



## Residential New Construction and Addition Permit Application

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### Property Information

|   |                                    |
|---|------------------------------------|
| Project Address: 3301 BOWMAN AVE.   | Tax Parcel ID: 118681              |
| Legal Description: LOT 1 & 10 & E 15 FT OF LOT 9 BLK C MONTE VISTA PLUS 20 FT ADJ VAC ALLEY |                                    |
| Zoning District: SF-3-NP  | Lot Area (sq ft): 34,374.00        |
| Neighborhood Plan Area (if applicable): WEST AUSTIN   | Historic District (if applicable): |

### Required Reviews

|  |  |
|--|--|
| Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="checkbox"/> N<br>(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<br>(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<br>(If yes, approval through Aviation is required)  | Does this site have a septic system? Y <input checked="" type="checkbox"/> N<br>(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<br>(If yes, Fire review is required)   | Is this property within 200 feet of a hazardous pipeline? Y <input checked="" type="checkbox"/> N<br>(If yes, Fire review is required)   |
| Is this site located within an Erosion Hazard Zone? Y <input checked="" type="checkbox"/> N<br>(If yes, EHZ review is required)  | Is this property within 150 feet of the 100 year floodplain? Y <input checked="" type="checkbox"/> N<br>(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<br>(If yes, <a href="#">click here</a> for more information on the tree permit process.)   |  |
| 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<br>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<br>(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<br>(Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)   |  |
| Does this site require a cut or fill in excess of four (4) feet? Y <input checked="" type="checkbox"/> N (If yes, contact the Development Assistance Center for more information)  |  |
| Is this site within the Waterfront Overlay? Y <input checked="" type="checkbox"/> N<br>(LDC 25-2 Subchapter C Article 3)   | Is this site within the Lake Austin Overlay? Y <input checked="" type="checkbox"/> N<br>(LDC 25-2-180, 25-2-647)   |
| Does this site front a paved street? <input checked="" type="checkbox"/> Y N<br>(If no, contact Development Assistance Center for Site Plan requirements.)   | Is this site adjacent to a paved alley? Y <input checked="" type="checkbox"/> N<br>(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<br>(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? <input checked="" type="checkbox"/> Y N<br>(If yes, construction material recycling is required per LDC 25-11-39)   |   |
| Existing Use:   | vacant <input checked="" type="checkbox"/> single-family residential duplex residential two-family residential other: _____ |
| Proposed Use:   | vacant <input checked="" type="checkbox"/> single-family residential duplex residential two-family residential other: _____ |
| Project Type:   | new construction addition <input checked="" type="checkbox"/> addition/remodel other: _____                                 |
| 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<br>(Note: Removal of all or part of a structure requires a demolition permit application.)   |   |
| # existing bedrooms: 4  | # bedrooms upon completion: 4 # baths existing: 5.5 # baths upon completion: 7.0  |
| Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)<br><u>Selective Demolition of existing two story house and site elements. Two story addition to be added to back of house.</u><br><u>New one story guesthouse / ADU. New pool, driveway with curb cut, site walls and other site elements.</u> |   |
| 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:<br>\$ <u>1,822,000</u>   | Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>1,674,000</u>  | Amount of Total Job Valuation dedicated to all Remodel/Repair: |
| 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>1,444,000</u>   | Bldg: \$ <u>132,800</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 | Elec: \$ <u>19,200</u>   |
|   | Amount for Accessory Structure: \$ <u>230,000</u>   | Plmbg: \$ <u>25,000</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 | Mech: \$ <u>15,000</u>   |
|   |   | TOTAL: \$ <u>192,000</u>                                       |

Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.

| Site Development Information   |                |        |                 |          |             |          |
|--|----------------|--------|-----------------|----------|-------------|----------|
| Area Description<br><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  | 1,020.00       |        | 2,288.00        | 1,094.00 | 3,308.00    | 1,094.00 |
| b) 2 <sup>nd</sup> Floor conditioned area  | 1,020.00       |        | 1,619.00        |          | 2,639.00    | 0.00     |
| c) 3 <sup>rd</sup> Floor conditioned area  |                |        |                 |          | 0.00        | 0.00     |
| d) Basement  |                |        |                 |          | 0.00        | 0.00     |
| e) Covered parking (garage or carport)   |                |        | 677.00          | 459.00   | 677.00      | 459.00   |
| f) Covered patio, deck, porch, and/or balcony area(s)  | 271.00         |        | 761.00          | 302.00   | 1,032.00    | 302.00   |
| g) Other covered or roofed area  |                |        |                 |          | 0.00        | 0.00     |
| h) Uncovered wood decks  |                |        |                 |          | 0.00        | 0.00     |
| <b>Total Building Area</b> (total a through h)   | 2,311.00       | 0.00   | 5,345.00        | 1,855.00 | 7,656.00    | 1,855.00 |
| i) Pool  |                |        | 420.00          |          | 420.00      | 0.00     |
| j) Spa   |                |        |                 |          | 0.00        | 0.00     |
| k) Remodeled Floor Area, excluding Addition / New Construction   | —              | —      | —               | —        | 2,040.00    |          |

#### 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)

Total Building Coverage (sq ft): 6,872.00 % of lot size: 20

#### 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): 12,196.00 % of lot size: 35

#### 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: 27 ft — in Number of Floors: 2

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

# of spaces required: 3 # of spaces provided: 3

#### 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): 12.0 ft Distance from intersection (for corner lots only): 61.0 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 |
|--|----------|----------------|-----------------|--|-------------------------|-------------|
| 1 <sup>st</sup> Floor                        |          | 1,020.00       | 3,382.00        |  |                         | 4,402.00    |
| 2 <sup>nd</sup> Floor                        |          | 1,020.00       | 1,619.00        |  |                         | 2,639.00    |
| 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) |          | 271.00         | 1,063.00        | <input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A)<br><input type="checkbox"/> 200 sq ft (3.3.3 A 2) | 1,117.00                | 217.00      |
| 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 | 677.00         |                 | <input type="checkbox"/> 200 sq ft (3.3.2 B 1)   |                         | 677.00      |
|  | Detached |                |                 | <input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a)<br><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)<br><input type="checkbox"/> 200 sq ft (3.3.2 B 1)***              |                         | 0.00        |
|  | Detached | 459.00         |                 | <input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 1)  | 450.00                  | 9.00        |
| Accessory Building(s) (detached)             |          |                |                 |  |                         | 0.00        |
| Totals                                       |          | 3,447.00       | 6,064.00        |  |                         | 7,944.00    |

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 7,944.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 23 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.



| Contact Information |                    |                     |                           |
|---------------------|--------------------|---------------------|---------------------------|
| Owner               | Amy & Kirk Rudy    | Applicant/Agent     | Robert Featherston        |
| Mailing Address     | 3301 Bowman Ave    | Mailing Address     | 4300 Marathon Blvd        |
| Phone               |                    | Phone               | (512) 450-0820            |
| Email               |                    | Email               | robert@cuppetchitects.com |
|                     |                    |                     |                           |
| General Contractor  | Koch Construction  | Design Professional | Tim Cuppett Architects    |
| Mailing Address     | 1412 Harvey Street | Mailing Address     | 4300 Marathon Blvd        |
| Phone               | (512) 743-6767     | Phone               | (512) 450-0820            |
| Email               | jon@kochbuild.com  | Email               | robert@cuppetchitects.com |

**Authorization**

\_\_\_ I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.

\_\_\_ I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.

\_\_\_ I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction. Water services, meters, and wastewater cleanouts are not permitted within or beneath driveways or sidewalks. Private plumbing appurtenances will not be located in public right-of-way or public easements. Private plumbing lines will not cross lot lines.

\_\_\_ **I agree that this application is good for twelve (12) months after the date it is filed, and will expire if not approved for compliance within that time frame. If the application expires, a new submittal will be required and compliance with current code may be required.**

\_\_\_ I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.

\_\_\_ I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.

\_\_\_ I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or [cityarborist@austintexas.gov](mailto:cityarborist@austintexas.gov). This initiates the tree permitting requirement needed to proceed with the development review process.

\_\_\_ I also understand that if there is a septic system located on the property, I am required to complete an On-site Sewage Facility (a.k.a. an OSSF or septic system) application by contacting Austin Water at (512) 972-0050 or [ossf@austintexas.gov](mailto:ossf@austintexas.gov). This initiates the septic system permitting requirement needed to proceed with the development review process.


\_\_\_ **Erosion and Sedimentation Controls are required per Section 25-8-181 of the LDC. Failure to comply with this requirement may result in a Stop Work Order and/or legal action by the City of Austin including criminal charges and fines of up to \$2,000.00 per day.**

\_\_\_ I acknowledge that a sidewalk will be required 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.

\_\_\_ I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.

\_\_\_ I am the record owner of this property and authorize the agent/applicant listed above to apply for and acquire a permit on my behalf.

