



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: 2301 Rundell Place Austin TX 78704

Tax Parcel ID: 0102090201

Legal Description: LOT 4 * & N 5.5 FT OF LOT 3 STENGER A D ADDN

Zoning District: SF-3

Lot Area (sq ft): 9,225.00

Neighborhood Plan Area (if applicable): Zilker

Historic District (if applicable):

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 ☒
Note: Include tree location(s) on plot plan. (If yes, application for a tree permit with the [City Arborist](#) is required)

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

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.)

of existing bedrooms: 2 # of bedrooms upon completion: 3 # of baths existing: 2.0 # of baths upon completion: 3.5

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

See Attached Sheet.

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

Job Valuation						
Total Job Valuation: \$ <u>100,000.00</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>60,000.00</u> Amount for Primary Structure: \$ <u>60,000.00</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>N/A</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 of Total Job Valuation dedicated to all Remodel/Repair: Bldg: \$ <u>20,000.00</u> Elec: \$ <u>5,000.00</u> Plmbg: \$ <u>10,000.00</u> Mech: \$ <u>5,000.00</u> TOTAL: \$ <u>40,000.00</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	1,431.00		607.00		2,038.00	0.00
b) 2 nd Floor conditioned area			295.00		295.00	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)			272.00		272.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)			29.00		29.00	0.00
g) Other covered or roofed area			129.00		129.00	0.00
h) Uncovered wood decks			202.00		202.00	0.00
Total Building Area (total a through h)	1,431.00	0.00	1,534.00	0.00	2,965.00	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>2,468.00</u> % of lot size: <u>27</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>3,138.00</u> % of lot size: <u>34</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) <input type="checkbox"/> 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>22</u> ft <u>7</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) <input type="checkbox"/> 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? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Width of approach (measured at property line): <u>18.0</u> ft Distance from intersection (for corner lots only): <u>32.0</u> ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? (If yes, drainage review is required) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N						

Subchapter F

Gross Floor Area

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

	Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 st Floor	1,431.00	607.00			2,038.00
2 nd Floor		295.00			295.00
3 rd Floor					0.00
Area w/ ceilings > 15'			Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)		158.00	<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)		158.00
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	272.00	<input type="checkbox"/> 200 sq ft (3.3.2 B 2b)		272.00
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a)		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	1,431.00	1,332.00			2,763.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 2,763.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 30 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 st floor conditioned area	1,431.00	607.00	2,038.00
b) 2 nd floor conditioned area		295.00	295.00
c) 3 rd floor conditioned area			0.00
d) Basement			0.00
e) Attached Covered Parking (garage or carport)		272.00	272.00
f) Detached Covered Parking (garage or carport)			0.00
g) Covered Wood Decks (counted at 100%)			0.00
h) Covered Patio			0.00
i) Covered Porch		29.00	29.00
j) Balcony			0.00
k) Other – Specify: SCREENED IN PORCH		129.00	129.00
Total Building Area (TBA) (add: a through k)	1,431.00	1,332.00	2,763.00
Total Building Coverage (TBC) (from TBA subtract, if applicable: b, c, d, and j)	(A) 1,431.00	1,037.00	(B) 2,468.00
l) Driveway		401.00	401.00
m) Sidewalks	96.00		96.00
n) Uncovered Patio			0.00
o) Uncovered Wood Decks (counted at 50%)		101.00	101.00
p) AC pads and other concrete flatwork		6.00	6.00
q) Other (Pool Coping, Retaining Walls)		66.00	66.00
Total Site Impervious Coverage (add: TBC and l through q)	(C) 1,527.00	1,611.00	(D) 3,138.00
r) Pool			0.00
s) Spa			0.00

Building Coverage Information

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

Lot Area (sq ft): 9,225.00

Existing Building Coverage (see above A, sq ft): 1,431.00

Existing Coverage % of lot (A ÷ Lot Area) x 100 : 16 %

Final Building Coverage (see above B, sq ft): 2,468.00

Final Coverage % of lot (B ÷ Lot Area) x 100 : 27 %

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): 1,527.00

Existing coverage % of lot (C ÷ Lot Area) x 100 : 17 %

Final Impervious Coverage (see above D, sq ft): 3,138.00

Final coverage % of lot (D ÷ Lot Area) x 100 : 34 %

2301 Rundell Place

Project Description:

A 902 square foot addition to a one story single family residence with a new attached single stall carport and a 129 S.F. screened in porch.

Residence features a covered front porch and an uncovered wood deck. Existing 2 bedroom 2 bathroom home will be expanded to 3 bedrooms and 4 bathrooms. A new second floor will be added at the south west corner of the home. The new second floor will consist of a bedroom and a bathroom. The existing south west exterior wall is 4.8' from the property line. It is 2" over the 5'-0" setback. The south wall will be demolished and a new wall will be built on the existing slab 1" inside the 5'-0" side yard setback.

Exterior materials will be fiber cement lap siding, and limestone veneer. Roof will be a standing seam metal roof.

Front



Front of house from Street.

Front-left.

