



Residential New Construction and Addition Permit Application

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Property Information

Project Address: 1603 Watchhill Road	Tax Parcel ID: 112636
Legal Description: LOT 2 PEASE ESTATES	
Zoning District: SF-3	Lot Area (sq ft): 10,130.00
Neighborhood Plan Area (if applicable): OLD ENFIELD	Historic District (if applicable):

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input type="checkbox"/> N <input type="checkbox"/> (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 type="checkbox"/> N <input type="checkbox"/> (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? Y <input type="checkbox"/> N <input type="checkbox"/> (Proximity to floodplain may require additional review time.)
Is there a protected sized tree on this lot or adjacent lot(s)? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, click here 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 type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/>	
Does this site currently have: water availability? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> wastewater availability? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (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 type="checkbox"/> N <input type="checkbox"/> (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 <input type="checkbox"/> N <input type="checkbox"/> (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 type="checkbox"/> N <input type="checkbox"/> (If yes, contact the Development Assistance Center for more information)	
Is this site within the Waterfront Overlay? Y <input type="checkbox"/> N <input type="checkbox"/> (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input type="checkbox"/> N <input type="checkbox"/> (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input type="checkbox"/> (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y <input type="checkbox"/> N <input type="checkbox"/> Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input type="checkbox"/> N <input type="checkbox"/> (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 type="checkbox"/> N <input type="checkbox"/> (If yes, construction material recycling is required per LDC 25-11-39)	
Existing Use:	vacant <input type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other: _____
Proposed Use:	vacant <input type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other: _____
Project Type:	new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input type="checkbox"/> other: _____
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (Note: Removal of all or part of a structure requires a demolition permit application.)	
# existing bedrooms: 3	# bedrooms upon completion: 4
# baths existing: 3.0	# baths upon completion: 4.0
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) <u>Demolition of screened porch & remodel of existing house with a master suite, screen porch, and mudroom addition.</u> <u>Addition of an exterior door and 16' garage door to existing detached garage.</u>	
Trades Permits Required (Circle as applicable): <input type="checkbox"/> electric <input type="checkbox"/> plumbing <input type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (R.O.W.)	

Job Valuation		
Total Job Valuation: \$ <u>425,000</u>	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>157,000</u>	Amount of Total Job Valuation dedicated to all Remodel/Repair: Bldg: \$ <u>180,800</u> Elec: \$ <u>28,000</u> Plmbg: \$ <u>40,200</u> Mech: \$ <u>19,000</u> TOTAL: \$ <u>268,000</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>151,000</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	
	Amount for Accessory Structure: \$ <u>6,000</u> Elec: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Plmbg: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Mech: <input type="checkbox"/> Y <input checked="" 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 st Floor conditioned area	1,198.00		713.00		1,911.00	0.00
b) 2 nd Floor conditioned area	1,028.00				1,028.00	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)	513.00				513.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)	188.00		218.00		406.00	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks					0.00	0.00
Total Building Area (total a through h)	2,927.00	0.00	931.00	0.00	3,858.00	0.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	—	—	—	—	2,220.00	

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): <u>2,642.00</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>4,366.00</u>	% of lot size: <u>43</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)	Y <input checked="" 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>24</u> ft <u>11</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) 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>12.0</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 st Floor	1,198.00	713.00			1,911.00
2 nd Floor	1,028.00				1,028.00
3 rd Floor					0.00
Area w/ ceilings > 15'			Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)		218.00	<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input checked="" type="checkbox"/> 200 sq ft (3.3.3 A 2)	200.00	18.00
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		<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0.00
	Detached	513.00	<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)	450.00	63.00
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	2,739.00	931.00			3,020.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 3,020.00

(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.