Owner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant's signature:  Date: 9/7/18

Design Professional's signature: \_\_\_\_\_ Date: \_\_\_\_\_

General Contractor's signature: \_\_\_\_\_ Date: \_\_\_\_\_



## Additional Information, Continued

### Calculation Aid

| Area Description<br><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  | 1,020.00       | 3,382.00        | 4,402.00      |
| b) 2 <sup>nd</sup> floor conditioned area  | 1,020.00       | 1,619.00        | 2,639.00      |
| c) 3 <sup>rd</sup> floor conditioned area  |                |                 | 0.00          |
| d) Basement  |                |                 | 0.00          |
| e) Attached Covered Parking (garage or carport)  |                | 677.00          | 677.00        |
| f) Detached Covered Parking (garage or carport)  |                | 459.00          | 459.00        |
| g) Covered Wood Decks (counted at 100%)  |                |                 | 0.00          |
| h) Covered Patio   | 271.00         | 1,063.00        | 1,334.00      |
| i) Covered Porch   |                |                 | 0.00          |
| j) Balcony   |                |                 | 0.00          |
| k) Other – Specify:  |                |                 | 0.00          |
| <b>Total Building Area (TBA)</b> (add: a through k)  | 2,311.00       | 7,200.00        | 9,511.00      |
| <b>Total Building Coverage (TBC)</b><br>(from TBA subtract, if applicable: b, c, d, and j)   | (A) 1,291.00   | 5,581.00        | (B) 6,872.00  |
| l) Driveway  |                | 3,291.00        | 3,291.00      |
| m) Sidewalks   | 121.00         | 529.00          | 650.00        |
| n) Uncovered Patio   |                | 842.00          | 842.00        |
| o) Uncovered Wood Decks (counted at 50%)   |                |                 | 0.00          |
| p) AC pads and other concrete flatwork   |                | 27.00           | 27.00         |
| q) Other (Pool Coping, Retaining Walls)  |                | 514.00          | 514.00        |
| <b>Total Site Impervious Coverage</b> (add: TBC and l through q)   | (C) 1,412.00   | 10,784.00       | (D) 12,196.00 |
| r) Pool  |                | 420.00          | 420.00        |
| 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): 34,374.00

**Existing Building Coverage** (see above A, sq ft): 1,291.00

Existing Coverage % of lot (A ÷ **Lot Area**) x 100 : 3 %

**Final Building Coverage** (see above B, sq ft): 6,872.00

Final Coverage % of lot (B ÷ **Lot Area**) x 100 : 20 %

### 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): 1,412.00

Existing coverage % of lot (C ÷ **Lot Area**) x 100 : 3 %

**Final Impervious Coverage** (see above D, sq ft): 12,196.00

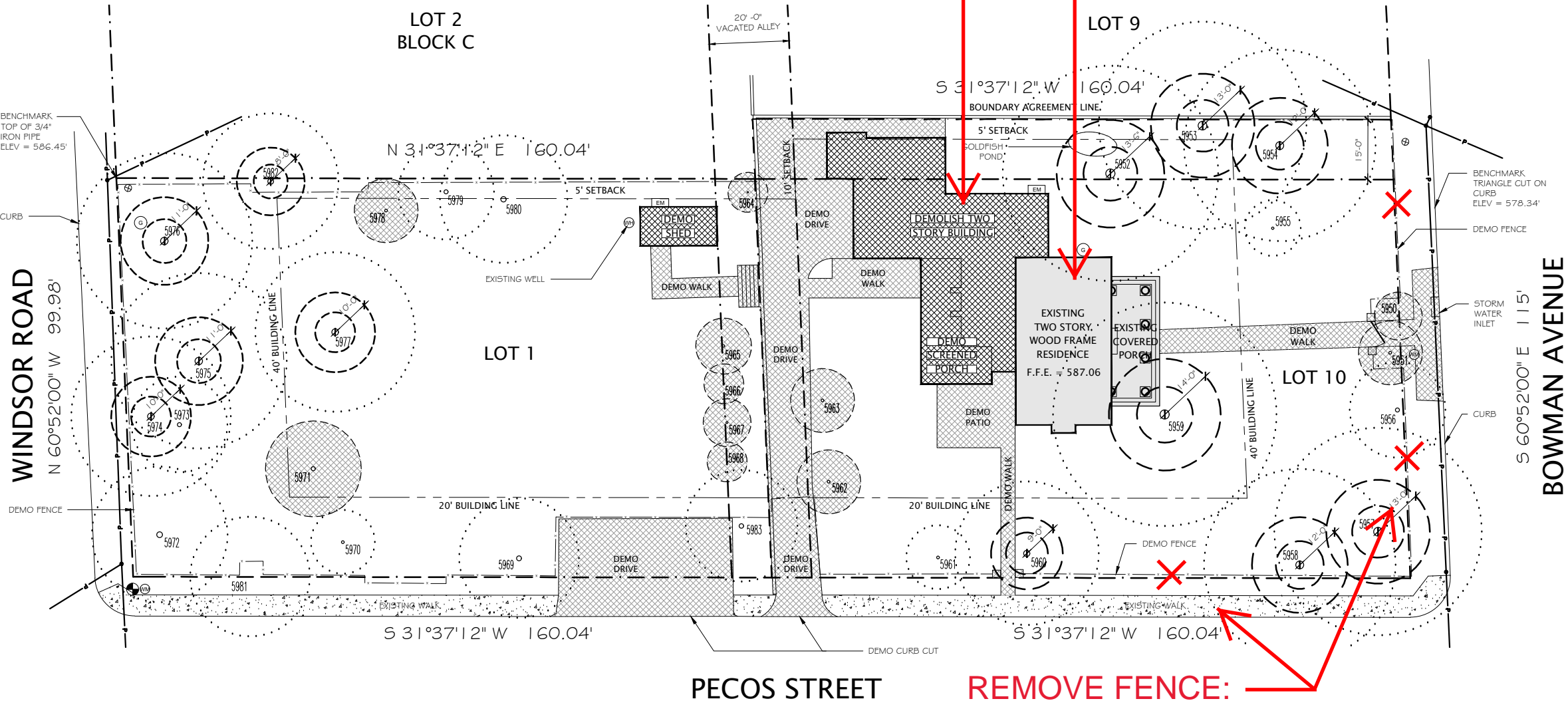
Final coverage % of lot (D ÷ **Lot Area**) x 100 : 35 %





DEMOLISH PREVIOUS ALTERATIONS & ADDITIONS

RESTORE EXISTING



| LEGAL DESCRIPTION   |                                  |        |                    |
|---|----------------------------------|--------|--------------------|
| LOT 1 #10 & E 15 FT OF LOT 9 BLK C MONTE VISTA PLUS 20 FT ADJ VAC ALLEY |                                  |        |                    |
| ZONING  |                                  |        |                    |
| SF-3  |                                  |        |                    |
| LOT SIZE  |                                  |        |                    |
| 34,374 SF   |                                  |        |                    |
| TREE SCHEDULE   |                                  |        |                    |
| TREE #  | SIZE/TYPE                        | TREE # | SIZE/TYPE          |
| 5950  | 6" PEACH - REMOVE                | 5971   | 12" LIVE OAK - REM |
| 5951  | 8" PEACH - REMOVE                | 5972   | 17" LIVE OAK       |
| 5952  | 12" & 21" CEDAR ELM (27" TOTAL)  | 5973   | 12" CEDAR ELM      |
| 5953  | 26" PECAN                        | 5974   | 20" CEDAR ELM      |
| 5954  | 24" LIVE OAK                     | 5975   | 22" CEDAR ELM      |
| 5955  | 7" PECAN                         | 5976   | 22" CEDAR ELM      |
| 5956  | 12" CEDAR ELM                    | 5977   | 20" SPANISH OAK    |
| 5957  | 26" LIVE OAK                     | 5978   | 8" EVERGREEN - REM |
| 5958  | 24" LIVE OAK                     | 5979   | 12" CEDAR ELM      |
| 5959  | 28" CEDAR ELM                    | 5980   | 16" CEDAR ELM      |
| 5960  | 18" CEDAR ELM                    | 5981   | 15" LIVE OAK       |
| 5961  | 7" & 8" BUR OAK                  | 5982   | 17" TALLOW         |
| 5962  | 8" SPANISH OAK - R               | 5983   | 14" SPANISH OAK    |
| 5963  | 8" SPANISH OAK - R               |        |                    |
| 5964  | 4" & 5" MOUNTAIN LAUREL - REMOVE |        |                    |
| 5965  | 7" PECAN - REMOVE                |        |                    |
| 5966  | 5" PECAN - REMOVE                |        |                    |
| 5967  | 6" PECAN - REMOVE                |        |                    |
| 5968  | 5" PECAN - REMOVE                |        |                    |
| 5969  | 15" SPANISH OAK                  |        |                    |
| 5970  | 8" LIVE OAK                      |        |                    |

| TREE PROTECTION NOTES: |   |
|------------------------|---|
| 1.                     | DRIP LINE CALCULATION 1'-0" PER 0'-1" OF TRUNK  |
| 2.                     | ALL TREES & NATURAL AREAS SHOWN ON PLAN TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. FENCING SHALL BE ERRECTED ACCORDING TO CITY OF AUSTIN STANDARDS OF TREE PROTECTION. |
| 3.                     | CONTRACTOR RESPONSIBLE FOR PERMIT APPROVAL FOR REMOVAL OF TREES WITH A DIAMETER OF 19" OR MORE.   |
| 4.                     | ALL EXCAVATION UNDER TREE DRIP LINE TO BE DONE BY HAND. CUT NO ROOTS WITHOUT ARBORIST CONSULTATION  |

| SITE PLAN NOTES: |   |
|------------------|---|
| 1.               | PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES.                       |
| 2.               | SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER.  |
| 3.               | CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.   |
| 4.               | CIVIL ENGINEERING BY OTHERS.  |
| 5.               | TAKE PRECAUTIONS TO MAINTAIN ALL EXISTING UTILITY SERVICES.   |
| 6.               | TAKE MEASURES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.  |
| 7.               | LANDSCAPING BY OTHERS (N.I.C.)  |
| 8.               | PROVIDE PVC PIPE SLEEVES BENEATH ALL PAVED SURFACES TO ACCOMMODATE LANDSCAPE LIGHTING, IRRIGATION & DRAINAGE. |

| TREE LEGEND |                              |
|-------------|------------------------------|
|             | PROTECTED TREE 19" DIA. MIN. |
|             | REMOVE TREE                  |

tim cuppett  
architecture + interiors  
512.450.0820 cuppettarchitects.com

A RENOVATION & ADDITION FOR  
AMY & KIRK RUDY  
3301 BOWMAN AVE.  
AUSTIN, TX 78703

ISSUE  
10.04.18  
OWNER  
REVIEW

DEMO SITE PLAN  
BP.100





3301 BOWMAN AVE

HOUSE FRONT ELEVATION (NORTH)