Demo Roof



Front - Right

Demo Roof



West - Rear

Demo Roof



East



Demo Roof

Rear

Demo Roof



This portion of wall
for new windows

This portion of
wall.

Front

Carport & Storage being demo'd



Rear -

Demo Carport & Storage



Demo App.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.28'	N 75°42'00" E	90°00'00"
C2	20.00'	31.55'	28.38'	N 75°43'19" E	90°23'05"
C3	20.00'	33.02'	29.40'	S 12°00'00" E	94°36'00"

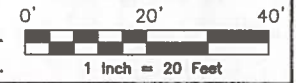
LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- ⊙ SET IRON ROD
- ⊙ CALCULATED POINT
- ⊙ FOUND IRON ROD
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ FIRE HYDRANT
- ⊙ POWER POLE
- CM CONTROL MONUMENT
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

GRAPHIC SCALE



I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **AUSTIN TITLE**

and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).
 Borrower/Owner: **MICHAEL J. SMERTS AND ARYN P. SULLIVAN**
 Address: **2301 RUNDLELL PL. AUSTIN, TX 78704** GF No. **AUT15010366**
Legal Description of the Land: Lot 4 and the North 5.50' of Lot 3, A.D. STEWART ADDITION, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 5, Page 89, Plat Records of Travis County, Texas, being the same property conveyed to Kenneth Dorch Fiske and wife, Patricia L. Fiske in Deed recorded in Volume 3151, Page 344, Deed Records, Travis County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 5, PAGE 99, DEED AND PLAT RECORDS, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



AMERISURVEYORS, LLC
 10305 Stone Creek Parkway Suite 11230 San Antonio, Texas 78258
 Phone (210) 333-3033 Fax (210) 333-3035