**EXISTING HOUSE TO BE
RESTORED**

**STONE WALK TO BE
REMOVED**

**DRIVE TO BE
REMOVED**

**FRONT ELEVATION (NORTH)
1603 WATCHHILL RD**

A photograph of the rear elevation of a two-story house. The house has white siding and a grey shingled roof. A large screened porch runs along the back of the house. The porch is partially obscured by dense green bushes and large-leafed plants in the foreground. A blue box with white text is in the top right corner. A red box with white text is in the bottom left corner. A red box with white text is in the bottom center. A blue box with white text is in the bottom center.

**EXISTING HOUSE
TO BE RESTORED**

**SCREENED PORCH
TO BE REMOVED**

**REAR ELEVATION (SOUTH)
1603 WATCHHILL RD**

**EXISTING DRIVE
TO BE REMOVED**



**EXISTING HOUSE
TO BE RESTORED**

**SCREENED PORCH
TO BE REMOVED**

**LEFT ELEVATION (EAST)
1603 WATCHHILL RD**



EXISTING HOUSE TO BE
RESTORED

SCREENED PORCH
TO BE REMOVED

DRIVE TO BE
REMOVED

RIGHT ELEVATION (WEST)
1603 WATCHHILL RD

A photograph showing the rear elevation of a garage. The wall is covered in light-colored horizontal siding. A roofline is visible at the top left, with a blue arrow pointing to it. The foreground is filled with green foliage, including large oak leaves. A blue dashed line runs diagonally across the image from the top left to the bottom right. On the right side, a portion of a white wall with horizontal siding is visible.