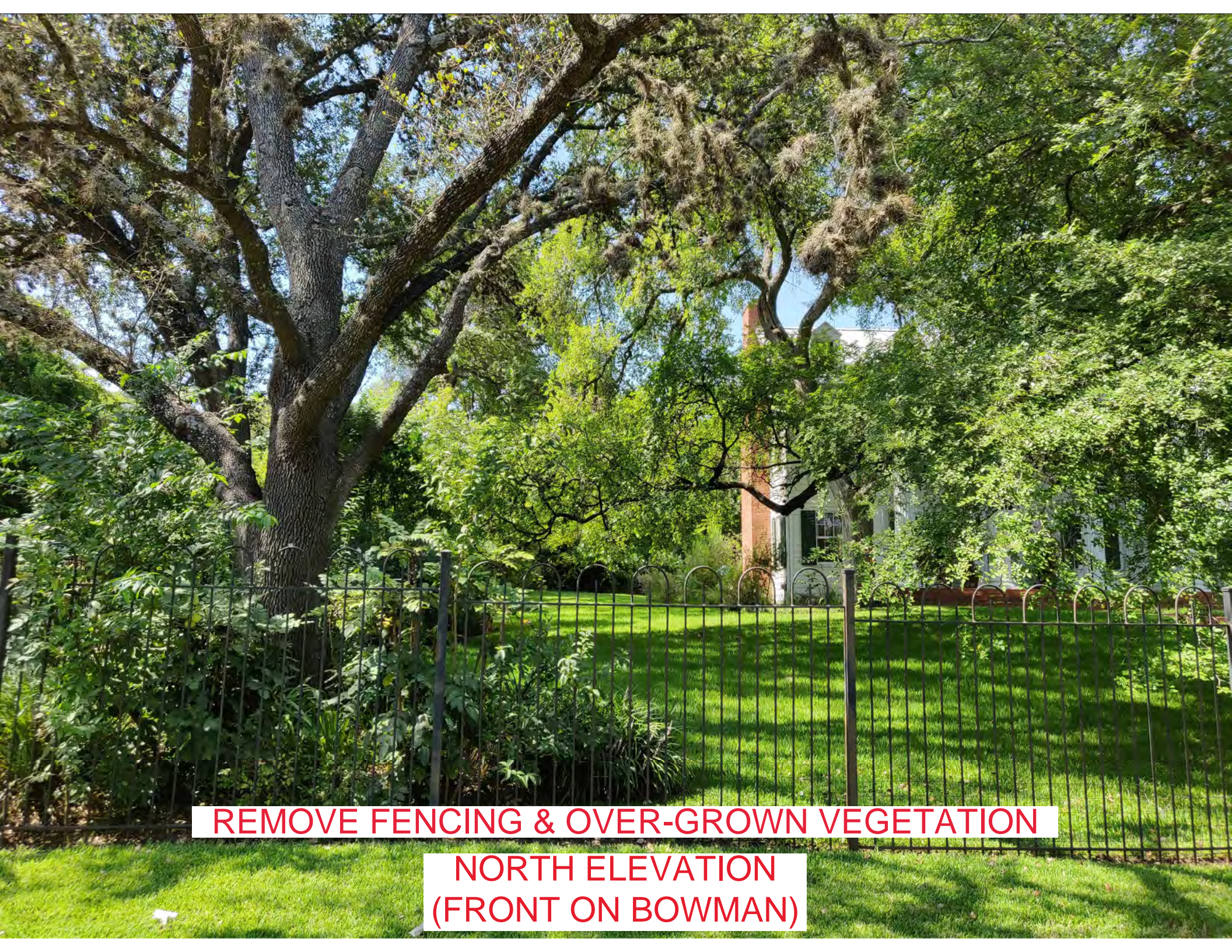


REMOVE FENCING & OVER-GROWN VEGETATION

PECOS

BOWMAN





**REMOVE FENCING & OVER-GROWN VEGETATION**

**NORTH ELEVATION  
(FRONT ON BOWMAN)**





REMOVE FENCING & OVER-GROWN VEGETATION

NORTH ELEVATION  
(FRONT ON BOWMAN)





RESTORE  
EXISTING

REMOVE  
ADDITION

NORTH ELEVATION  
(FRONT ON BOWMAN)





REPLACE

RESTORE  
EXISTING

REMOVE  
ADDITION





RESTORE  
EXISTING

REMOVE  
ADDITION





DEMO PREVIOUS ADDITION



RESTORE  
FRONT & SIDES

REMOVE  
FENCING

NORTH ELEVATION  
(FRONT ON BOWMAN)







**REPAIR & RESTORE**





REMOVE  
ALTERED  
&  
ADDITIONS

RESTORE  
EXISTING

EAST ELEVATION  
(SIDE ON PECOS)





REMOVE  
ALTERED  
&  
ADDITIONS

SOUTH ELEVATION  
(REAR ON WINDSOR)





PROPOSED VIEW FROM BOWMAN AVE.



PROPOSED VIEW FROM BOWMAN AVE.





PROPOSED VIEW FROM PECOS

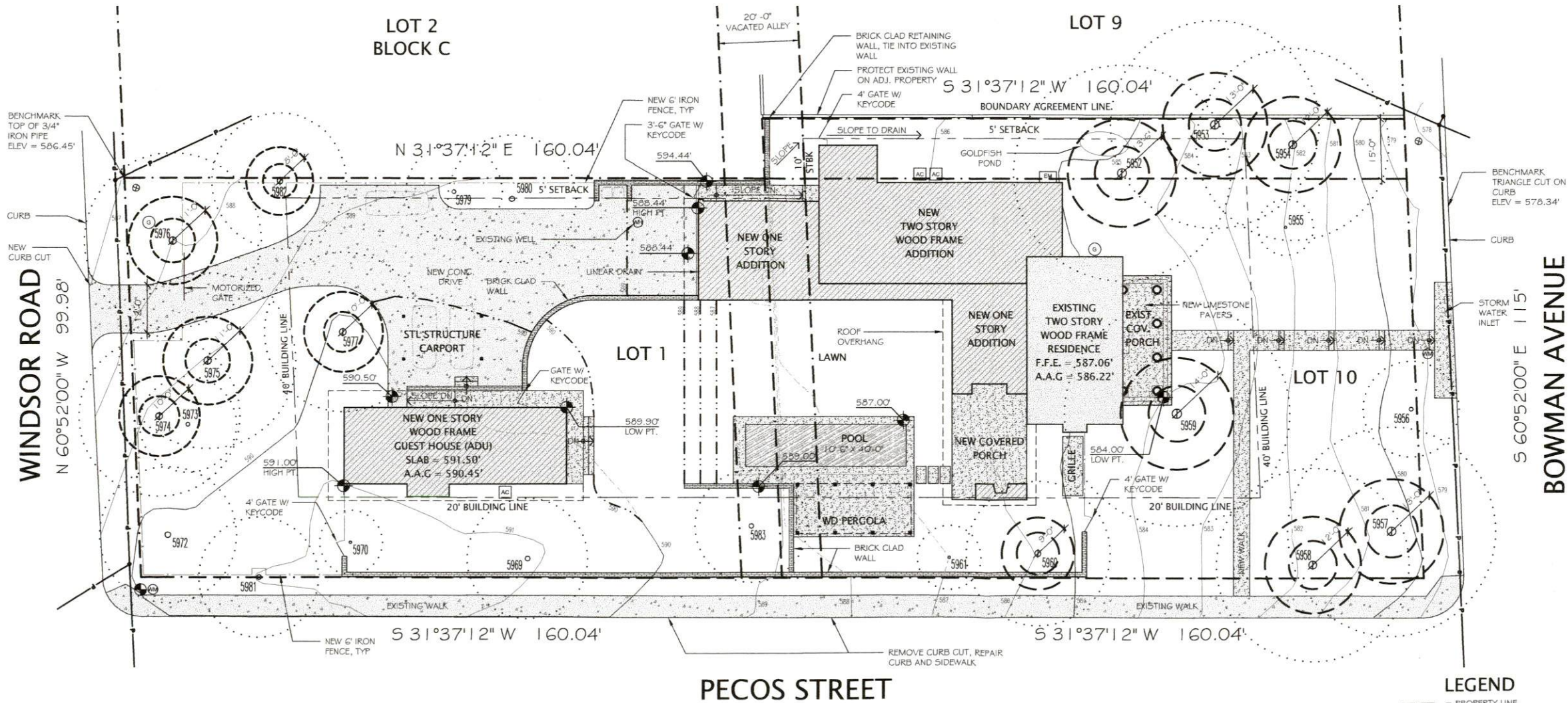






AE APPROVED  
AUG 05 2018  
248-206  
JGM

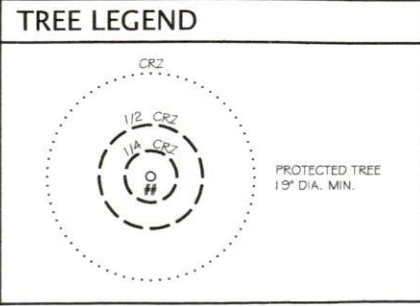
All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.