FINAL "AS-BUILT" SURVEY

JOB NO.:	1510032574	(NO. REVISION)	DATE
DATE:	10/31/15		
DRAWN BY:	MM/RM		
APPROVED BY:	RJR		

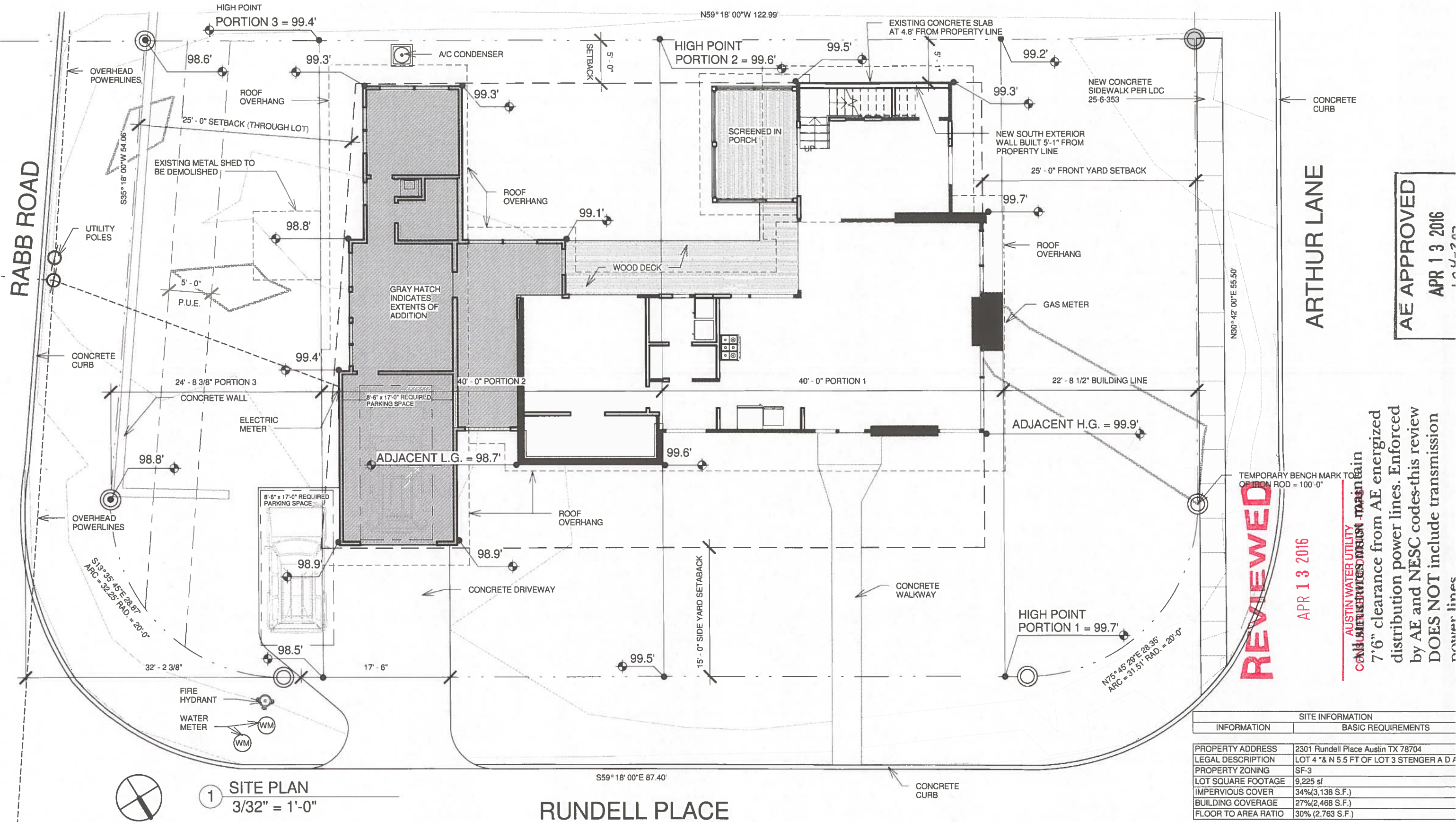


Roy Ronnfeldt
ROY JOHN RONNFELDT, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. **3520**

SURVEYOR'S NOTE:
 BASIS OF BEARING, RECORDED
 PLAT UNLESS OTHERWISE NOTED.

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No. **48453C 0445 H** effective date of **SEPTEMBER 26, 2009**. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

Copyright © AmeriSurveyors, LLC. FIRM REGISTRATION NUMBER 10146430. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a title report issued by the Title Company listed above issued under Commitment No./OF No. shown on this survey. email questions to: info@amerisurveyors.com



1 SITE PLAN
3/32" = 1'-0"

RUNDELL PLACE