**EXISTING GARAGE TO BE
RESTORED**

**GARAGE REAR ELEVATION
(SOUTH)
1603 WATCHHILL RD**



**EXISTING GARAGE TO BE
RESTORED**

**GARAGE RIGHT ELEVATION
(WEST)
1603 WATCHHILL RD**



**EXISTING GARAGE TO BE
RESTORED**

**NEW DOOR
OPENING IN
EXISTING WALL**

**GARAGE LEFT ELEVATION
(EAST)
1603 WATCHHILL RD**

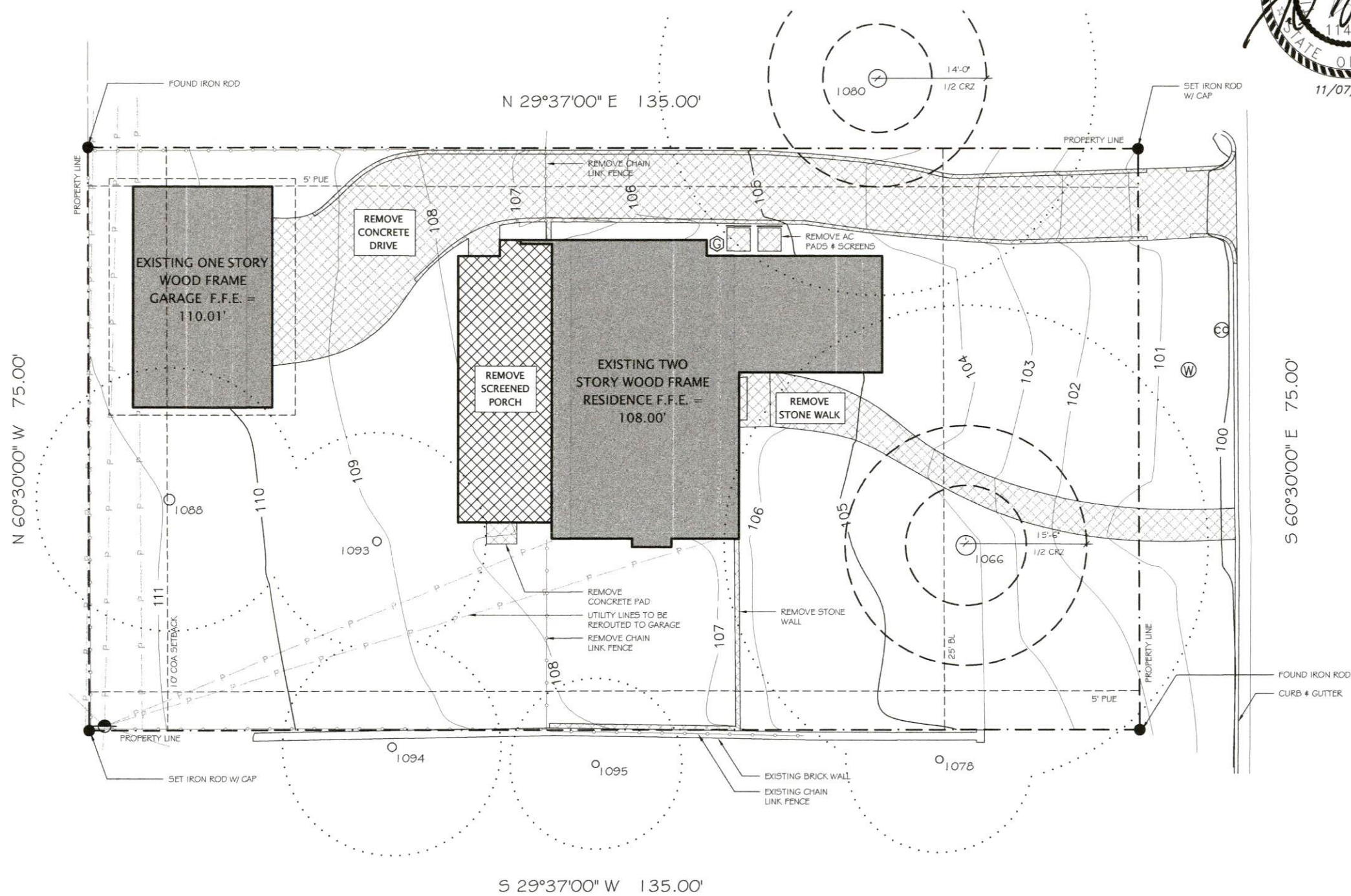
A photograph of a single-story garage with a grey shingled roof and white horizontal siding. A large, dark, multi-paned garage door is centered. To the left of the door, a red dashed rectangle indicates a new door opening. A blue dashed line outlines the entire structure. The garage is surrounded by trees and shrubs. A large tree trunk with ivy is on the right. A concrete driveway leads to the garage.

**EXISTING GARAGE TO BE
RESTORED**

**NEW DOOR
OPENING IN
EXISTING WALL**

**DRIVE TO BE
REMOVED**

**GARAGE FRONT ELEVATION
(NORTH)
1603 WATCHHILL RD**



LEGAL DESCRIPTION

LOT 2, PEASE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 203 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

ZONING

5F-3

LOT SIZE

10,130 SF

TREE SCHEDULE

TREE #	SIZE/TYPE
1066	31" LIVE OAK
1078	12" ELM
1080	28" LIVE OAK
1088	17" ELM
1093	14" ELM
1094	14" ELM
1095	11" ELM

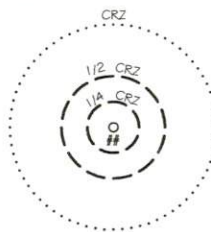
TREE PROTECTION NOTES:

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



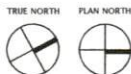
PROTECTED TREE
19" DIA. MIN.