| LEGAL DESCRIPTION  |                                  |        |                     |
|--|----------------------------------|--------|---------------------|
| LOT 1 & 10 & E 15 FT OF LOT 9 BLK C MONTE VISTA PLUS 20 FT ADJ VAC ALLEY |                                  |        |                     |
| ZONING   |                                  |        |                     |
| SF-3   |                                  |        |                     |
| LOT SIZE   |                                  |        |                     |
| 34,374 SF  |                                  |        |                     |
| TREE SCHEDULE  |                                  |        |                     |
| TREE #   | SIZE/TYPE                        | TREE # | SIZE/TYPE           |
| 5950   | 6" PEACH - REMOVE                | 5971   | 12" LIVE OAK - REM. |
| 5951   | 8" PEACH - REMOVE                | 5972   | 17" LIVE OAK        |
| 5952   | 12" & 21" CEDAR ELM (27" TOTAL)  | 5973   | 12" CEDAR ELM       |
| 5953   | 26" PECAN                        | 5974   | 20" CEDAR ELM       |
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| 5955   | 7" PECAN                         | 5976   | 22" CEDAR ELM       |
| 5956   | 12" CEDAR ELM                    | 5977   | 20" SPANISH OAK     |
| 5957   | 26" LIVE OAK                     | 5978   | 8" EVERGREEN - REM. |
| 5958   | 24" LIVE OAK                     | 5979   | 12" CEDAR ELM       |
| 5959   | 28" CEDAR ELM                    | 5980   | 16" CEDAR ELM       |
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| 5962   | 8" SPANISH OAK - R.              | 5983   | 14" SPANISH OAK     |
| 5963   | 8" SPANISH OAK - R.              |        |                     |
| 5964   | 4" & 5" MOUNTAIN LAUREL - REMOVE |        |                     |
| 5965   | 7" PECAN - REMOVE                |        |                     |
| 5966   | 5" PECAN - REMOVE                |        |                     |
| 5967   | 6" PECAN - REMOVE                |        |                     |
| 5968   | 5" PECAN - REMOVE                |        |                     |
| 5969   | 15" SPANISH OAK                  |        |                     |
| 5970   | 8" LIVE OAK                      |        |                     |

- TREE PROTECTION NOTES:**
1. DRIP LINE CALCULATION: 1'-0" PER 0'-1" OF TRUNK.
  2. ALL TREES & NATURAL AREAS SHOWN ON PLAN TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. FENCING SHALL BE ERCTED ACCORDING TO CITY OF AUSTIN STANDARDS OF TREE PROTECTION.
  3. CONTRACTOR RESPONSIBLE FOR PERMIT APPROVAL FOR REMOVAL OF TREES WITH A DIAMETER OF 1'9" OR MORE.
  4. ALL EXCAVATION UNDER TREE DRIP LINE TO BE DONE BY HAND. CUT NO ROOTS WITHOUT ARBORIST CONSULTATION.

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  8. PROVIDE PVC PIPE SLEEVES BENEATH ALL PAVED SURFACES TO ACCOMMODATE LANDSCAPE LIGHTING, IRRIGATION & DRAINAGE.



1 SITE PLAN

SCALE: 1/16" = 1'-0"

A RENOVATION & ADDITION FOR  
AMY & KIRK RUDY  
3301 BOWMAN AVE.  
AUSTIN, TX 78703

SITE PLAN

BP.101

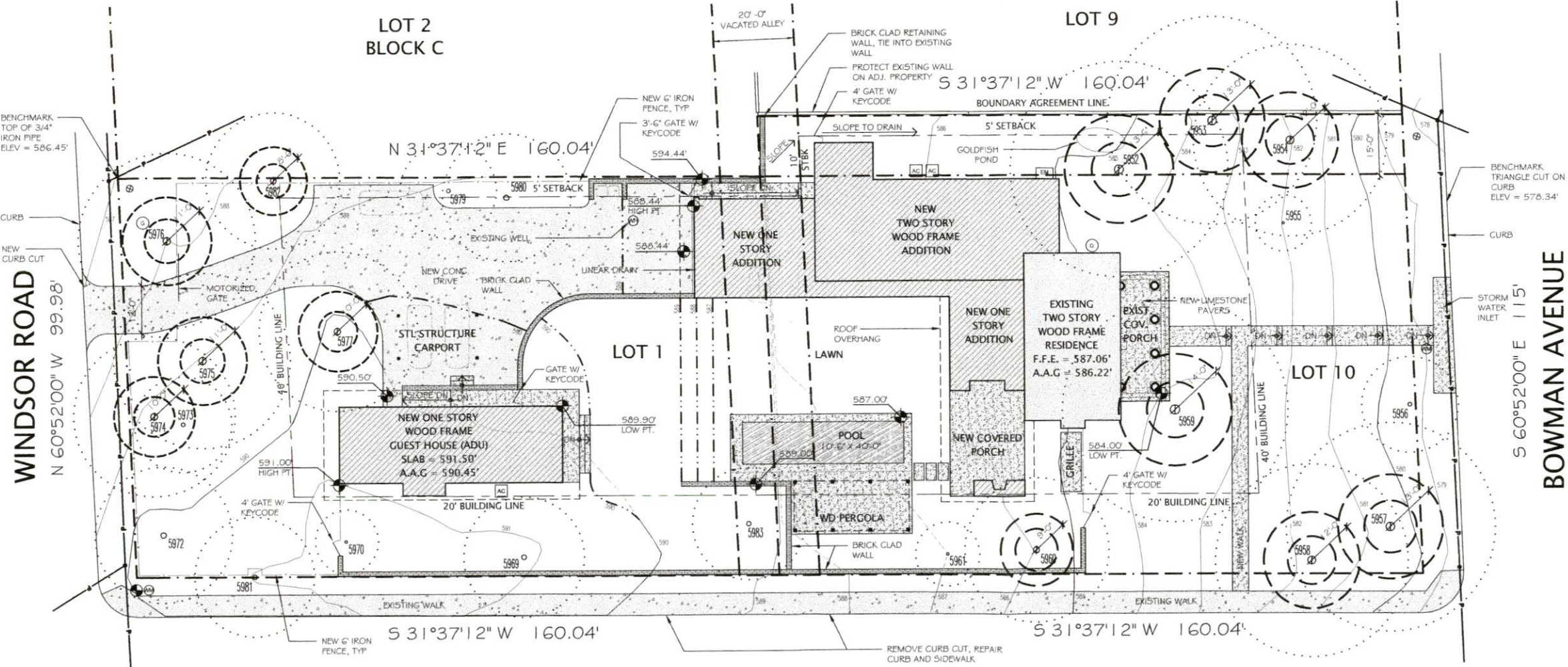
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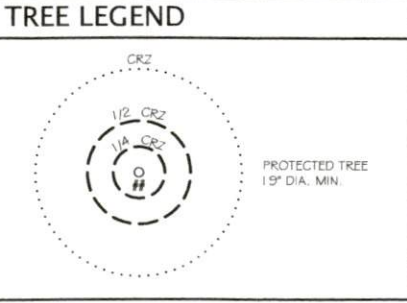
| LEGAL DESCRIPTION  |                                  |        |                    |
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| ZONING   |                                  |        |                    |
| SF-3   |                                  |        |                    |
| LOT SIZE   |                                  |        |                    |
| 34,374 SF  |                                  |        |                    |
| TREE SCHEDULE  |                                  |        |                    |
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tim cuppett  
architecture + interiors  
512-466-9879 cuppettarchitects.com



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- LEGEND**
- - - PROPERTY LINE
  - - - BUILDING LINE / SETBACK
  - - - 6" IRON FENCE
  - - - EXISTING TOPOGRAPHY
  - - - NEW TOPOGRAPHY
  - - - ORIGINAL TOPOGRAPHY
  - - - OVHD UTILITY LINE
  - - - POWER POLE
  - - - ELECTRIC MANHOLE
  - - - WATER METER
  - - - FIRE HYDRANT
  - - - GAS METER
  - - - ELEC METER (UNDERGROUND CONN.)
  - - - NEW CONSTRUCTION
  - - - STONE PAVERS ON REINFORCED CONCRETE SLAB

REVIEWED

SEP 07 REC'D  
APPROVED SEP 07 2018

AUSTIN WATER UTILITY  
CONSUMER SERVICE DIVISION - TAPS

SCALE: 1/16" = 1'-0"