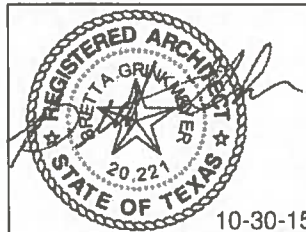
BG-ARC

Brett Grinkmeyer, Architect

12124 Battle Bridge Drive
Austin, TX 78748
email: grinkb@hotmail.com

RUNDELL PLACE ADDITION

2301 RUNDELL PLACE AUSTIN, TEXAS 78704



No.	Description	Date

SITE PLAN

Project number	212	DD001
Date	4-12-2016	
Drawn by	Author	
Checked by	Checker	
Scale 3/32" = 1'-0"		

SITE INFORMATION	
INFORMATION	BASIC REQUIREMENTS
PROPERTY ADDRESS	2301 Rundell Place Austin TX 78704
LEGAL DESCRIPTION	LOT 4 * & N 5.5 FT OF LOT 3 STENGER A D A
PROPERTY ZONING	SF-3
LOT SQUARE FOOTAGE	9,225 sf
IMPERVIOUS COVER	34%(3,138 S.F.)
BUILDING COVERAGE	27%(2,468 S.F.)
FLOOR TO AREA RATIO	30% (2,763 S.F.)

REVIEWED

APR 13 2016

AUSTIN WATER UTILITY
CONSUMER SERVICES DEPARTMENT

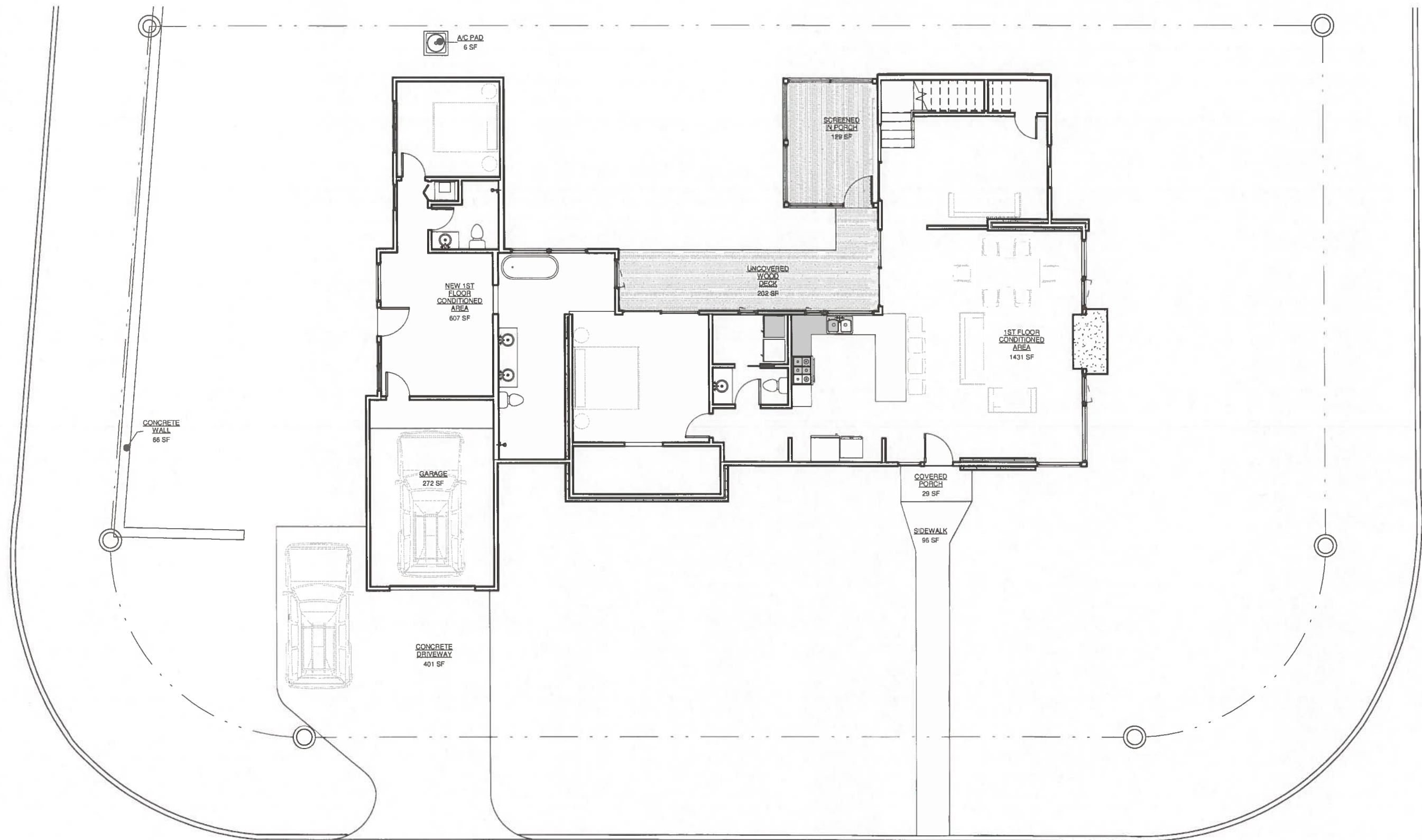
7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines

ARTHUR LANE

AE APPROVED

APR 13 2016

100-200



1 AREA PLAN - 01 FIRST FLOOR
3/32" = 1'-0"

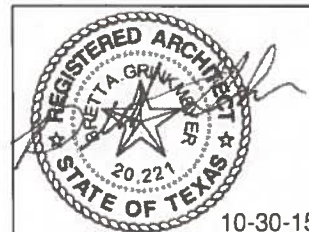
BG-ARC

Brett Grinkmeyer, Architect

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Austin, TX 78748
email: grinkb@hotmail.com

RUNDELL PLACE ADDITION

2301 RUNDELL PLACE AUSTIN, TEXAS 78704



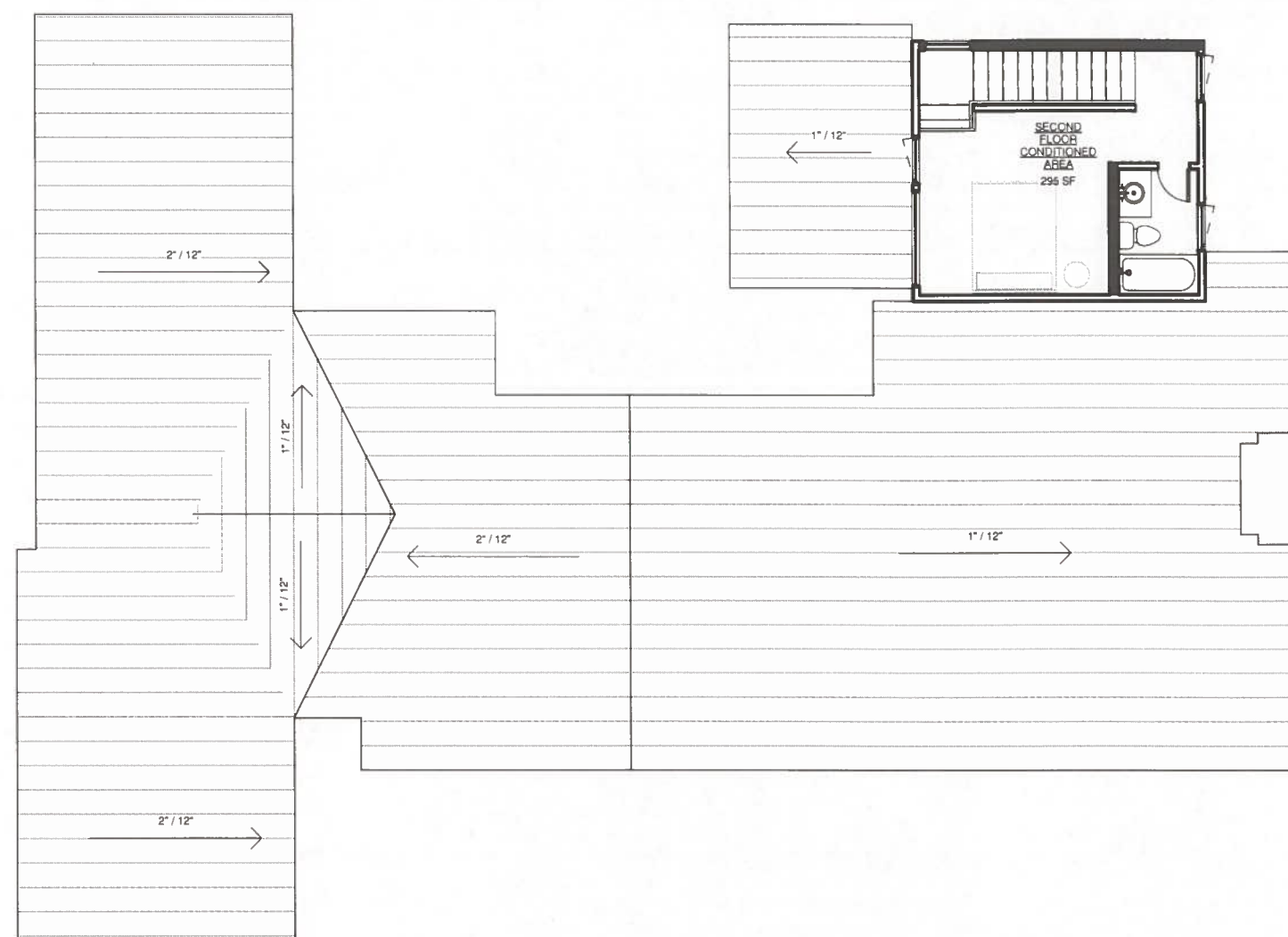
No.	Description	Date

AREA PLANS

Project number	212
Date	4-12-2016
Drawn by	Author
Checked by	Checker

DD003

Scale 3/32" = 1'-0"



1 AREA PLAN - 02 SECOND FLOOR
3/32" = 1'-0"

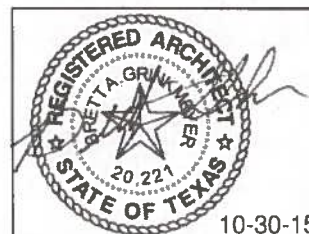
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Austin, TX 78748
email: grinkb@hotmail.com

RUNDELL PLACE ADDITION

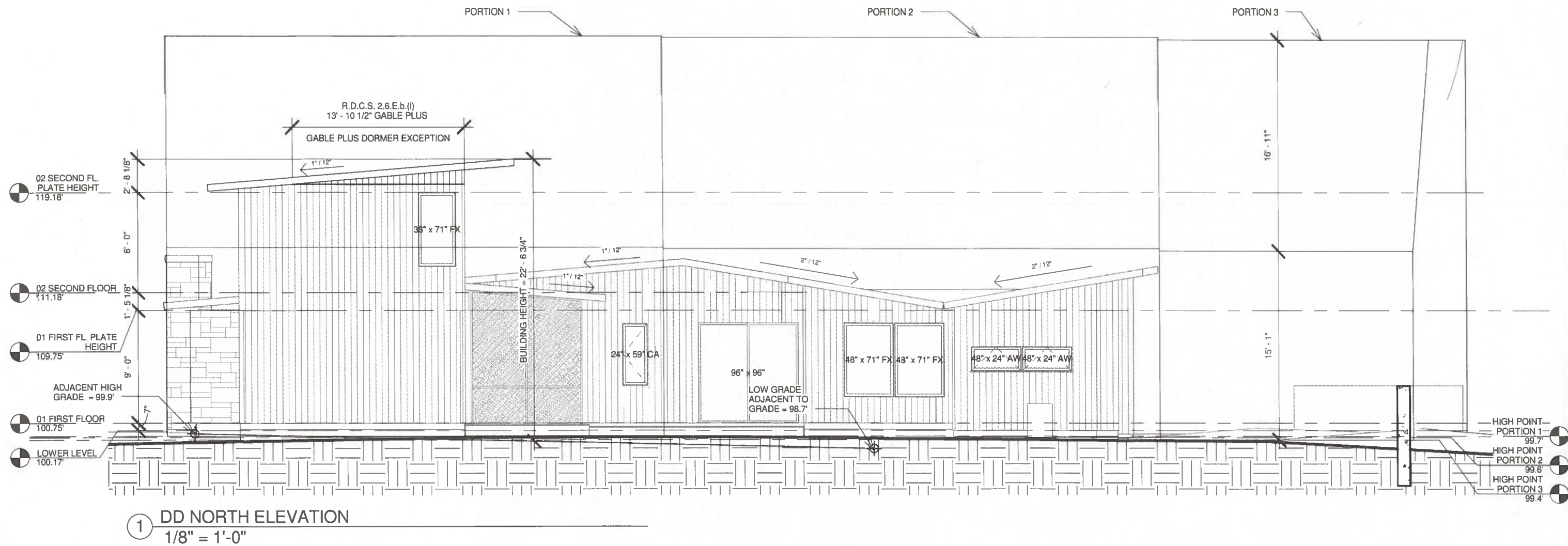
2301 RUNDELL PLACE AUSTIN, TEXAS 78704



No.	Description	Date

AREA PLANS

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Date	4-12-2016	
Drawn by	Author	
Checked by	Checker	
Scale 3/32" = 1'-0"		