LEGEND

- = UTILITY POLE
- = IRON ROD FOUND
- = UTILITY LINE
- = CHAIN LINK FENCE
- PUE = PUBLIC UTILITY EASEMENT
- BL = BUILDING LINE
- G = GAS METER
- E/M = ELECTRIC METER
- W = WATER METER
- CO = CLEAN OUT
- [Hatched Box] = STRUCTURE TO BE REMOVED
- [Dotted Box] = PLATWORK TO BE REMOVED

1 DEMO SITE PLAN

SCALE: 1/8" = 1'-0"



timcuppert
architecture + interiors
512.450.0830 cuppettarchitects.com

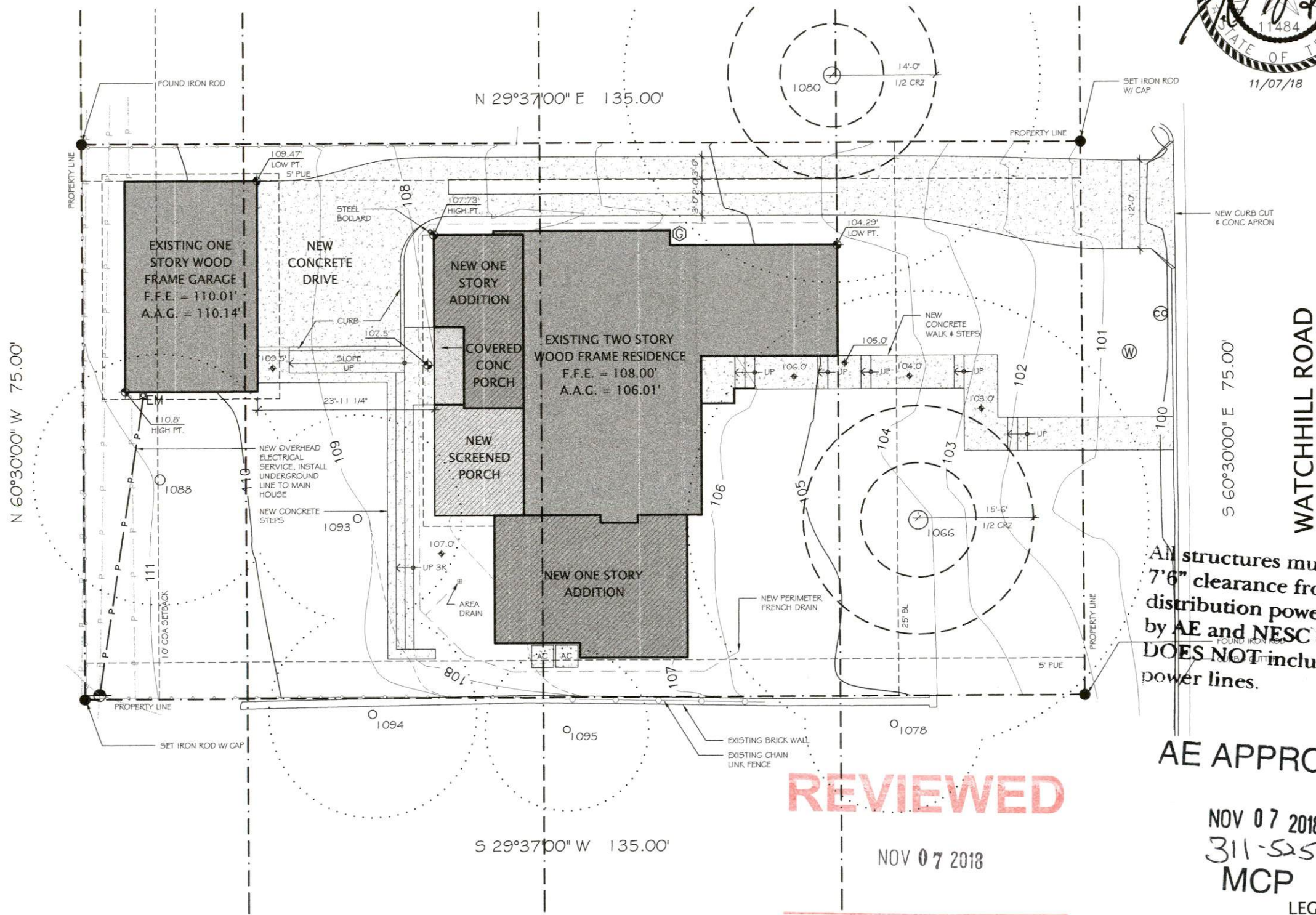
PROJECT
DONNA & DAVID HALL
1603 WATCHHILL ROAD
AUSTIN, TX

PERMIT

ISSUE
11.07.18

DEMO SITE PLAN

BP.100



LEGAL DESCRIPTION
 LOT 2, PEASE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 203 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