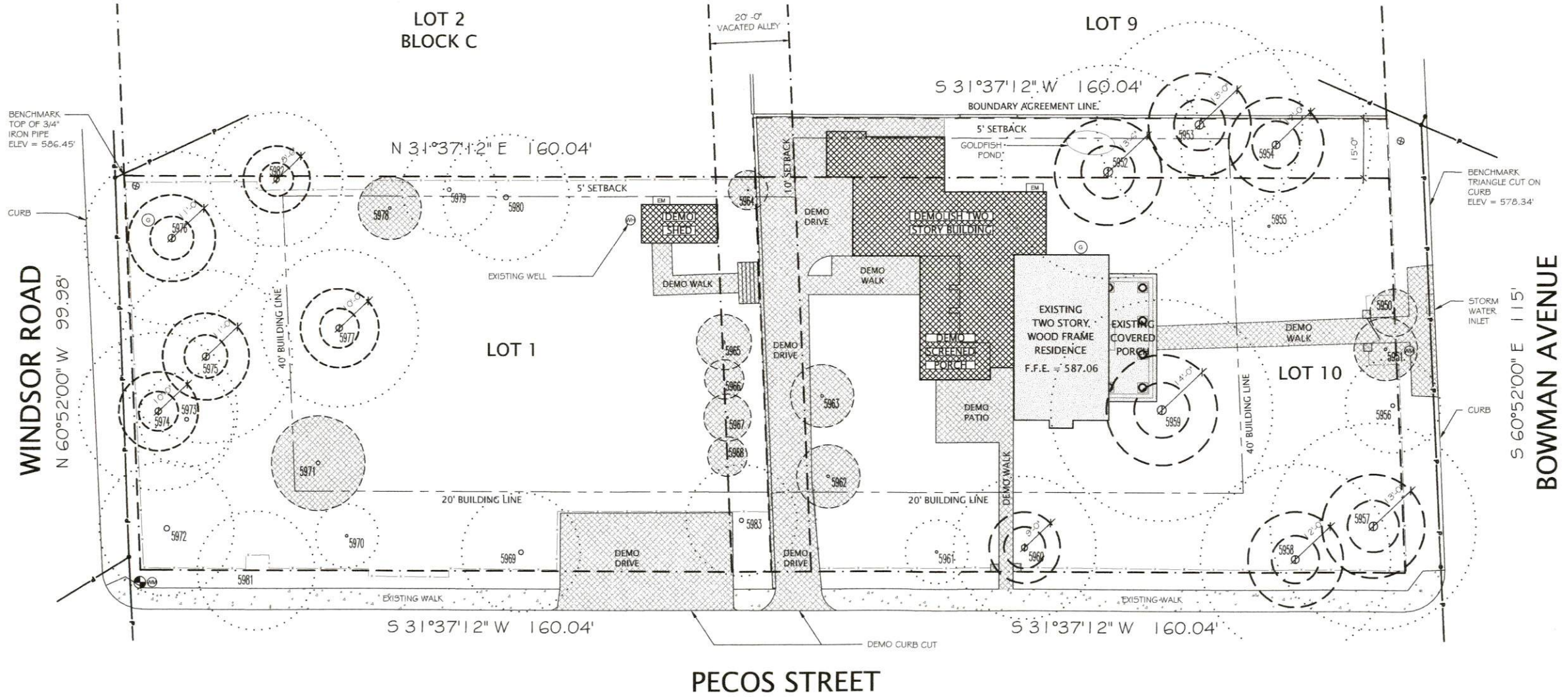
1 SITE PLAN

A RENOVATION & ADDITION FOR  
AMY & KIRK RUDY  
3301 BOWMAN AVE.  
AUSTIN, TX 78703

SITE PLAN

BP.101

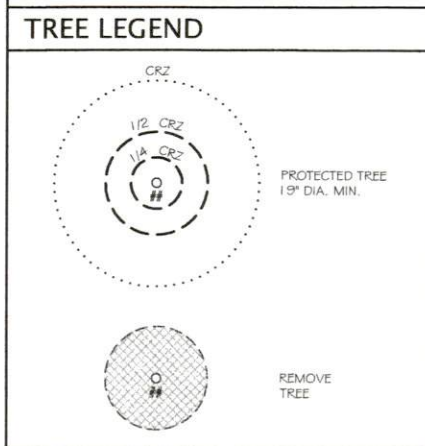




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| LOT SIZE   |                                 |        |                  |
| 34,374 SF  |                                 |        |                  |
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- LEGEND**
- - - = PROPERTY LINE
  - - - = BUILDING LINE / SETBACK
  - - - = FENCE TO BE REMOVED
  - - - = OVHD UTILITY LINE
  - = POWER POLE
  - ⊕ = ELECTRIC MANHOLE
  - ⊙ = WATER METER
  - ⊙ = FIRE HYDRANT
  - ⊙ = GAS METER
  - ⊙ = ELEC METER
  - ▨ = TO BE DEMOLISHED STRUCTURE
  - ▨ = TO BE DEMOLISHED FLATWORK

1 DEMO SITE PLAN

SCALE: 1/16" = 1'-0"

© 2018 CONSTRUCTION DRAWINGS CONSIST OF BOTH DRAWINGS AND SPECIFICATIONS. THIS IS FOR INTERIM REVIEW. NOT FOR BIDDING PERMIT OR CONSTRUCTION PURPOSES. UNLESS ARCHITECT'S SEAL, SIGNATURE AND DATE APPEAR HEREON. TIMOTHY D. CUPPETT, AIA# 11484

A RENOVATION & ADDITION FOR  
AMY & KIRK RUDY  
3301 BOWMAN AVE.  
AUSTIN, TX 78703

DEMO SITE PLAN  
**BP.100**

*tim cuppett*  
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NOTES:  
1. This map was prepared without the benefit of a current title commitment, and therefore these lots may be subject to easements and/or restrictions in addition to the ones shown hereon.  
2. NAVD83 Elevations shown hereon are based upon post processed static GPS observations. The elevations of the corners of the lots are based upon the NAVD83 datum. The elevations of the "corner" radius trees with multiple trunks are calculated by adding the diameter of the largest trunk plus half the diameter of the smaller trunks.

**BOWMAN AVENUE (50')**

**SCALE: 1" = 20'**

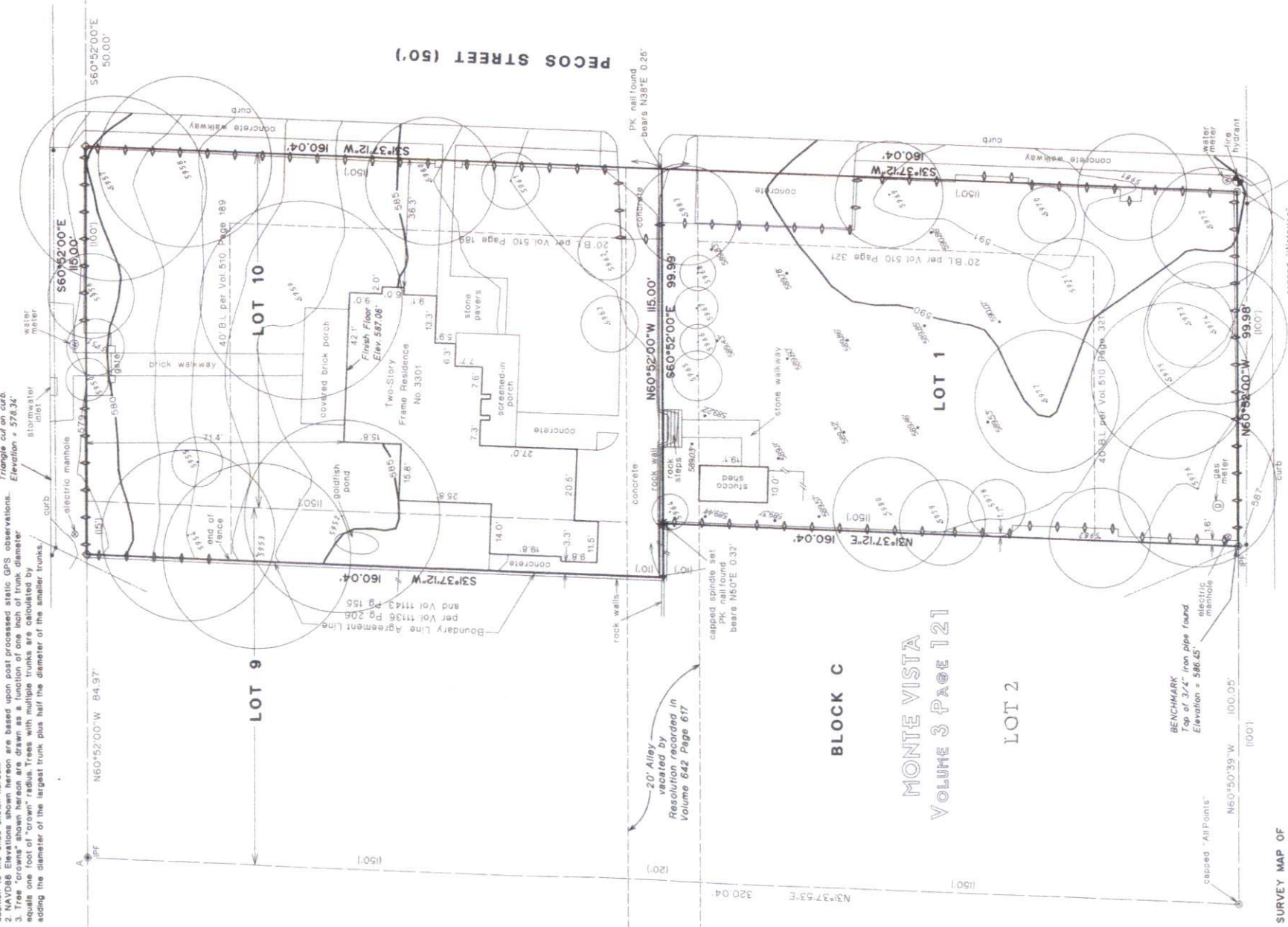
Orientation for this survey was based upon a bearing of S60°52'00"E between monuments found for points A and B as labeled hereon.