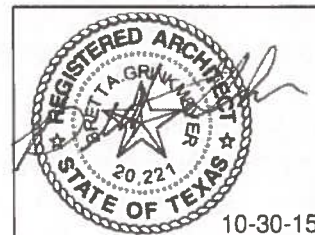
BG-ARC

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RUNDELL PLACE ADDITION

2301 RUNDELL PLACE AUSTIN, TEXAS 78704



No.	Description	Date

EXTERIOR ELEVATION

Project number 212

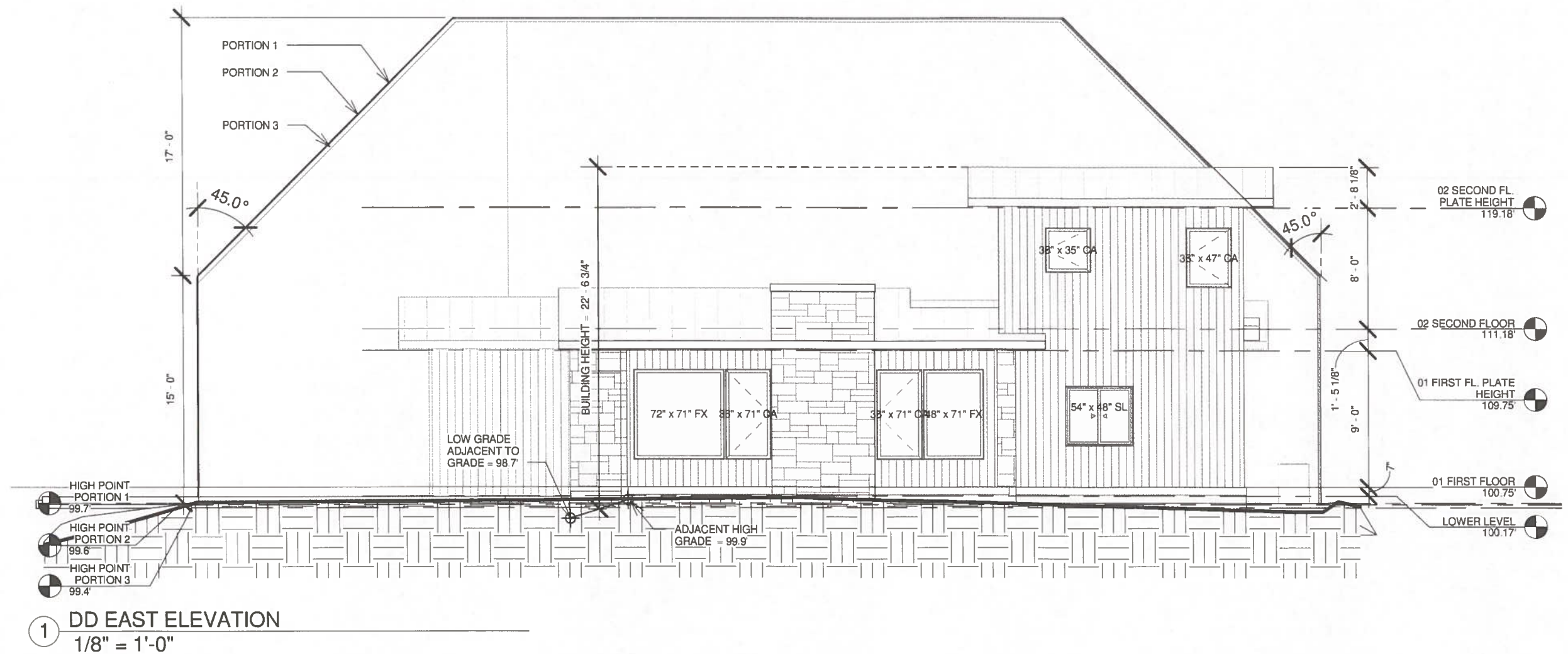
Date 4-12-2016

Drawn by Author

Checked by Checker

DD200

Scale 1/8" = 1'-0"



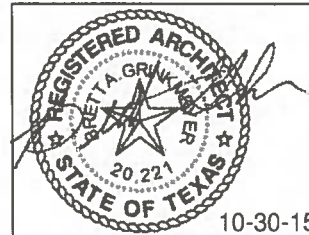
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RUNDELL PLACE ADDITION