ZONING
 SF-3

LOT SIZE
 10,130.5F

TREE SCHEDULE

TREE #	SIZE/TYPE
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1094	14" ELM
1095	11" ELM

TREE PROTECTION NOTES:

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- ALL TREES & NATURAL AREAS SHOWN ON PLAN TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. FENCING SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS OF TREE PROTECTION.
- CONTRACTOR RESPONSIBLE FOR PERMIT APPROVAL FOR REMOVAL OF TREES WITH A DIAMETER OF 19" OR MORE.
- ALL EXCAVATION UNDER TREE DRIP LINE TO BE DONE BY HAND. CUT NO ROOTS WITHOUT ARBORIST CONSULTATION.

SITE PLAN NOTES:

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

TREE LEGEND

CRZ
 1/2 CRZ
 1/4 CRZ
 19" DIA. MIN.

LEGEND

- UTILITY POLE
- IRON ROD FOUND
- UTILITY LINE
- CHAIN LINK FENCE
- PUE = PUBLIC UTILITY EASEMENT
- BL = BUILDING LINE
- G = GAS METER
- EM = ELECTRIC METER
- W = WATER METER
- CO = CLEAN OUT
- NEW CONSTRUCTION
- REINFORCED CONCRETE SLAB

PROJECT
 DONNA & DAVID HALL
 1603 WATCHHILL ROAD
 AUSTIN, TX

PERMIT
 11.07.18

ISSUE
 11.07.18

PROPOSED SITE PLAN
BP.101

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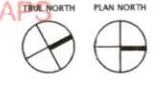
1 PROPOSED SITE PLAN

REVIEWED

NOV 07 2018

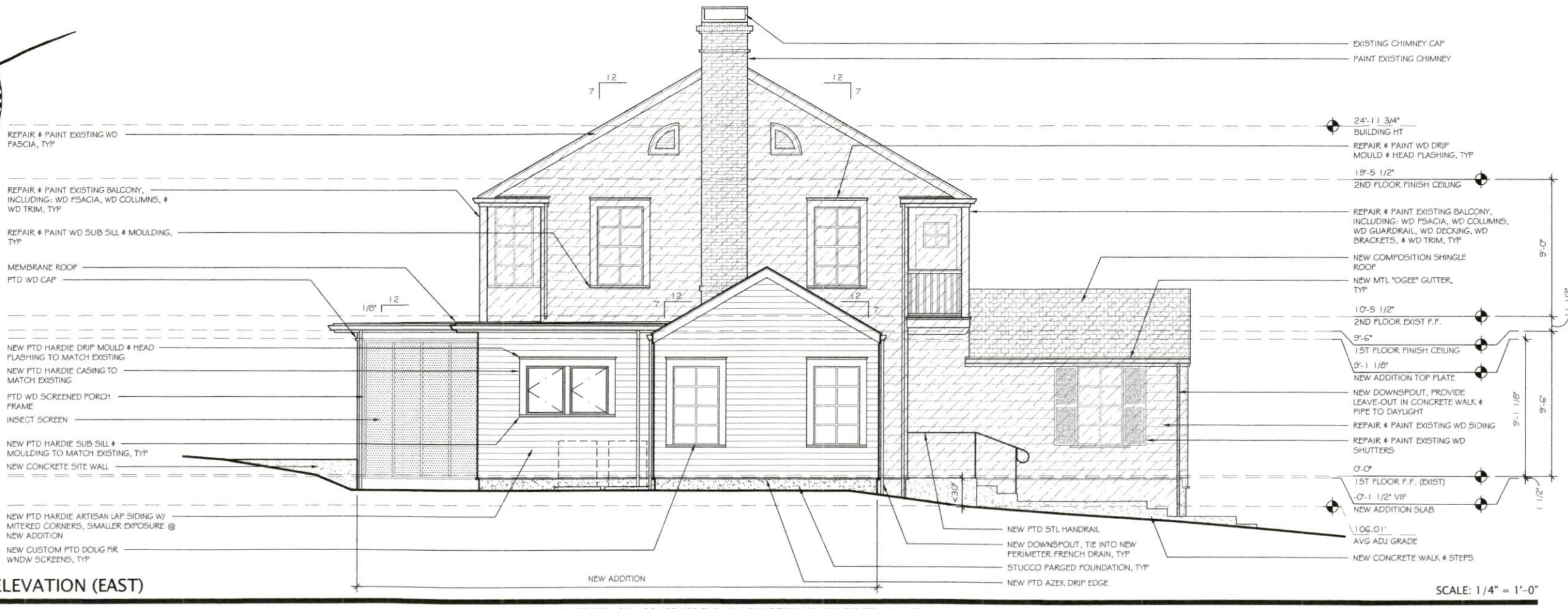
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