**BENCHMARK:**  
Triangle set on curb  
Elevation = 574.34'



**Legend**

- 1/2" Iron Rod Found
- 1/2" Iron Pipe Found
- 1/2" Iron Rod with plastic cap
- 1/2" Iron Pipe with plastic cap
- Imprinted with "Holt Carson, Inc."
- ▲ 600 Nail Set
- Wrought-iron Fence
- Wood Board Fence
- Overhead Utility Line
- (Record Bearing and Distance)



**MONTE VISTA**  
**VOLUME 3 PAGE 121**

**BLOCK C**

**LOT 1**

**LOT 2**

**LOT 9**

**LOT 10**

**LOT 7**  
**BLOCK B**

**LOT 6**

**SURVEY MAP OF**

**TRACT 1: LOT 10 AND THE EAST 15 FEET OF LOT 9, BLOCK C, MONTE VISTA, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 121 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, PLUS 10 FEET OF THE ADJACENT ALLEY, SAID ALLEY HAVING BEEN VACATED BY RESOLUTION RECORDED IN VOLUME 642 PAGE 617 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.**

**TRACT 2: LOT 1, BLOCK C, MONTE VISTA, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 121 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH 10 FEET OF THE ADJACENT ALLEY, SAID ALLEY HAVING BEEN VACATED BY RESOLUTION RECORDED IN VOLUME 642 PAGE 617 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.**

**LOCATED ON BOWMAN AVENUE, PECOS STREET, AND WINDSOR ROAD.**

**TREE LIST**

- 5950 6" Peach
- 5951 8" Peach
- 5952 12 and 21" Cedar Elm (27" Total)
- 5953 26" Pecan
- 5954 24" Live Oak
- 5955 12" Pecan
- 5956 12" Cedar Elm
- 5957 26" Live Oak
- 5958 24" Live Oak
- 5959 28" Cedar Elm
- 5960 18" Cedar Elm
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- 5962 8" Spanish Oak
- 5963 8" Spanish Oak
- 5964 4" and 5" Mountain Laurel
- 5965 12" Pecan
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- 5974 20" Cedar Elm
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- 5976 22" Cedar Elm
- 5977 20" Spanish Oak
- 5978 8" Evergreen
- 5979 12" Cedar Elm
- 5980 16" Cedar Elm
- 5981 15" Live Oak
- 5982 17" Tailow
- 5983 14" Spanish Oak

**WINDSOR ROAD (50')**

**NOTES:**  
1. "Tract 1" is subject to Restrictions of record in Volume 510 Page 189, Travis County Deed Records.  
2. "Tract 2" is subject to Restrictions of record in Volume 510 Page 321, Travis County Deed Records.  
3. "Tract 1" is subject to that certain Agreement for Sanitary Sewer line as described and recorded in Volume 947 Page 361, Travis County Deed Records.



PREPARED: August 18th, 2017  
BY: *[Signature]*

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990

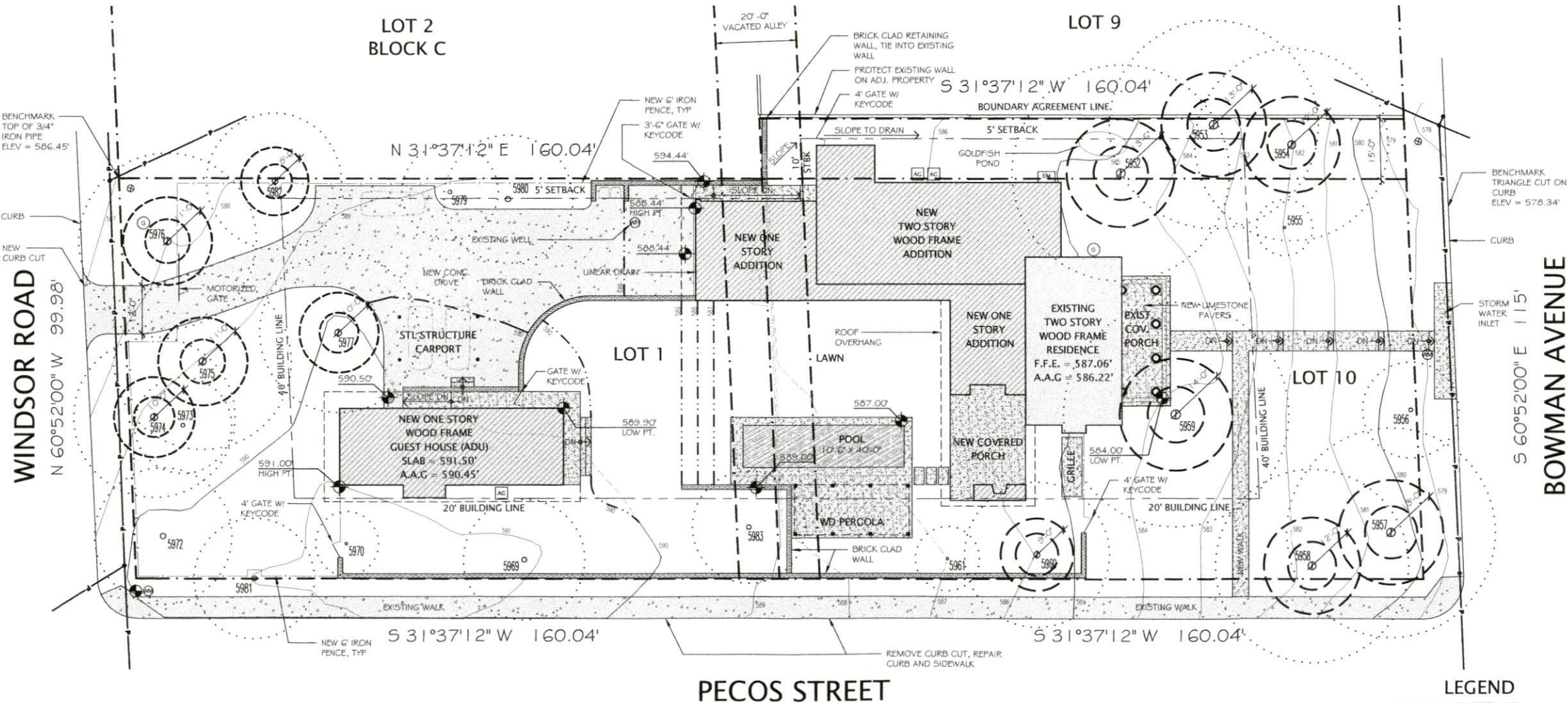
Firm Registration Number 10050700

A 886110





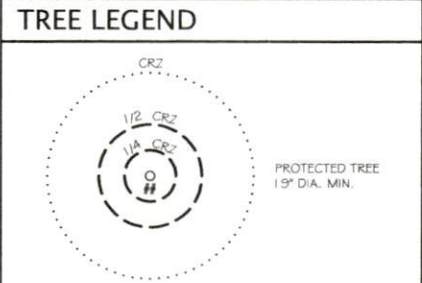
09/05/18



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1 SITE PLAN

SCALE: 1/16" = 1'-0"



A RENOVATION & ADDITION FOR  
AMY & KIRK RUDY  
3301 BOWMAN AVE.  
AUSTIN, TX 78703

SITE PLAN

PERMIT  
ISSUE  
09.05.18

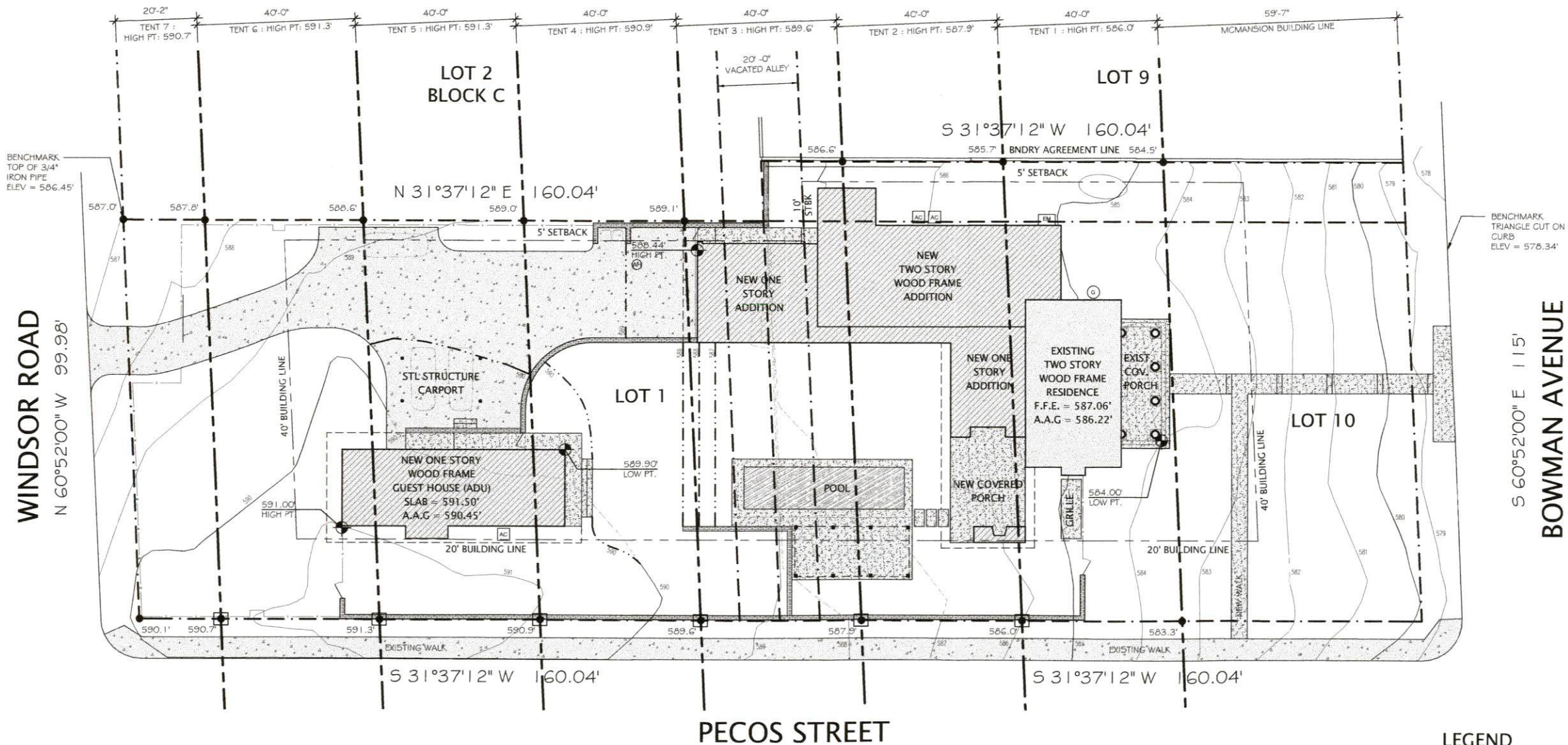
BP.101

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- = PROPERTY LINE
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  - · - · = EXISTING TOPOGRAPHY
  - · - · = NEW TOPOGRAPHY
  - · - · = ORIGINAL TOPOGRAPHY
  - = TENT POINT
  - = TENT HIGH POINT

1 MCMANSION SITE PLAN

SCALE: 1/16" = 1'-0"



A RENOVATION & ADDITION FOR  
AMY & KIRK RUDY  
3301 BOWMAN AVE.  
AUSTIN, TX 78703

MCMANSION SITE PLAN

BP.102

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NEW STL CHIMNEY CAP & SPARK ARRESTOR

NEW STANDING SEAM MTL ROOF  
PATCH & REPAIR EXISTING GUTTER

STL CHIMNEY CAP & SPARK ARRESTOR

BRK MTL BOX GUTTER Q/WD FASCIA

BRICK VENEER

SLIDING SHUTTERS

SHEET IS FORMATTED TO 22" X 34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED TO 11" X 17".