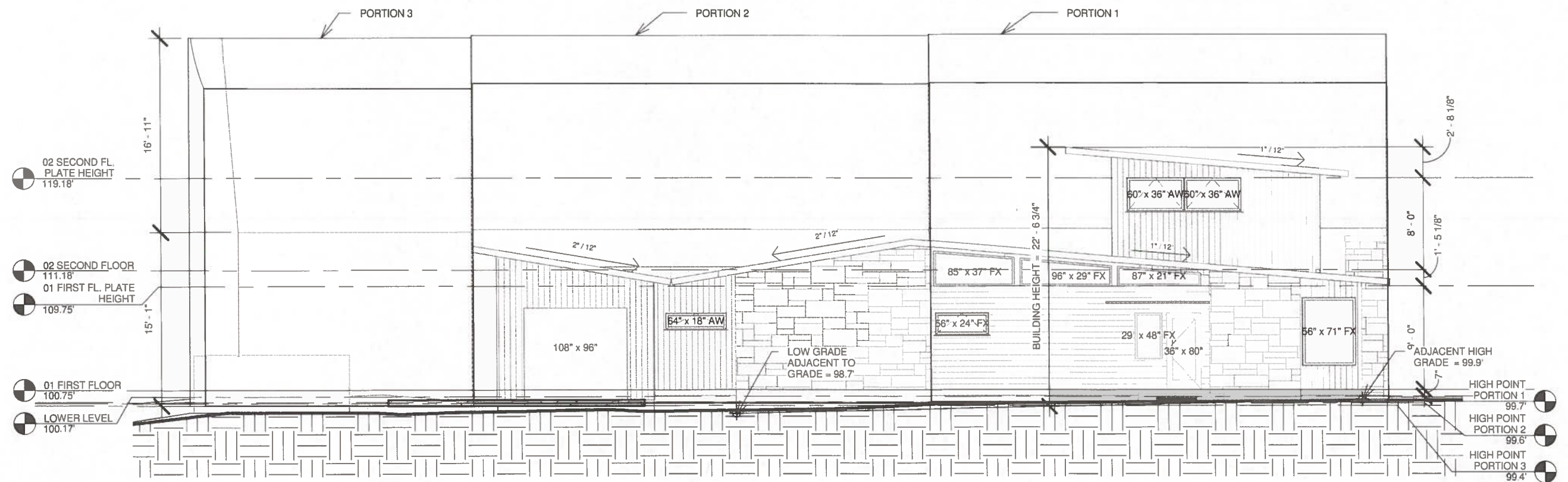
2301 RUNDELL PLACE AUSTIN, TEXAS 78704



No.	Description	Date

EXTERIOR ELEVATION

Project number	212	DD201
Date	4-12-2016	
Drawn by	Author	
Checked by	Checker	
Scale 1/8" = 1'-0"		



1 DD SOUTH ELEVATION
1" = 10'-0"

BG-ARC

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email: grinkb@hotmail.com

RUNDELL PLACE ADDITION

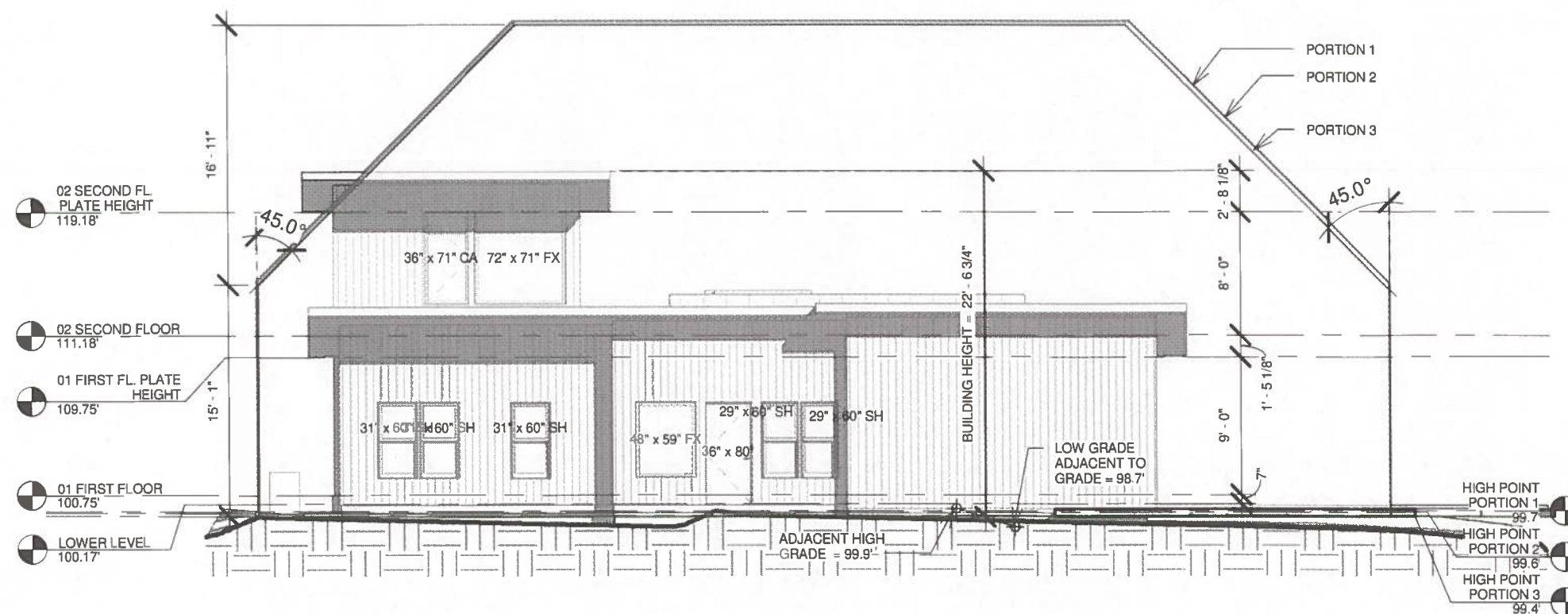
2301 RUNDELL PLACE AUSTIN, TEXAS 78704



No.	Description	Date

EXTERIOR ELEVATION

Project number	212	DD202
Date	4-12-2016	
Drawn by	Author	
Checked by	Checker	
Scale 1" = 10'-0"		