SCALE: 1/8" = 1'-0"



AE APPROVED

NOV 07 2018
311-525
MCP



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

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PROJECT
DONNA & DAVID HALL
1603 WATCHHILL ROAD
AUSTIN, TX

PERMIT

ISSUE
11.07.18

ELEVATION
BP.300

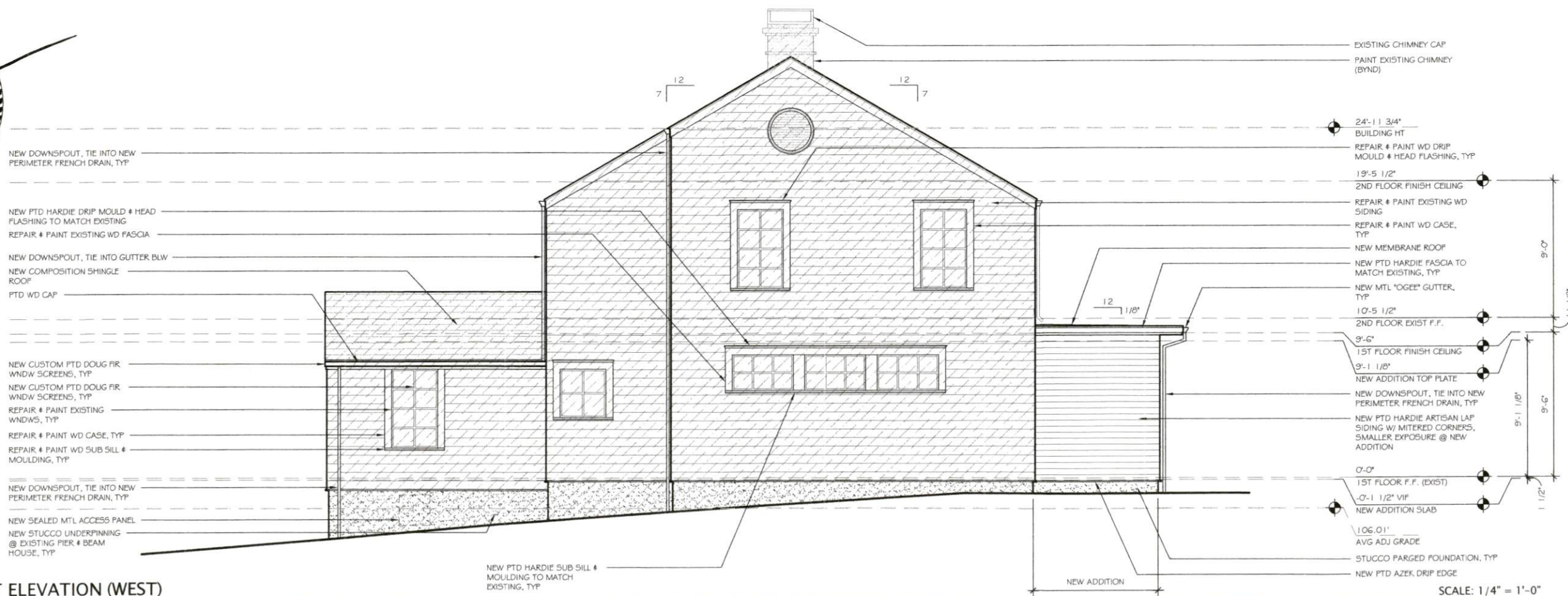


1 REAR ELEVATION (SOUTH)

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



11/07/18



2 RIGHT ELEVATION (WEST)

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

NOTE:
HATCH INDICATES:
EXISTING HOUSE
TO REMAIN

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ELEVATION

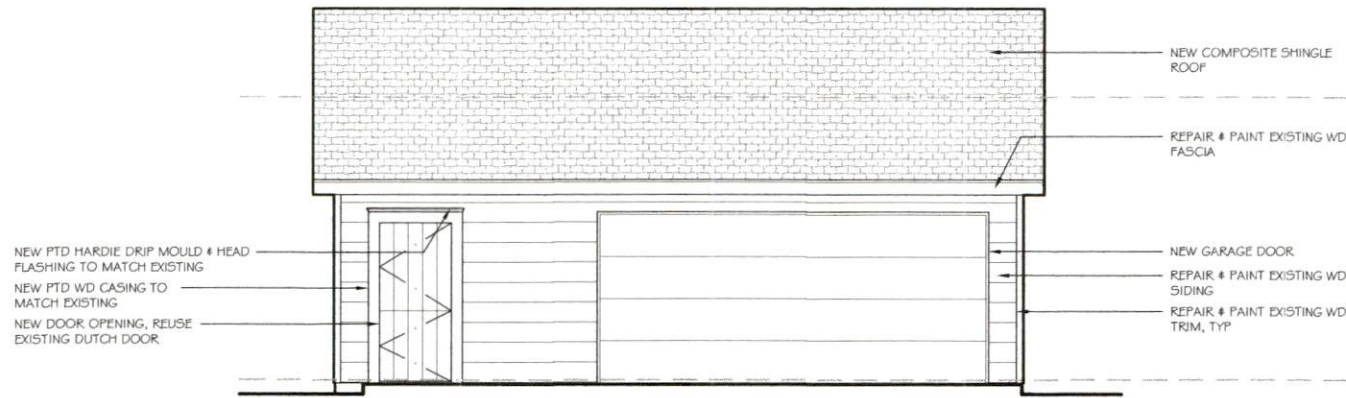
PROJECT
DONNA & DAVID HALL
1603 WATCHHILL ROAD
AUSTIN, TX

