOUND ON PAGES 215 & 216 OF THE COUNTRY HOUSES
OF JOHN F. STAUB; AUTHOR STEPHEN FOX

PRECEDENT
SUNROOM ADDITION

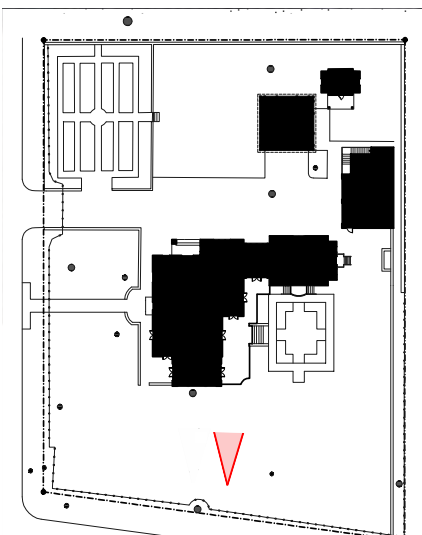




EXISTING CONDITIONS
ELEVATION FACING NILES ROAD



PEASE ROAD

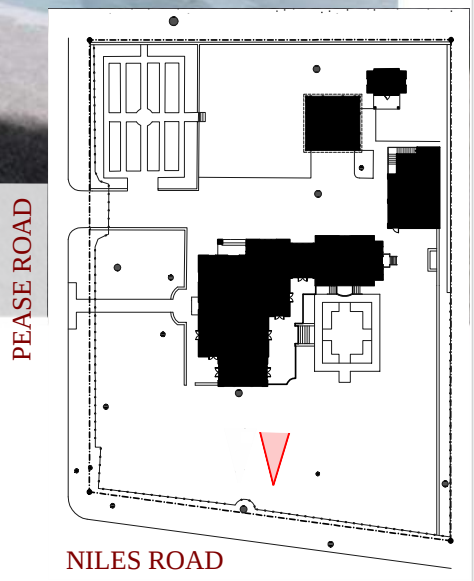


NILES ROAD



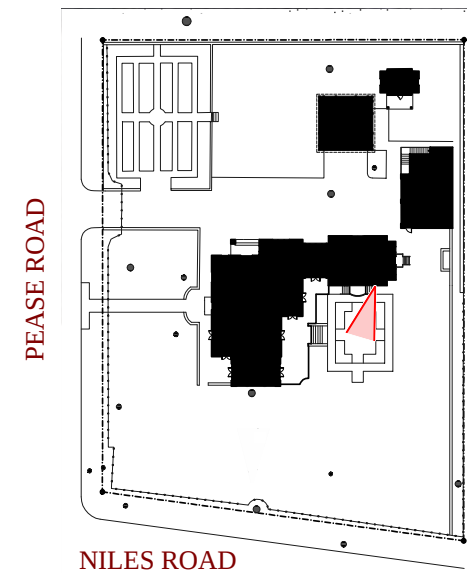
SUNROOM, POOL, SPA & TERRACING ADDITIONS
ELEVATION FACING NILES RD.

1604 NILES ROAD.
January 12, 2023
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Architects



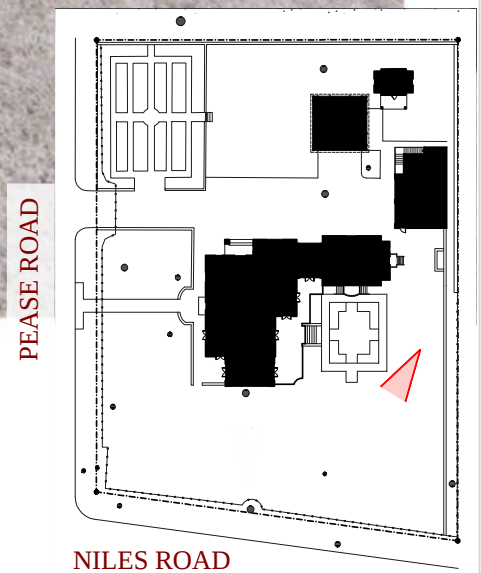


EXISTING CONDITIONS
BACKYARD & SIDE YARD ALONG NILES RD.





SITE PERGOLA, POOL, & SPA ADDITIONS
BACKYARD & SIDE YARD ALONG NILES RD.





GARDEN PERGOLA
GREENWICH CONNECTICUT ESTATE



PRECEDENT
SITE PERGOLA