09/05/18

19'-1 1/2"  
2ND FLOOR FIN. CEIL.  
GUTTER TO MATCH EXISTING  
PTD WD FRIEZE BOARD TO MATCH EXISTING  
LAP SIDING TO MATCH EXISTING

10'-1 1/2"  
2ND FLOOR F.F.  
9'-0"  
1ST FLOOR FIN. CEIL.

0'-0" (587.06)  
1ST FLOOR F.F.  
586.22'  
AVG ADJ GRADE

SCALE: 1/4" = 1'-0"

## 1 FRONT ELEVATION (NORTH)

RE: 1/BP.303 FOR MCMANSION DIAGRAM

RESTORATION NOTE:  
ALL EXISTING TO REMAIN SIDING, TRIM, WINDOWS AND DOORS  
TO BE RESTORED TO WELL-MAINTAINED CONDITION, REPAIR.

HATCH INDICATES:  
EXISTING HOUSE TO REMAIN

STANDING SEAM MTL ROOF

PTD WD FRIEZE BOARD TO MATCH EXISTING  
GUTTER TO MATCH EXISTING  
LAP SIDING TO MATCH EXISTING

BRK MTL BOX GUTTER

BRICK VENEER

NEW STL CHIMNEY CAP & SPARK ARRESTOR  
NEW STANDING SEAM MTL ROOF

27'-0"  
BUILDING HEIGHT

19'-1 1/2"  
2ND FLOOR FIN. CEIL.

STL CHIMNEY CAP & SPARK ARRESTOR

10'-1 1/2"  
2ND FLOOR F.F.  
9'-0"  
1ST FLOOR FIN. CEIL.

0'-0" (587.06)  
1ST FLOOR F.F.  
586.22'  
AVG ADJ GRADE  
584.00'  
LOW POINT

SCALE: 1/4" = 1'-0"

## 2 LEFT ELEVATION (EAST)

RE: 1/BP.303 FOR MCMANSION DIAGRAM

SHEET IS FORMATTED TO 22" X 34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED TO 11" X 17".

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ELEVATION

A RENOVATION & ADDITION FOR

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AUSTIN, TX 78703

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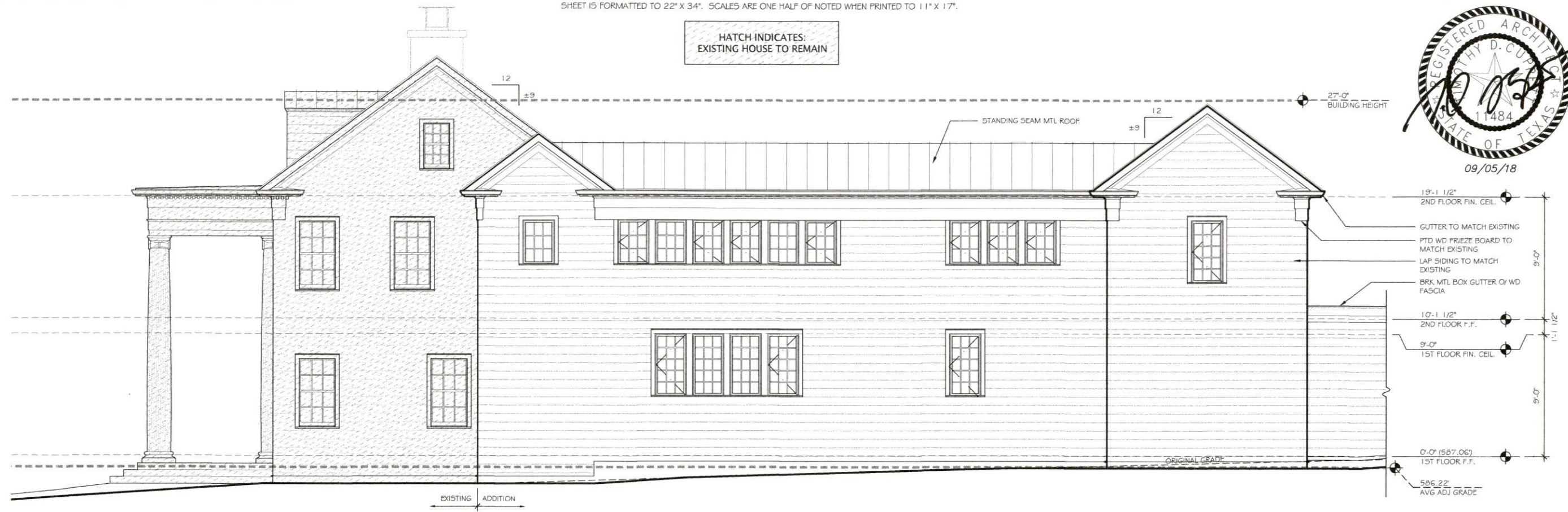
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architecture + interiors  
512.590.0878 cuppettarchitects.com

BP.300



HATCH INDICATES:  
EXISTING HOUSE TO REMAIN



# RIGHT ELEVATION (WEST)

RE: 2/BP.303 FOR MCMANSION DIAGRAM

SCALE: 1/4" = 1'-0"

RESTORATION NOTE:  
ALL EXISTING TO REMAIN SIDING, TRIM, WINDOWS AND DOORS  
TO BE RESTORED TO WELL-MAINTAINED CONDITION, REPAINT.



# REAR ELEVATION (SOUTH)

RE: 3/BP.303 FOR MCMANSION DIAGRAM

SCALE: 1/4" = 1'-0"



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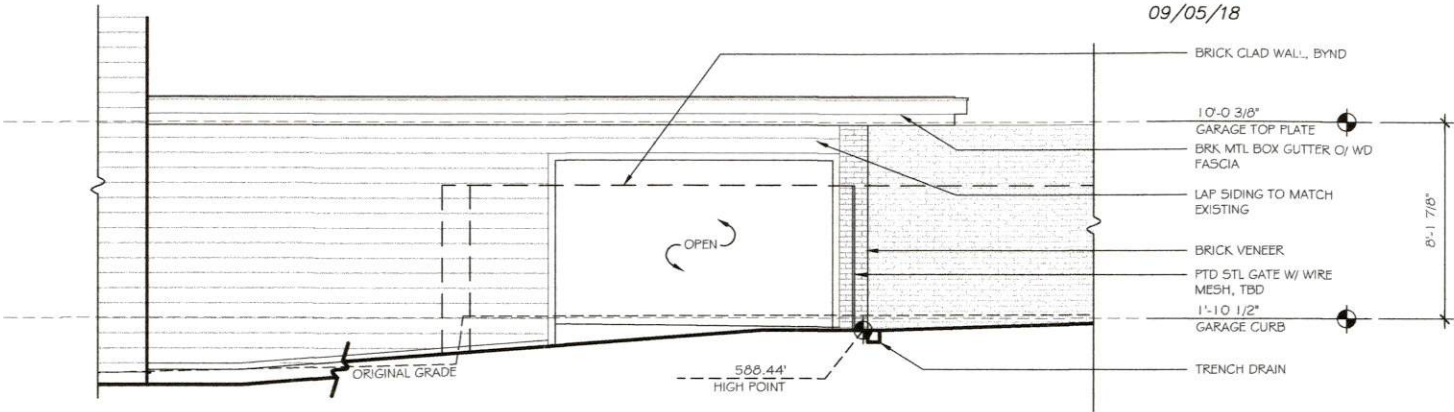
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ELEVATION  
BP.301