PERMIT
11.07.18

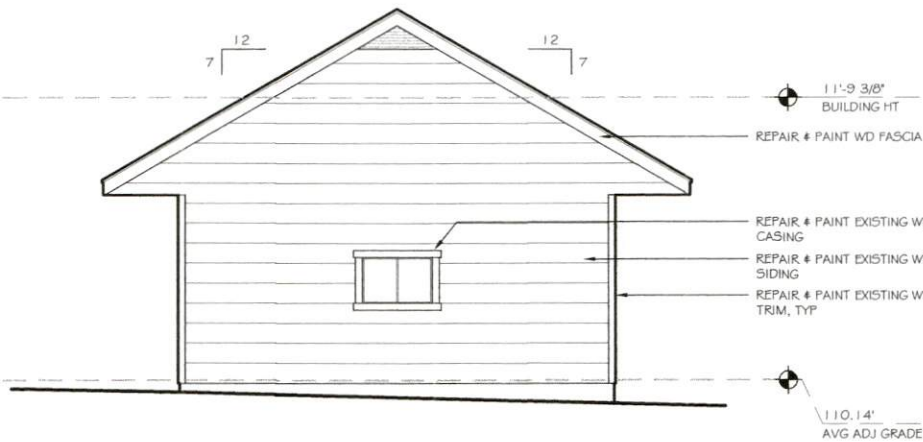
ISSUE
11.07.18

BP.301

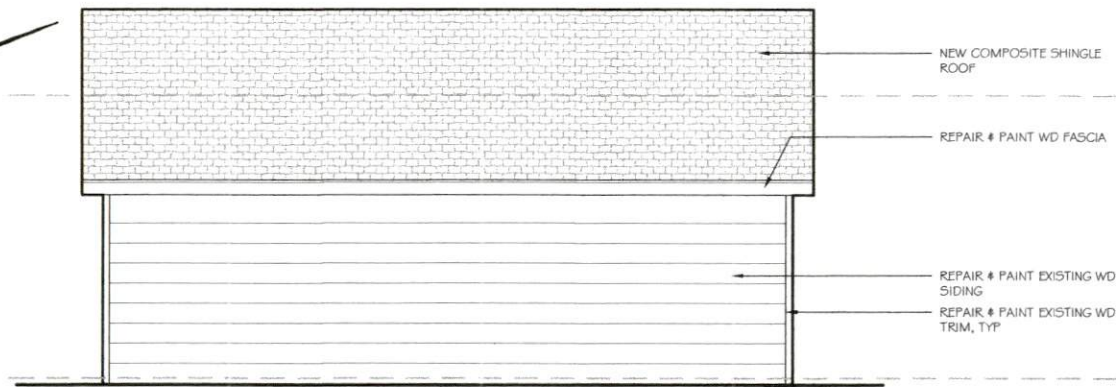
timcuppert
architecture + interiors
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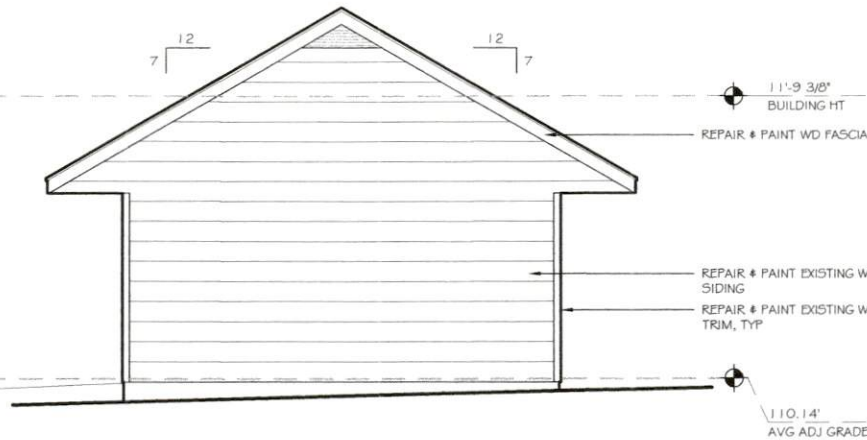
1 DETACHED GARAGE FRONT ELEVATION (NORTH) SCALE: 1/4" = 1'-0"



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



3 DETACHED GARAGE FRONT ELEVATION (SOUTH) SCALE: 1/4" = 1'-0"



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



NOTE:

HATCH INDICATES:
EXISTING HOUSE
TO REMAIN



1 MCMANSION FRONT ELEVATION

SCALE: 1/8" = 1'-0"



2 MCMANSION LEFT ELEVATION

SCALE: 1/8" = 1'-0"



3 MCMANSION REAR ELEVATION

SCALE: 1/8" = 1'-0"