1 DD WEST ELEVATION
1" = 10'-0"

BG-ARC

Brett Grinkmeyer, Architect

12124 Battle Bridge Drive
Austin, TX 78748
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RUNDELL PLACE ADDITION

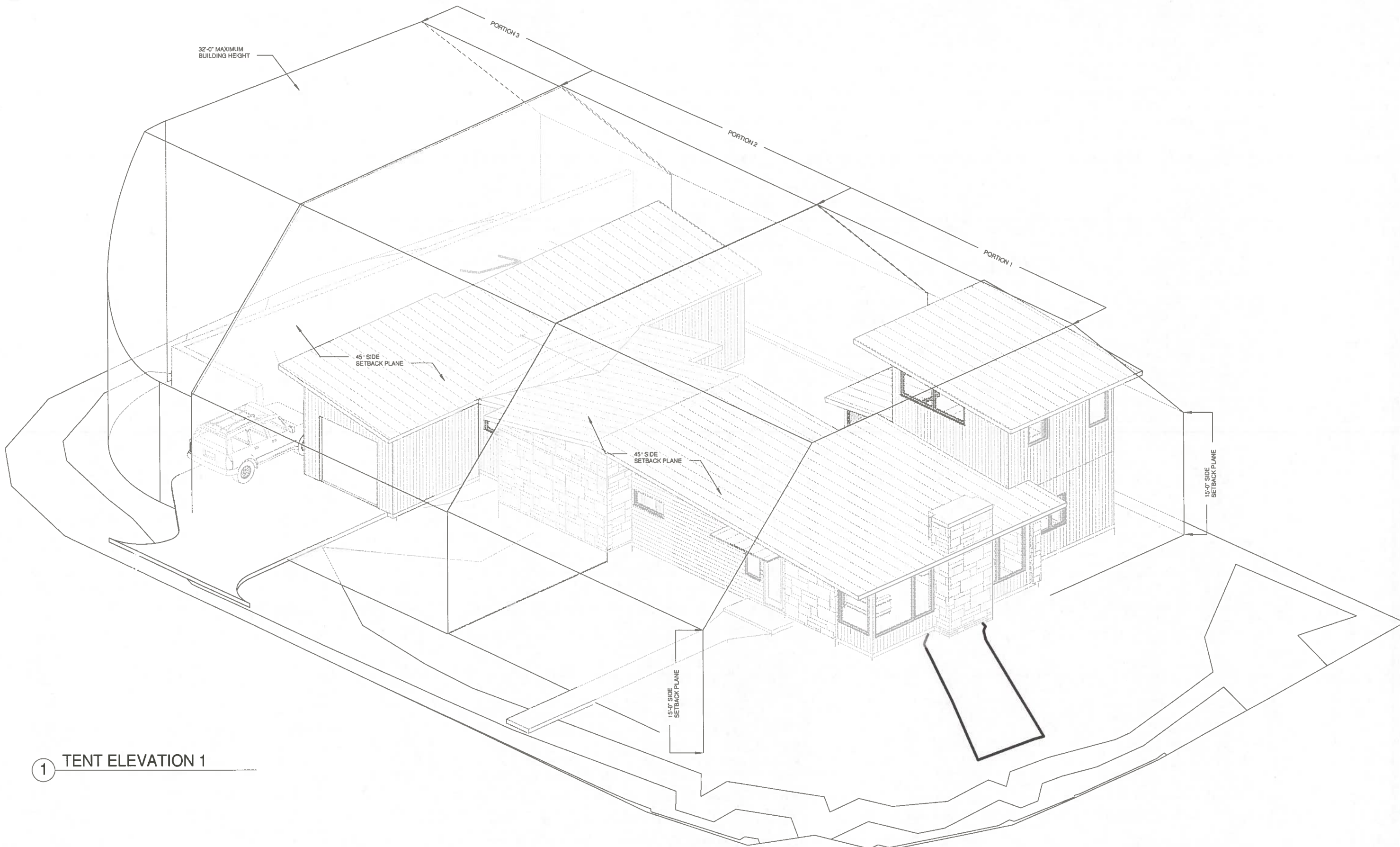
2301 RUNDELL PLACE AUSTIN, TEXAS 78704



No.	Description	Date

EXTERIOR ELEVATION

Project number	212	DD203
Date	4-12-2016	
Drawn by	Author	
Checked by	Checker	
Scale 1" = 10'-0"		



1 TENT ELEVATION 1

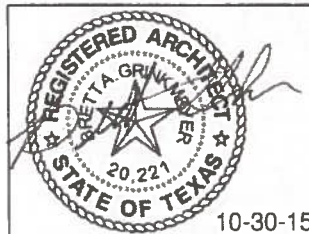
BG-ARC

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RUNDELL PLACE ADDITION

2301 RUNDELL PLACE AUSTIN, TEXAS 78704



No.	Description	Date

TENT AXONOMETRIC

Project number	212	DD206
Date	4-12-2016	
Drawn by	Author	Scale
Checked by	Checker	