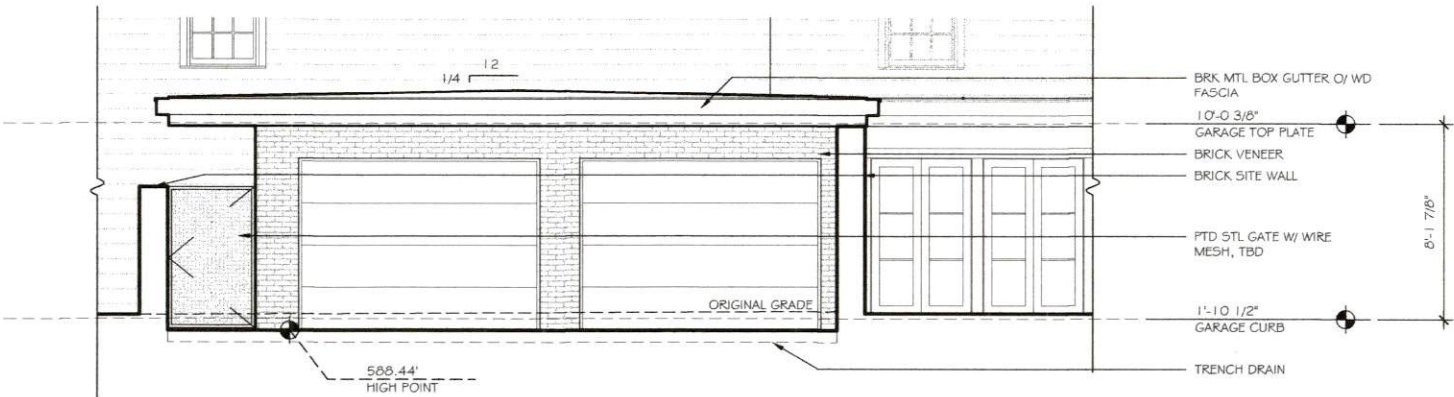




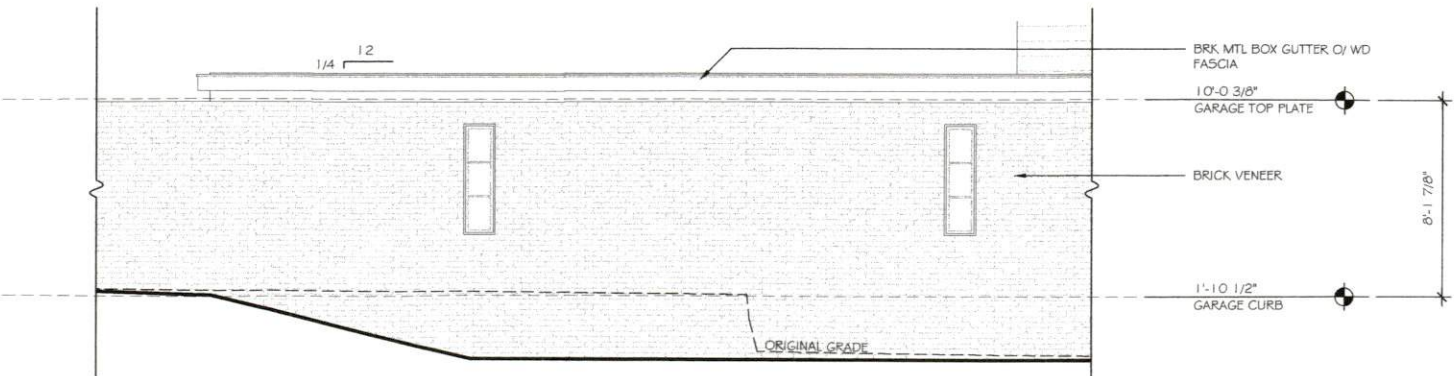
09/05/18



1 RIGHT GARAGE ELEVATION (WEST) SCALE: 1/4" = 1'-0"



2 REAR GARAGE ELEVATION (SOUTH) SCALE: 1/4" = 1'-0"



3 LEFT GARAGE ELEVATION (EAST) SCALE: 1/4" = 1'-0"

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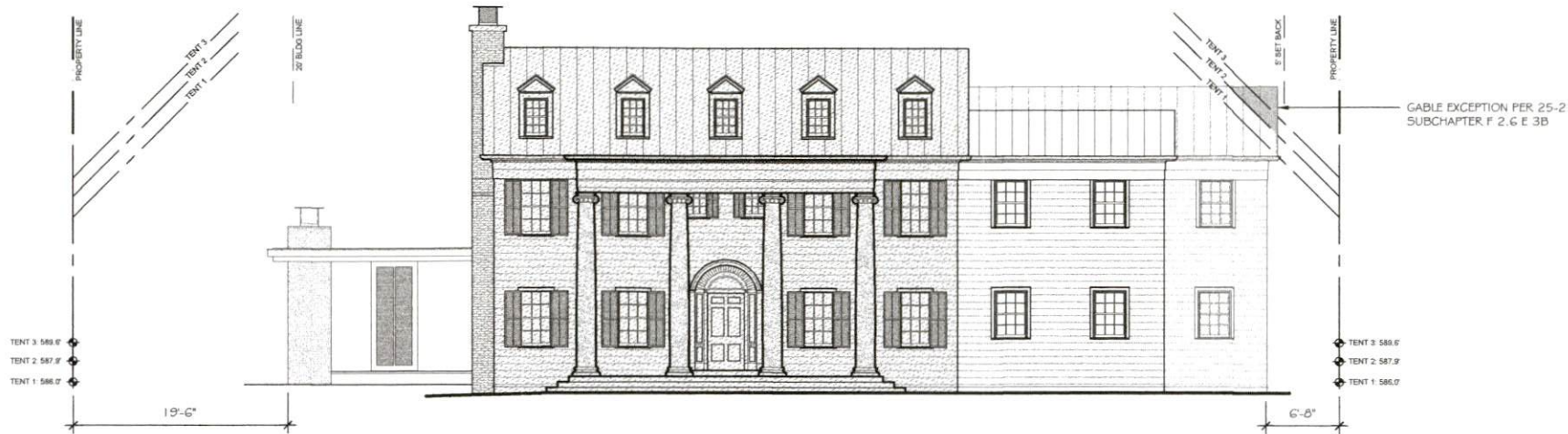
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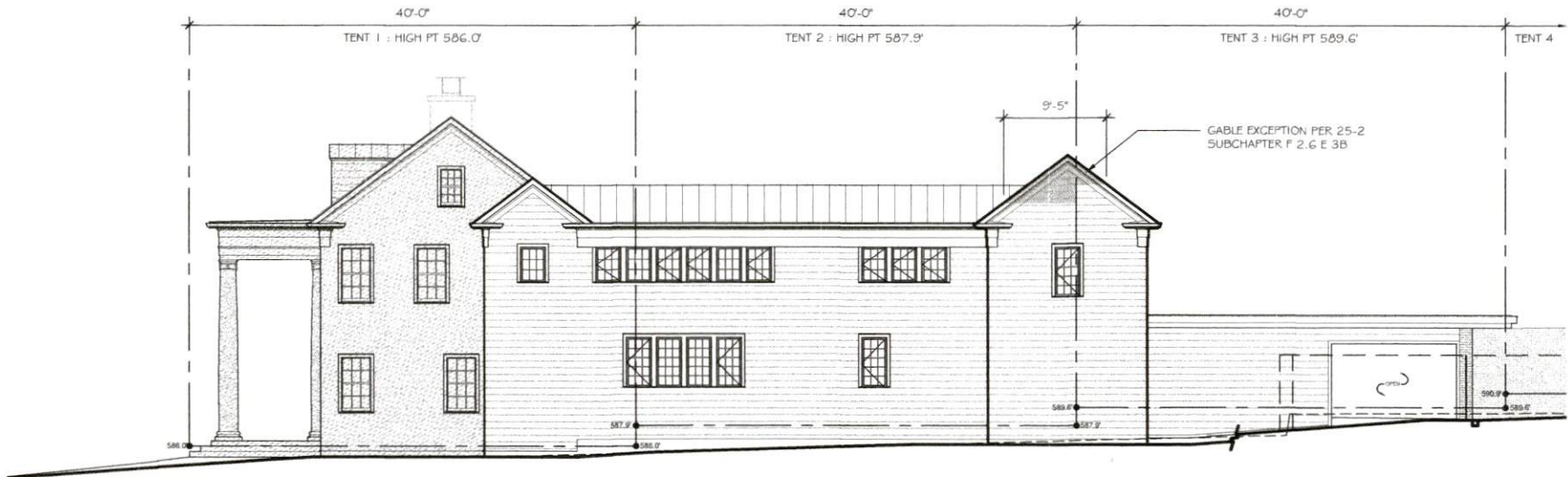
ELEVATION

BP.302





1 MCMANSION FRONT ELEVATION (NORTH) SCALE: 1/8" = 1'-0"



2 MCMANSION RIGHT ELEVATION (WEST) SCALE: 1/8" = 1'-0"



3 MCMANSION REAR ELEVATION (SOUTH) SCALE: 1/8" = 1'-0"



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MCMANSION ELEVATION

BP.303



PTD STL CUPOLA, BUTT  
GLAZED ON 3 SIDES

STANDING SEAM MTL ROOF

INTEGRAL GUTTER

12  
8

PTD WD DOOR, TYP

PTD HARDIE  
WRAPPED POST

ALIGN

ALIGN

STONE CAPPED WALK

ORIGINAL GRADE

SCALE: 1/4" = 1'-0"

PTD WD DOOR, TYP  
PTD HARDIE ———  
WRAPPED POST

STONE CAPPED WAL

—— BRICK SITE WALL  
—— PTD STL GATE W/ WIRE  
MESH, TBD

PTD STL CUPOLA, BUTT —  
GLAZED ON 3 SIDES  
STANDING SEAM MTL ROOF  
INTEGRAL GUTTER —

PTD HARDIE WRAPPED POST \_\_\_\_\_  
PTD WD DOOR, TYP \_\_\_\_\_  
  
BRICK SITE WALL \_\_\_\_\_  
STONE CAPPED WALK \_\_\_\_\_  
PARGED FOUNDATION \_\_\_\_\_

ORIGINAL GRADE

STANDING SEAM MTL ROOF

HARDIE ARTISAN LAP SIDING  
PTD HARDIE WRAPPED POST  
PTD HARDIE TRIM \_\_\_\_\_

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

- PTD HARDIE WRAPPED
- HARDIE ARTISAN LAP
- PTD HARDIE TRIM
- PARGED FOUNDATION

591.00  
HIGH POINT

0'-0" (591.5')

590.45'  
AVG ADJ GRADE

21'-4"  
BUILDING HEIGHT

STANDING SEAM MTL ROOF

Abstract

- HARDIE ARTISAN LAP SIDING
- PTD HARDIE TRIM

— DOWNSPOUT

0'-0" (591.5')

590.45'  
AVG ADJ GRADE

TABLE 1. *Continued*

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.....

— DOWNSPOUT

- PTD WD DOOR, TYP

- STONE CAPPED WALK

0-0° (591.5')

590.45'  
AVG ADJ GRADE



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A GUEST HOUSE FOR

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ELEVATION

A GUEST HOUSE FOR  
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